



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-60-16-7
 August 28, 2017

Laveen Village Planning Committee Meeting Date: September 11, 2017

Planning Commission Hearing Date: October 3, 2017

Request From: S-1 (157.50 acres), A-2 (1.10 acres)

Request To: R1-6 PCD (145.40 acres), R-2 PCD (13.20 acres)

Proposed Use: A planned community development to allow single-family and multifamily residential uses.

Location: Northeast corner of San Juan Avenue alignment and Dobbins Road

Owner: Metro Laveen LLC/ Metro Laveen Vista LLC

Applicant/Representative: Carolyn Oberholtzer, BFSO Law

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du/acre, 5 to 10 du/acre, 10 to 15 du/acre	
Street Map Classification	Dobbins Road	Arterial	33 feet north half
	67th Avenue Alignment	Local	N/A
	San Juan Avenue Alignment	N/A	N/A
<i>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.</i>			

The proposal promotes the expansion of residential land uses in the area. Further, the proposed development is consistent with the scale, design, and appearance of the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposed development is integrating three pocket parks, multi-use trails along the western and northern boundaries of the site, and open space that connects from the Laveen Area Conveyance Channel (LACC) to Dobbins Road.

CONNECT PEOPLE AND PLACES CORE VALUE; CANALS & TRAILS; DESIGN PRINCIPLE: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.

The development proposal includes a 10-foot multi-use trail within a 30-foot multi-use trail easement along the western (San Juan Avenue alignment) and northern boundaries of the site along the Laveen Area Conveyance Channel (LACC).

Area Plans and Policies

Southwest Growth Study/ Laveen- See background item #5
 The Tree and Shade Master Plan- See background item #6
 Reimagine Phoenix- See background item #7
 Complete Streets- See background item #8

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Undeveloped agricultural land	S-1 and A-2
North	Single-family residential, vacant park site	R1-6 PCD, R1-8 PCD, R-2 PCD, and S-1 (approved R-2 PCD)
South	Undeveloped agricultural land	S-1 (approved R1-8)
East	Undeveloped agricultural land	S-1 (approved R1-8)
West	Gila River Indian Community	N/A

R1-6 Single-Family – Development Sections 1 through 6		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	145.40 acres
Total Number of Units	-	593 units
Density (units/gross acre)	5.5; 6.5 du/acre with bonus	Met- 4.08 du/acre
Minimum Lot Width	45 feet	Met- 45 feet
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% of gross area	Not Shown
Perimeter Setbacks Street (Front, rear, side)	15 feet (in addition to the landscape setback)	Not Shown
Property line (rear)	15 feet (1 story) 20 feet (2 story)	Not Shown
Property line (side)	10 feet (1 story) 15 feet (2 story)	Not Shown
Lot Coverage	40% primary structure; 50% total	Not Shown

