



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-61-17-3
October 24, 2017

Paradise Valley Village Planning Committee Hearing Date	November 6, 2017
Planning Commission Hearing Date	December 7, 2017
Request From:	RE-43 (3.80 acres)
Request To:	R1-10 (3.80 acres)
Proposed Use	Single-Family Residential
Location	Approximately 800 feet south of the southwest corner of 56th Street and Shea Boulevard
Applicant	Ron Homyak
Owner	Frank, Andrew and Teresa Bergero Family Revocable Living Trust
Representative	Ed Bull, Burch & Cracchiolo
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	56th Street	Minor Collector	40-foot west half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.</i></p> <p>The proposed development will be compatible with the surrounding single-family residential uses surrounding the majority of the site.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLES: ESTABLISH DESIGN STANDARDS AND GUIDELINES FOR PARKING LOTS AND STRUCTURES, SETBACKS, AND BUILD-TO-LINES, BLANK WALL SPACE, AND OTHER ELEMENTS AFFECTING PEDESTRIANS, TO ENCOURAGE PEDESTRIAN ACTIVITY AND IDENTIFY OPTIONS FOR PROVIDING PEDESTRIAN-ORIENTED DESIGN IN DIFFERENT TYPES OF DEVELOPMENT.</i></p> <p>The proposed development, as stipulated will provide detached sidewalks and trees to encourage walking and an active frontage along 56th Street.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: SUPPORT REASONABLE LEVELS OF INCREASED INTENSITY, RESPECTFUL OF LOCAL CONDITIONS AND SURROUNDING NEIGHBORHOODS.

The proposed development offers an opportunity to redevelop an infill lot. In addition, and as stipulated, the proposed development provides a comparable density of 2.63 du/acre to the subdivision located immediately west of the proposed subdivision which was developed to 2.93 du/acre. The subdivision immediately south of the subject site was developed to 0.97 du/acre. The proposal adds to the mix of residential types that are complimentary to one another, furthermore, the General Plan Land Use Map designation for the subject site and the abutting single family subdivisions are designated to permit 3.5 to 5 du/acre.

Area Plan / Policy / Principles

Reimagine Phoenix – see number 7 below.

Tree and Shade Master Plan – see number 8 below.

Guiding Principles for complete streets – see number 9 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Two Single-Family Residences and a Vacant Lot	RE-43
North	Congregation Beth Israel	RE-43
South	Single-Family Residential	PAD-2
East	Single-Family Residential	RE-43
West	Single-Family Residential	R1-10

**R1-10, Single-family Residence District
(Planned Residential Development Option)**

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage		3.80 acres
Total Number of Units	Maximum 17	10
Density (dwelling units/acre)	Maximum 4.5 with bonus	2.63 (met)
Typical Lot Size	Minimum 45 feet wide	71 feet x 131 feet (met) 69.50 feet x 131 feet (met) 68.50 feet x 131 feet (met) 66.50 feet x 129 feet (met)
Subject to Single-Family Design Review	If 10% or more of lots are equal to or less than 65 feet wide	Yes, although all lots are wider than 65 feet. Stipulation No. 2 requires design review.

<u>Building Setbacks</u>	<u>Requirements</u>	<u>Proposed</u>
Perimeter	<p><u>56th Street (front):</u> 15 feet (in addition to landscape setback);</p> <p><u>Rear (North and South):</u> 15 feet (1-story), 20 feet (2-story);</p> <p><u>Side (West):</u> 10 feet (1-story), 15 feet (2-story)</p>	<p><u>56th Street (front):</u> Minimum 15 feet (met)</p> <p><u>Rear (North and South):</u> 15-20 feet (Met);</p> <p><u>Side (West):</u> 10 (Met), if lots 4 and 7 are restricted to 1 story</p>
Front	10 feet Front loaded garage setback: 18 feet from back of sidewalk	10 feet (met) Front loaded garage setback: 18 feet from back of sidewalk (Detail not shown)
Rear	Per Building Code	Per Building Code
Side	Street side: 10 feet Other: Per Building Code	Street side: 10 feet (met) Other: Per Building Code
<u>Landscape Setbacks</u>		
Perimeter Street	15 feet average, 10 feet minimum	Varies, 10 - 63 feet (met)
Building Height	2 stories and 30 feet	2 stories and 30 feet (met)
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% (Met)
Common Area	Minimum 5% of gross area	To be determined through site plan review.

