



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission **Date:** January 2, 2024

**From:** Racelle Escolar, AICP  
Principal Planner

**Subject:** ITEM NO. 6 (Z-56-23-7) – SOUTHWEST CORNER OF THE 78TH AVENUE AND ALTA VISTA ROAD ALIGNMENTS

The purpose of this memo is to recommend modified stipulations in response to the Laveen Village Planning Committee (VPC) recommendation.

Rezoning Case No. Z-56-23-7 is a request to rezone 18.96 acres of County RU-43 (Pending S-1) (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) to R1-6 (Single-Family Residence District) to allow single-family residential.

The Laveen VPC heard this request on December 11, 2023 and recommended denial as filed, and approval of R1-8 with additional stipulations, by a vote of 6-1. The VPC recommended adding Stipulation No. 2 to ensure that future elevations and landscaping plans are presented to the Laveen VPC through the Planning Hearing Officer (PHO) public hearing process. The VPC recommended adding Stipulation Nos. 3 and 4 to limit the density allowed within the development and increase the minimum lot width. Furthermore, Stipulation No. 13 was added to ensure funding for future improvements to Alta Vista Road.

Staff recommends modifying the language of Stipulation No. 2 to use the City's standards stipulation language for a PHO public hearing and deleting Stipulation No. 5 regarding the number of lots since Stipulation No. 3 was added to limit the density to 4.5 dwelling units per acre (85 lots).

The Street Transportation Department reviewed the additional stipulation related to Alta Vista Road and recommends the deletion of the stipulation as the City cannot legally take money for roadways that are not in the City of Phoenix jurisdiction.

Staff recommends approval, per the modified stipulations in bold font below.

1. All building elevations shall contain architectural features that reflect modern farmhouse architecture including, but not limited to, detailing such as pitched roofs, variation in window size, overhang canopies and exterior accent materials such as board and batten siding, shiplap paneling, brick veneer, wooden shutters, and carriage style garage doors, as approved by the Planning and Development Department.
2. THE ~~FUTURE~~ **CONCEPTUAL** ELEVATIONS AND LANDSCAPING PLANS SHALL ~~GO BE~~ **REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER** THROUGH THE ~~PHO~~ **PUBLIC HEARING PROCESS FOR**

**STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.**

3. THE MAXIMUM DENSITY SHALL BE 4.5 DWELLING UNITS PER ACRE.

4. THE MINIMUM LOT WIDTH SHALL BE 50 FEET.

~~2.~~ **The project shall not exceed 98 lots.**

~~5.~~

~~3.~~ A minimum of 12% of the gross site area shall be retained as open space.

~~6.~~

5.

~~4.~~ A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.

~~7.~~

6.

~~5.~~ A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

~~8.~~

7.

~~6.~~ A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

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~~7.~~ Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property or tenants within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City prior to recordation. This disclosure shall also be provided in the leasing documents in a section titled "nuisances".

~~10.~~

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~~8.~~ A minimum 50-foot of right-of-way shall be dedicated for all local public streets within the development.

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~~9.~~ All street improvements to Alta Vista Road and 78th Avenue are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided concurrently with the Preliminary Site Plan submittal.

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11.

**~~13. FUNDING SHALL BE RESERVED FOR FUTURE RIGHT-OF-WAY IMPROVEMENTS ALONG ALTA VISTA ROAD.~~**

~~10.~~ A shared-use-path easement shall be dedicated and constructed on the  
~~14.~~ northwest portion of the property, as approved by the Parks and Recreation  
~~12.~~ and Planning and Development Departments.

~~11.~~ Pedestrian connections from the subdivision to the Salt River and the shared-  
~~15.~~ use-path, consisting of an enhanced treatment of decorative pavement and  
~~13.~~ landscaping to a gated access point, shall be constructed as approved by the  
Planning and Development Department.

~~12.~~ All streets within and adjacent to the development shall be constructed with  
~~16.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,  
~~14.~~ landscaping and other incidentals as per plans approved by the Planning and  
Development Department. All improvements shall comply with all ADA  
accessibility standards.

~~13.~~ If determined necessary by the Phoenix Archaeology Office, the applicant shall  
~~17.~~ conduct Phase I data testing and submit an archaeological survey report of the  
~~15.~~ development area for review and approval by the City Archaeologist prior to  
clearing and grubbing, landscape salvage, and/or grading approval.

~~14.~~ If Phase I data testing is required, and if, upon review of the results from the  
~~18.~~ Phase I data testing, the City Archaeologist, in consultation with a qualified  
~~16.~~ archaeologist, determines such data recovery excavations are necessary, the  
applicant shall conduct Phase II archaeological data recovery excavations.

~~15.~~ In the event archaeological materials are encountered during construction, the  
~~19.~~ developer shall immediately cease all ground-disturbing activities within a 33-  
~~17.~~ foot radius of the discovery, notify the City Archaeologist, and allow time for the  
Archaeology Office to properly assess the materials.

~~16.~~ Prior to preliminary site plan approval, the landowner shall execute a  
~~20.~~ Proposition 207 waiver of claims form. The waiver shall be recorded with the  
~~18.~~ Maricopa County Recorder's Office and delivered to the City to be included in  
the rezoning application file for record.