



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-29-15-3
July 2, 2015

Deer Valley Village Planning Committee Meeting Date: July 16, 2015

Planning Commission Hearing Date: August 11, 2015

Request From: RE-43 (10.04 acres)

Request To: R1-6 (10.04 acres)

Proposed Use: Single-Family Residential Subdivision

Location: Northeast corner of 23rd Avenue and Greenway Road

Owner: Patrick Lannan, 2222 Greenway, LLC

Applicant/Representative: Benjamin Graff, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 – 5 dwelling units/acre	
Street Map Classification	Greenway Road	Arterial	50 feet half street width
	23rd Avenue	Minor Collector	30 feet half street width
	22nd Avenue	Local	25 feet half street width
<p><i>HOUSING ELEMENT, GOAL 6, HOUSING DEVELOPMENT AND COMMUNITY CHARACTER: HOUSING DEVELOPMENT OF ALL TYPES AND PRICES IN EACH URBAN VILLAGE SHOULD ENHANCE THE CHARACTER OF THE URBAN VILLAGE AND FACILITATE ORDERLY NEIGHBORHOOD AND COMMUNITY DEVELOPMENT.</i></p> <p>The proposed single-family residential subdivision will provide additional single-family residential product in the area that will be consistent in both scale and character with the adjacent land uses. The streets proposed as part of the subdivision will enhance both pedestrian and vehicular circulation in the area.</p>			

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.

The subject site is located in an area with established single-family residential neighborhoods. The proposed rezoning is compatible and provides a good transition from the surrounding residential uses to Greenway Road.

CONSERVATION, REHABILITATION, & REDEVELOPMENT ELEMENT, GOAL 5, ELIMINATION OF DETERIORATION AND BLIGHT: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND REINVESTMENT:

Currently, the site consists of vacant buildings used for the previous Arizona Game & Fish facility. The proposed rezoning will allow a new residential single-family residential subdivision. This investment into the area has the potential to stimulate additional re-investment into the area.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant Arizona Game & Fish facility	RE-43
North	Single-family residential	R1-6
South	Municipal golf course	S-1
East	Large-lot single-family residential, residential office	RE-35, Approved R-O
West	Single-family residential, commercial office	R1-8, C-O

R1-6, Single-family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage		10.04 acres
Total Number of Units	N/A	55
Density (dwelling units/acre)	Maximum 6.5 with bonus	5.48
Typical Lot Size	Minimum 45' wide	Typical 45' x 100'
Subject to Single-Family Design Review	If 10% or more lots are equal to or less than 65' wide	Yes
Building Setbacks		
Perimeter	Street (front, rear or side): 15' (in addition to landscape setback) Rear: 15' (1-story), 20' (2-story) Side: 10' (1-story), 15' (2-story)	Met

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Front	10' Front loaded garage setback: 18' from back of sidewalk	Met
Rear	Per Building Code	Met
Side	Street side: 10' Other: Per Building Code	Met
<i>Landscape Setbacks</i>		
Perimeter Street	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)	Averaged for total perimeter landscape
Building Height	2 stories and 30'	2 stories and 30'
Lot Coverage	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%
Common Area	Minimum 5% of gross area	5%

Background/Issues/Analysis

1. This is a request to rezone a 10.04-acre site located at the northeast corner of 23rd Avenue and Greenway Road. The request is to rezone from RE-43 (Residential Estate District) to R1-6 (Single-Family Residence District) to allow a single-family residential subdivision with 55 lots.
2. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. The proposed residential subdivision has a density of 5.48 dwelling units per acre. The proposal is not in specific conformance to the General Plan Land Use Map designation, however a general plan amendment is not required because both 3.5 to 5 and 5.48 dwelling units per acre fall under the same general plan residential product type of Traditional Lot Residential.



The following General Plan Land Use Map designations are surrounding the site:

North: Residential 3.5-5

East: Residential 3.5-5

South: Parks/Open Space

West: Residential 3.5-5

3. The subject site was previously used for an Arizona Game & Fish facility. There are currently vacant buildings on the site.