Background/Issues/Analysis

- This is a request to rezone a 3.80-acre site located approximately 800 feet south of the southwest corner of 56th Street and Tatum Boulevard from RE-43 (Residential Estate) to R1-10 (Single-Family Residence) to allow for single-family residential.



2. The subject site is an assemblage of three parcels under the ownership of the Bergero Family Trust. The subject site was annexed into the City of Phoenix in 1961 through Annexation No. 55. At that time, the majority of the area was vacant and Maricopa County Historical Aerial photographs illustrate that the parcels subject to this rezoning request were some of the first homes to be built in the area. As Phoenix started to expand and suburbanize many of the properties surrounding the subject site got rezoned and developed.

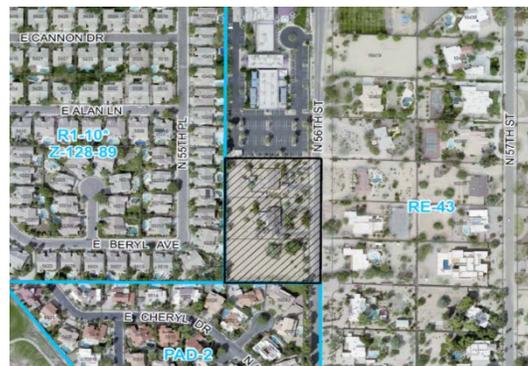


Source: Maricopa County Historical Aerial 1969



Source: Maricopa County Historical Aerial 1976

3. The subject site is surrounded by single-family zoning and predominately adjacent to single-family residences excluding the synagogue that is located north of the development. The two northernmost parcels are occupied by single-family homes and the southernmost parcel is vacant. The northernmost boundary of the development is adjacent to a parking lot that is used by Congregation Beth Israel. The



southernmost boundary of the site is adjacent to a single-family subdivision that was rezoned in 1974 from RE-43 to PAD-2 (Rezoning Case No. Z-236-74) and was developed as a 39-lot single-family subdivision known as the Singletree Ranch Planned Area Development at 0.97 dwelling units per acre. The westernmost boundary to the development is adjacent to a single-family subdivision that was rezoned in 1989 from RE-35 to R1-10 (Rezoning Case No. Z-128-89) and was developed as an 88-lot single-family subdivision known as Promontory Average Lot Subdivision at 2.93 dwelling units per acre. The easternmost boundary of the development abuts 56th Street and divides the subject site from an RE-43 zoned single-family subdivision comprised of 48 lots and known as the Country Club Acres at 0.6 dwelling units per acre.

- The General Plan Land Use designation for the subject parcels is Residential 3.5 to 5 dwelling units per acre. The proposed rezoning is consistent with the General Plan Land Use designation.

