



Village Planning Committee Meeting Summary Z-7-19-8

Date of VPC Meeting	May 13, 2019
Request	Presentation, discussion and possible recommendation on a request to rezone 13.96 acres located at the southeast corner of 59th Avenue and South Mountain Avenue from S-1 (Ranch or Farm Residence) and S-1 (Approved R-2) (Ranch or Farm Residence, approved Multifamily Residence District) to R-3 (Multifamily Residence District).
Zoning/ Proposed Use	R-3 / Multifamily
Location	Southeast Corner of 59th Avenue and South Mountain Avenue
VPC Recommendation	Approval with additional stipulations
VPC Vote	12-0

DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. Joel Carrasco provided a staff presentation on the rezone request.

Mr. Andy Jochums with Beus Gilbert provided an applicant presentation on the rezone request.

Mr. Gary Flunoy asked if the unit backyards were to be maintained by property management. **Mr. Jochums** replied that they were.

Ms. Linda Abegg stated that she would like to see general conformance stipulations added to the request.

Mr. Randy Schiller asked for clarification on the location of garages and suggested that the road stub in the neighborhood to the south be abandoned.

Ms. Stephanie Hurd complimented the elevations provided.

Mr. Carlos Ortega mentioned that he units on the eastern side of the site had less access to open space. **Mr. Jochums** responded that the site is small and the open

space is distributed as evenly as possible.

Chairman Robert Branscomb mentioned that he would not be supportive of Section 8 housing in this location. **Mr. Jochums** replied that the project was not planned as low-income housing, but that they cannot legally restrict income levels.

Chairman Robert Branscomb opened the floor to public comment.

Mr. Phil Hertel provided public comment, noting that the applicant did not mention his interactions with the LCRD and the stipulations that were a condition of approval.

Chairman Robert Branscomb closed the floor to public comment.

Ms. Cymone Bolding asked if the property would be gated. **Mr. Jochums** responded that it would be.

MOTION

Ms. Linda Abegg motioned to recommend approval of the rezone request, adding additional stipulations requiring general conformance to the site plan and elevations, requiring a maximum of 147 units, that the community be gated, that 3 to 4-inch caliper trees be provided along the southern property line, that the trees be planted before the issuance of the first Certificate of Occupancy, and that landscape plans, entry monument details and fencing plans be reviewed through the Planning Hearing Officer prior to preliminary site plan approval. **Mr. Randy Schiller** seconded the motion.

Vote

12-0, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Bolding, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor.

1. The developer shall provide a minimum of 10% common area open space.
2. Building elevations shall meet the following design criteria, as approved by the Planning and Development Department:
 - a. All roof materials shall be flat clay or concrete tile or other similar materials. No asphalt shingles, shakes or metal shingles are allowed.
 - b. All exterior walls of the dwelling units shall utilize stucco, stone and/or masonry. No wood or aluminum sidings are allowed.
3. The sidewalks along 59th Avenue and South Mountain Avenue shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

4. 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.
5. The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department prior to preliminary site plan approval.
6. The right of way shall be dedicated and a bus bay (P1262) shall be constructed along northbound 59th Avenue, north of the main project entry, as approved by the Planning and Development Department.
7. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along South Mountain Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail and as approved by the Parks and Recreation and Planning and Development Departments.
8. The developer shall provide a minimum of 5 inverted-u bicycle racks installed near the common area open space, as approved by the Planning and Development Department.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
11. 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.
12. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED JANUARY 24, 2019, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 147 DWELLING UNITS, AS APPROVED BY THE PLANNING AND DEVELOPMENT

DEPARTMENT.

14. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
15. THE PRELIMINARY LANDSCAPE PLAN, ENTRY MONUMENT DETAILS AND FENCE PLANS SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
16. THE DEVELOPER SHALL PROVIDE 3 TO 4-INCH CALIPER TREES PLANTED EVERY 20 FEET ON CENTER, OR EQUIVALENT GROUPINGS, ALONG THE SOUTHERN PROPERTY LINE, TO BE PLANTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.