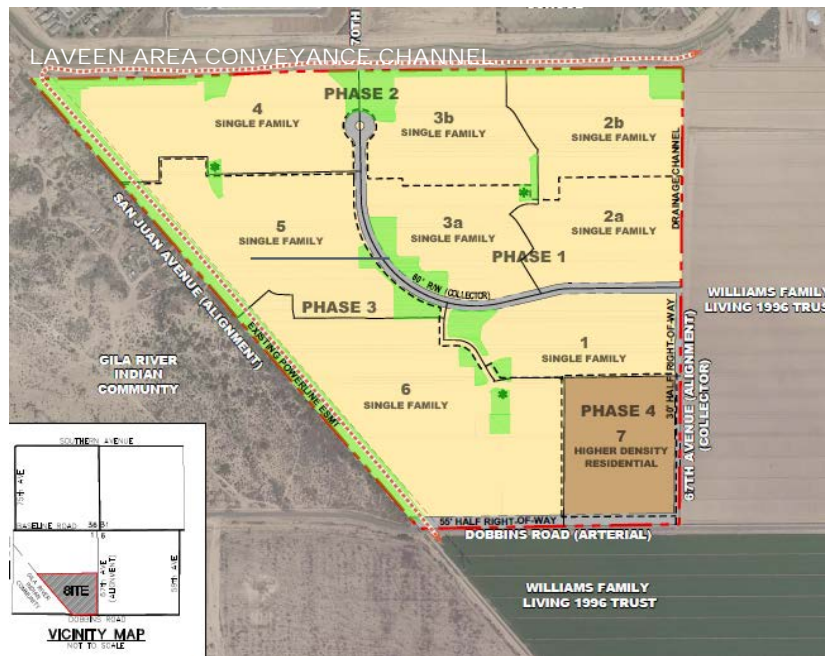
R-2 Multifamily – Development Section 7		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	13.20 acres
Total Number of Units	-	132 units
Density (units/gross acre)	10.5; 12 du/ acre with bonus	Met - 10.0 du/acre
Minimum Lot Size	-	
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% of gross area	Not Shown
Perimeter Setbacks		
Adjacent to a public street	20 feet	Not Shown
Adjacent to property line	10 feet	Not Shown
Lot Coverage	45%	Not Shown

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 158.60-acre site located at the northeast corner of the San Juan Avenue alignment and Dobbins Road from 157.50 acres of S-1 (Ranch or Farm Residence District) and 1.10 acres of A-1 (Light Industrial) to 145.40 acres of R1-6 PCD (Single-Family Residence District, Planned Community District) and 13.20 acres of R-2 PCD (Multifamily Residence District, Planned Community District). The PCD includes six single-family residential development sections and one higher density section for multifamily development planned to develop in four phases.

2. The General Plan Land Use Map designation is Residential 3.5-5, 5-10, and 10-15 dwelling units per acre. A portion of the R1-6 PCD and the entire R-2 PCD portion of the request are not in conformance with the General Plan designation; however, all of the requested residential zoning districts are consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.



SURROUNDING USES & ZONING

3. The subject site as well as the surrounding areas are predominately agricultural and have experienced limited development activity aside from the subdivision to the north. North of the Laveen Area Conveyance Channel (LACC) are single-family homes, a future city park site, and Desert Meadows School (grades K-8), which are part of the Laveen Meadows PCD. To the south and east of the site is undeveloped agricultural land with approved single-family zoning. To the west of the site is the Gila River Indian Community, located outside of the Phoenix City limits.

PROPOSAL

4. **Conceptual Development Plan**

The Conceptual Development Plan depicts six single-family development sections and one higher density residential development section. Further, the plan depicts a target of 725 residential dwelling units. The subject site is bounded by Dobbins Road to the south which connects to a scenic drive east of 63rd Avenue. The table below summarizes the proposed development. Access to and from the site will be determined through the subdivision design review process.

SITE SUMMARY

Development Section	Land Use	Base Zoning District	Gross Acreage	Target Density	Target Units
1	Single Family	R1-6	14.1	3.3	47
2	Single Family	R1-6	26.2	4.2	109
3	Single Family	R1-6	27.1	3.2	86
4	Single Family	R1-6	21.1	4.6	97
5	Single Family	R1-6	22.9	4.7	108
6	Single Family	R1-6	33.9	4.3	146
7	Higher Density	R-2	13.2	10.0	132
Total			158.6	4.6	725

The Development Sections will be developed in four phases. Phase 1 will consist of Sections 1, 2a, and 3a. Phase 1 will include development of single family homes and the development of the 67th Avenue street entrance. Phase 2 would complete Sections 2b, 3b and 4. Phase 3 will include Sections 5 and 6 and Dobbins Road. The final phase, Phase 4 will include Section 7, the higher density residential parcel. The Conceptual Development plan depicts three pocket parks located within the subject site. In addition, there is a multi-use trail proposed along the western boundary and along the northern boundary adjacent to the Laveen Area Conveyance Channel (LACC). Staff is recommending that a 10-foot wide public multi-use trail (MUT) be constructed within a 30-foot wide multi-use trail easement (MUTE) along the south side of the LACC and east side of the San Juan Avenue alignment. This is addressed in Stipulation 1.

