
MEMORANDUM

To: Mayor and City Council
Through: Kari Kent, Deputy City Manager
From: John Wesley, Planning Director
Date: July 8, 2014
Subject: Summary of P&Z Board review and action on case Z14-029 located at 1008, 1058, 1060 and 1102 W. McLellan Road. East of the southeast corner of the 202 Red Mountain Freeway and Alma School Road. Rezone from RS-43 to RSL-4.5 PAD, Riverview Village.

Attached for your review are the minutes, staff report and related exhibits for the proposed rezoning case for the Riverview Village. The proposed rezoning is from RS-43 AS to RSL-4.5 PAD to allow the development of a small-lot, single-residence subdivision with 73 lots.

There have been a few changes that have occurred to this case following completion the attached Planning and Zoning Board staff report. First, after completion of the report but prior to the public hearing, Staff made minor modifications to the stipulations of approval for to clarify the wording. These changes were presented to the Planning and Zoning Board at their study session and were are reflected in the minutes of the May 21, 2014 hearing.

The second change occurred with condition #1. In the report line three of stipulation one read:

Project narrative to be revised and resubmitted to reflect the conditions listed below.

Following completion of the report and prior to the Board action, the applicant, Mr. Paul Gilbert, provided the modifications needed to the project narrative and those changes were placed into the narrative. Therefore, this portion of the stipulation was no longer needed and was deleted by the Board.

Finally, during the public hearing the applicant discussed with the Board what was stipulation number four which read as follows:

Lots 13 through 18, indicated as 90' in depth shall be increased a minimum of 5' to make the lots 50' wide to accommodate for the reduced rear yard setbacks.

Mr. Gilbert indicated concern with losing one lot in order to meet this condition. He stated that the developer has complied will all other stipulations of approval from staff and there is an alley that would be behind these six lots tin question to provide additional space.

Following discussion and deliberation, the Planning and Zoning Board determined that this stipulation was no needed and struck it from the list before approving the case. Therefore, this stipulation has been removed from the ordinance as being recommended to the Council and the remaining stipulations have been renumbered accordingly. **Vote: 5-0-1** (Absent: Boardmember Arnett, Abstains: Vice Chair Coons)