



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-16-15-8

July 30, 2015

Laveen Village Planning Committee Meeting Date	August 10, 2015
Planning Commission Date	August 11, 2015
Request From:	S-1 (19.96 acres)
Request To:	R1-8 (19.96 acres)
Proposed Use	Single-Family Residential
Location	Approximately 600 feet north of the northwest corner of 27 th Avenue and Baseline Road
Owner	Brimet II, LLC
Applicant/Representative	Jeff Giles, Clouse Engineering
Staff Recommendation	Approval, subject to stipulations

The applicant has provided an updated site plan to address comments made by concerned citizens and committee members at the July 13, 2015 Laveen Village Planning Committee meeting. Updates include reduction in the number of lots and density, variation in lot sizes and a secondary vehicular access point.

Stipulation 1 has been updated to reflect the revised site plan date stamped July 28, 2015. Stipulation 2 has been updated to limit the maximum number of residential lots to those shown on the updated site plan. Finally, an additional stipulation is proposed addressing street improvements to ensure that proper access is provided to the property's southwestern access point.

Staff is supportive of the updated site plan and recommends approval subject to the modified stipulations below.

Revised Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~June 22, 2015~~ JULY 28, 2015, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be limited to a maximum of ~~93~~ 90 lots, as approved by the Planning and Development Department.
3. A minimum of 14% open space shall be provided, as approved by the Planning and Development Department.