Staff also recommends that as part of the Master Open Space, Pedestrian, Bicycle, and Trails Plan, the developer depict an elevated pedestrian and bicycle connection to the existing 70th Avenue improvements. Development of the multi-use trails and pedestrian/bicycle connection will improve connectivity by creating easier access to the park and school site to the north of the LACC, as well as to transit service on Baseline Road. Without such a connection, it will take approximately 3.6 miles of travel to reach the school site from the proposed subdivision. This is addressed in Stipulation 2.



Conceptual Development Plan

STUDIES AND POLICIES

5. **The Southwest Growth Study/Laveen**

The Southwest Growth Study/ Laveen covers the area bounded by 27th Avenue, South Mountain Park, the Gila River Indian Community, and the Salt River. The plan serves as a guide to accommodate a reasonable amount of future growth while paying attention to protecting the area's special attributes. The plan provides guidelines for development in the 2 to 5 dwelling units per acre range, as well as design guidelines for residential development. Generally,

the proposed development complies with this study accommodating the expansion of single-family land uses, the addition of multifamily land uses, and incorporates attributes such as multi-use trails and the LACC into the development.

6. **Tree and Shade Master Plan**

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. The development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way. Further, to the extent possible, the sidewalks will be detached from the curbs, allowing trees to be planted to shade and separate pedestrians from vehicles on the street. This is addressed in Stipulation 3.

7. **Reimagine Phoenix**

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. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers within the multifamily (R-2) portion of the site was not addressed in the applicant's submittal.

8. **Complete Streets**

The developer is encouraged to work with Water Serves Department regarding the placement of new water lines to eliminate or minimize conflicts for the placement of trees for shade. Sidewalks should be detached from the curb, allowing trees to be planted between the curb and the sidewalk, providing a more comfortable environment for pedestrians. This is consistent with the Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is addressed in Stipulation 4.

MISCELLANEOUS

9. The Street Transportation Department has requested stipulations requiring the developer to dedicate right-of-way for 67th Avenue (40 feet), Dobbins Road (55 feet), and a 25-foot by 25-foot right-of-way triangle at the northwest corner of 67th Avenue and Dobbins Road. The developer is to construct and improve all

streets within and adjacent to the development with paving, curb, gutter, detached sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per the master plans. Finally, the developer is required to complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. These requirements are addressed in Stipulations 5, 6, 7, and 8.

10. There is currently a lack of connectivity across the Laveen Area Conveyance Channel (LACC) at the 70th Avenue alignment. The Street Transportation Department has requested a stipulation requiring the developer to submit a "Trail Plan" that provides an elevated pedestrian and bicycle connection to the existing 70th Avenue improvements. This is addressed in Stipulation 2.

Connecting the proposed subdivision to a school, a future city park site, and to transit on Baseline Road supports alternate modes of walking and bicycling, and promotes safe, healthy, and connected neighborhoods. Further, the City of Phoenix General Plan encourages direct and pleasant paths for pedestrians and bikers to use as links between parks, open spaces, neighborhood schools, and transit.

11. The Public Transit Department has indicated that the developer shall construct a bus stop pad and dedicate any required right-of-way along westbound Dobbins Road west of the 67th Avenue alignment. This is addressed in Stipulation 9.
12. The Parks and Recreation Department has determined that a 10-foot wide public multi-use trail (MUT) shall be constructed within a 30-foot wide multi-use trail easement (MUTE) in accordance with the MAG supplemental detail, along the south side of the Laveen Area Conveyance Channel (LACC) and along the east side of San Juan Avenue. This is addressed in Stipulation 1.
13. Fire prevention does not anticipate any problems with this case. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) is not known at this site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
14. Floodplain management determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2655 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. The proposed McClellan Ranch PCD is located within the Laveen West Impact Fee Service Area. Impact fees will be due at the time of building permit. Impact fees are subject to change based on Program updates. Please contact Adam Miller at 602-495-7026 for additional information regarding impact fees.

