



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-20-15-3** August 6, 2014

Deer Valley Village Planning Committee Meeting Date:	July 16, 2015
Planning Commission Hearing Date:	August 11, 2015
Request From:	S-1 (20.02 acres)
Request To:	R1-6 (20.02 acres)
Proposed Use:	Single-family residential subdivision
Location:	Northeast corner of 3rd Avenue and Greenway Parkway
Owner:	Moon Valley Bible Church, Inc.
Applicant/Representative:	EPS Group, Inc. - Josh Hannon
Staff Recommendation:	Approval, subject to stipulations

The applicant has found that the landscape setback adjacent to Greenway Parkway will need to be reduced, but still flare out to a larger setback as it approaches 3rd Avenue. This reduction is to accommodate a larger setback that will need to be provided between the wireless communication facility that currently exists on the property and the proposed residential lots. Staff is supportive of the reduction in setback, as long as it is no less than 20 feet at its most narrow point. This still allows for an enhanced landscape setback, beyond what the Zoning Ordinance requires (average 15 feet, minimum 10 feet). An enhanced landscape setback is recommended because Greenway Parkway is a major arterial street.

Staff is recommending that Stipulation No. 1 be revised to remove the reference to the landscape setback along Greenway Parkway and that an additional stipulation (Stipulation No. 2) be added to require an average 30-foot, minimum 20-foot wide landscape setback along Greenway Parkway.

Revised Stipulations

1. The development shall be in general conformance with the site plan date stamped April 30, 2015, ~~with specific regard to the landscape setback along Greenway Parkway,~~ as approved by the Planning and Development Department.
2. THE LANDSCAPE SETBACK ALONG GREENWAY PARKWAY SHALL BE AN AVERAGE OF 30 FEET AND A MINIMUM OF 20 FEET WIDE.

23. A pedestrian path shall be shaded (minimum 50% at maturity) and be provided within the open space area located on the southwest portion of the site, to connect to the sidewalk on either 3rd Avenue or Greenway Parkway, as approved by the Planning and Development Department.
34. The wall for the wireless communication facility equipment enclosure shall be either reconstructed or painted to match the subdivision walls.
45. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.
56. The property owner shall record documents that disclose the existence and operational characteristics of the 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.
67. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the wireless communication facility. 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.