

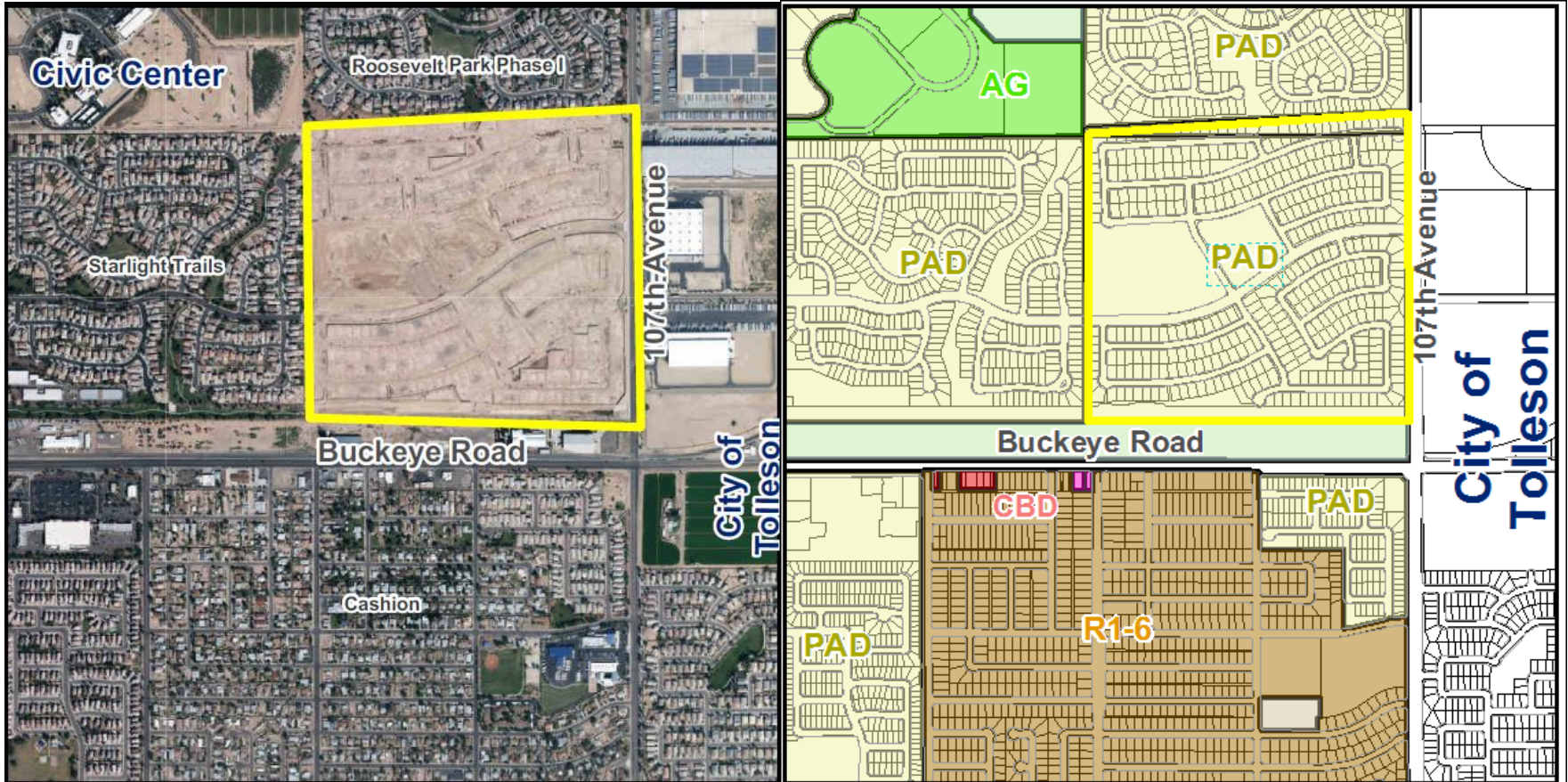
Vista Del Verde (aka Roy's Place)

PAD Amendment (Application PL-15-0264)
Amended Final Plat (Application PL-15-0263)
Maintenance Improvement District