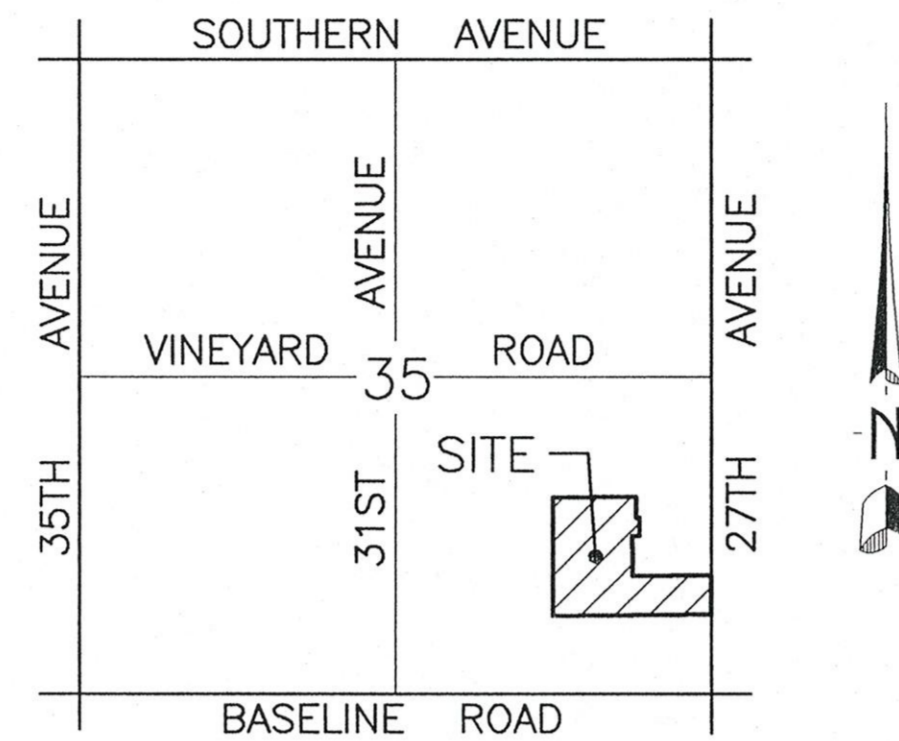
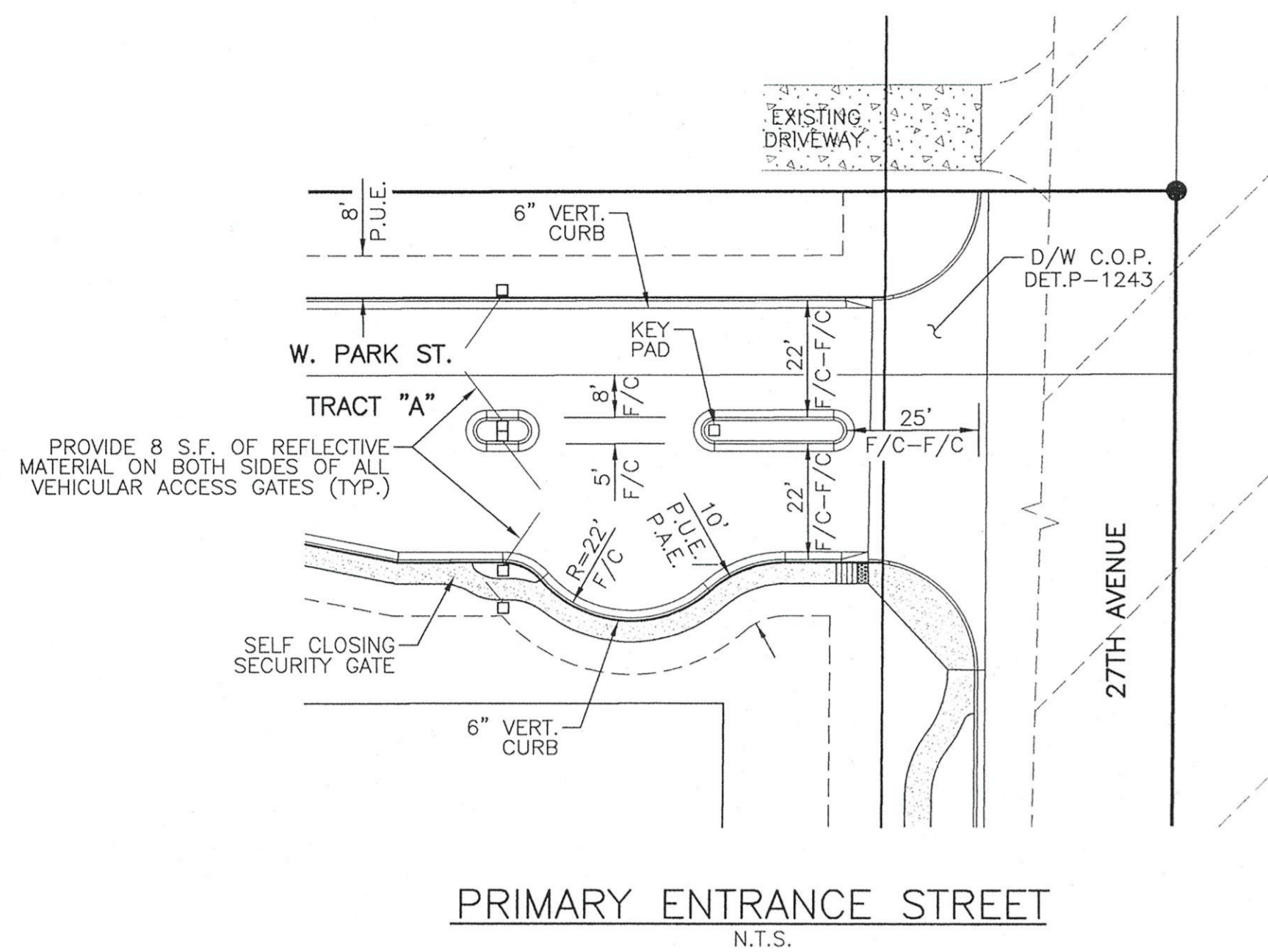
4. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
5. All sidewalks shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center, or in equivalent groupings, along both sides of the sidewalk, as approved by the Planning and Development Department.
6. An additional vehicular ingress/egress for the subdivision shall be provided at the southwest portion of the property, as approved by the Planning and Development Department.
7. Pedestrian and bicycle access shall be provided along the western property line, as approved by the Planning and Development Department.
8. The development shall utilize view fencing along the western property line, as approved by the Planning and Development Department.
9. Curb, gutter, sidewalk, paving and incidentals shall be provided on 27th Avenue for the length of the project. Plans to be submitted and permitted through Maricopa County Department of Transportation.
10. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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.
11. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT, INCLUDING THE NORTH HALF OF ELLIS STREET, WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS.

Attachments

Revised Site Plan (date stamped July 28, 2015)

SITE PLAN FOR LAVEEN VILLAGE VILLAS

"AN R1-8 PLANNED RESIDENTIAL DEVELOPMENT"
"SUBJECT TO SINGLE FAMILY DESIGN REVIEW"
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 2 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SE 1/4 SECTION 35, T1N., R2E.

