



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-46-19-2** December 21, 2021

<u>Desert View Village Planning Committee Meeting Date</u>	December 7, 2021
<u>Planning Commission Hearing Date</u>	January 6, 2022
Request From:	S-1 (213.18 acres)
Request To:	PUD (213.18 acres)
Proposed Use	Planned Unit Development to allow a mixture of single-family and multifamily residential
Location	Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway
Owner	24th Street and Jomax Road, LLC
Applicant	24th Street and Jomax Road, LLC
Representative	William E Lally, Tiffany & Bosco, PA
Staff Recommendation	Approval, subject to stipulations

The purpose of this addendum is to revise an error in the acreage calculated for the case and subsequently included in the staff report. The original acreage was incorrectly calculated at 217.86 acres when the east side of the site boundary was aligned with a zoning boundary further east. The amendment area has been remapped correctly to align with the property boundary, and the revised acreage of the site is 213.18 acres. Due to this change, staff recommends a modification to Stipulation 1.b, regarding the acreage in the updated development narrative.

On May 4, 2021, the Desert View Village Planning Committee heard this request as an information only item. On December 7, 2021, the Desert View Village Planning Committee heard this request and recommended approval by a vote of 11 to 0.

Staff recommends approval per the following revised stipulations:

1. An updated Development Narrative for the Sendero Foothills PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 29, 2021, as modified by the following stipulations:

- a. Front Cover: Revise submittal date information on the cover page as follows:
 - 1st Submittal: August 8, 2019
 - 2nd Submittal: February 19, 2021
 - 3rd Submittal: August 16, 2021
 - 4th Submittal: November 2, 2021
 - Hearing Draft: November 29, 2021
 - City Council Adopted: TBD
 - b. Update the narrative to reflect a site acreage of ~~217.86~~ 213.18 acres.
 - c. Page 10, Section D.1, Development Standards: Add the following under the second paragraph:
 - Maximum dwelling units for the overall PUD area: 250
 - Development will be restricted to slopes of 20% or less
 - d. Page 15, Section D.2.iv: Increase live coverage to 75% to be consistent with the live coverage standards for single-family and multifamily development.
 - e. Page 17, Section E.2, Site Design: Add the following language, “j. Walkways and trails shall be wide enough, five-foot minimum, to accommodate both pedestrians and bicycle users.”
2. Prior to the issuance of Final Site Plan approval, the landowner shall convey 120 acres (or an area mutually agreed by the city and the owner) of hillside land selected by the City of Phoenix and located in the area as depicted as Tract A of the final plat, to the City of Phoenix for use as a City of Phoenix desert park and/or mountain preserve.
 3. The landowner shall work with the City of Phoenix Parks and Recreation Department to determine a maximum of three access sites to the desert park or mountain preserve area prior to issuance of Final Site Plan approval. Access sites shall be located in mutually agreed upon locations by the City of Phoenix and the landowner and must be identified and delineated on the Final Site Plan.
 4. The developer is required to complete a Traffic Impact Study. Preliminary site plan approval shall not be granted until the study has been approved by the Street Transportation Department.
 5. The development shall adhere to the dedications and infrastructure improvements as stipulated in the approved Traffic Impact Study.
 6. The developer shall provide the Planning and Development Department with proof of legal access between the development and a public right-of-way prior to final plat approval. This private access shall be sufficient to service a subdivision

in accordance to the Subdivision Code in Chapter 32 of the City Code, as approved by the Planning and Development Department.

7. 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.
8. If Phase I data testing is required, and if, upon review of the results from the 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.
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.

Exhibits

Revised Sketch Maps (2 pages)

S-1
ANX 149

RE-35

JOMAX RD

S-1*
ANX 254
Z-43-02

S-1

HAPPY VALLEY ROAD ALIGNMENT

MARICOPA
COUNTY

Deer Valley
Airport Overlay
District (DVAO)

R1-18*
ANX 254
Z-43-02

FALLEN LEAF LN

23RD PL

DESERT PEAK PKWY

R1-8 PRD*
Z-8-04

R1-6*
Z-66-19

R1-6*
ANX 254
Z-43-02

HILLSTONE WAY

R1-8 PRD*
Z-8-04



Miles

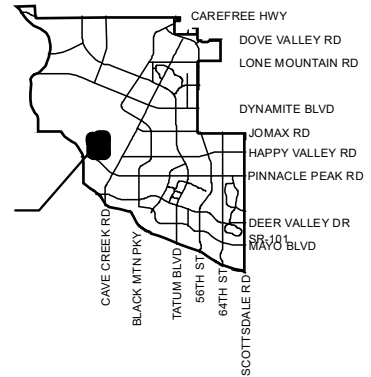
0.2 0.1 0 0.2

DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-46-19

APPLICANT'S NAME: 24th Street and Jomax Road, LLC

REQUESTED CHANGE:

FROM: S-1 (213.18 a.c.)

APPLICATION NO. Z-46-19

DATE: 11/9/2021
REVISION DATES:

12/9/2021

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

213.18 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

ZONING MAP

QS 48-32, 47-32

O-9, P-9

TO: PUD (213.18 a.c.)

