



City of Phoenix

Planning Department

Staff Report Z-25-08-7

May 6, 2008

Laveen Village Planning Committee Meeting Date	May 12, 2008
Planning Commission Hearing Date	June 11, 2008
Request From:	A-1 (1.1 Acres), S-1 (162.6 Acres)
Request To:	R1-6 (116.36 Acres), R-2 (31.92 Acres), R-3A (15.42 Acres)
Proposed Use	Single & multi-family residential
Location	Northwest Corner of 67th Avenue and Dobbins Road
Owner	McClellan Ranch Investments LLC
Applicant/Representative	L.E.A.D.S. & CEI, Mark Steele Jason Morris/William Lally
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		5-10 du/ac, 10-15 du/ac, 3.5-5 du/ac.	
Street Map Classification	67th Avenue	Local	25-foot west half street
	Dobbins Road	Arterial	55-foot north half street
LAND USE ELEMENT, GOAL 1, NEIGHBORHOOD POLICIES: 1. INCLUDE A MIX OF HOUSING TYPES AND DENSITIES THAT SUPPORT A BROAD RANGE OF LIFESTYLES.			
The McClellan Ranch master planned development is designed as a residential neighborhood with mixed densities and varied housing products. The location is located 1/2 mile west of the village core making it accessible to the future retail and employment opportunities.			

LAND USE ELEMENT, GOAL 1, NEW NEIGHBORHOOD DESIGN: ALL NEIGHBORHOODS SHOULD BE DESIGNED TO BE SAFE, WELL-MAINTAINED, PEDESTRIAN-ORIENTED DESIRABLE PLACES TO LIVE. POLICY 1: PROMOTE NEIGHBORHOOD IDENTITY THROUGH PLANNING THAT REINFORCES THE EXISTING LANDSCAPE AND CHARACTER OF THE AREA. EACH NEW DEVELOPMENT SHOULD CONTRIBUTE TO THE CHARACTER IDENTIFIED FOR THE VILLAGE. POLICY 3: PROTECT THE NEIGHBORHOOD'S VIEW OF OPEN SPACE, MOUNTAINS, AND MAN-MADE OR NATURAL LANDMARKS.

The proposed neighborhood capitalizes on the rural character of the Laveen Village through the use of extensive open space areas and view corridors throughout the project. The landscape pallet, including the street tree plantings, and the selection of building materials used in the entryway features, wall/fence details, focal points and community facilities create a unique identity for the neighborhood and emulate the historic agricultural theme of the area. The theme is also evident with the use of single loaded local streets adjacent to open space areas; entryway features and broad landscape setbacks along the collector and arterial streets; local streets that terminate on open space areas; and roadway alignments that enhance vistas, preserve the neighborhood views and contribute to an open feel.

OPEN SPACE ELEMENT, GOAL 2, LINEAR OPEN SPACE, POLICY 3: PROVIDE CONTINUOUS TRAIL SYSTEMS AND RECREATION AMENITIES AS PART OF FLOOD CONTROL CONVEYANCE CHANNEL PROJECTS (E.G., LAVEEN AREA CONVEYANCE CHANNEL), IN COOPERATION WITH PRIVATE PROPERTY OWNERS, SALT RIVER PROJECT AND MARICOPA COUNTY FLOOD CONTROL DISTRICT.

A unified trail system is provided throughout the project that connects private open space and park areas with the adjacent SRP power line corridor and the Laveen Area Conveyance Channel. These open space corridors are treated as an amenity to the development with numerous opportunities for trail connections, single loaded streets, view fencing, and adjacent open space/retention areas.

Area Plan

LAVEEN SOUTHWEST GROWTH STUDY ADOPTED IN 1998

See Background Item #4

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1
North	LACC, Laveen Meadows	R1-8, R1-6, R-2
South	Vacant, Laveen Dove Ranch	S-1 (Approved R1-8)
East	Vacant, Laveen Dove Ranch	S-1 (Approved R1-8)
West	Gila River Indian Community	N/A

Single Family		<i>*if variance required</i>
<u>Parcel 1 Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	R1-6 PRD	R1-6 PRD
Gross Acreage		38.19 acres
Total Number of Units		116
Density	5.5; 6.5 (w/bonus)	MET - 3.04
Typical Lot Size	Minimum 45 ft wide	MET - 60' x 115'
Subject to Single Family Design Review	10% or more of the lots are ≤ 65'in width	Yes
Open Space	Min. 5% of gross area	MET - 22.6%

Single Family		<i>*if variance required</i>
<u>Parcel 2 Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	R1-6 PRD	R1-6 PRD
Gross Acreage		40.61
Total Number of Units		162
Density	5.5; 6.5 (w/bonus)	MET - 3.99
Typical Lot Size	Min.45' wide	MET - 50' x 115'
Subject to Single Family Design Review	10% or more of the lots are ≤ 65'in width	Yes
Open Space	Min. 5% of gross area	MET - 19.9%