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

North: Residential 3.5 to 5 dwelling units per acre

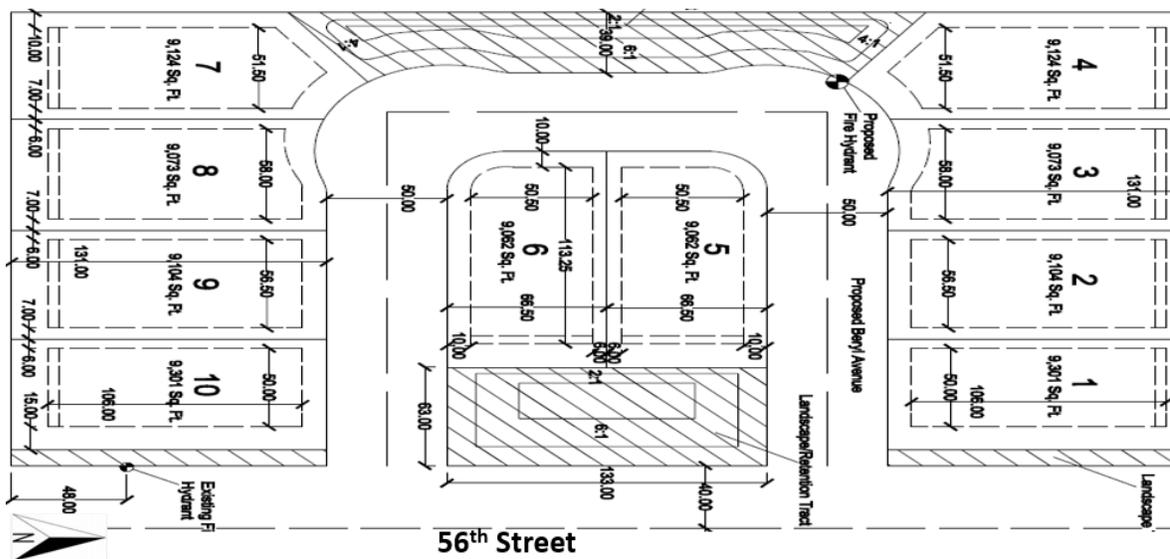
South: Residential 3.5 to 5 dwelling units per acre

East: Residential 1 to 2 dwelling units per acre

West: Residential 3.5 to 5 dwelling units per acre

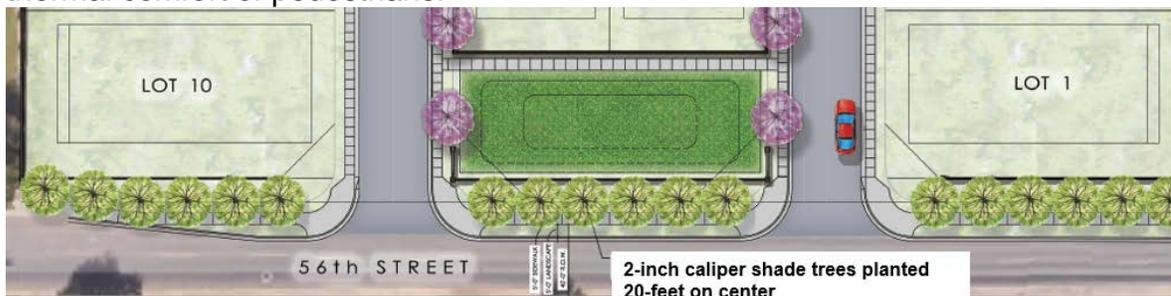


- The proposed subdivision is located mid-block with ingress and egress along 56th Street. The subdivision is comprised of ten individual lots with lot sizes that vary from 9,301 square feet to 9,062 square feet. Although the R1-10 zoning designation permits a maximum of 17 dwelling units on the site, it is recommended that the development not exceed 10 units resulting in a density of 2.63 dwelling units per acre. This is addressed in Stipulation 1.



Conceptual site plan provided by the applicant

6. The developer has provided an assortment of elevation types that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes. To ensure that these architectural elements are implemented it is recommended that general conformance to the elevations be required, this requirement is addressed in Stipulation 2. In addition, although the proposed subdivision does not have lots that are less than 65-feet wide, the site will be required to comply with the Single-Family Design standards in the Phoenix Zoning Ordinance to ensure a quality of design. This requirement is addressed in Stipulation 3.
7. 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.
8. 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. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulations 4 and 5 require that the developer provide a detached sidewalk and plant shade trees 20 feet on center or in equivalent groupings along 56th Street. The trees should be adjacent to the west side of the sidewalk to provide for the thermal comfort of pedestrians.



Landscape illustration provided by applicant

9. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that the sidewalk along 56th Street be detached from the curb and a landscape strip planted between the curb and the sidewalk. Trees should be planted on the west side of sidewalk to provide shade from the western sun. The combined landscaping with trees, detached sidewalk and landscape strip, are consistent with a complete streets environment. These provisions are addressed in Stipulations 4 and 5.

