



## Village Planning Committee Meeting Summary

### Z-53-19-1

<b>Date of VPC Meeting</b>	November 21, 2019
<b>Request From</b>	S-1 (15.04 acres)
<b>Request To</b>	R1-10 (15.04 acres)
<b>Proposed Use</b>	Single-family residential
<b>Location</b>	Northeast corner of 45th Avenue and Alameda Road
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	9-0

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*One speaker card was submitted in favor, wishing to speak.*

**Mr. David Simmons**, staff, gave a presentation covering the existing land uses and General Plan Land Use Map designations for items No. 5 and 6. He displayed a land use map, general plan map and shared the history of the site and how the area has evolved over time. Mr. Simmons went through a series of stipulations and stated why they are important and referenced policy to support them. He shared that the proposal is compatible with surrounding land uses in the area. Staff's recommendation is approval, subject to a series of stipulations.

**Mr. Taylor Earl** with Earl and Curley, representing the applicant, went over the history of the site and highlighted the General Plan Amendment requirement in detail. He shared that his client, Porch Light Homes, is a high-quality builder and shared that their product type is superior. Mr. Taylor shared with the committee that he would like a change made to Stipulation No. 7 in the Staff Report. The stipulation calls for 3-inch caliper trees and detached sidewalks. Mr. Taylor showed a slide in his presentation depicting two alternative options to the stipulation. Option 1 and 2 read as follows:

Option 1: Shade trees shall be planted adjacent to sidewalks, outside any public utility easements, at a rate of a minimum one , two-inch caliper or greater shade tree provided at a spacing of 20 to 30 feet on center, depending on species, within the front yard of each residential lot and where sidewalks are adjacent to common area tracts, provided that no more than three trees shall be required adjacent to sidewalks on any individual residential lot such trees may be planted

in a nonlinear staggered fashion, as approved or modified by the Planning and Development Department.

Option 2: All sidewalks shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper drought tolerant shade trees planted a minimum of 20 feet on center or in equivalent groupings along one side of the sidewalk, as approved by the Planning and Development Department.

**Mr. Earl** asked the committee to please consider the alternatives to Stipulation No. 7 of the Staff Report.

**Mr. Ricardo Romero** asked Mr. Earl if the homes are to be one story or two stories.

**Mr. Earl** shared that the homes will be one story.

**Mr. Russell Osborne** shared that his neighborhood has bulging sidewalks as a result of trees planted on both sides of the detached sidewalks in the area. He stated that he thinks trees are the cause of this because the roots grown under the sidewalks and lift them up. He shared that he is opposed to 2-inch caliper trees because he thinks smaller trees grow faster and root better. He stated that he thinks larger box trees grow slower because they are root bound in the boxes and as a result, become stunted.

**Mr. Earl** shared that from his experience with trees he also thinks smaller trees root better and grow faster.

**Mr. Simmons** shared the rationale behind Stipulation No. 7. He cited the Tree and Shade Master Plan and the Complete Streets Guiding Principles. Mr. Simmons shared that staff is okay with the applicants request for a reduction in tree caliper size in Stipulation No. 7 from 3-inch to 2-inch with no other changes.

**Ms. Ann O'Brien** shared that she would be okay with attached sidewalks.

**Mr. Osborne** shared that he would be okay with the applicant's alternative option 1 language.

**Chairman Grossman** called for a motion to Agenda Item No. 6.

**MOTION: Ms. Ann O'Brien** motioned to recommend approval of Case No. Z-53-19-1 (Companion Case GPA-DV-4-19-1) with a modification to Stipulation No. 7. **Mr. Russell Osborne** seconded the motion.

**VOTE: 9-0, motion to recommend approval with a modification to Stipulation No. 7 passed, with Committee Members Grossman, Kenney, Levy, Lewis, Lewis, O'Brien, Osborne, Romero, Shipman and Virgil in favor.**

**Staff comments regarding VPC Recommendation & Stipulations:**

None

Stipulations:

1. The shall be no more than 35 lots.
2. There shall be no lots less than 75 feet wide.
3. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Development standards and requirements will be applied by the Planning and Development Department.
  - a. All elevations of the building shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.
  - b. The garage doors shall have a variety of decorative embellishments such as window panels, color and added materials for the pillars surrounding the door decorative overhangs or coach lighting.
4. A minimum 30-foot by 20-foot (600 square foot) landscaped accent area shall be provided on each side of the primary entry of the subdivision, for a total of 1,200 square feet into the development along 45th Avenue. These landscaped accent areas shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover, as approved by the Planning and Development Department
5. A minimum of 12 percent of the gross project shall be retained as common area, exclusive of landscape setbacks, as approved by the Planning and Development Department.
6. There shall be a minimum of three amenity areas located in the common open space areas with features such as picnic tables and/or park benches, as approved by the Planning and Development Department.
7. All sidewalks shall be ~~detached~~ ATTACHED with a minimum 5-foot wide landscaped area located between the sidewalk and back of curb and shall include minimum 32-inch caliper, single trunk, large canopy shade trees planted a minimum of 20 feet on center or in equivalent groupings, except where utility and engineering constraints exist, and minimum 5-gallon shrubs shall be provided with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
8. The perimeter walls adjacent to 45th Avenue and Alameda Road shall include material and textural differences, such as stucco and/or split face block, as

- approved by the Planning and Development Department.
9. Walls within the development that are visible from the street shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.
  10. Any internal cul-de-sacs that do not provide vehicular connection to 45th Avenue shall provide a pedestrian connection to 45th Avenue. The pedestrian path shall be shaded at a minimum of 50 percent by a structure or landscape elements, as approved by the Planning and Development Department.
  11. The developer shall construct all streets within and all half streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
  12. The developer shall dedicate 25 feet of right-of-way for the south half of Saguaro Park Lane between 45th Avenue and the proposed intersecting local street with construction to local street standards, with full intersection improvements and a receiver ramp on the northwest quadrant of the intersecting local street, as approved by the Planning and Development Department.
  13. The developer shall dedicate a 25 feet roadway easement for the south half of Saguaro Park Lane east of the proposed intersecting street up to the east property line, as approved by the Planning and Development Department.
  14. The developer shall dedicate 25 feet of right-of-way for the east half of 45th Avenue, for the length of the development and construct the east half street to local street standards, as approved by the Planning and Development Department.
  15. The developer shall provide 20 feet of paving for the north half of Alameda Road, for the length of the development. Improvements shall include paving, curb, gutter, sidewalk, box culvert, street lights, landscaping and other necessary incidentals as required, and as approved by the Planning and Development Department.
  16. The developer shall dedicate an 18-foot by 18-foot right-of-way triangle at the northeast corner of 45th Avenue and Alameda Road, as approved by the Planning and Development Department.
  17. The developer shall extend the existing box culvert crossing at Alameda Road and provide for vehicular access per the City's Storm Water Policies and Standards Manual, or as otherwise approved by the Planning and Development Department. The developer shall dedicate a drainage easement to include the drainage facility and the provided access facilities, as approved by the Planning and Development Department.

18. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
19. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.