



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### ADDENDUM A

#### **Staff Report: Z-61-17-3**

November 30, 2017

<b>Paradise Valley Village Planning Committee Meeting Date:</b>	November 6, 2017
<b>Planning Commission Date:</b>	December 7, 2017
<b>Request From:</b>	RE-43 (3.80 acres)
<b>Request To:</b>	R1-10 (3.80 acres)
<b>Proposed Use:</b>	Single-Family Residential
<b>Location:</b>	Approximately 800 feet south of the southwest corner of 56th Street and Shea Boulevard
<b>Owner:</b>	Frank, Andrew and Teresa Bergero Family Revocable Trust
<b>Applicant:</b>	Ron Homyak, Cachet Homes
<b>Representative:</b>	Ed Bull, Burch and Cracchiolo
<b>Staff Recommendation:</b>	Approval, subject to stipulations

As a result of ongoing dialogue with the area residents the applicant is proposing an update to the building elevations for the project. The updated elevations include an added side entry garage on all the single story elevations. Stipulation 2 has been modified to require general conformance to the updated elevations date stamped November 30, 2017.

The Paradise Valley Village Planning Committee recommended approval of the request per staff stipulations with an additional stipulation to limit four of the single-family homes to one-story. The additional stipulation was a result of the applicant requesting that two of the lots be limited to one-story and area residents requesting the two additional lots be limited to one-story. Staff is supportive of the single-story limitation on the subject lots, but recommends that a maximum building height of 22 feet be included in the stipulation. Stipulation 10 has been modified to limit lots 3,4,7 and 8 to one-story and 22 feet in height.

#### **Revised Stipulations**

1. The development shall be limited to a maximum of 10 lots.

2. The development shall be in general conformance with the elevations date stamped ~~September 7, 2017~~ NOVEMBER 30, 2017, as approved by the Planning and Development Department.
3. The development shall comply with the Single-Family Design Review standards outlined in Section 507.Tab A.II.C.8.1 through 8.4 of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. The sidewalk along 56th Street shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb, except on the north and south development boundary where the landscape strip may taper to allow the sidewalk to align with the existing sidewalk, as approved by the Planning and Development Department. The landscape strip and landscaping shall be installed by the developer and maintained by the HOA.
5. The developer shall provide minimum of 2-inch caliper trees on the west side of the sidewalk and planted 20 feet on center or in equivalent groupings along 56th Street, as approved by the Planning and Development Department.
6. The developer shall match the existing 56th Street improvements on the north and south by constructing a tapered pavement section between the beginning of the curb on the north entrance of the development and the existing improvements to the south, as approved by the Planning and Development Department.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.
8. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners and 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 of Phoenix City Attorney.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. LOTS 3, 4, 7 AND 8 AS DEPICTED ON THE SITE PLAN DATE STAMPED SEPTEMBER 7,2017 SHALL BE LIMITED TO ONE STORY AND 22 FEET.

Addendum A to the Staff Report Z-61-17-3  
November 2, 2017  
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Exhibit:

Conceptual Elevation (Date stamped November 30, 2017)

Conceptual Site Plan (Date stamped September 7, 2017)



PLAN 1 "A"

PLAN 4 "A"

PLAN 5 "A"

PLAN 3 "B"



PLAN 5 "B"

PLAN 2 "B"

CITY OF PHOENIX

NOV 30 2017

Planning & Development  
Department



PLAN 2 "A"

