Camelback East Village Planning Committee Hearing Date: April 5, 2016
Planning Commission Hearing Date: May 5, 2016

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: ACT Two, LLC
Applicant's Representative: Stephen Earl - Earl, Curley and Lagarde
Staff Recommendation: Approval, subject to stipulations

### General Plan Conformity

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Residential 3.5 to 5 du / acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Map Classification</td>
<td>Orange Drive</td>
</tr>
<tr>
<td></td>
<td>Local</td>
</tr>
<tr>
<td></td>
<td>40-foot north half street / 40-foot south half street</td>
</tr>
</tbody>
</table>

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE:** Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

While increased intensity is requested by the proposed development, the additional single-family residences are designed to be compatible with the surrounding single-family development.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE:** Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

As stipulated, the proposed single-family subdivision will include similar lot sizes, setbacks and heights that are in keeping with the scale of the adjacent neighborhood.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE:** Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed development will integrate the existing healthy and mature trees on site into the new design, thereby providing increased shade for new residents.
### Surrounding Land Uses/Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>On Site</strong></td>
<td></td>
</tr>
<tr>
<td>Single-Family Residence</td>
<td>RE-35</td>
</tr>
<tr>
<td><strong>North</strong></td>
<td></td>
</tr>
<tr>
<td>Single-Family Residential /</td>
<td>R1-6 / Town of Paradise Valley</td>
</tr>
<tr>
<td>Government Flood Control</td>
<td></td>
</tr>
<tr>
<td>Infrastructure</td>
<td></td>
</tr>
<tr>
<td><strong>South</strong></td>
<td></td>
</tr>
<tr>
<td>Single-Family Residential</td>
<td>R1-10</td>
</tr>
<tr>
<td><strong>East</strong></td>
<td></td>
</tr>
<tr>
<td>Office / Single-Family</td>
<td>C-2 / R1-10</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td><strong>West</strong></td>
<td></td>
</tr>
<tr>
<td>Single-Family Residential</td>
<td>R1-10</td>
</tr>
</tbody>
</table>

### R1-10 (Single-Family Residence District), Conventional Option

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>3.0 du/acre</td>
<td>Met - 1.75 du/acre</td>
</tr>
<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 – 20 feet minimum (1 story) N/A (2 story)</td>
</tr>
<tr>
<td>Side</td>
<td>10 feet (1 story) 15 feet (2 story)</td>
<td>Met – 15 feet minimum (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 minimum</td>
</tr>
<tr>
<td>Rear</td>
<td>10 feet</td>
<td>Met – 20 feet minimum</td>
</tr>
<tr>
<td>Combined Front and Rear</td>
<td>35 feet</td>
<td>Met – 45 feet minimum</td>
</tr>
<tr>
<td>Street Side</td>
<td>10 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Side</td>
<td>13 feet total (3 feet minimum, unless 0 feet)</td>
<td>Met – 24 feet total (12 feet minimum each side)</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>30 feet maximum</td>
<td>Met – 18 feet maximum</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 District) to R1-10 (Single-Family Residence District) to allow for a 4 lot single-family residential development.

2. The General Plan Land Use Map designation for the parcel is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation and the land uses in the area.
3. The site is currently developed with one single-family 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. Existing single-family residential development, zoned R1-10 (Single-Family Residence District), is located to the south and west. Additional single-family residential development, zoned R1-6 (Single-Family Residence District) is located to the north and northwest of the subject site. The Arizona Canal borders the eastern side of the property.

4. A previous rezoning request (Z-19-15-6) for R1-10 zoning was filed in 2015 for the subject property. The application, for a proposed 5 lot development, was withdrawn at the October 13, 2015 Planning Commission hearing.

5. The property is located at the end of a cul-de-sac developed with single family homes. Lots along the street are generally between 20,000 and 25,000 square feet. The proposed site plan depicts a private accessway connection with Orange Drive, leading to four, single-family lots ranging in size from approximately 18,600 square feet to 20,200 square feet. The applicant will work with the Street Transportation Department and the adjacent property owners to provide an appropriate transition from the public street into the development. The site plan also includes maximum building envelopes based on increased setbacks that complement the existing development in the adjacent neighborhood. In order to ensure that the increased building setbacks
are maintained, a stipulation regarding general conformance to the site plan has been included.