Single Family		<i>*if variance required</i>
<u>Parcel 3 Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	R1-6 PRD	R1-6 PRD
Gross Acreage		32.43 acres
Total Number of Units		145
Density	5.5; 6.5 (w/bonus)	MET - 4.47
Typical Lot Size	Min.45' wide	MET - 45'x120'
Subject to Single Family Design Review	10% or more of the lots are 65'in width	Yes
Open Space	Min. 5% of gross area	MET - 7.7%

Single Family		<i>*if variance required</i>
<u>Parcel 4 Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	R-2 PRD	R-2 PRD
Gross Acreage		31.83 acres
Total Number of Units		183
Density	6.5; 12 (w/bonus)	MET - 5.75
Typical Lot Size	Min.45' wide	MET - 40/50' x9 0'
Subject to Single Family Design Review	10% or more of the lots are ≤ 65'in width	Yes
Open Space	Min. 5% of gross area	MET - 10.9%

Multi-Family		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage		15.48
Total Number of Units		304
Density	23.1; 26.4 (with bonus)	MET - 19.64
Lot Coverage	45%	26.3%
<i>BUILDING HEIGHT/STORIES</i>	3 stories/40' for first 150' with 1': 5'increase up to 48'4 stories	MET - 2 stories/30' and 3 stories/40'
<i>Setbacks</i>	20' adj. to public street 15' adj. to property line	Min. 40'-71st. Ave. Loop Min. 30'-67th Ave. Min. 40'-north and west property line (3 story setbacks – min. 60' from North property line and 50' from east property line). (MET)
<i>Landscaping</i>	20' adj. to public street, 5' adj. to property line	MET - 30'+ adjacent to public street, 10'+ adj. to property line
Open space	Min. 5% of gross area	MET - 31.9%
Amenities	Required per Section 507	MET - Recreation building, pool, sports court, picnic areas, BBQ
Parking	456 spaces; 304-1-2 bedroom units	MET - 508

Background/Issues/Analysis

1. The purpose of the request is to change a 163.7 acre parcel zoned S-1 to a master planned residential community zoned R1-6, R-2 and R-3A. The location is the northwest corner of Dobbins Road and 67th Avenue which is located in the southwest section of Laveen Village. In addition to the current S-1 zoning, there is a 1.1 acre parcel currently zoned A-1 to accommodate a communication tower that was established at the time of annexation. The tower is no longer in existence and this parcel will be included in the rezoning request.
2. The existing land use consists of vacant desert lands on the north portion of the site and agricultural use on the south portion. The location abuts the Gila River Indian Community to the west and the Laveen Area Conveyance Channel (LACC) to the north. The LACC is a regional drainage facility that is designed as a green belt area with a concrete lined low flow channel. The McClellan Ranch Master Plan will utilize the LACC as a project amenity, tying open space and trail connections to the channel. The Laveen Meadows planned community is located to the north of the LACC and the future Dove Ranch planned community abuts the site to the south and east. A 100-foot Salt River Project power line easement runs along the western boundary of the site. SRP maintains a 500 kV transmission line with 135-foot high monopole towers within the easement. The 100-foot corridor will be incorporated into the master development as an open space element with connecting trail easements.

The irrigated agricultural lands are served by the Salt River Project which maintains a lateral canal along the north side of Dobbins Road and that will require relocation and undergrounding. The canal continues to the northwest corner of the site along the west property line. The remaining irrigation ditches on site are private and may be abandoned without impact to adjacent properties.

3. The proposed site is consistent with the General Plan Land Use Map. It designates three residential land use categories. The northeast quadrant of the property is denoted as Traditional Lot -5-10 du/ac (37 acres) with the extreme northeast corner denoted as Higher Density -10 to 15 du/acre (3 acres). The remainder of the site (118.55 acres) is designated as Traditional Lot -3.5-5 du/acre. Development of the 163.7 acre parcel under an S-1 classification would be inconsistent with the land use designations of the General Plan that include densities in the range of 3.5 to 15 dwelling units per acre. In addition, the site's proximity to the future village core and proposed freeway corridor, one-half mile to the east), suggest that densities consistent with those of the General Plan will provide a mix of housing opportunities and densities necessary to insure the successful development of the core.

