

January 18, 2022

MEMORANDUM

TO: Planning Commission

FROM: Alan Tiefenbach, Associate City Planner

RE: Jamestown Ranch - AZ, PP - H-2021-0074

At the November 18, 2021 Planning Commission meeting, the Planning Commission continued this application for the applicant to consider the following:

1. Consider reducing the number of common driveways;
2. Cooperate with ACHD in aligning the collector street with N. Joy St on the north side of W. McMillan Rd;
3. Receive the final ACHD staff report
4. Consider realignment of micro-pathways for easier resident access to the central amenities not in the gated portion.

The applicant has provided revised plans. The applicant outlines the following changes:

1. Addition of 5 knuckles to eliminate common drive lots where possible (reduced the common driveways by 5).
2. Addition of pedestrian pathways to common drive lots and associated easements (see pre-plat note 9).
3. Road alignments adjusted (the collector still does not align with Joy St).
4. 1 residential lot removed and 2 common lots added.
5. Additional pedestrian access added, i.e. Lot 21, Block 2

Please note staff did not receive ACHD's staff report or updated documents from the applicant until late morning January 18, 2022. Staff has had limited time to review the changes. The Planning Commission should determine whether they have had adequate time to ascertain if all their concerns have been met.