



Mayor Robert E. Simison

City Council Members:

John Overton, President

Anne Little Roberts, Vice President

Brian Whitlock

Liz Strader

Doug Taylor

Luke Cavener

May 19, 2026

MEMORANDUM

TO: Mayor and City Council
CC: City Clerk, City Attorney
FROM: Nick Napoli, Associate Planner
RE: Rolling Hill AZ (H-2025-0040)

On April 28th, 2026, the City Council directed staff to create Development Agreement provisions for approval and coordinate with the adjacent neighborhood and developer regarding the sale of future properties in the area. In addition, the City Council directed the applicant to provide revised drawings for the changes discussed at the hearing.

On May 5th, 2026, City staff sent the development agreement provisions to the applicant for their review. In addition, on April 30th, City staff had discussions with adjacent developers about the transition of the broader neighborhood on Rolling Hill Drive. Staff relayed the information from this meeting and shared the applicant's information with the potential future developers to facilitate further coordination and conversation. As of May 13th, 2026, City staff only received an updated site plan from the applicant. The rest of the documents will be provided at the public hearing.

See page 2 for development agreement provisions and the updated site plan.

Architectural Standards Manual for residential developments.

- b. The Development shall comply with the Specific Use Standards for a vertically integrated residential project as outlined in UDC 11-4-3-41.
- c. The five (5) existing structures and five (5) accessory structures shall be removed prior to issuance of the building permits.
- d. The Applicant shall modify the property boundaries by submitting a Property Boundary Adjustment (PBA) application to the Planning Division, to be processed concurrently with the future CZC application.
- e. The Applicant shall apply for a certificate of zoning compliance and design review application prior to submittal of the building permit.
- f. The applicant shall comply with all ACHD's conditions of approval. These shall all be completed prior to occupancy of any structure in the development. This includes the following:
 - The dedication of right-of-way to total 62 feet from the centerline of Overland Road.
 - Improving E. View Circle as a collector roadway to ACHD's standards.
 - Rolling Hill Drive shall be constructed as half of a 36-foot-wide local commercial roadway with vertical curb, gutter, and 5-foot-wide concrete sidewalk abutting the site with a right of way dedication to extend 2 feet behind the sidewalk.
 - The dedication of right-of-way at the site's northeast property line as shown in the Master Street Map.
- g. Landscaping on the north boundary of the site along the Five Mile Creek shall provide trees that touch within five (5) years of planting. If the pathway and trees are not allowed in the irrigation easement, the applicant shall revise their site plan to show a five (5) foot buffer outside of the irrigation easement to allow for trees and larger shrubs to be planted.
- h. The applicant shall provide cross access to the eastern property (Parcel #S1116438903) for future extension of the private drive to connect with the future collector roadway if the right way does not touch the property boundary.
- i. Provide a pedestrian circulation plan with the submittal of the certificate of zoning compliance.

