



City of Phoenix
Planning Department

Staff Report: Z-56-09-7
March 2, 2010

South Mountain Village Planning Committee Meeting Date	March 9, 2010
Planning Commission Hearing Date	April 14, 2010
Request From:	S-1 (approved R1-18) (29.89 Acres)
Request To:	R1-10 (29.89 Acres)
Proposed Use	Single-family residential
Location	Southeast corner of 23rd Avenue & South Mountain Avenue
Owner	MNI Landco (Michael Nicholas)
Applicant/Representative	Earl, Curley, & Lagarde
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Large Lot 1 to 2 dwelling units per acre	
Street Map Classification	South Mountain Avenue	Minor Collector	33-foot half street
<p><i>NEIGHBORHOOD ELEMENT, GOAL 1, POLICY 16: ENCOURAGE A STREETScape THAT IS NOT DOMINATED BY GARAGE DOORS, BY IMPROVING AND VARYING HOME DESIGN OR INCREASING OR VARYING LOT SIZES.</i></p> <p>As stipulated the proposal would provide a streetscape with a detached sidewalk and street trees along with alternative garage locations.</p>			
<p><i>NEIGHBORHOOD ELEMENT, GOAL 1, NEIGHBORHOOD POLICY 2: PROTECT AND ENHANCE THE CHARACTER OF EACH NEIGHBORHOOD AND ITS VARIOUS HOUSING LIFESTYLES THROUGH NEW DEVELOPMENT THAT IS COMPATIBLE IN SCALE, DESIGN, AND APPEARANCE.</i></p> <p>The proposed subdivision design and dwelling unit density is consistent with the desired character for the area.</p>			

Area Plan
<p><u>RIO MONTANA AREA PLAN</u></p> <p>See Background item #4</p>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-18
North	Single-family residential	R1-10
South	Farm residence	S-1
East	Vacant/Farm residence	R1-18/S-1
West	Farm residence	S-1

R1-10 Single Family Residence District		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	--	29.89 acres
Total Number of Units	109 (max)	76 (met)
Density	3.68 d.u./acre (max)	2.54 d.u./acre (met)
Typical Lot Size	--	70' W x 140' L
Open Space	5% (min.)	16% (met)

Background/Issues/Analysis

Zoning and Density History

1. The property was rezoned to R1-18 in 2003 (Z-121-03) as part of a larger master planned community which is located east and north of the site. While much of the master planned community has been developed, the subject property has remained vacant. The R1-18 zoning district allows for 2.05 units per acre, which equates to 61 units for the subject property. As a stipulation of the original rezoning approval, the site was limited to a maximum of 55 units with a resulting density of 1.84 units per acre. The subject request for R1-10 zoning would allow for the development of 21 additional units on the site (76 single-family homes) and increase the density to 2.54 units per acre. Attachment D provides a boundary map of the rezoning area for Z-121-03 and the subject property.

2. The larger master planned community (Z-121-03), of which this property is a part of, was divided into several parcels via the rezoning case (Z-121-03). As a means of responding to the surrounding community's concerns with the proposed dwelling unit density and its impact on the area's rural character, the project was originally designed to have higher dwelling unit densities closer to Baseline Road and lower dwelling unit densities on the south side of South Mountain Avenue. Since the subject property is south of South Mountain Avenue it was granted less dwelling unit density to serve as a transition to the agricultural uses located to the south. Attachment E provides a summary of the approved number of dwelling units for Z-121-03.
3. The proposed density exceeds that allowed by the General Plan Land Use Map designation for the site – *Large Lot 1 to 2 dwelling units per acre*. The applicant has filed a request to amend the General Plan Land Use Map (GPA-SM-2-09-7) to *Traditional Lot 2 to 3.5 dwelling units per acre* in conjunction with this rezoning request.