16. The City of Phoenix Archaeology Office has commented that portions of this project are located within Villa Buena, AZ T:12:9(ASM), a large prehistoric village that contains human remains and ballcourts. The site is also recognized as a place of traditional cultural significance to Tribal communities. Records indicate that no previous archaeological projects have been conducted within this project area. It is recommended that archaeological phase I data testing of the portions of this project area within and 250 feet from Villa Buena be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. The work is recommended in order to assist the project proponent in complying with the State Burial Law, ARS 41-865, and Chapter 8, Section 802[B2] of the City's Historic Preservation Ordinance. This is addressed in Stipulation 10.
17. 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. A portion of the R1-6 PCD and the entire R-2 PCD portion of the rezoning request are not in conformance with the General Plan Land Use designation; however, all of the requested residential zoning districts are consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.
2. The proposed development is located within the boundaries of, and generally complies with, the Southwest Growth Study/Laveen. The proposal complies by promoting growth in the area while protecting the areas special attributes.
3. The proposed development is appropriate at this location and provides an expansion of residential land uses in the area.
4. It is appropriate to connect this parcel to the existing development north of the Laveen Area Conveyance Channel (LACC).

Stipulations

1. A 10-foot wide public multi-use trail (MUT) shall be constructed within a 30-foot wide multi-use trail easement (MUTE) in accordance with the MAG supplemental detail, along the south side of the Laveen Area Conveyance Channel (LACC) and along the east side of San Juan Avenue.
2. The developer shall submit a "Trail Plan" that provides for an elevated pedestrian and bicycle connection to the existing 70th Avenue improvements between the development and the future park and elementary school to the north, as per plans approved by the Planning and Development, Parks and Recreation, and Street Transportation departments.
3. The developer shall provide shade trees for the thermal comfort of pedestrians as follows, as approved by the Planning and Development Department:
 - a. The sidewalk on Dobbins Road shall be detached from the curb a minimum of 5 feet and shade trees planted between the curb and sidewalk to provide shade for pedestrians.
 - b. Trees planted along 67th Avenue shall be placed adjacent to the west side of the sidewalk to provide shade for pedestrians.
4. The developer shall coordinate with the Water Services Department regarding the placement of new water lines to eliminate or minimize conflicts for the placement of shade trees on 67th Avenue, Dobbins Road, and any internal collector streets.
5. The applicant shall provide the following right-of-way dedications, as approved by the Planning and Development Department:
 - a. 55 feet shall be dedicated for the north half of Dobbins Road.
 - b. 40 feet shall be dedicated for the west half of 67th Avenue

All are required unless otherwise approved by the Street Transportation Department during the Master Street Plan process.
6. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the northwest corner of 67th Avenue and Dobbins Road, as approved by the Planning and Development Department.

7. The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
8. The developer shall construct and improve all streets within and adjacent to the development with paving, curb, gutter, detached sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per the master plans as approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The developer shall construct a bus stop pad and dedicate any required right of way along westbound Dobbins Road far side of the 67th Avenue alignment. The bus stop pad shall be built according to City of Phoenix Standard Detail P1262 and placed approximately 60 to 110 feet west of the 67th Avenue alignment, as approved by the Planning and Development Department.
10. The City of Phoenix Archaeology Office recommends archaeological phase I data testing for the portions of this project within Villa Buena AZ T:12:9 (ASM), as well as within 250 feet of the boundaries of Villa Buena. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.

Writer

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August 28, 2017

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Attachments

Zoning sketch

Aerial Map

Conceptual Development Plan date stamped August 2, 2017