



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-33-15-1** October 2, 2015

Deer Village Planning Committee Meeting Date:	September 17, 2015
Planning Commission Date:	October 13, 2015
Request From:	S-1 (84.17 acres)
Request To:	R1-10 (84.17 acres)
Proposed Use:	Single-Family Residential
Location:	Southeast corner of Pyramid Peak Parkway and the Central Arizona Project Canal
Owner:	Arizona State Land Department c/o Mark Edelman
Applicant/Representative:	Curt Johnson, CVL Consultants
Staff Recommendation:	Approval, subject to stipulations

This addendum is to address changes to the recommended stipulations.

Stipulation No. 2

This stipulation is regarding Single-Family Design Review standards for lots that are wider than 65 feet. The Zoning Ordinance requires Single-Family Design Review for subdivisions where 10% or more of the lots are equal to or less than 65 feet in width. The smaller lot sizes proposed will be required to meet the Single-Family Design Review standards. Traditionally, larger lots do not require Single-Family Design Review because larger lots have a higher probability of incorporating higher quality or custom products. Single-Family Design Review will be required for the majority of the subdivision, therefore staff is recommending deletion of this stipulation.

Stipulation No. 7

The applicant is working with the Parks and Recreation Department to confirm whether the location of the multi-use trail is east of Pyramid Peak Parkway or adjacent to the Central Arizona Project Canal. The City Trail System shows that the trail should be located adjacent to the canal, however the applicant is requesting to provide the trail in an alternative location, along the east side of Pyramid Peak Parkway. Currently, the Parks and Recreation Department has not approved an alternative location. Therefore, the stipulation has been modified to allow flexibility with the location of the trail, subject

to approval by the Parks and Recreation Department, coordinated by the Planning and Development Department.

Stipulation No. 9

As typical with new development, the developer is responsible for dedicating and constructing all right-of-way adjacent to and internal to the subject property. The developer will dedicate right-of-way for Pyramid Peak Parkway, per Stipulation No. 8, however the construction of the segment of Pyramid Peak Parkway north of the intersection of Pyramid Peak Parkway and Sonoran Mountain Ranch Road will be constructed at a later time. Delaying the construction of this north segment will avoid having a dead-end road for the unforeseen future. A dead-end road would have the potential to cause confusion, an opportunity for nuisance, and a safety hazard. Moreover, it will be more efficient to construct the north segment when the canal crossing is constructed. The revised stipulation clarifies which portion of Pyramid Peak Parkway will be constructed by the developer and includes language to ensure that the developer will be financially responsible for the construction of Pyramid Peak Parkway north of the intersection of Pyramid Peak Parkway and Sonoran Mountain Ranch Road.

Stipulation No. 10

This stipulation is regarding the submittal of paving plans. Paving plans are required through the development review process and do not need to be stipulated through the rezoning case. Therefore, staff is recommending deletion of this stipulation.

Staff is recommending approval of the rezoning request, subject to the revised stipulations below.

Revised Stipulations

1. The development shall be in general conformance with site plan date stamped August 25, 2015, as approved by the Planning and Development Department.
2. ~~The lots on the west side of Pyramid Peak Parkway shall comply with the Single-Family Design Review standards within Section 507.Tab A.II.C.8.1 of the Zoning Ordinance, utilizing the standards for 50-foot to 59-foot lots.~~
32. An average 20-foot, minimum 15-foot landscape setback shall be required along Pyramid Peak Parkway, as approved by the Planning and Development Department.
43. Walls adjacent to the landscape setback along Pyramid Peak Parkway shall stagger a minimum of four (4) feet every 400 lineal feet to visually reflect a meandering or staggered area, as approved by the Planning and Development Department.
54. View fencing consisting of a solid wall portion that shall not exceed four (4) feet in height, shall be provided on lots adjacent to open space areas, except where lots are adjacent to Pyramid Peak Parkway.

65. Solid walls shall not be located at the end of the cul-de-sacs that terminate at the open space adjacent to Pyramid Peak Parkway. The area shall either be open or have view fencing that consists of a solid wall portion that shall not exceed one (1) foot in height.
76. A 10-foot wide public multi-use trail shall be constructed within a 30-foot wide multi-use trail easement in accordance with the Maricopa Association of Governments (MAG) supplemental detail, along the west side of Pyramid Peak Parkway. ~~and A SECOND 10-FOOT WIDE MULTI-USE TRAIL SHALL BE CONSTRUCTED adjacent to THE WEST SIDE OF the Central Arizona Project Canal, OR IN AN ALTERNATIVE LOCATION as approved by the PLANNING AND DEVELOPMENT Parks and Recreation Department. THIS SECOND TRAIL ALIGNMENT SHALL PROVIDE CONNECTION TO THE TRAIL CORRIDORS BOTH EAST AND WEST OF THIS DEVELOPMENT.~~
87. Right-of-way totaling 130 feet shall be dedicated for Pyramid Peak Parkway, as approved by the Planning and Development Department.
98. The developer shall construct all streets within and adjacent to the development, EXCEPT FOR THE SEGMENT OF PYRAMID PEAK PARKWAY THAT IS NORTH OF THE INTERSECTION OF PYRAMID PEAK PARKWAY AND SONORAN MOUNTAIN RANCH ROAD. ~~with~~ CONSTRUCTION SHALL INCLUDE paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards, as approved by the Planning and Development Department. THE DEVELOPER SHALL PROVIDE FUNDS INTO A STREET TRANSPORTATION DEPARTMENT ESCROW ACCOUNT TO BE UTILIZED FOR THE CONSTRUCTION OF PYRAMID PEAK PARKWAY NORTH OF THE INTERSECTION OF PYRAMID PEAK PARKWAY AND SONORAN MOUNTAIN RANCH ROAD TO THE PROJECT PROPERTY LINE AT THE CENTRAL ARIZONA PROJECT CANAL.
- ~~10. The applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Planning and Development Department.~~
449. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.