



Village Planning Committee Meeting Summary

Z-78-18-2

Date of VPC Meeting	February 21, 2019
Request From	R1-8 (0.95 acres)
Request To	R-2 (0.95 acres)
Proposed Use	Multifamily townhomes
Location	Approximately 100 feet north of the northwest corner of 7th Avenue and Anderson Drive
VPC Recommendation	Approval, per staff recommendation with an additional stipulation.
VPC Vote	8-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

1. **Z-78-18-2:** Presentation, discussion, and possible recommendation regarding a request to rezone a 0.95-acre site located approximately 100 feet north of the northwest corner of 7th Avenue and Anderson Drive from R1-8 (Single-Family Residential District) to R-2 (Multifamily Residence District) to allow for multifamily townhomes.

Mr. David Simmons provided an overview of the rezoning request (Z-78-18-2). He displayed graphics in the presentation including existing and proposed General Plan Land Use maps, aerial photographs, zoning maps, and the proposed site plan and elevations. He discussed the proposal's impacts on various General Plan goals and visions. He provided the staff findings and detailed the recommended stipulations related to the rezoning request Z-78-18-2.

Mr. David Kenyon, with Kenyon Architecture Studio, provided an overview of the request which included aerial maps, surrounding land use maps, and the proposed site plan and elevations. Mr. Kenyon discussed the proposed site plan and elevations in detail. He noted that this is an infill site that has been remained undeveloped. He also stated that he had collaborated with the neighbor to the south and has agreed to add an additional stipulation to add two additional trees (Ficus Nitida) in the south landscape setback to create an additional layer of privacy for the residence to the south.

Mr. Ricardo Romero asked if this proposal was adjacent to the site to the south and asked if both sites were owned by the same entity.

Mr. Kenyon stated that this project is directly adjacent to the single family residential subdivision to the south and was owned by the same people, but the proposed development has one fewer members.

Mr. Ozzie Virgil asked the applicant how large the units will be.

Mr. Kenyon stated that the units will be approximately 1500 square feet.

MOTION:

Ms. Ann O'Brien made a motion to approve as recommended by staff with one additional stipulation that two additional Ficus Nitida trees be located in the south landscape setback abutting the single family subdivision.

Vice Chair Trilese DiLeo seconded the motion.

Stipulations:

1. The development shall not exceed 9 units.
2. Perimeter fences or walls adjacent to the wash shall be view fencing. Any solid portion of the wall shall not exceed 4-feet in height, as approved by the Planning and Development Department.
3. Drought tolerant, 3-inch caliper trees 20 feet on center or in equivalent groupings shall be provided in the required landscape setback along 7th Avenue, as approved by the Planning and Development Department.
4. All dwelling units shall have covered porches, which face the front, and are a minimum of 60 square feet in area with a depth of at least 6 feet, as approved by the Planning and Development Department.
5. There shall be no second floor balconies adjacent to the southern property boundary, as approved by the Planning and Development Department.
6. The right-of-way shall be dedicated and a bus bay (per City of Phoenix Standard Detail #P1260) constructed at the intersection of 7th Avenue and project driveway (per City of Phoenix Standard Detail P1258), as approved by the Planning and Development Department.
7. 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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and

approved by the City Attorney.

9. The applicant, or its successor, shall prepare the appropriate FEMA documentation necessary to obtain a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) at time of plan submittal as approved by the Planning and Development Department.
10. 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.
11. THE DEVELOPER SHALL INSTALL TWO ADDITIONAL FICUS NITIDA TREES IN THE SOUTH LANDSCAPE SETBACK ABUTTING THE SINGLE-FAMILY SUBDIVISION.

VOTE:

8-0, motion to approve per staff recommendation with additional stipulation passed with Committee Members Grossman, DiLeo, Levy, O'Brien, Osborne, Romero, Virgil, and Williams in favor.