STREETS

10. The Street Transportation Department has indicated that the developer shall match the existing 56th Street improvements on the north and south of the development and update all existing off-street improvements to current ADA guidelines. This is addressed in Stipulations 6 and 7.

FLOODPLAIN

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 1755 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

WATER

12. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development, however there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FIRE

13. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

AVIATION

14. The Aviation Department has noted that the site is within the Scottsdale Municipal Airport (DVT) traffic pattern airspace. This is addressed in Stipulation 8.

ARCHAEOLOGY

15. No known archaeological work is necessary for this project. 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 is addressed in Stipulation 9.

OTHER

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 abandonments, may be required.

Findings

1. The proposal is consistent with the Residential 3.5 to 5 dwelling units per acre General Plan Land Use designation and surrounding entitlements.
2. As stipulated, the proposal is compatible with the surrounding land uses.

3. The development is consistent with Tree and Shade Master Plan and the Guiding Principles of Complete Streets.

Stipulations

1. The development shall be limited to a maximum of 10 lots.
2. The development shall be in general conformance with the elevations date stamped September 7, 2017, as approved by the Planning and Development Department.
3. The development shall comply with the Single-Family Design Review standards outlined in Section 507.Tab A.II.C.8.1 through 8.4 of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. The sidewalk along 56th Street shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb, except on the north and south development boundary where the landscape strip may taper to allow the sidewalk to align with the existing sidewalk, as approved by the Planning and Development Department. The landscape strip and landscaping shall be installed by the developer and maintained by the HOA.
5. The developer shall provide minimum of 2-inch caliper trees on the west side of the sidewalk and planted 20 feet on center or in equivalent groupings along 56th Street, as approved by the Planning and Development Department.
6. The developer shall match the existing 56th Street improvements on the north and south by constructing a tapered pavement section between the beginning of the curb on the north entrance of the development and the existing improvements to the south, as approved by the Planning and Development Department.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.
8. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners and 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 of Phoenix City Attorney.