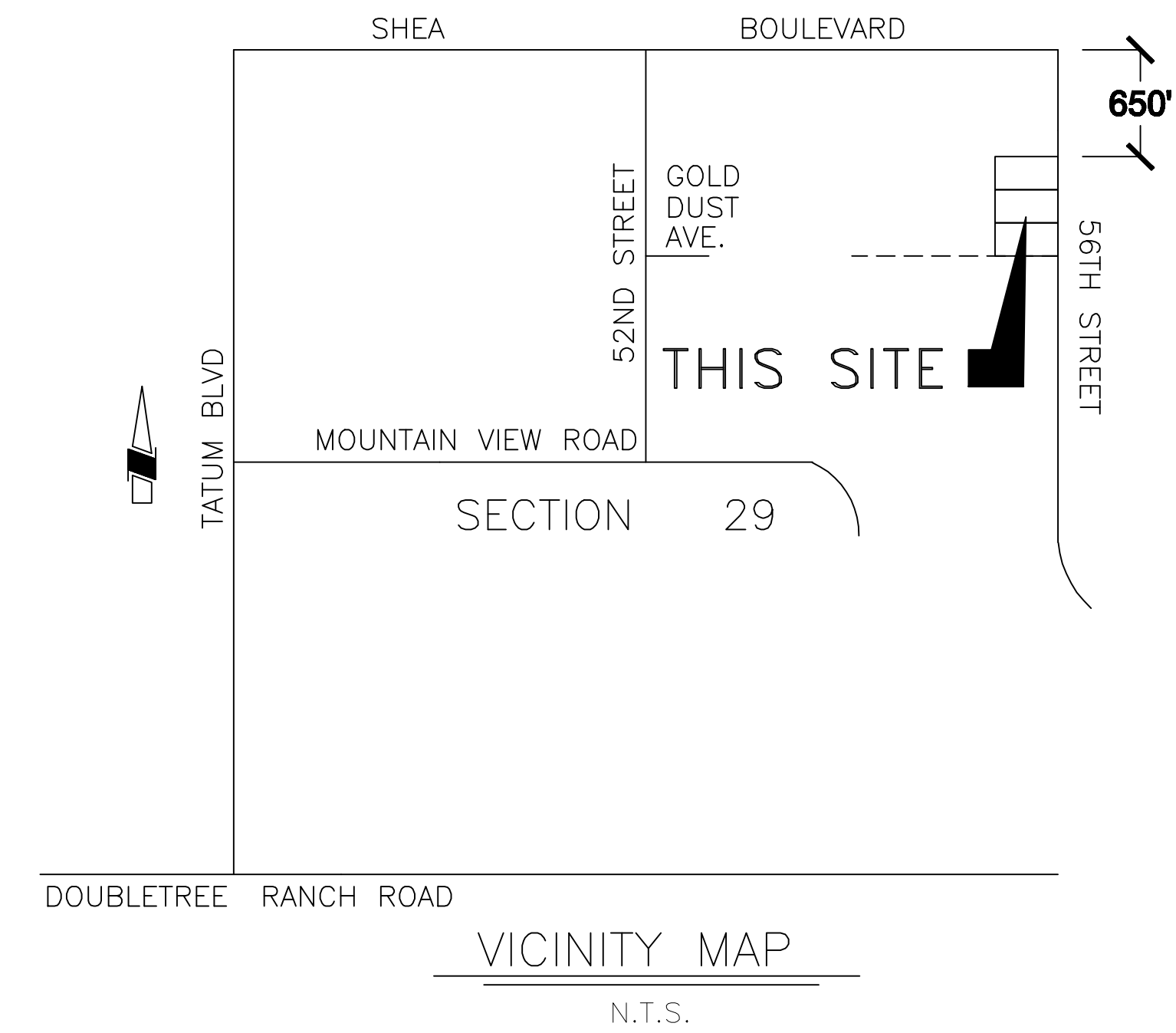
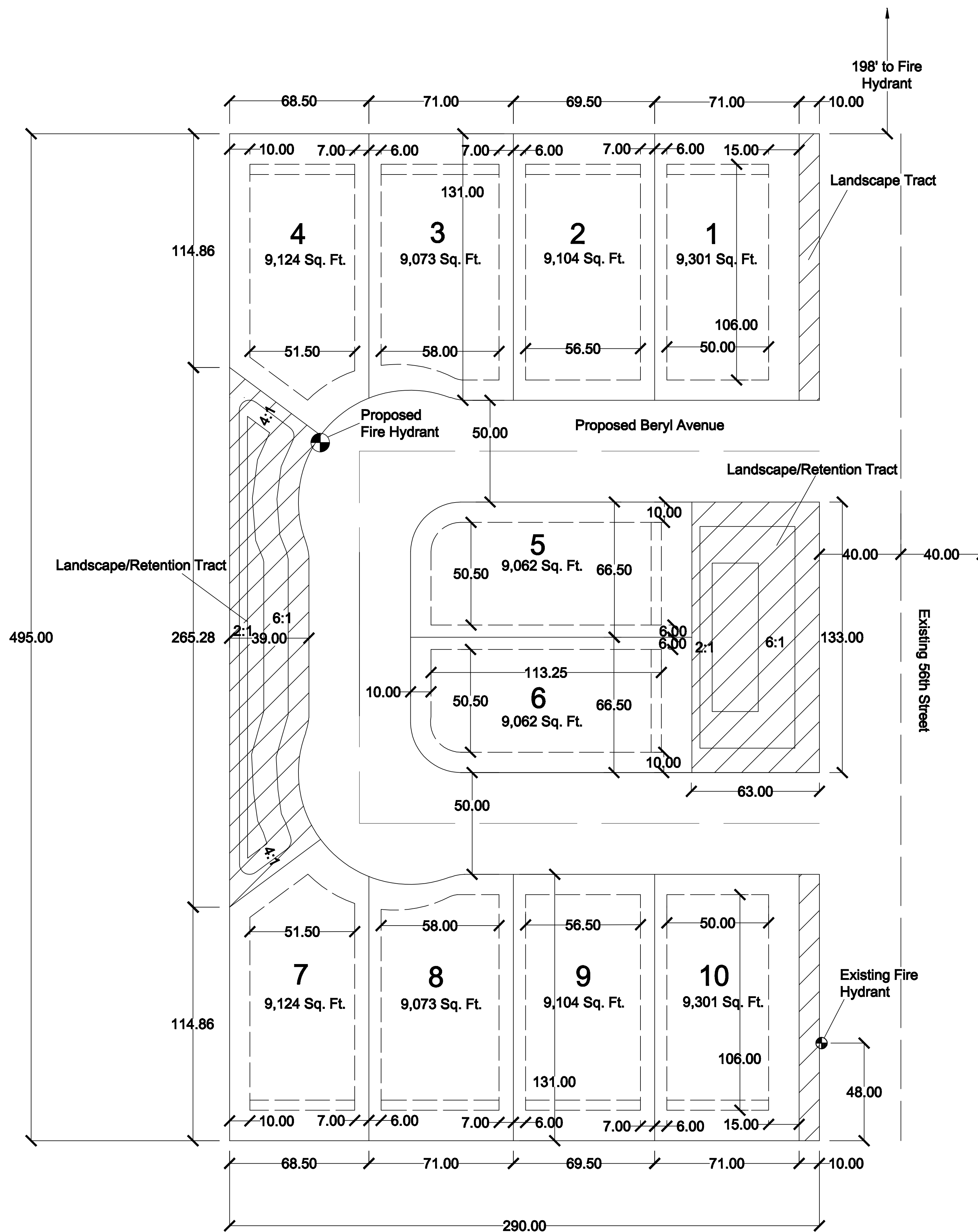
PLAN 1 "B"