4. The project is consistent with the Laveen Southwest Growth Study adopted in 1998 regarding recommended land use and design guidelines related to single family and multi-family development.
5. McClellan Ranch will provide a variety of lot sizes and products within distinct neighborhoods that are unified by a design theme reflecting the agricultural history of the area. The proposed residential land use, with densities ranging from 3.04-19.64 du/ac, will complement previously approved and developing properties abutting the site to the north, south, and east. Residential, neighborhood retail, open space, and public land uses were approved under the adjoining Dove Ranch development to the south and east and the Laveen Meadows development to the north. The proposed R-3A multi-family product, located in the northeast corner of the property, is sited to utilize its dual collector street frontage with future direct access to the village core. The multi-family project will provide substantial perimeter setbacks from the boundary of the site while maintaining a maximum 2 and 3 story building height and a low intensity lot coverage of less than 20% (excluding carports). The residential will support the future employment base located in the Village core one-half mile to the east. Each neighborhood will provide trail and view corridors together with a series of private parks and open space that tie to existing regional open space and trail facilities. The preservation of view corridors to distant mountain vistas, and the appropriate selection of landscape/hardscape materials are intended to enhance the Laveen image and preserve the historical rural character to the greatest extent possible.
6. Dobbins Road is an arterial street with a street cross section (74/110) requiring 110 feet of right-of-way and 74 feet of paving. There are no collector streets currently designated on the Street Classification Map for this area however, 71st Avenue will serve as a minor collector street and requires 60 feet of right-of-way and 40 feet of paving (Section F-40/60 feet). This street will extend north of the Laveen Area Conveyance Channel which abuts the parcel to the north.

The applicant is stipulated to submit a Traffic Impact Study to the Street Transportation Department and has been encouraged by city staff to meet with surrounding property owners to develop a Master Street Plan for the area. This Master Street Plan will identify the routing of all streets and provide cross sections for adjacent streets. Per stipulations below, the applicant must also provide traffic calming devices along 71st Avenue from the north of the project to 67th Avenue.

7. There is a USA Fee Title SRP irrigation ditch located along the north side of Dobbins Road that will require relocation upon dedication of the additional 22' of right of way. It is anticipated that the irrigation ditch will be underground within an easement adjacent to the right of way. This in turn will impact landscape treatment permitted over the easement. In addition, coordination with SRP, City, and Maricopa County Flood Control District will be necessary to address open space and trail connections within the 100 foot power line corridor and Laveen Area Conveyance Channel.
8. Most of this project is located within Vella Bena, a prehistoric site. Per stipulations, the applicant will be required to monitor and test the project area.
9. The applicant will be required to meet with the trails coordinator in the Parks and Recreation Department, to discuss the landscape improvements to the Laveen Area Conveyance Channel along the property's northern boundary.
10. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposed development furthers the goals and policies of the Land Use and Open Space Elements of the General Plan.
2. The proposed development is consistent with the Laveen Southwest Growth Study.
3. The proposed development will provide for a variety of housing product and price options for Laveen Village.

Stipulations

SITE PLAN AND ELEVATIONS

1. That the development of the project site shall be in general conformance with the following as approved by the Development Services Department:
 - a. Site plan and master land use table date stamped March 12, 2008
 - b. Landscape Plan date stamped March 12, 2008
 - c. Plant Palette Concept date stamped March 12, 2008
 - d. Entry Concepts date stamped March 12, 2008 with addition of entry into Parcel 5 from 67th Avenue.
 - e. Walls and Column Concept date stamped March 12, 2008
 - f. Community Theme Concept Plan for 71st Avenue date stamped March 12, 2008

- g. Community Theme Concept Plan for Dobbins Road date stamped March 12, 2008
 - h. Community Theme Concept Plan for 67th Avenue date stamped March 12, 2008
 - i. Open Space Amenities Plan date stamped March 12, 2008 with the addition of trail access to the western perimeter of Parcel 5.
2. That the elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.
3. That all sidewalks within Parcels 1, 2 and 3 shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Development Services Department. The landscape strip shall be installed by the developer and maintained by the HOA.

PARKS AND TRAILS

4. That a 30 foot wide multi-use trail easement shall be provided and a 10 foot wide multi-use trail shall be constructed within the 100 foot SRP easement along the western boundary of this project site as approved or modified by the Park and Recreation Department

ARCHAEOLOGY

5. That the developer shall conduct archaeological monitoring and/or testing by a qualified archaeologist within all areas of the development prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist. Further data recovery may be necessary based on results of the testing

STREETS

6. That the developer shall incorporate traffic calming devices, such as roundabouts, chokers or chicanes along the roadway that connects 71st Avenue to 67th Avenue as approved by the Development Services Department.
7. That the applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Development Services Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Development Services Department and the Street Transportation Department.

8. That the applicant shall submit a Master Street Plan for review and approval to the Street Transportation Department and the Development Services Department prior to preliminary site plan review. That all right-of-way for collector and arterial streets shall be dedicated and constructed per the Master Street Plan.
9. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

Writer

Chris Hood

Jacob Zonn

03/12/2008

Jane Bixler

Attachments

Aerial

Sketch Map

Site plan and master land use table date stamped March 12, 2008

Landscape Plan date stamped March 12, 2008

Plant Palette Concept date stamped March 12, 2008

Entry Concepts date stamped March 12, 2008

Walls and Column Concept date stamped March 12, 2008

Streetscape Plan for 71st Avenue date stamped March 12, 2008

Streetscape Plan for Dobbins Road date stamped March 12, 2008

Streetscape Plan for 67th Avenue date stamped March 12, 2008

Open Space Amenities Plan date stamped March 12, 2008