The following uses surround the site:

North: Single-family residential

East: Single-family residential and office

South: Municipal golf course

West: Single-family residential and office



4. The proposed site plan shows a 55-lot Planned Residential Development Subdivision. The maximum permitted density is 5.50 dwelling units per acre and 6.5 dwelling units per acre with a density bonus. The applicant is proposing 5.48 dwelling units per acre, which meets the maximum permitted by the Zoning Ordinance. The subdivision is proposed with private streets and two main open space/common areas. The proposed subdivision is compatible at the proposed location as it is consistent in both scale and character with the adjacent land uses.
5. Staff is proposing a stipulation of general conformance to the site plan with specific regard to the centralized open space to ensure that a functional open/common area will be provided to serve the proposed development, as well as provide pedestrian linkage to the south portion of the site.
6. Staff is also proposing a stipulation of general conformance to the elevations with specific regard to the covered porches to preserve an enhanced feature that is proposed on the elevations.
7. The subject parcel is located in proximity to the Deer Valley Airport. As such, the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.

8. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1290 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. The Water Services Department has no water or sewer concerns for the proposed zoning change. Water and sewer capacity will be determined during the site plan review process.
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 rezoning is not in specific conformance to the General Plan Land Use Map designation of Residential 3.5 - 5 dwelling units per acre. A general plan amendment is not required because the general plan designation is within the same residential product type of Traditional Lot Residential.
2. The proposed rezoning is in conformance with several General Plan goals and policies.
3. The proposal is compatible with the existing land use pattern in the area.

Stipulations

1. The development shall be in general conformance with site plan date stamped June 19, 2015, with specific regard to the centralized open space, as approved by the Planning and Development Department.
2. The development shall be in general conformance with elevations date stamped May 15, 2015, with specific regard to the covered porches provided on the front elevations, as approved by the Planning and Development Department.
3. The property owner shall record documents that disclose the existence and operational characteristics of the Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
4. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.