PLAN 3 "A"

PLAN 4 "B"

**CACHET HOMES AT ASTORIA**

**CONCEPTUAL ELEVATIONS**



PROJECT NAME: ASTORIA  
GROSS AREA: 3.75± ACRES  
NET AREA: 3.295± ACRES  
EXISTING ZONING: RE-43  
PROPOSED ZONING: R1-10 PRD  
PROPOSED DENSITY: 2.66 UNITS/GROSS ACRE, 10 LOTS  
PROPOSED HEIGHT: 1 & 2 STORY, MAX. HEIGHT 30'  
LOT COVERAGE: PRIMARY STRUCTURE 40%, TOTAL 50%  
LOT SALES PROPOSED: NO  
A.P.N.: 168-05-009Q, 168-05-009R, 168-05-009T

SITE DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP-3-NORTH, RANGE-4-EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT ADDRESS:

A.P.N. 168-05-009Q  
 10214 N. 56TH STREET  
 PHOENIX, ARIZONA, 85253  
 A.P.N. 168-05-009R  
 10214 N. 56TH STREET  
 PHOENIX, ARIZONA, 85253  
 A.P.N. 168-05-009T  
 10224 N. 56TH STREET  
 PHOENIX, ARIZONA, 85253

APPLICANT/DEVELOPER/DESIGNER:

CACHET HOMES  
 17200 N. PERIMETER DRIVE, SUITE 102  
 SCOTTSDALE, ARIZONA, 85255  
 CONTACT: RON HOMYAK  
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