

Attachment B

REPORT OF PLANNING COMMISSION ACTION May 3, 2018

ITEM NO: 5	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	PHO-2-17—Z-150-05-7
Location:	Northeast corner of 59th Avenue and Broadway Road
Request:	Modification of Stipulation No. 1 regarding general conformance to site plan date stamped February 12, 2013. Deletion of Stipulation No. 1.(b) regarding detached sidewalks. Modification of Stipulation No. 2 regarding general conformance to elevations date stamped February 12, 2013. Modification to Stipulation No. 4 regarding a ten foot wide multi-use trail along the west side of 55th Avenue and the north side of Broadway Road. Modification of Stipulation No. 8.(a) regarding right-of way dedication along the east half of 59th Avenue.
Acreage:	74.06
Applicant:	Woodside Homes (Heather Davenport)
Owner:	BL SW Land Investment, LLC
Representative:	EPS Group (Jorge Villasenor)

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 2/20/2018 Approval with modifications. Vote: 6-0.

Planning Hearing Officer: Denial as filed, and approval with modifications and additional stipulations.

Planning Commission Recommendation: Approval, as recommended by the Planning Hearing Officer, with modified stipulations.

Motion discussion: N/A

Motion details – Commissioner Heck made a MOTION to approve PHO-2-17—Z-150-05-7, as recommended by the Planning Hearing Officer, with a modification to Stipulation #1 to reflect the updated site plan date stamped May 3, 2018, the modification to Stipulation #2 as recommended by staff, and a modification to Stipulation #1.b. to provide detached sidewalks as presented on the proposed Pedestrian Connectivity exhibit.

Maker: Heck
Second: Wininger
Vote: 6-0

Absent: Whitaker, Shank
Opposition Present: No

Findings:

1. This proposal is another update to the previously approved site plan. The original case was for a medium to high density project in 2005. Due to the economic recession, the project never was completed. This developer is proposing slightly more density than the 2013 site plan but still under the 2005 site plan. The applicant is proposing to revise the site plan for only a portion of the original rezoning case. Some of the stipulations pertain only to the portion of the property not impacted by this request.
2. Detached sidewalks is an important aspect to the walkability of neighborhoods. The request to delete this requirement is not supported as it encourages pedestrian and bicycle connectivity within and between neighborhoods.
3. There is concern about the amount of homes and the access points proposed. A stipulation will be added to include an access point on 59th Avenue. There are also stipulations regarding multiuse trails in the area that will remain to provide connectivity between neighborhoods.

Stipulations:

SITE PLAN

1. That the development shall be in general conformance to the site plan date stamped ~~February 12, 2013~~ ~~FEBRUARY 14, 2018~~ MAY 3, 2018 as modified by the following stipulations, and as approved or modified by the Planning and Development Department. Changes to the north and west boundaries of the project adjacent to the outparcel may be modified by the Planning and Development Department.
 - a. All internal streets will be public streets based on a city of Phoenix residential local street cross-section. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 32 FEET OF PAVING FOR ALL INTERNAL STREETS. IMPROVEMENTS SHALL INCLUDE PAVING, CURB, GUTTER, SIDEWALK, STREET LIGHTS, AND OTHER NECESSARY INCIDENTALS AS REQUIRED.
 - b. There shall be detached sidewalks with 3 5-foot wide landscaped strips located between the sidewalk and back of curb, AS PRESENTED (MAY 3, 2018) ON THE PROPOSED PEDESTRIAN CONNECTIVITY EXHIBIT.
 - c. THERE SHALL BE A SECOND INGRESS/EGRESS ACCESS POINT ALONG 59TH AVENUE THAT ALIGNS WITH JONES AVENUE OR WOOD STREET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

ELEVATIONS

2. That the development shall be in general conformance to the elevations date stamped ~~February 12, 2013~~ NOVEMBER 83, 2017, as approved or modified by the Planning and Development Department.

RECREATION

3. That the landscape setback along the Elwood Street Alignment (the existing powerline corridor) SHALL include a multi-use trail per the Estrella Village Multi-Purpose Trail Plan, as approved by the Parks and Recreation Department.
4. That a ten-foot wide multi-use trail shall be provided along the west side of 55th Avenue ALONG THE ELWOOD TRANSMISSION CORRIDOR TO PROVIDE CONNECTIVITY TO THE EXISTING SCHOOL and the north side of Broadway Road, as approved by the Parks and Recreation Department.
5. That there shall be a public trail connection via a combination of roadway, sidewalks and sidewalks through open space tracts connecting West Pueblo Avenue to the multi-use trail (on the Elwood alignment), as approved by the Planning and Development Department.
6. Open space corridors along the northern boundary of the parcel will provide access to the multi-use trail on the Elwood alignment as approved by the Planning and Development Department.

ARCHAEOLOGY

7. That the developer shall maintain archaeological monitoring and/or testing within all areas of the development that lie within 250 feet of the plotted boundary of Pueblo del Alamo, as approved or modified by the Archaeology Office.

STREETS

8. That the following right-of-way shall be dedicated as approved or modified by the Planning and Development Department.
 - a. 5540 feet for the east half of 59th Avenue AND A 15-FOOT WIDE SIDEWALK EASEMENT.
 - b. 30 feet for the west half of 55th Avenue
 - c. A 21 foot by 21-foot triangle at the southwest corner of 55th Avenue and Elwood Street
9. That the applicant shall construct all streets adjacent to the development with paving curb gutter sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. 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.
11. PROVIDE PEDESTRIAN/BICYCLE ACCESS ALONG THE WEST SIDE AT THE JONES AVENUE ALIGNMENT AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

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