Staff Report: Z-29-15-3

July 2, 2015

Page 6 of 6

Writer

Racelle Escolar

June 30, 2015

Team Leader

Joshua Bednarek

Attachments

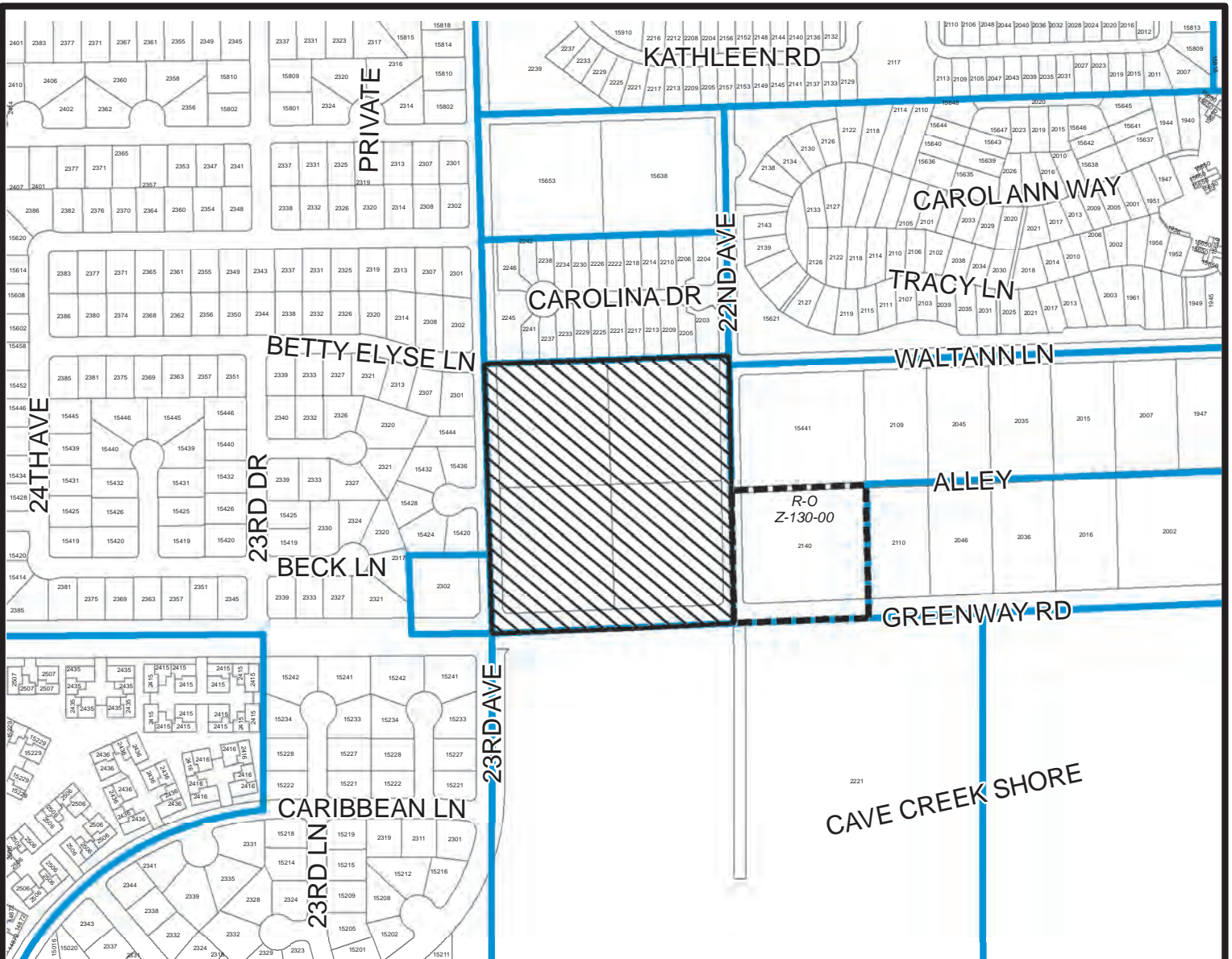
A: Zoning sketch

B: Aerial

C: Conceptual Site Plan date stamped June 19, 2015

D: Conceptual Elevations date stamped May 15, 2015

ATTACHMENT A

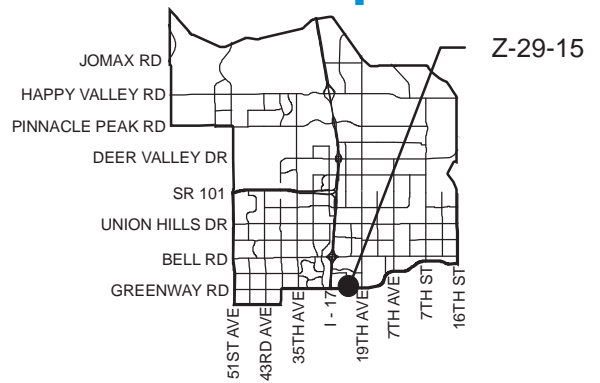


400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME:

Benjamin Graff/ Withey Morris PLC

REQUESTED CHANGE:

FROM: RE-43, (10.04 a.c)

APPLICATION NO.

Z-29-15

DATE:

6/16/15

REVISION DATES:

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

10.04 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 35-24

ZONING MAP

L-7

TO: R1-6, (10.04 a.c.)