City Council Meeting
February 16, 2016

Presenter: Alison Rondone, Planner II





Aerial Photograph




 Project Location



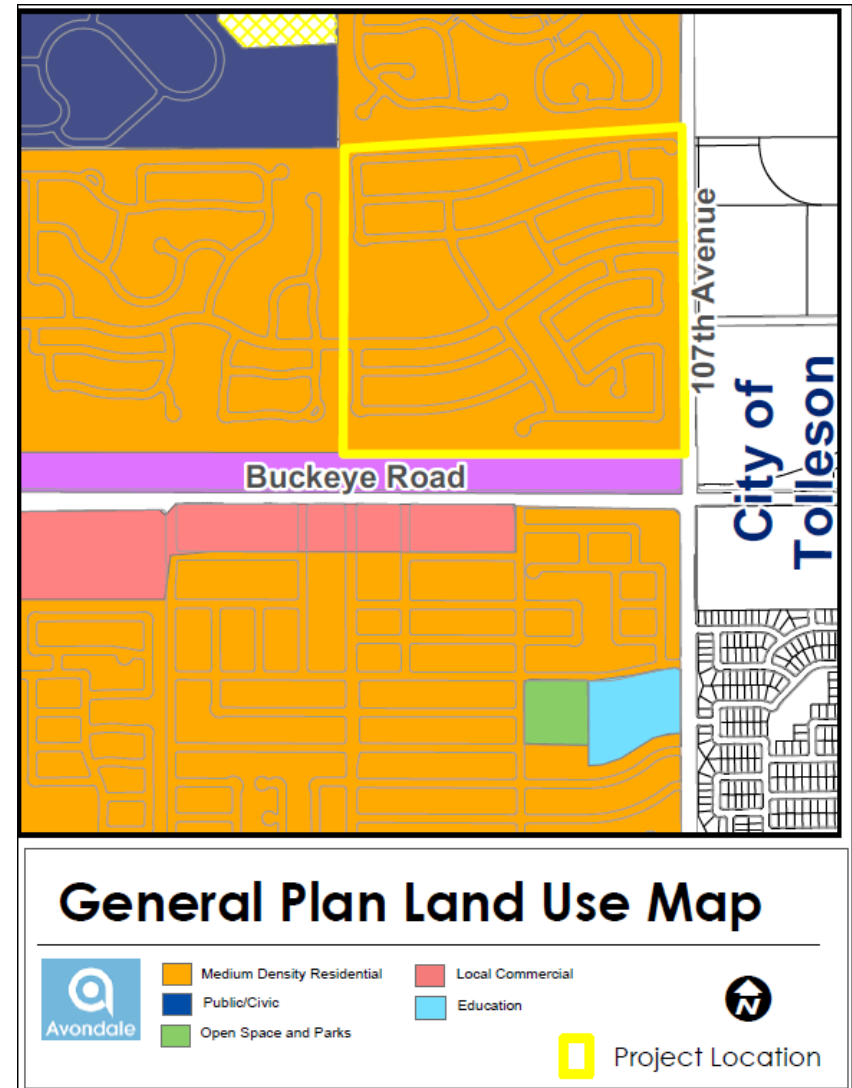
Zoning Vicinity Map



 Project Location



- Property annexed into the City November 1985
- General Plan land use designation medium density residential
- Rezoned by City from AG to PAD December 2003
- Subsequent PAD amendment 2005 expanded boundaries
- Final Plat approved November 2006

