



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### ADDENDUM A Staff Report Z-69-18-7 February 6, 2019

<b>Estrella <a href="#">Village Planning Committee</a></b>	January 15, 2019
<b>Meeting Date:</b>	
<b><a href="#">Planning Commission</a> Hearing Date:</b>	February 7, 2019
<b>Request From:</b>	<a href="#">S-1</a> (Ranch or Farm Residence) (102.44 acres) <a href="#">RE-43</a> (One-Family Residence) (0.85 acres)
<b>Request To:</b>	<a href="#">R1-8</a> (Single-Family Residence) (103.29 acres)
<b>Proposed Use:</b>	Single-family residential subdivision
<b>Location:</b>	Southwest corner of 103rd Avenue and Broadway Road
<b>Owner:</b>	MHale Family, LLP
<b>Applicant:</b>	Richard Jellies, The Lead Group, LLC
<b>Representative:</b>	Jorge Villasenor, EPS Group, Inc.
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The purpose of this addendum is 1) to revise the Community Input section of the staff report, 2) to include the attached letter as an exhibit to the staff report, and 3) to add a stipulation to address the dedication of Mobile Lane. An error in the staff report states there was no community correspondence at the time the staff report was written; however, a letter was received. This letter is attached as an exhibit to this addendum. Additionally, a stipulation regarding the dedication of Mobile Lane was inadvertently not included in the staff report.

The Estrella Village Planning Committee did not have a quorum at the January 15, 2019, VPC meeting and therefore did not make a recommendation.

The following is a summary of the community input received for the proposal.

- Supportive of single-family zoning
- Concerns about density
- Concerns about lot sizes

### **Revised Stipulations**

1. A minimum of 20% of the gross project area shall be retained as open space, as approved by the Planning and Development Department.
2. The developer shall provide detached sidewalks, 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 20 feet on center, or equivalent groupings, along both sides of the sidewalk, as approved by the Planning and Development Department.
3. The portion of Broadway Road adjacent to this development shall comply with the Estrella Village Arterial Landscaping Program, as approved by the Planning and Development Department.
4. The developer shall construct a 10-foot wide public multi-use trail (MUT) within a 30-foot wide multi-use trail easement (MUTE) as indicated in Section 429 of the City of Phoenix MAG Supplement, along the west side of 103rd Avenue, as approved by the Planning and Development Department.
5. Right-of-way totaling 55 feet shall be dedicated for the south half of Broadway Road, as approved by the Planning and Development Department.
6. Right-of-way totaling 30 feet shall be dedicated for the west half of 103rd Avenue. At the intersection of Broadway Road, 40 feet of right-of-way shall be dedicated for the west side of 103rd Avenue for 150 feet south of the intersection. A right-of-way taper shall be dedicated for 125 feet between the 40 foot and 30 foot dedications, as approved by the Planning and Development Department.
7. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the southwest corner of 103rd Avenue and Broadway Road, as approved by the Planning and Development Department.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlight, 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.
9. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department prior to final site plan approval. This form is a requirement of the EPA to meet clean air quality requirements.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the

development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

11. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.
13. RIGHT-OF-WAY TOTALING 60 FEET SHALL BE DEDICATED FOR MOBILE LANE PER THE STREET CLASSIFICATION MAP, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND STREET TRANSPORTATION DEPARTMENT.

**Exhibits**

Community Input

**From:** [Elyse DiMartino](#)  
**To:** [Cody R White](#)  
**Subject:** FW: Zoning case Z-69-18 - rezoning for new homes  
**Date:** Monday, October 29, 2018 8:26:53 AM

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Hey Cody,

Please add this to the Correspondence folder on the s:drive and print for the case file. Thanks!

**From:** royjacobsphx@aol.com [mailto:royjacobsphx@aol.com]  
**Sent:** Sunday, October 28, 2018 5:02 PM  
**To:** jorge.villasenor@epsgroupinc.com  
**Cc:** Elyse DiMartino <elyse.dimartino@phoenix.gov>  
**Subject:** Zoning case Z-69-18 - rezoning for new homes

Greetings Jorge & Elyse:

I received the October 24th 2018 letter proposing to change zoning to residential for new homes.

I was very limited in what I could see just from the letter, so my observations are general.

1. New homes are a good idea.
2. The request is for far more homes than should be put on that size of a site.
3. The lots are small which will mean:
  - A. Lower selling prices.
  - B. Small backyards.
  - C. Too many two story homes.
  - D. Houses will be too close together.
  - E. A neighborhood that won't age well.
4. I would be much happier with zoning that would require larger lot sizes and permit fewer (but better) homes.

Thanks for your consideration,

Roy Jacobs  
Pacific Properties Inc. (owner of a rental home in Sunset Farms)  
(602) 943-8537