Staff Report: Z-19-15-6
August 20, 2015

Camelback East Village Planning Committee Hearing Date: September 1, 2015
Planning Commission Hearing Date: September 8, 2015

Request From: RE-35 (2.29 acres)
Request To: R1-10 (2.29 acres)
Proposed Use: Single Family Residential
Location: Approximately 198 feet east of the southeast corner of 37th Street and Orange Drive
Owner: Robert Thompson
Applicant’s Representative: ACT Two, LLC: Marc Nassos

Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Land Use Designation</td>
</tr>
<tr>
<td>Street Map Classification</td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD ELEMENT, GOAL 2: COMPATIBLE NEIGHBORHOOD DEVELOPMENT:**

NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.

As stipulated, the project will include increased setbacks, and reduced heights to be compatible with the surrounding neighborhood.

**RECREATION ELEMENT, GOAL 3: A FUNCTIONAL NETWORK OF SHARED URBAN TRAILS THAT ARE ACCESSIBLE, CONVENIENT, AND CONNECTED TO PARKS, MAJOR OPEN SPACES, AND VILLAGE CORES, SHOULD BE DEVELOPED THROUGHOUT THE CITY. THE TRAILS SHOULD CONNECT WITH FUTURE REGIONAL TRAIL SYSTEMS WHEREVER POSSIBLE.**

The development will establish a neighborhood connection to the trail system along the Arizona Canal.
Surrounding Land Uses/Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Site</td>
<td>RE-35</td>
</tr>
<tr>
<td>North</td>
<td>R1-6 / Town of Paradise Valley</td>
</tr>
<tr>
<td>South</td>
<td>R1-10</td>
</tr>
<tr>
<td>East</td>
<td>C-2 / R1-10</td>
</tr>
<tr>
<td>West</td>
<td>R1-10</td>
</tr>
</tbody>
</table>

R1-10 (Single Family Residence District), Table A – Conventional Option

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Perimeter Building Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>15 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear</td>
<td>15 feet (1 story), 20 feet (2 story)</td>
<td>Met – 15 feet (1 story), N/A (2 story)</td>
</tr>
<tr>
<td>Side</td>
<td>10 feet (1 story), 15 feet (2 story)</td>
<td>Met – 10 feet (1 story), N/A (2 story)</td>
</tr>
<tr>
<td>Minimum Interior Building Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>10 feet</td>
<td>Met – 25 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>10 feet</td>
<td>Met – 15 feet</td>
</tr>
<tr>
<td>Combined Front and Rear Street Side</td>
<td>35 feet</td>
<td>Met – 40 feet</td>
</tr>
<tr>
<td>Side</td>
<td>10 feet (3 feet minimum, unless 0 feet)</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>Primary structure, not including attached shade structures: 40% Total 50%</td>
<td>Met – Primary structure, not including attached shade structures: 40% Total 50%</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum 30 feet</td>
<td>Met – 20 feet</td>
</tr>
</tbody>
</table>

Background/Issues/Analysis

1. This is a request to rezone a 2.29 acre parcel from RE-35 (Single Family Residence) to R1-10 (Single Family Residence) to allow for single family residential.

2. The site is currently developed with a single home. Several accessory structures including a tennis court exist on the property in addition to the home, all of which are utilized by the property owner.
3. The General Plan designation for the parcel is Residential 3.5 to 5 du / acre. The proposal is consistent with the General Plan designation and the land uses in the area.

4. The property is located at the end of a cul-de-sac developed with single family homes zoned R1-10. Lots along the street are generally between 20,000 and 25,000 square feet. The homes are developed with single story ranch homes with large front and side yard setbacks and garages set back from the front of the homes. Staff recommends reduced height, increased main building and garage setbacks, minimum lot size, and limitations on the height of fences for the proposed development to be compatible with the surrounding neighborhood. Stipulations have been added to address these requirements.

5. The property is adjacent to the trail system along the Arizona Canal. The proximity to the trail has created the opportunity to create a neighborhood connection to the trail system as a benefit to the larger neighborhood. A stipulation has been included to address this requirement.

6. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

7. 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 abandonment may be required.

**Findings**

1. The proposal is consistent with the Residential 3.5 to 5 du / acre General Plan Land Use designation and surrounding entitlements.

2. As stipulated, the proposal is consistent with the surrounding land uses.

3. The development will create a new neighborhood connection to the Arizona Canal.

**Stipulations**

1. The development shall be in general conformance with the site plan and elevations date stamped April 27, 2015 except as modified by the following stipulations and approved by the Planning and Development Department.

2. Individual lots shall be a minimum 15,000 square feet.

3. Individual lots shall maintain a minimum front yard setback of 25-feet.
4. The minimum side yard setbacks for individual lots shall be 10-feet.

5. The development shall be limited to a maximum building height of one-story and 20-feet.

6. Front loaded garages shall be setback a minimum of 35-feet from the front property line.

7. Walls or fences in the front yard shall be limited to a maximum height of 30 inches.

8. The applicant shall provide public pedestrian access to the Arizona Canal trail system through the development along Orange Drive as approved by the Planning and Development Department.

**Writer**
Xandon Keating
06/23/15

**Team Leader**
Joshua Bednarek

**Attachments**
Sketch Map
Aerial
Site Plan (date stamped 4/27/15)
Elevations (date stamped 4/27/15) (5 pages)
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6

APPLICANT'S NAME: ACV Two, LLC: Marc Nassos

APPLICATION NO. Z-19-15

REQUESTED CHANGE:
FROM: RE-35, (2.29 a.c.)
TO: R1-10, (2.29 a.c.)

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

MULTIPLES PERMITTED

CONVENTIONAL OPTION

* UNITS P.R.D. OPTION

2.29 Acres

QS 19-36

H-10

RE-35

R1-10

2

7

3

9

Maximum Units Allowed with P.R.D. Bonus