MULTIPLES PERMITTED

S-1

PUD

CONVENTIONAL OPTION

213

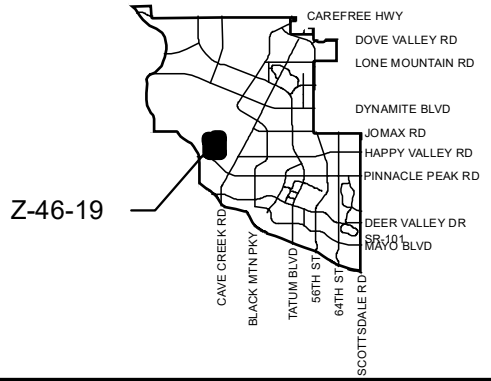
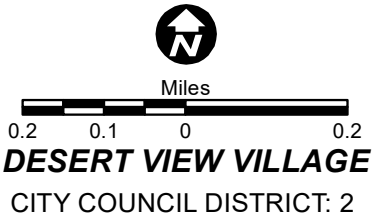
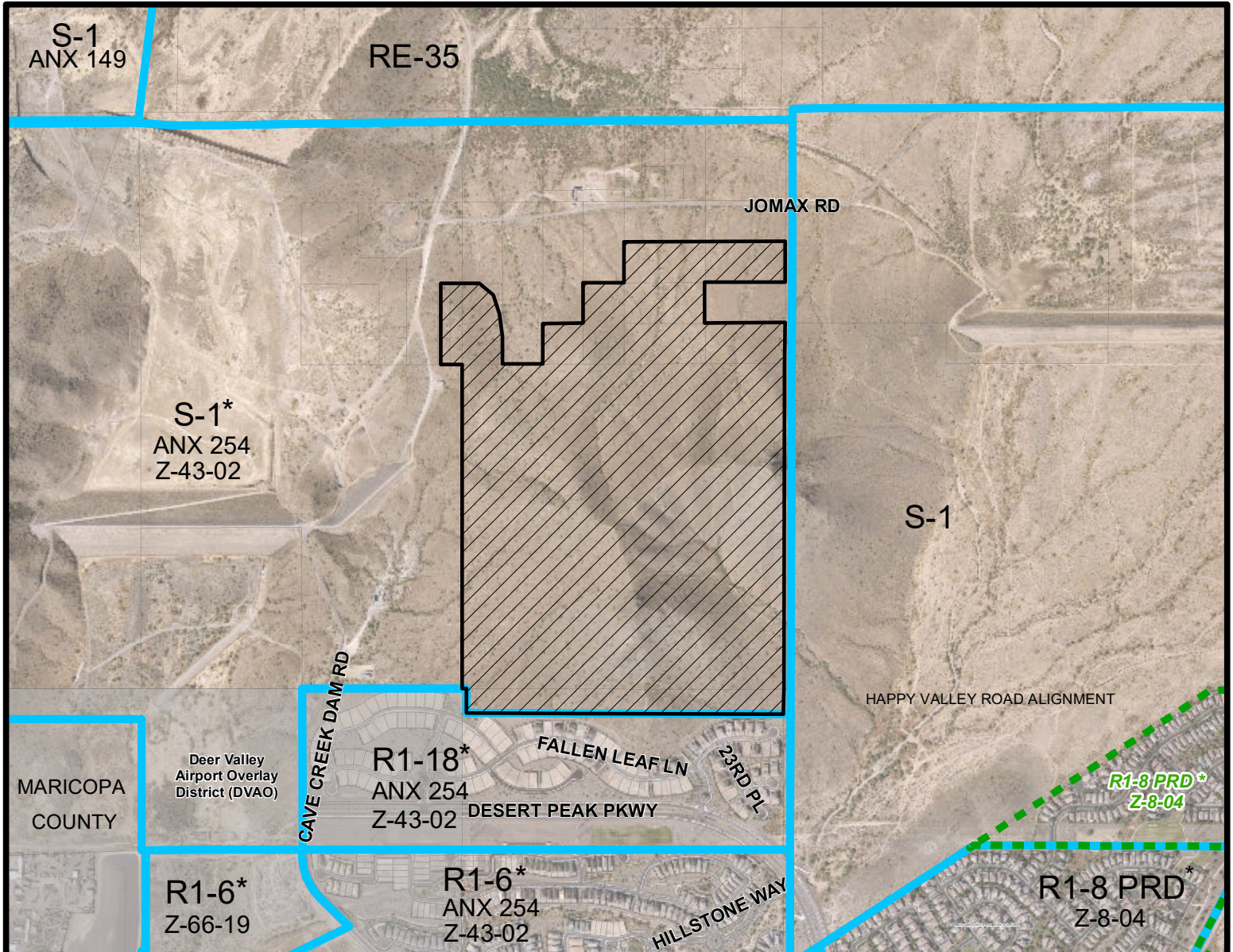
250

* UNITS P.R.D. OPTION

N/A

N/A

* Maximum Units Allowed with P.R.D. Bonus



APPLICANT'S NAME: 24th Street and Jomax Road, LLC		REQUESTED CHANGE: FROM: S-1 (213.18 a.c.) TO: PUD (213.18 a.c.)	
APPLICATION NO. Z-46-19	DATE: 11/9/2021 REVISION DATES: 12/9/2021		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 213.18 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 48-32, 47-32	ZONING MAP O-9, P-9	
MULTIPLES PERMITTED S-1 PUD	CONVENTIONAL OPTION 213 250	* UNITS P.R.D. OPTION N/A N/A	

* Maximum Units Allowed with P.R.D. Bonus