SITE DATA:

GROSS ACRES: 20.3417 ACRES OR 886,087 S.F.
NET ACRES: 19.9256 ACRES OR 867,959 S.F.
TOTAL LOTS: 90
DENSITY: 4.42 D.U. PER ACRE
TYPICAL LOT SIZE: 50'x115' & 55'x115'
EXISTING ZONING: S-1
PROPOSED DEVELOPMENT OPTION: PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)
LOT SALES: YES
COMMON RETENTION
1/4 SECTION: 1-22

LOT COVERAGE:

CALCULATION:
MAX. COVERAGE (%) x (NET AREA - STREET AREA) / # OF LOTS = MAX. ALLOWABLE AREA UNDER ROOF PER LOT

$(0.40) \left(\frac{19.9256}{2.9233} \right) (43,560) = 3,292$ S.F. MAXIMUM ALLOWABLE AREA PER LOT. (ENCLOSED STRUCTURES)

$(0.10) \left(\frac{19.9256}{2.9233} \right) (43,560) = 823$ S.F. MAXIMUM ALLOWABLE AREA PER LOT. (ENCLOSED STRUCTURES)

OPEN SPACE CALCULATIONS:

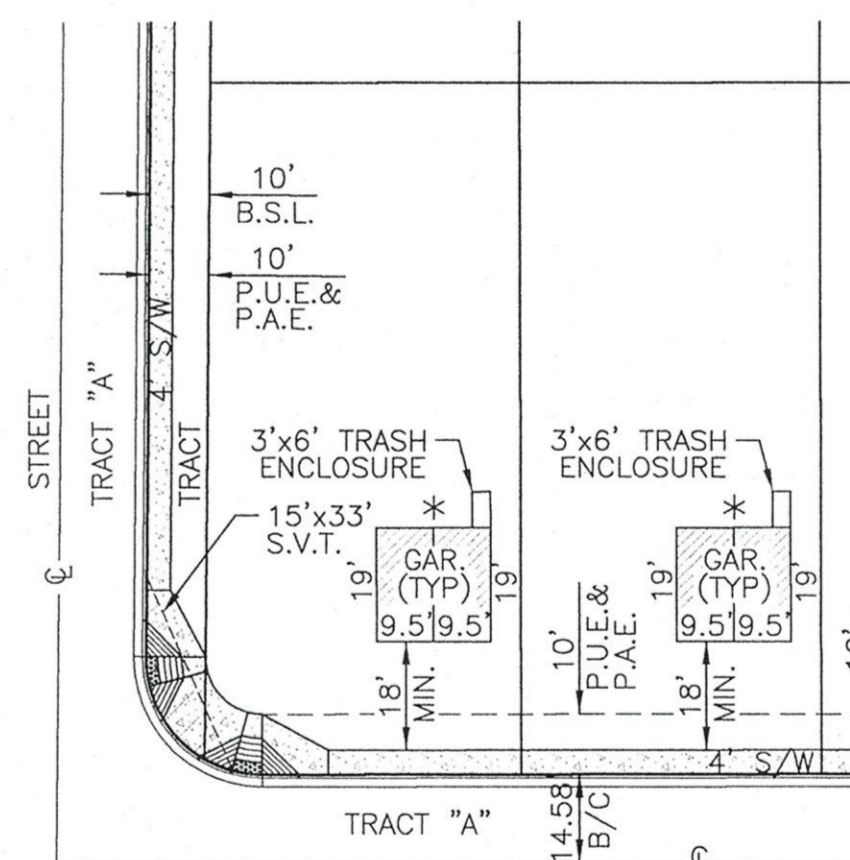
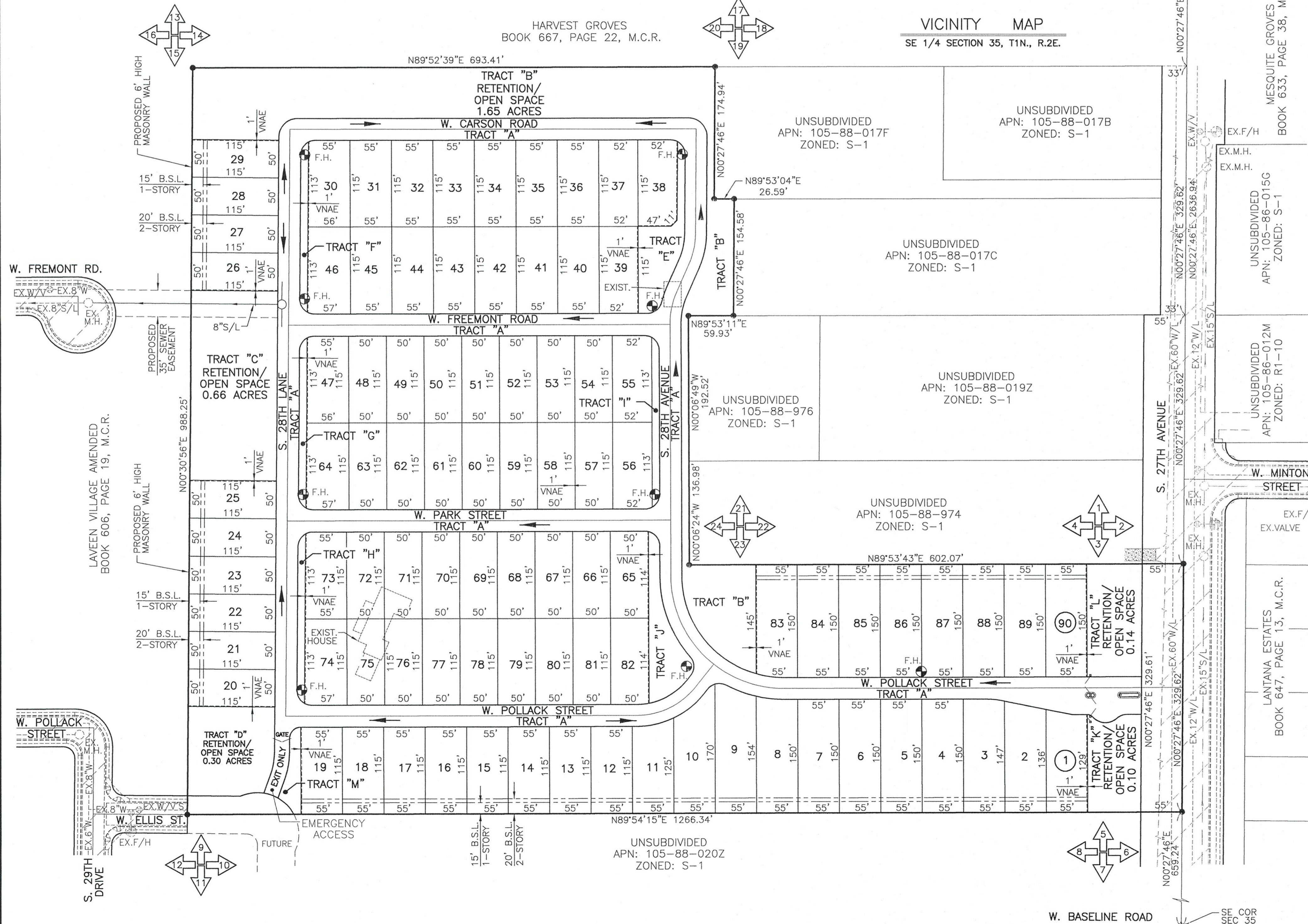
REQUIRED: 886,087 S.F. x .05 = 44,304 S.F.
PROVIDED: TRACT "B" = 72,280 S.F. TRACT "K" = 4,350 S.F.
TRACT "C" = 28,750 S.F. TRACT "L" = 6,100 S.F.
TRACT "D" = 13,115 S.F.
TOTAL PROVIDED: 124,595 S.F.

