

## Attachment C

### REPORT OF PLANNING COMMISSION ACTION January 4, 2018

ITEM NO: 5	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-44-17-8
Location:	Northeast and northwest corners of 27th Street and Virginia Avenue
Request:	R1-6 To: R-2 Acreage: 3.42
Proposal:	Single-family attached residential
Applicant:	Wendy Riddell Esq., Berry Riddell, LLC
Owner:	Arcadia 1, LLC & Equity Financial Plan
Representative:	Wendy Riddell Esq., Berry Riddell, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 12/5/2017 Approved per staff recommendation and an additional stipulation. Vote: 13-1.

Planning Commission Recommendation: Approved, per the staff recommendation.

#### Motion discussion:

Commissioner Katsenes made a MOTION to approve Z-44-17-8 per the staff recommendation.

Commissioner Glenn asked staff why the development was limited to only single-family attached homes and not a mixture of attached and detached homes.

Ms. Escolar stated that Single-Family Attached (SFA) development is defined in the Phoenix Zoning Ordinance and specifically reads that it is for single-family attached dwelling units. There was discussion with senior staff about this and the determination is that the development option is only for attached products.

Commissioner Glenn recommended that this development option be considered for a future text amendment to provide more clarification in the Phoenix Zoning Ordinance. He believes that there should be flexibility for this development option to allow a single-family attached product, as well as a detached product if the development standards are met.

Ms. Escolar indicated that staff will consider a future text amendment to address this.

Motion details – Commissioner Katsenes made a MOTION to approve Z-44-17-8 per the staff recommendation.

Maker: Katsenes  
Second: Montalvo  
Vote: 8-0  
Absent: N/A  
Opposition Present: No

Findings:

1. The proposal is not consistent with the General Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. However, it is consistent with the General Plan housing type "Traditional Lot" and an amendment is not required.
2. The proposed project will redevelop two properties that are currently underutilized.

Stipulations:

1. Conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to Planning and Development Department preliminary site plan approval for rear elevations, elevations fronting onto Virginia Avenue and elevations that side onto 26th Street and 27th Street with specific regard to:
  - a. Provide at least three standard plans, each with distinctive elevations for each standard plan within the subdivision.
  - b. Covered porches a minimum of 60 square feet in area at a depth of at least six feet shall be provided in the front façades of the homes in the subdivision.
  - c. Provide exterior detailing on all elevations visible from public streets and rear elevations, such as recesses, pop-outs, accent materials or corbels.
  - d. All architectural pop-outs shall be a minimum depth of two inches.
  - e. All window pop-outs and window enhanced detailing (shutters, brick, concrete, etc.) shall be placed on all four sides of the building.
  - f. For every 20 linear feet along the rear elevation there shall be a relief in massing of a minimum of 2 feet.
  - g. A trellis feature shall be provided along the sides of the garage doors with climbing vegetation. Such plant material shall be a minimum of 5-gallon in size.
  - h. Coach lighting shall be provided on both sides of the garage doors.
  - i. Decorative garage doors shall be standard and be compatible with the architectural styling.
  - j. Provide garage doors with windows, raised or recessed panels, architectural trim, and/or single garage doors.
2. The unit count shall not exceed 24 units on the western portion (west of 27th Street) and 9 units on the eastern portion (east of 27th Street).

3. The maximum building height shall be two stories and 27 feet.
4. The western side of 27th Street shall provide a minimum of two open space areas that total a minimum of 10,000 square feet. Within the open space on the western side of 27th Street, a pool shall be provided as an amenity. The eastern side of 27th Street shall provide a minimum of open space area of 1,000 square feet in size. All common open space areas shall provide active recreational elements, as approved by the Planning and Development Department.
5. Virginia Avenue and 26th Street sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-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. The landscape strip shall be installed by the developer and maintained by property owner.
6. The developer shall dedicate 25 feet of right-of-way for the east half of 26th Street, as approved by Planning and Development Department.
7. The developer shall dedicate 25 feet of right-of-way for the north half of Virginia Avenue east of 27th Street, as approved by Planning and Development Department.
8. 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.
9. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
10. If no previous archaeological projects have been conducted within this project area, 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.
11. The applicant shall conduct Phase II archaeological data recovery excavations 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.
12. 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.

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