Rio Montaña Area Plan

4. The subject property and the neighborhood to the north are located within the boundaries of the Rio Montaña Area Plan which was adopted by the Phoenix City Council in 2000. The Rio Montaña Area Plan Land Use Plan designates the subject property as residential 0 – 2 dwelling units per acre, the same density as the Phoenix General Plan.
5. The Rio Montaña Area Plan recommends new residential development standards to follow as a means of enhancing the rural character of the area. While these provisions are not regulatory, they do offer guidance that should be followed when creating new development.
6. The request for additional density on the subject property offers an opportunity to implement the design standards put forth in the Rio Montaña Area Plan as a way of mitigating the additional density requested. Several stipulations have been included that require the proposal to address a majority of the design standards put forth in the Rio Montaña Area Plan. The following items provide a summary of the plan's design standards and the subsequent stipulations.
 - a. *Dwelling Unit Design:* The Rio Montaña Area Plan identifies several design provisions to create a variety of housing types. The plan focuses heavily on the de-emphasis of the garage at the front of homes. Stipulations have been added that require that alternative garage locations or additional architectural features beyond the garage façade be provided on a minimum of 75 percent of the homes. Additional design requirements regarding garage door treatments, architectural enhancements and varied roof lines have also been included.

- b. *Rural/Agricultural Character*: In order to contribute to the character of the Rio Montaña area, the plan emphasizes the importance of considering the historic settlement patterns and architectural detail in new development. The plan states that projects should provide detached sidewalks and include porches on buildings. Stipulations are included that require a minimum of 80 percent of the homes provide a front-porch and that all sidewalks be detached from the street with a row of street trees on each side.
- c. *Views*: The Rio Montaña area has views of the South Mountain Park Preserve, the Estrella Mountains, and downtown Phoenix. The plan touts these views as positive attributes and encourages limiting the number of two story buildings to protect these views. Stipulations are included that limit the number and location of two story homes.
- d. *Entry features*: As a means of establishing neighborhood identity, the plan suggests new development provide an entry feature consisting of a landscape median and monument sign. The submitted site plan depicts a landscape median for the entry on South Mountain Avenue. A stipulation is included requiring minimum dimensions and landscaping for the entry feature shown on South Mountain Avenue.
- e. *Perimeter Walls*: The plan recommends that perimeter walls consist of wrought iron, wood, or a combination of both with block-stucco walls. The applicant has provided an exhibit detailing the type of view fencing that is proposed. A stipulation has been included requiring that development be in general conformance to the submitted fence exhibit.
- f. *Trails*: The Rio Montaña Area Plan designates 23rd Avenue as a trail corridor. A stipulation is included that requires a trail be provided along 23rd Avenue for the length of the development.
- g. *Open Space & Landscaping*: The submitted site plan reserves 16% of the site as open space and provides for 20-foot landscape setbacks along 23rd Avenue and South Mountain Avenue. The provided open space and landscape setbacks are well above the minimum standards of 5 percent and 12 feet respectively. Stipulations are included that specifically require adherence to the amount of open space and size of landscape setbacks shown on the site plan.

Miscellaneous

- 7. Twenty-third Avenue south of South Mountain Avenue is not an improved street. Stipulations are included that require dedication of 30-feet of right-of-way and the provision of street improvements.
- 8. 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. As stipulated, the proposal implements a majority of the design provisions of the Rio Montaña Area Plan.
2. The stipulated design provisions make the development consistent with the envisioned character for the area.
3. With the stipulated design provisions the requested additional density will not negatively impact the character of the area.

Stipulations

1. That development shall be in general conformance with the site plan and perimeter fence and entry treatments exhibit date stamped February 4, 2010 as approved by the Development Services Department with specific regard to the following:
 - a. Location and minimum amount of open space provided (16%).
 - b. Provision and location of theme walls.
 - c. Provided perimeter landscape setbacks (39' on 23rd Ave and 42' on South Mountain Avenue).
2. That the development shall be limited to a maximum of 76 dwelling units.

LANDSCAPING AND PEDESTRIAN ENHANCEMENTS

3. That all sidewalks shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in 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 property owner.
4. That a multi-use trail easement totaling 30 feet shall be dedicated for the east half of 23rd Avenue, as approved by the Parks and Recreation Department.
5. That a public multi-use trail shall be constructed within an easement per the detail in accordance with the MAG supplemental detail along 23rd Avenue as approved by the Parks and Recreation Department.
6. That a landscaped entry and monument sign shall be provided at the entryway into the development from South Mountain Avenue. The landscaped entry shall be a minimum of 250 square feet and be planted and maintained with a variety of at least three different plant materials one of which shall be Penstemon.