6. The existing homes found in the adjacent neighborhood are single-story, ranch-style homes with large front yard setbacks. Stipulations regarding reduced building height as well as limitations on the height of front yard fencing have also been included to match the scale of homes in the surrounding neighborhood.

7. Because the proposed homes are intended to be custom-designed for each resident, detailed building elevations have not been solidified. Instead, representative renderings of ranch-style homes with multiple exterior building materials and covered entries have been included with the rezoning application. A stipulation requiring review of the building elevations by the Planning Hearing Officer for inclusion of multiple exterior building materials, covered front entries and specific roofing materials has been recommended.

8. The property currently contains several mature trees and landscaping in the front yard. A stipulation has been included requiring that an inventory and salvage plan be completed for the site and that all healthy mature trees either remain in place or are salvaged and utilized elsewhere on site. Similarly, a stipulation has been included regarding replication of a landscaped entry at the entrance to this development.

9. The property is adjacent to the trail system along the Arizona Canal. Staff previously recommended a stipulation requiring a public access point to the canal through Rezoning Case Z-19-15-6. The same stipulation has not been included in the current recommendation due to Camelback East Village Planning Committee and neighborhood concerns.

10. Alleys exist along the northwestern, southern and southeastern portions of the property. The Street Transportation Department has requested that a right-of-way easement to provide for a 16-foot alley be dedicated along the northwestern portion of the site, as well as a dedication of a 10-foot by 15-foot
triangle at the southeastern corner of the property. Stipulations addressing these requests have also been included.

11. 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.

12. 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 General Plan Land Use Map designation of Residential 3.5 to 5 dwelling unit per acre.

2. The proposed zoning is consistent with the surrounding entitlements and land uses.

3. As stipulated, the development is compatible with the scale and character of the existing residential development in the vicinity.

**Stipulations**

1. The development shall be in general conformance with the site plan date stamped March 25, 2016, except as modified by the following stipulations and as approved by the Planning and Development Department.

2. Lots 1, 2 and 3 shall maintain a 35-foot front setback. The primary structure on lots 2 and 3 may project not more than 10 feet into the required setback for no more than one-half the maximum width of the structure, as approved by the Planning and Development Department.

3. Lot 4 shall maintain a 35-foot front setback with the following exceptions, as approved by Planning and Development Department:

   a. The primary structure may project not more than 10 feet into the required setback for no more than one-half the maximum width of the structure.

   b. Walls and fences, up to a maximum of 6 feet in height, shall be permitted up to 10 feet from the private accessway on the east side of the primary structure.
4. Walls or fences in the required front yard on lots 1, 2, and 3, and in the required front yard north of the primary structure on lot 4, shall be limited to a maximum height of 30 inches.

5. The development shall be limited to a maximum building height of one-story and 18-feet.

6. Prior to submittal of the construction plans to the Planning and Development Department, the elevations of the homes shall be administratively approved by the Planning Hearing Officer with specific regard to the inclusion of the below elements.

   a. Multiple exterior building materials, including the use of accent materials such as stone, brick and masonry.

   b. Covered front entry.

   c. Roofing materials comprised of one or more of the following: dimensional asphalt shingles, flat concrete tile, wooden shake and standing seam metal accents.

7. A plant inventory and salvage plan shall be completed for the site. All healthy mature trees shall remain in place or be salvaged and relocated on site, as approved by the Planning and Development Department.

8. The 53-foot by 53-foot landscape triangles on lots 1 and 4, as depicted on the site plan date stamped March 25, 2016, shall be landscaped except for driveways and walkways, as approved by the Planning and Development Department.

9. The property owner shall dedicate an easement to provide for a 16-foot alley along the northwestern portion of the property, as approved by the Planning and Development Department.

10. A 10-foot by 15-foot right-of-way triangle shall be dedicated at the southeast portion of the property, adjacent to the existing alley, as approved by the Planning and Development Department.

11. The property owner shall construct all streets within and adjacent to the development with paving, curb, gutter, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**Writer**
Samantha Keating
3/21/16
Team Leader
Joshua Bednarek

Attachments
Sketch Map
Aerial
Site Plan date stamped 3/25/16 (1 page)
Renderings date stamped 2/12/16 (3 pages)
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6

APPLICANT'S NAME:
Green Street Communities, Inc

APPLICATION NO.
Z-5-16

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

MULTIPLES PERMITTED
RE-35
R1-10

CONVENTIONAL OPTION
2
7

* UNITS P.R.D. OPTION
3
9

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