MULTIPLES PERMITTED

RE-43

R1-6

CONVENTIONAL OPTION

7

50

* UNITS P.R.D. OPTION

N/A

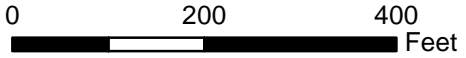
63

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

ATTACHMENT B



RE 6/30/2015 Aerial Date: 2012

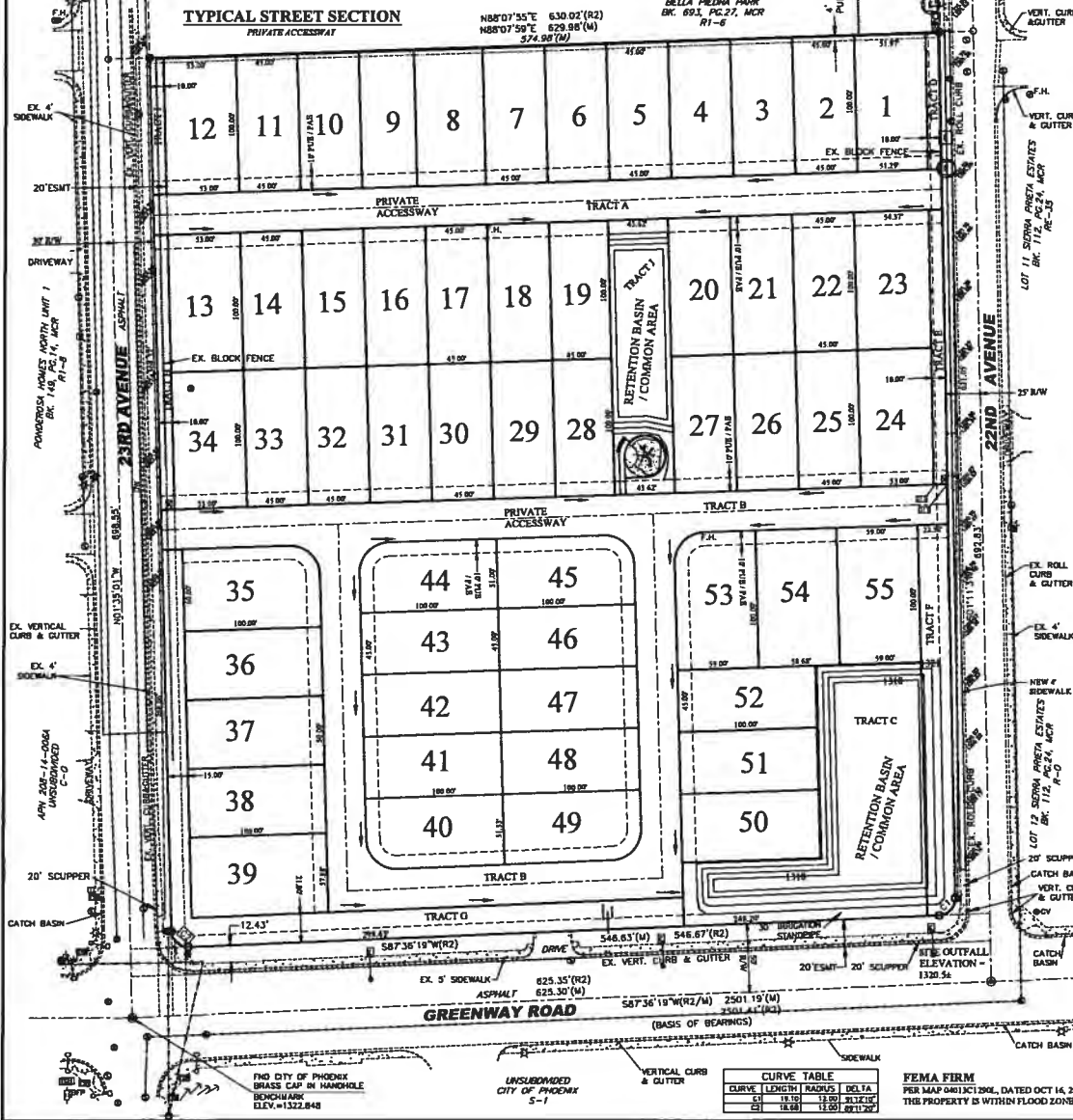


mapservices@phoenix.gov

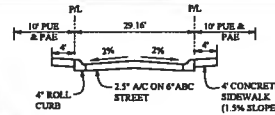
2222 GREENWAY

A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO DESIGN REVIEW

PRELIMINARY SITE PLAN



TYPICAL STREET SECTION
PRIVATE ACCESSWAY



N88°01'55"E 630.02'(R2)
N88°01'59"E 629.98'(M)
374.98'(M)

BELLA PRISTA PARK
BK. 6913, PG.27, MCR
R1-6

OWNER / DEVELOPER
2222 GREENWAY, LLC
PAT LANNON, CELL 602-311-0023
PFL@AZDEVELOPMENT.COM
2222 W GREENWAY ROAD
PHOENIX AZ 85021

PROJECT DATA
APNS: 208-14021A & -034A & -075A & -036A;
EXISTING ZONING: RE-43
PROPOSED ZONING: R1-6
TOTAL NET AREA: 305,745 SF = 6.98 ACRES
TOTAL GROSS AREA: 436,600 SF = 10.02 ACRES

PROJECT DESCRIPTION: A 55 LOT FRD SUBDIVISION

R1-6 STANDARDS
MINIMUM INTERIOR BUILDING SETBACKS:
FRONT: 15'
REAR: PER BUILDING CODE
SIDE: PER BUILDING CODE

MINIMUM PERIMETER BUILDING SETBACKS:
15' STREET & LANDSCAPE
15' REAR (2' FOR 2-STORY)
PROPERTY LINE SIDE: 10' (15' FOR 3-STORY)

MINIMUM LANDSCAPE SETBACKS ON PERIMETER STREETS: 10' MIN. / 15' AVERAGE

MINIMUM GARAGE SETBACKS:
15' FROM BACK OF SIDEWALK (FRONT LOADED GARAGE)
15' FROM PROPERTY LINE (SIDE LOADED GARAGE)

MAXIMUM BUILDING HEIGHT: 3 STORIES AND 30'
PROPOSED BUILDING SIZE: 1,500 SF TO 2,200 SF / L.V. AVERAGE
PROPOSED BUILDINGS: BOTH ONE AND TWO STORY RFR
REQUIRED & PROPOSED PARKING: 2 SPACES PER DWELLING