7. That development shall be subject to Single-Family Design Review, as approved by the Development Services Department with specific regard to the following:

Building Height

- a. That development shall be limited to 18 feet in height within 150 feet of the west and east property lines, as approved by the Development Services Department.
- b. That a minimum of 50 percent of the dwelling units shall be limited to 18 feet in height along the north and south property lines, as approved by the Development Services Department.
- c. That no more than two consecutive two-story homes shall be constructed next to one another, as approved by the Development Services Department.

Dwelling Unit Design

- d. That covered porches a minimum of 60 square feet in area at a depth of at least six feet shall be provided in the front yard for a minimum of 80 percent of the dwelling units, as approved by the Development Services Department. No porch shall terminate within the plane of a door or window.
- e. That there shall be a varied roof line throughout the subdivision.
- f. That there shall be a decorative exterior treatment consisting of either shutters or wrought iron accenting all ground floor street-facing windows.
- g. That there shall be a minimum of five models with a minimum three elevations per model.
- h. That there shall be a minimum of ten exterior paint color schemes using a minimum of three colors on the exterior of each home.
- i. That there shall be a minimum of one elevation per model utilizing cultured stone, or brick.
- j. That exterior detailing shall be provided on all elevations visible from public streets, such as windows, stucco recesses, pop-outs, accent materials or corbels.

Garages

- k. That a minimum 75 percent of all garages shall be setback a minimum of 10 feet from the front building line of a single family dwelling unit, or be side entry, or include a courtyard or front entry portal as defined and illustrated in the Courtyard/Front Entry Portal exhibit date stamped February 22, 2010, as approved by the Development Services Department.
- l. That stalls for three-car garages shall be separated so that no more than two stalls are in the same vertical plane or adjacent to each other, as approved by the Development Services Department.

- m. That garage doors shall not exceed 50 percent of the house width, as approved by the Development Services Department.
- n. That garage doors shall included windows, raised or recessed panels, architectural trim, and/or single garage doors.

Miscellaneous

- o. That front yard setback lines shall be staggered to allow a range of six feet offset with a minimum variation of two feet increments from house to house, as approved by the Development Services Department.
- p. That all front yard landscaping shall consist of drought-tolerant plants and include a drip irrigation system controlled by a programmable timer.

STREETS

- 8. That right-of-way totaling 30 feet shall be dedicated for the east half of 23rd Avenue.
- 9. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

