Deer Valley Village Planning Committee Meeting Date: December 13, 2018
Planning Commission Hearing Date: January 3, 2019
Request From: RE-43 (9.30 acres)
Request To: R1-10 (9.30 acres)
Proposed Use: Single-Family custom homes
Location: Northeast corner of 51st Avenue and Tonopah Drive
Owner: Gurbaksh Sandhu
Applicant/Representative: Tom Granillo, P.E., Granillo & Associates, Inc.,
Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Land Use Map Designation</th>
<th>Residential 3.5 to 5 dwelling units per acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>51st Avenue</td>
<td>City of Glendale Right-of-way</td>
</tr>
<tr>
<td>Tonopah Drive</td>
<td>Local</td>
</tr>
<tr>
<td>Mohawk Lane</td>
<td>Local</td>
</tr>
</tbody>
</table>
CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

To the west of the subject site is an existing single-family subdivision within the City of Glendale. The proposed development will be compatible with the office development to the south in regards to the detached sidewalks and perimeter landscape. To the east of the subject site is an existing religious institution. The proposal is designed to be compatible in scale and character with the surrounding area.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposed single-family subdivision will provide additional housing choices for area residents in the village in close proximity to the Loop 101 Freeway.

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 incorporate a detached sidewalk with a double row of trees on each side of the sidewalk along 51st Avenue, as well as trees throughout the development, which can provide ample shade for pedestrians and residents.

Applicable Plans, Overlays, and Initiatives

<table>
<thead>
<tr>
<th>Plan/Initiative</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Streets Guiding Principles</td>
<td>see Background/Issues/Analysis in Item No. 6.</td>
</tr>
<tr>
<td>Reimagine Phoenix Initiative</td>
<td>see Background/Issues/Analysis in Item No. 14.</td>
</tr>
<tr>
<td>Tree and Shade Master Plan</td>
<td>see Background/Issues/Analysis in Item No. 15.</td>
</tr>
</tbody>
</table>

Surrounding Land Uses/Zoning
## Land Use

<table>
<thead>
<tr>
<th>Location</th>
<th>Use Description</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Site</td>
<td>Vacant land</td>
<td>RE-43</td>
</tr>
<tr>
<td>North</td>
<td>Large lot single-family residence, vacant land</td>
<td>RE-43</td>
</tr>
<tr>
<td>South</td>
<td>Commercial office complex</td>
<td>C-O/M-O</td>
</tr>
<tr>
<td>East</td>
<td>Religious institution</td>
<td>RE-43</td>
</tr>
<tr>
<td>West (across 51st avenue)</td>
<td>Single-family residential</td>
<td>R1-6, City of Glendale</td>
</tr>
</tbody>
</table>

### R1-10, Single-Family Residence District

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Conventional Subdivision Option Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gross Acreage</strong></td>
<td>Maximum 32</td>
<td>9.30 acres</td>
</tr>
<tr>
<td><strong>Total Number of Units</strong></td>
<td>Maximum 3.0</td>
<td>20 (met)</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>75 feet wide</td>
<td>2.15 (met)</td>
</tr>
<tr>
<td><strong>Minimum lot width</strong></td>
<td>110 feet adjacent to freeway or arterial</td>
<td>75 feet (met)</td>
</tr>
<tr>
<td><strong>Minimum lot depth</strong></td>
<td></td>
<td>120 feet (met)</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>Maximum 2 stories and 30 feet</td>
<td>2 stories and 30 feet (met)</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>Primary structure, not including attached shade structures: 40%</td>
<td>Primary structure: Maximum 40%</td>
</tr>
<tr>
<td></td>
<td>Total: Maximum 50%</td>
<td>Attached shade structure: 10%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total: Maximum 50% (met)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Proposed 24%</td>
</tr>
</tbody>
</table>