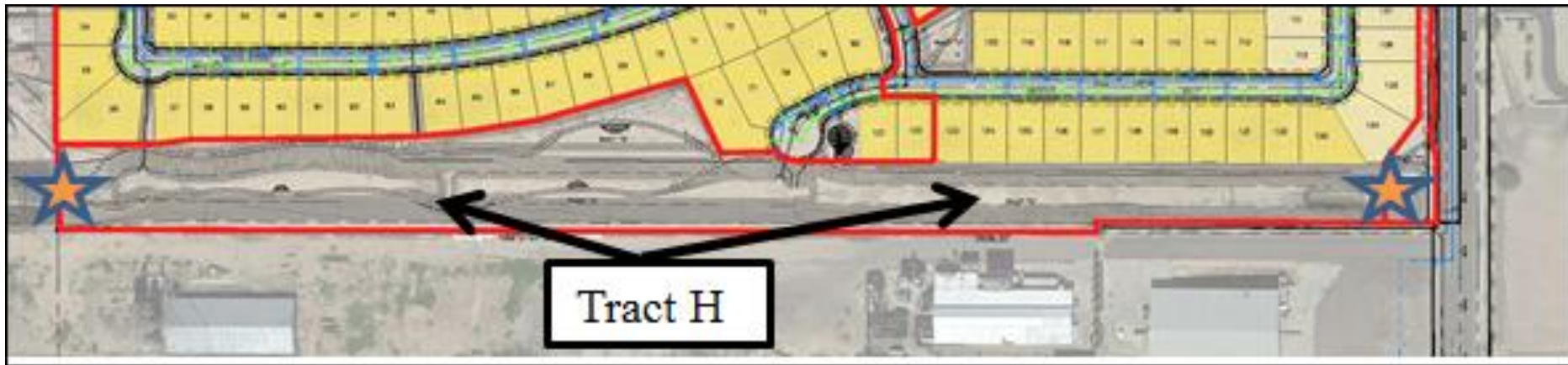


PAD Amendment

Applicant requests modification to one original stipulation in PAD and addition of one new stipulation

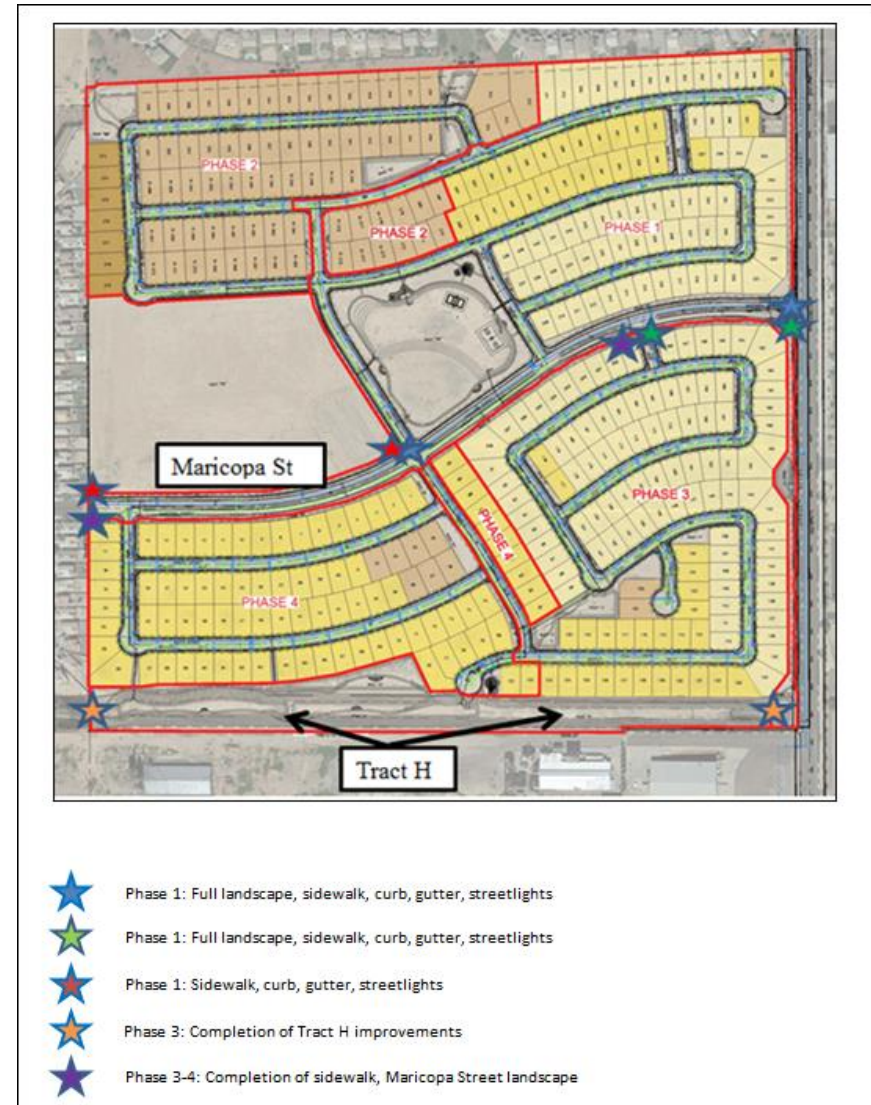
- Originally approved stipulation regarding completion of infrastructure be amended to allow phasing of the infrastructure to occur concurrently with project phasing
- Additional stipulation will require that improvements to main collector road will be completed during the first phase