Writer

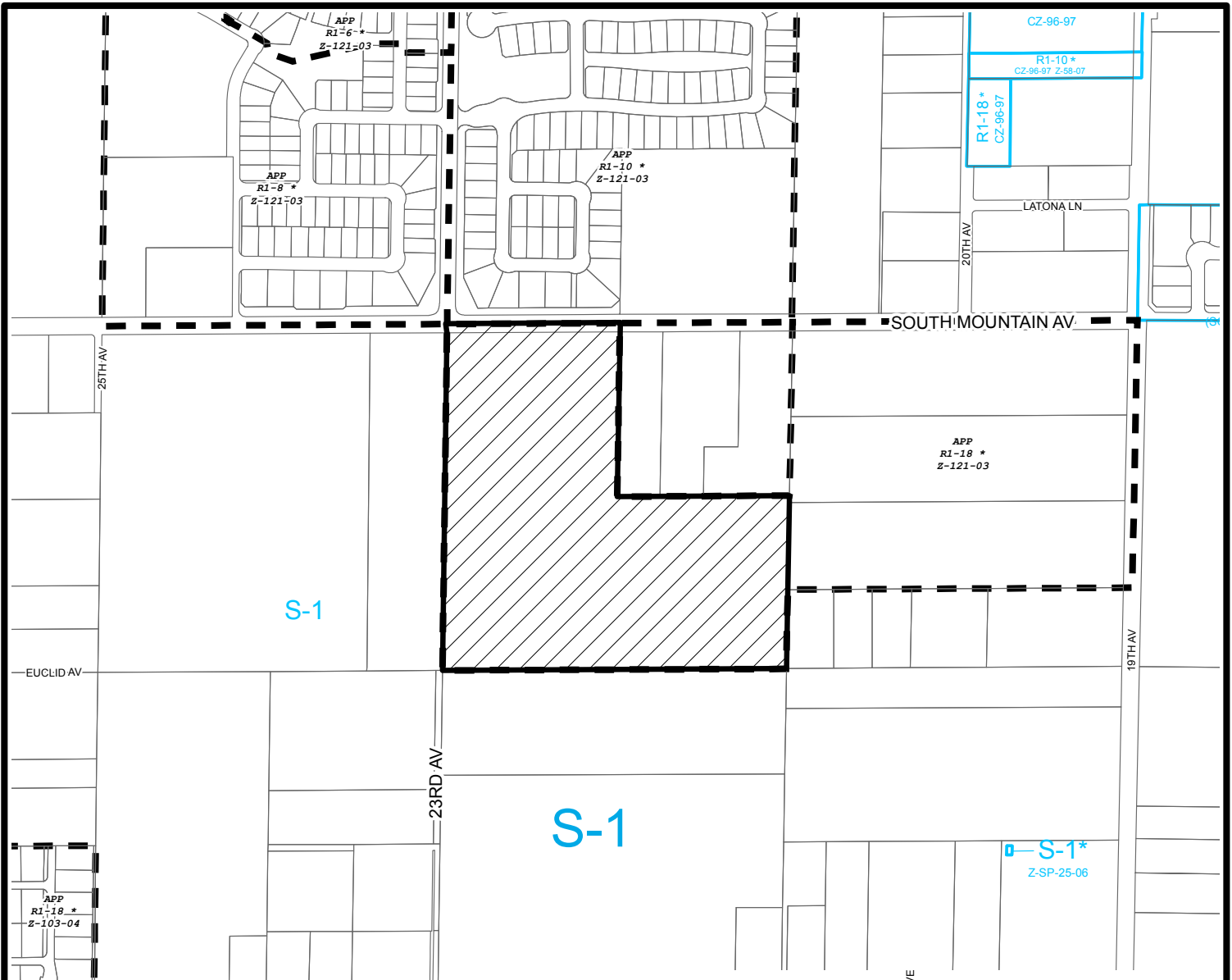
J. Bednarek

2/23/2010

Attachments

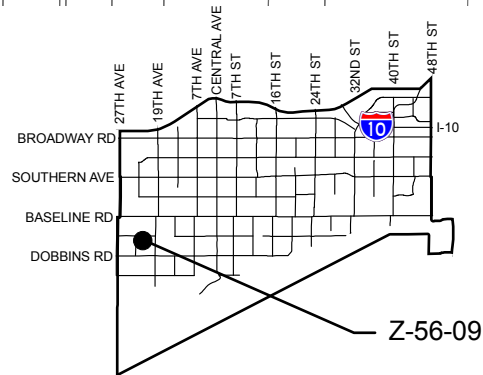
- Attachment A: Zoning Sketch Map
- Attachment B: Aerial
- Attachment C: Site Plan date stamped February 4, 2010
- Attachment D: Perimeter Fence & Entry Treatments Exhibit date stamped February 4, 2010
- Attachment E: Rezoning boundary and approved dwelling units for Z-121-03
- Attachment F: Courtyard and Front Entry Portal Exhibit date stamped February 22, 2010

Attachment A



500 250 0 500 Feet

CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTIAN VILLAGE
 CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Earl, Curley & Lagarde		REQUESTED CHANGE:	
APPLICATION NO. Z-56-09		FROM: S-1 (Approved R1-18), (29.89 a. c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 29.89 Acres		TO: R1-10, (29.89 a. c.)	
MULTIPLES PERMITTED Approved R1-18 R1-10		CONVENTIONAL OPTION 58 89	
		* UNITS P.R.D. OPTION 70 125	

* Maximum Units Allowed with P.R.D. Bonus

