



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### **ADDENDUM A** **Staff Report: Z-20-16-1** August 31, 2016

<b>Deer Village Planning Committee Meeting Date:</b>	July 21, 2016
<b>Planning Commission Date:</b>	August 4, 2016 Continued to September 1, 2016
<b>Request From:</b>	RE-43 (5.09 acres)
<b>Request To:</b>	R1-18 (5.09 acres)
<b>Proposed Use:</b>	Single-family residential subdivision
<b>Location:</b>	Northeast corner of 43rd Avenue and Yorkshire Drive
<b>Owner:</b>	Joseph Kish Trustee
<b>Applicant/Representative:</b>	John Fox, William Seymour Co, Inc.
<b>Staff Recommendation:</b>	Approval, subject to stipulations

This rezoning application previously requested rezoning from RE-43 to R1-8 for a 20-lot subdivision. There was significant neighborhood opposition to this request due to the proposed increase in density from one lot per acre to approximately four lots per acre.

The Deer Valley Village Planning Committee recommended denial of the request at the July 21<sup>st</sup> meeting. The applicant was granted a continuance at the Planning Commission hearing on August 4<sup>th</sup> to work with the neighborhood and to develop a compromise. The applicant has been working with the neighborhood to address their concerns. As a result, the applicant is now requesting to modify the rezoning request to R1-18 zoning and has provided a revised site plan to reflect the modified zoning request. The revised site plan includes 10 lots at a density of 1.96 dwelling units per acre.

The neighborhood also has concerns that the proposed subdivision would prohibit safe equestrian access to the Scatter Wash and trail system north of the site. Staff has worked with the Parks and Recreation Department to determine if a multi-use trail would be appropriate along 43rd Avenue. The Parks and Recreation Department has indicated support for a trail along 43rd Avenue, therefore staff is recommending a stipulation to require the multi-use trail and easement along 43rd Avenue.

Staff is supportive of the modified rezoning request and the revised site plan per the modified stipulations below.

### **Revised Stipulations**

1. The development shall be in general conformance with the site plan date stamped ~~June 10, 2016~~ August 22, 2016, as approved by the Planning and Development Department.
2. A pedestrian path shall be provided within the open space area located on the south portion of the site to connect to the sidewalk and/or trail on Yorkshire Drive, as approved by the Planning and Development Department.
3. A 10-foot wide multi-use trail shall be constructed within a 30-foot easement per the detail in accordance with the MAG supplemental detail 429.2 along the north side of Yorkshire Drive AND THE EAST SIDE OF 43RD AVENUE, as approved by the Planning and Development Department.
4. Right-of-way totaling 40 feet for the east half of 43rd Avenue and a 10-foot sidewalk easement shall be dedicated, as approved by the Planning and Development Department.
5. Right-of-way totaling 25 feet shall be dedicated for the south half of Oraibi Drive, as approved by the Planning and Development Department.
6. 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.
7. The property owner 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 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.

### **Attachments**

Site Plan, date stamped August 22, 2016