TYPICAL LOT SIZE: 45' X 100' = 4,500 SQUARE FEET

MAXIMUM LOT COVERAGE: 40% (PRIMARY STRUCTURE)
+ 10% ATTACHED SHADE STRUCTURES (SEE LOT COVERAGE TABLE)

SITE ACREAGE: NET: 349,748 SF = 7.94 ACRES
GROSS: 436,600 SF = 10.02 ACRES
COMMON AREA (7% MINIMUM OF GROSS AREA): (0.05)(436,600 SF) = 21,878 SF
5.46% PROPOSED COMMON AREA AS SHOWN = 15,097' x 7.74' = 23,211 SF

EXISTING EASEMENTS: MULTIPLE TO BE ABANDONED

PROPOSED EASEMENT:
15' FUR AND F&E ON BOTH SIDES OF PROPOSED PRIVATE STREETS;
25' 16' INGRESS/EGRESS, WATER, SEWER, DRAINAGE, SANITATION,
& EMERGENCY ACCESS EASEMENT

RETENTION REQUIRED: 100-YEAR, 3-HOUR, ON-SITE

DENSITY CALCULATIONS
R1-6 ZONING ALLOWS 5 UNITS PER GROSS ACRES WITHOUT BONUS POINTS.
PROPOSED IS 5.49 UNITS PER GROSS ACRES AND THEREFORE NO BONUS POINTS ARE REQUIRED.
(51 LOTS / 10,02 GROSS ACRES = 5.09)

COMMON LANDSCAPE PERIMETER SETBACKS
REQUIRED: 15' AVERAGE (10' MIN)

PROPOSED VARIES FROM 10' MIN TO 21' MAXIMUM
AREA OF TRACTS D THROUGH I: 23,990 SF
PROPOSED AVERAGE WIDTH: 23,990 SF / 1,548 SF
= 15.12' AVERAGE

DRAINAGE STATEMENT / RETENTION CALCS
STREETS WILL BE DESIGNED TO DRAIN EAST TO CATCH BASINS THAT WILL BE CONNECTED (WITH 24" HDPE PIPE) TO THE COMMON AREA RETENTION BASIN

SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO OFF-SITE FLOOD AFFECT SITS. 100-YEAR 3-HOUR RETENTION REQUIREMENT IS PROVIDED. EXTREME STORM OUTFALLS THE SITE AT THE SOUTHEAST CORNER AT AN ELEVATION OF 1320.5. ELEVATION

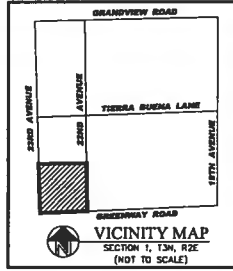
VOLUMES REQUIRED = (0.75)(1.51)(2049,740 SF) = 58,877 CF

VOLUMES DESIGNED AT HIGH WATER ELEVATION OF 1321.0 WITHIN TWO RETENTION BASINS: NORTH BASIN: (0.7)(6,571) + 4,351 (87)(7) = 16,343 CF
SOUTHWEST BASIN: (0.7)(9,315) + 19,000 (87)(7) = 41,252. TOTAL = 57,595 CF

NORTH BASIN WILL OVER FLOW INTO SOUTHWEST BASIN WITH ULTIMATE OUTFALL TO GREENWAY ROAD

SITE PLAN NOTES
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
- STRUCTURES AND LANDSCAPE AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSWAYS, WITHIN A TRIANGULAR MEASURING 37' ALONG THE PUBLIC STREET AND 17' ALONG THE PRIVATE ACCESSWAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7' A MINIMUM 14' WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.
- EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES AND STRUCTURES SUCH AS POOLS AND PRIVATE WALLS ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED TO MAINTAIN AND ENFORCE THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE, RED CONSTRUCTION AND RISK TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-342-4961 AND REQUEST A DESIGN REVIEW INSPECTOR
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT
- THIS PROJECT HAS ADDITIONAL CONDITIONS OF APPROVAL, DESCRIBED IN A DEVELOPMENT AGREEMENT AND/OR DESIGN REVIEW OVERSIGHT AGREEMENT ON FILE WITH THE CITY OF PHOENIX DEVELOPMENT SERVICES DEPARTMENT WHICH MUST BE SATISFIED PRIOR TO INDIVIDUAL BUILDING PERMIT RELEASE
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS

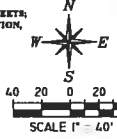
BENCH MARK
23RD A VENUE & GREENWAY ROAD
CITY OF PHOENIX BRASS CAP IN HANDHOLE,
ELEV = 1322.44 (29' N.G.V.D., CITY OF PHOENIX DATUM)