| **Building Setbacks**      |                                                                            |                                          |
|----------------------------|                                                                            |                                          |
| **Perimeter**              | Front: 15 feet (1-story), 20 feet (2-story)                                 | Front: N/A                               |
|                            | Side 10 feet (1-story), 15 feet (2-story)                                   | Rear: 20-35 + feet (met)                |
| **Interior**               | Front: 10 feet                                                              | Side: 18 feet (met)                      |
|                            | Rear: 10 feet, combined front and rear 35 feet                               |                                           |
|                            | Street side: 10 feet; sides 13 feet total (3 foot minimum, unless 0 feet)    | Front: 10 feet (met)                     |
|                            |                                                                             | Rear 10 feet, combined front and rear 35 feet. (met) |
|                            |                                                                             | Street side: 13 feet (met)              |
|                            |                                                                             | Total (3 foot minimum) (met)             |

<table>
<thead>
<tr>
<th><strong>Landscape Setbacks</strong></th>
<th>Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adjacent to streets</strong></td>
<td>None required</td>
<td>30 feet proposed (met)</td>
</tr>
</tbody>
</table>
Background/Issues/Analysis

1. This is a request to rezone 9.30-acre site located at the northeast corner of 51st Avenue and Tonopah Drive from RE-43 (Single-Family Residence District) to R1-10 (Single-Family Residence District) to allow for single-family custom homes.

2. The subject site consists of one large parcel. A narrow western portion of the site was annexed into the City of Phoenix in 1977 through Annexation No. 98 and the remainder of the site was annexed in 1979 through Annexation No. 102. During that time the subject site was vacant. The surrounding area mainly consisted of vacant land and the nearest development was the Woodridge subdivision, a single-family development located approximately one mile south on Union Hills Drive and North 51st Avenue. By 2007 the subject site was surrounded by a commercial development to the south, a single family subdivision to the west within the City of Glendale, mostly vacant land to the north and a church facility to the east.

3. The General Plan Land Use Map designation for the subject site and surrounding the site is Residential 3.5 to 5 dwelling units per acre. The City of Glendale General Plan designation reflects 2.5 to 3.5 dwelling units per acre to the west of the subject site. The proposed rezoning is consistent with the General Plan Land Use Map designation.
The following General Plan Land Use Map designations are surrounding the site:

**North:** Residential 3.5 to 5 dwelling units per acre

**South:** Residential 3.5 to 5 dwelling units per acre

**East:** Residential 3.5 to 5 dwelling units per acre

**West:** City of Glendale, 2.5 to 3.5 dwelling units per acre

**SURROUNDING ZONING AND USES**

4. **North**

The properties to the north of the subject site across Mohawk Lane are mostly vacant land. There is one single-family residential home directly to the north zoned RE-43. North of the northeastern portion of the subject site is currently vacant land approved for R1-18 zoning with a density waiver via Rezoning Case No. Z-113-06.

**South**

To the south of the subject site across Tonopah Drive is a commercial office development zoned C-O/M-O (Commercial Office/Major Office Option) per Rezoning Case No. Z-113-04. The commercial office development was rezoned in 2005 from RE-43 to C-O/M-O.
**East**
To the east of the subject site sits a religious institution. It is currently zoned RE-43 per Annexation No. 102.

**West**
To the west of the subject site, across 51st Avenue, is a residential subdivision within the City of Glendale.

Source: City of Phoenix Planning and Development Department
5. The proposed site plan shows a total of 20 single-family lots. There are two main entry points into the subdivision located along 51st Avenue and Tonopah Drive. Both entrances are shown to be gated. The subdivision layout offers larger landscape setbacks and larger lot sizes along 51st Avenue, Mohawk Lane and Tonopah Drive which is compatible with the surrounding neighborhoods. Staff has recommended specific features such as 20 percent of the gross project area shall be retained as common area and limiting the development to 20 lots to provide a good transition to the hillside area northeast of the site. Staff also recommends two stipulations related to walls. Lots that back or abut open space areas shall provide view fencing, and decorative walls shall be provided adjacent to streets. In addition, staff is requesting the dedication of a preservation easement on the land above the 10 percent slope line. These recommendations are addressed in Stipulation Nos. 1 through 5.
6. In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. A private internal street network is depicted throughout the subdivision. To this end, staff is recommending the developer construct all streets within and adjacent to the development with detached sidewalks. Staff is requesting all street improvements for 51st Avenue, outside of the Phoenix city limits, be reviewed and approved by the City of Glendale. These requirements are addressed in Stipulation Nos. 6 through 8.