PROJECT DESCRIPTION

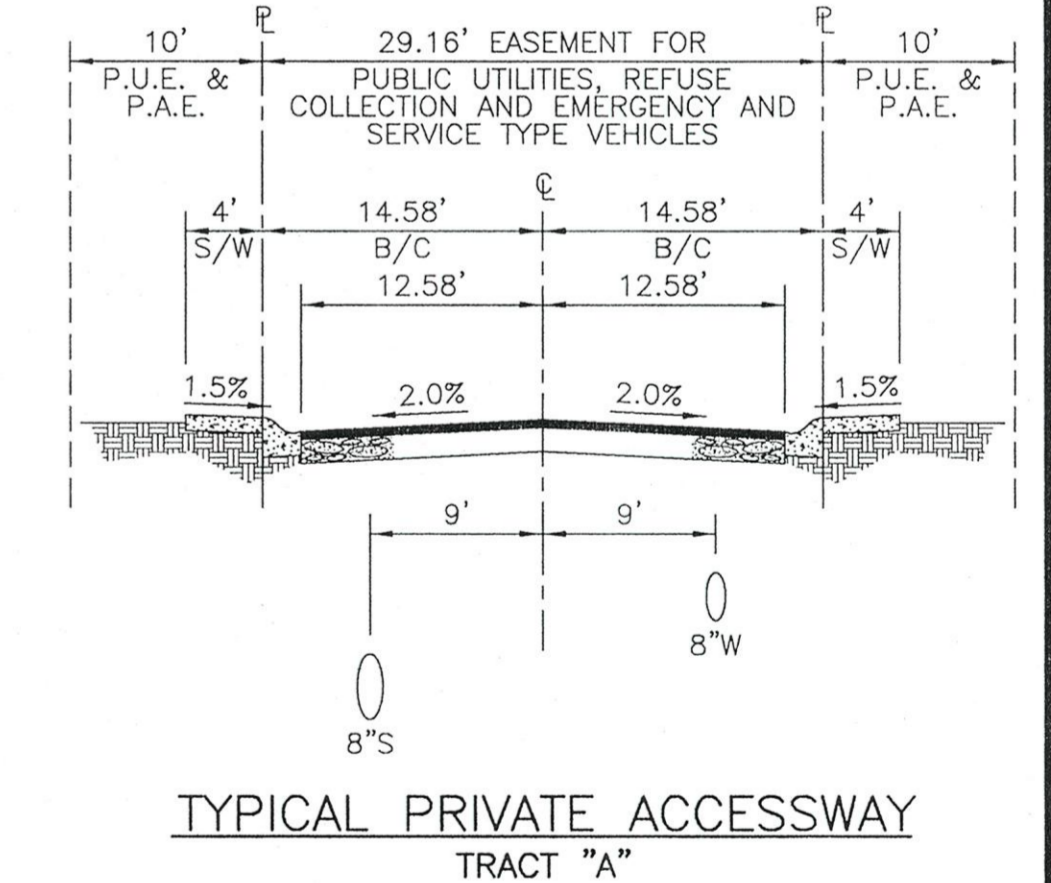
A 90 LOT PLANNED RESIDENTIAL DEVELOPMENT WITHIN THE R1-8 ZONING DISTRICT. SUBJECT TO SINGLE FAMILY DESIGN REVIEW

LEGEND:

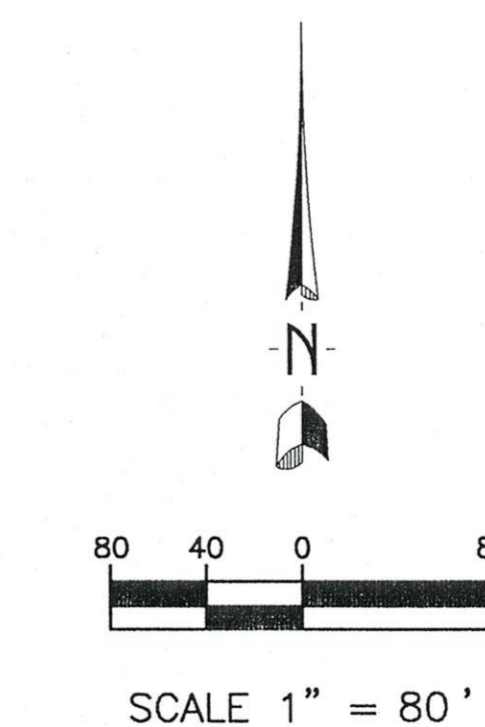
- INDICATES DIRECTION OF PHOTO
- INDICATES DIRECTION OF DRAINAGE
- INDICATES SUBDIVISION CORNER
- INDICATES FIRE HYDRANT
- INDICATES PUBLIC UTILITY EASEMENT AND PEDESTRIAN ACCESS EASEMENT AT ALL LOT FRONTAGE UNLESS NOTED OTHERWISE.
- INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES MINIMUM BUILDING SETBACK LINES
- INDICATES PEDESTRIAN ACCESS EASEMENT



TYPICAL LOT
* MINIMUM 2 SPACES AT 9.5' X 19'



TYPICAL PRIVATE ACCESSWAY
TRACT "A"



DEVELOPER

BRIMET II, LLC
2390 E. CAMELBACK ROAD
SUITE #320
PHOENIX, ARIZONA 85016
PHONE: 602-957-0604

CITY OF PHOENIX

JUL 28 2015
Planning & Development
Department