PROPERTY DESCRIPTION
- DEED 20140378648
LOTS 13, 14, 15, AND 16, SIERRA PRISTA ESTATES,
ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 112, PAGE 24,

TOGETHER WITH THAT PART OF THE ALLEY ABANDONED BY RESOLUTION NO. 1317, RECORDED IN DOCKET 8015, PAGE 346 AND ADDITION AND LYING BETWEEN THE WESTERN 1/4 PROLONGATIONS OF THE SOUTH LINE OF LOT 13 AND THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 16,

TOGETHER WITH THAT PART OF THE ALLEY ABANDONED BY RESOLUTION NO. 1316, RECORDED IN DOCKET 15694, PAGE 944 AND ADDITION AND LYING EAST OF LOTS 14 AND 15 AND THE WEST OF LOTS 13 AND 16.



TYPICAL LOT DETAIL

* IF SIDE STREET SETBACK WHEN APPLICABLE

TYPICAL LOT DETAIL NOTES
- PERIMETER SETBACKS APPLY AS DEPICTED ON SITE PLAN
- 15' REQUIRED FROM BACK OF SIDEWALK TO VERTICALLY OPENING GARAGE DOOR
- MINIMUM OF 18 SF OF 4' X 9' SHALL BE DESIGNATED FOR CONTAINER STORAGE. THE LOCATION SHALL BE INDICATED FROM VIEW OF THE STREET

LEGEND

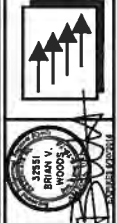
- DRAINAGE DIRECTION
- - - EX. CURB ELEVATION
- - - EX. CONTOUR ELEVATION
- - - NEW CONTOUR ELEVATION
- - - PROPERTY LINE
- - - CENTER LINE
- - - OVERHEAD ELECTRIC
- - - WATER LINE
- - - SEWER LINE
- - - MARICOPA COUNTY RECORDER B.S.L.
- - - BUILDING SETBACK LINE
- - - JUNCTION BOX
- - - TELEPHONE
- - - TRANSFORMER
- - - WATER VALVE



Grading & Drainage Engineers, Inc.
SECTION 1, 13M, RZE (NOT TO SCALE)

TOGETHER WITH THAT PART OF THE ALLEY ABANDONED BY RESOLUTION NO. 1317, RECORDED IN DOCKET 8015, PAGE 346 AND ADDITION AND LYING BETWEEN THE WESTERN 1/4 PROLONGATIONS OF THE SOUTH LINE OF LOT 13 AND THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 16,

TOGETHER WITH THAT PART OF THE ALLEY ABANDONED BY RESOLUTION NO. 1316, RECORDED IN DOCKET 15694, PAGE 944 AND ADDITION AND LYING EAST OF LOTS 14 AND 15 AND THE WEST OF LOTS 13 AND 16.



2222 GREENWAY
NWC 22ND AVE & GREENWAY, PHOENIX
PRELIMINARY SITE AND G&D PLAN

CITY OF PHOENIX

JUN 19 2015

KIVA # 15-806 SDEV # 1500143

Planning & Development Department

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	11.53	13.50	61.67
C2	18.28	13.50	89.12

FEMA FIRM
PER MAP 04013C1200E, DATED OCT 16, 2013,
THIS PROPERTY IS WITHIN FLOOD ZONE X

06/19/15
SHEET NO. 14-1154

ATTACHMENT D

102.5
ELEVATION 'A'

VILLAGES AT VERONA
Phoenix, Arizona



Conceptual Elevations

104.2
ELEVATION 'A'

VILLAGES AT VERONA
Phoenix, Arizona



102.5
ELEVATION 'C'

VILLAGES AT VERONA
Phoenix, Arizona



102.5
ELEVATION 'F'

VILLAGES AT VERONA
Phoenix, Arizona



104.2
ELEVATION 'A'

VILLAGES AT VERONA
Phoenix, Arizona



104.2
ELEVATION 'F'

VILLAGES AT VERONA
Phoenix, Arizona



Front Elevation



Front Elevation



204.3
ELEVATION 'A'

VILLAGES AT VERONA
Phoenix, Arizona



204.3
ELEVATION 'C'

VILLAGES AT VERONA
Phoenix, Arizona



204.3
ELEVATION 'F'

VILLAGES AT VERONA
Phoenix, Arizona



Front Elevation

CITY OF PHOENIX

MAY 15 2015

Planning & Development
Department