COMMUNITY INPUT SUMMARY
7. At the time this staff report was written, staff received no correspondence from the community in support or opposition of the proposal.

INTERDEPARTMENTAL COMMENTS
8. The Aviation Department has noted that the Deer Valley Airport is within close proximity of this proposed development. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in Stipulation No. 9.

9. The City of Phoenix Water Services Department has noted the property will need water and sewer mains to serve the proposed development.

10. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

11. Parks and Recreation Department requires that the developer/owner dedicate and construct a 10-foot-wide shared use path within an easement. This is addressed in Stipulation No. 10.

12. 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 1270 L of the Flood Insurance Rate Map (FIRM) dated July 20, 2018.

13. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This requirement is addressed in Stipulation No. 11.

OTHER
14. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant’s submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.

15. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city’s planning and development process. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees within landscape setbacks and adjacent to the recommended detached sidewalks per Stipulation No. 6. The provision of trees along the rights-of-way is also consistent with the goals of the Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable.

16. 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 technical appeals to the Subdivision Ordinance and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of 3.5 to 5 dwelling units per acre.

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

3. The development will provide additional housing options in the Deer Valley Village.

Stipulations

1. There shall be a maximum of 20 lots.

2. A minimum of 20 percent of the gross project area shall be retained as common area, including washes and hillside areas as approved by the Planning and Development Department.

3. Lots that back or abut open space areas shall provide view fencing. Any solid portion shall not exceed 4 feet in height, as approved by the Planning and Development Department.

4. The perimeter walls adjacent to 51st Avenue, Tonopah Drive and Mohawk Lane shall include material and textural differences, such as stucco and/or split face
block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.

5. The developer shall dedicate a preservation easement on the land above the 10 percent slope line, as approved by the Planning and Development Department.

6. 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 two-inch caliper drought tolerant shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

7. The applicant shall have all street improvements for 51st Avenue, outside of Phoenix city limits, reviewed and approved by the City of Glendale.

8. 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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

9. A minimum 10-foot shared use path easement shall be dedicated along the east side of 51st Avenue and a shared use path shall be constructed within the easement as indicated in the City of Phoenix MAG supplement, as approved by the Planning and Development Department.

10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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.

11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**
David Simmons
November 28, 2018

**Team Leader**
Samantha Keating
Exhibits
Sketch Map
Aerial
Conceptual Site Plan, date stamped August 14, 2018 (2 pages)
APPLICANT'S NAME: Granillo & Associates, Inc.

APPLICATION NO. Z-56-18

DATE: 10/23/2018

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

9.30 Acres

MULTIPLES PERMITTED

RE-43
R1-10

REVISION DATES

AERIAL PHOTO & QUARTER SEC. NO. QS 41-17

ZONING MAP N-5

REQUESTED CHANGE:

FROM: RE-43 (9.30 a.c.)

TO: R1-10 (9.30 a.c.)

MULTIPLES PERMITTED

CONVENTIONAL OPTION

* UNITS P.R.D. OPTION

7
32
N/A

* Maximum Units Allowed with P.R.D. Bonus
**APPLICATION NO.:** Z-56-18  
**GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.**  
9.30 Acres

**APPLICATION'S NAME:** Granillo & Associates, Inc.

**DATE:** 10/23/2018

**REQUESTED CHANGE:**
FROM: RE-43 (9.30 a.c.)
TO: R1-10 (9.30 a.c.)

**MULTIPLES PERMITTED**
- RE-43
- R1-10

**CONVENTIONAL OPTION**
- 7
- 32

**UNITS P.R.D. OPTION**
- N/A

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