PAD provided for heavily landscaped linear open space buffer for drainage/retention and visual barrier from incompatible industrial and railroad uses to the south.



Improvements Phasing

- Phase 1: Maricopa Street (partial)
- Phase 3: Completion of Tract H Improvements
- Phases 3-4: Completion of Maricopa Street south side



Amended Final Plat

- Reflects current effective floodplain limits as shown on Sheet FP02 (per Stipulation #8 of Final Plat approval)
- Modifies minimum separation distance between buildings in the typical lot setback detail
- Corrects incorrect PUE encroachment shown on Final Plat
- Reflects formation of Maintenance Improvement District
- Sets forth conditions for abandonment of temporary retention basin proposed for Tract "CC"

Maintenance Improvement District

- Dormant tax assessment mechanism to generate funds necessary to maintain parkway landscaping and improvements
- Ensures completion of infrastructure improvements should HOA fail
- City empowered to form MID for maintenance, repair and improvements (ARS §48-574)
- City adopted MID Policy
- All residential subdivisions approved after November 1, 2013 are subject to formation of a MID

Public Participation

- Neighborhood Meeting not required
- Notification letter sent to property owners within 500-foot radius
- Site posted on 1-4-2016
- Legal ads published for all scheduled public hearings
- Four phone inquiries to date
 - One phone call to staff
 - Three calls to applicant

Conclusion – PAD Amendment

- Perimeter walls and landscaping at southern boundary in Tract “H” not necessary for operation of existing drainage channel
 - Phases 1 and 2 include large retention area north of Maricopa Street
- Visual buffer will be provided by Maricopa Street, interior landscaping, and property screen walls
- Landscaped median and streetlights provided entire length of Maricopa Street on both sides of street
 - Maricopa Street will connect to Starlight Trail subdivision
- 107th Avenue frontage fully landscaped in Phase I

Conclusion – Amended Final Plat

- In conformance with Stipulation #8 of Final Plat
- Corrects error – PUE easement deleted
- Allows lesser separation distance between buildings
- Reflects MID language required by policy
- Ensures completion of improvements on Tract “CC”
- Requires City Council approval

Conclusion – MID

- Consistent with adopted City policy
- Ensures completion of infrastructure improvements if HOA fails
- MID requires City Council approval

Recommendations

Planning Commission recommended

- **Approval** of Application PL-15-0264 with stipulations as outlined in the proposed Ordinance No. 1598-216

Staff recommends

- **Approval** of Application PL-15-0264 with stipulations described in proposed Ordinance
- **Approval** of Application PL-15-0263
- **Approval** of formation of Maintenance Improvement District



Actions Required

- Motion to approve PAD Amendment for Vista Del Verde (aka Roy's Place), application PL-15-0264, approve findings, and adopt ordinance
- Motion to approve Amended Final Plat for Vista Del Verde (aka Roy's Place) – application PL-15-0263
- Motion to approve petition to form Maintenance Improvement District for Vista Del Verde, adopt Resolution of Intention, and adopt Resolution Ordering the Improvements

Public Hearing & Discussion

PAD Amendment (Application PL-15-0264)
Amended Final Plat (Application PL-15-0263)
Maintenance Improvement District

For Vista Del Verde (aka Roy's Place)

