

Attachment B

REPORT OF PLANNING HEARING OFFICER ACTION

Byron Easton, Planner III, Hearing Officer

Teresa Garcia, Planner I, Assisting

May 21, 2025

ITEM NO: 1	
	DISTRICT NO. 1
SUBJECT:	
Application #:	PHO-1-25--Z-131-04-1
Location:	Southwest corner of Pyramid Peak Parkway and Northern Lights Way
Zoning:	S-1 SP (Approved R1-8)
Acreage:	15.8
Request:	1) Request to modify Stipulation 2 regarding general conformance to the site plan date stamped May 9, 2005. 2) Request to modify Stipulation 4 regarding dedications and improvements for Pyramid Peak Parkway.
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	Pyramid Peak GM, South LLC; c/o Camelot Homes, Ryan Benscoter
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer took this case under advisement. On May 29, 2025, the Planning Hearing Officer took the case out from under advisement and recommended approval with a modification.

Village Planning Committee (VPC) Recommendation: The Deer Valley Village Planning Committee chose not to hear this request.

DISCUSSION:

Brian Greathouse, representative of Burch & Cracchiolo P.A, gave an overview of the current site and the modification request. He stated the applicant is withdrawing the request to modify Stipulation 4 and they are seeking to only modify Stipulation 2 regarding general conformance to the site plan date stamped May 9, 2005. Representing Camelot Homes, Mr. Greathouse indicated the site is located within the Gold Mountain Preserve gated community. He stated Camelot Homes built phase one of the community over the last decade but could not develop the remaining site due to the mining pit. He stated the pit has been filled with inert materials so the remaining homes can be developed.

He explained how the developer laid out the subdivision indicated on the 2005 site plan, but did not build homes in the community. He explained that Camelot Homes acquired the property and made some modifications to the site plan to accommodate the needs of homeowners in the area, resulting in a simpler conceptual site plan that contains 31 lots.

Byron Easton, Planning Hearing Officer, asked if the northern portion of Northern Lights Way was used for the mining project. Mr. Greathouse was unsure and indicated it became a regional retention basin. Mr. Easton asked what the approximate timeline was for the site to be developed. Mr. Greathouse answered between 1-2 years due to how much materials is going to be available and imported.

Mr. Easton asked Mr. Greathouse if he was aware of the discrepancies between the final plat and the rezoning case and if he can elaborate. Mr. Greathouse stated he is aware of the labeling issues regarding phases 1, 2 and 3 of the project. He stated it was a little confusing and may have been labeled incorrectly during certain processes, but the lotting, dedication, and easements shown are accurate.

Mr. Easton stated his only concern results from the request to modify Stipulation 4 regarding dedications and improvements for Pyramid Peak Parkway. He reiterated Mr. Greathouse withdrew the request to modify Stipulation 4 as the Street Transportation Department was not going to support the request. He stated the conceptual site plan (date stamped January 27, 2025) did not show the offsite street improvements reflected in Stipulation 4; therefore, he cannot approve general conformance. He asked Mr. Greathouse to submit a revised site plan as soon as possible that shows the offsite improvements. Once received and reviewed, Mr. Easton will take the case out from under advisement. In the meantime, Mr. Easton took the case under advisement.

FINDINGS:

- 1) The request to modify Stipulation 2 regarding general conformance to a site plan is recommended to be approved with a modification to provide more standard conformance language and update the date stamp. The stipulated site plan depicted a 26 lot (Lots 36-61) subdivision with a density of approximately 1.8 dwelling units per acre. Due to changing housing demands, the conceptual site plan shows smaller lots with an increase of 5 lots, for a total of 31 lots and a density of approximately 2.2 dwelling units an acre. This change is appropriate for the area and will be compatible with adjacent single-family homes.

The proposed landscaping has been increased over the amount shown on the stipulated site plan.

- 2) The applicant chose to withdraw the request to modify Stipulation 4 regarding dedications and improvements for Pyramid Peak Parkway.

STIPULATIONS:

1.	That Phase II shall vest and the Special Permit shall be removed upon submittal to the Planning Department of documentation that mining and landfill operations have ceased.
2.	That THE development shall be in general conformance to the site plan date stamped MAY 28, 2025 May 9, 2005 with specific regard to the density, lot size and open space, as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.
3.	That Phase I of the development shall include lots 1 through 35 and shall include dedication of the private street connection to north Pyramid Peak Parkways as shown on the plan. Construction of the private street connection and dedication of right-of-way to north Pyramid Peak Parkway are not required under Phase I.
4.	That Phase II shall consist of the remainder of the lots (exclusive of Phase I) and shall include dedication and improvements for north Pyramid Peak Parkway for the full length of the property or as approved by the Development Services Department. The private street connection to north Pyramid Peak Parkway shall be constructed with Phase II.
5.	That Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development(s) the existence (or prior existence) and operational characteristics of the landfill and any environmental impact of the landfill and existence and any operational characteristics of the Glendale Water Treatment Plant. The form and content of such documents shall be reviewed and approved by the City Attorney.
6.	That Right-of-way totaling 65 feet as measured from the centerline shall be dedicated for the west half of Pyramid Peak Parkway per stipulation 3, as approved or modified by the Development Services Department.
7.	That The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department per stipulations 3 and 4. All improvements shall comply with all ADA accessibility standards.

8.	That The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
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