9. 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

Maja Brkovic

10/24/2017

Team Leader

Joshua Bednarek

Attachments

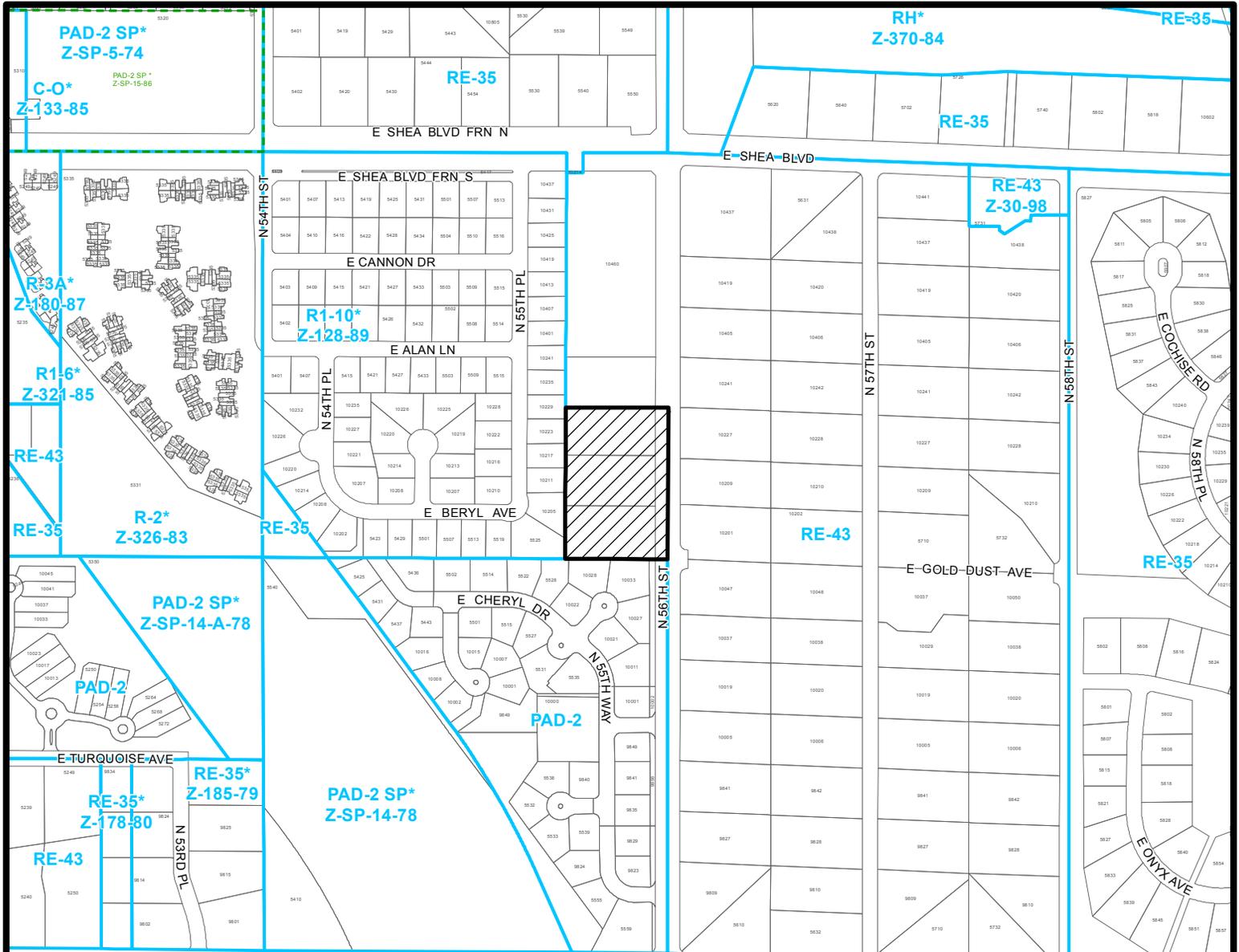
Sketch Map

Aerial

Conceptual Site Plan date stamped September 7, 2017

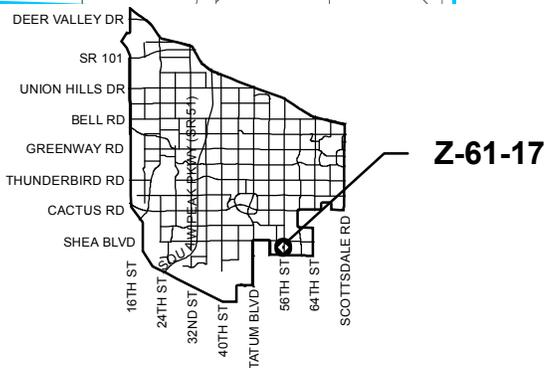
Conceptual Elevations date stamped September 7, 2017

Conceptual Streetscape (Rendering)



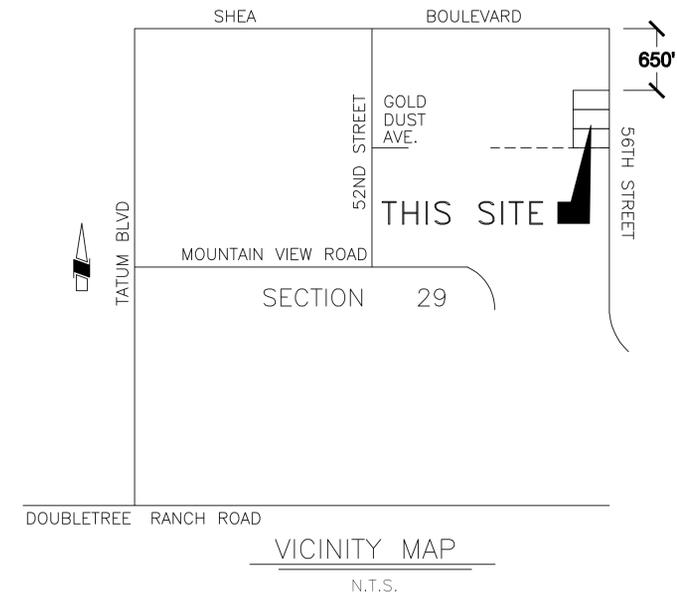
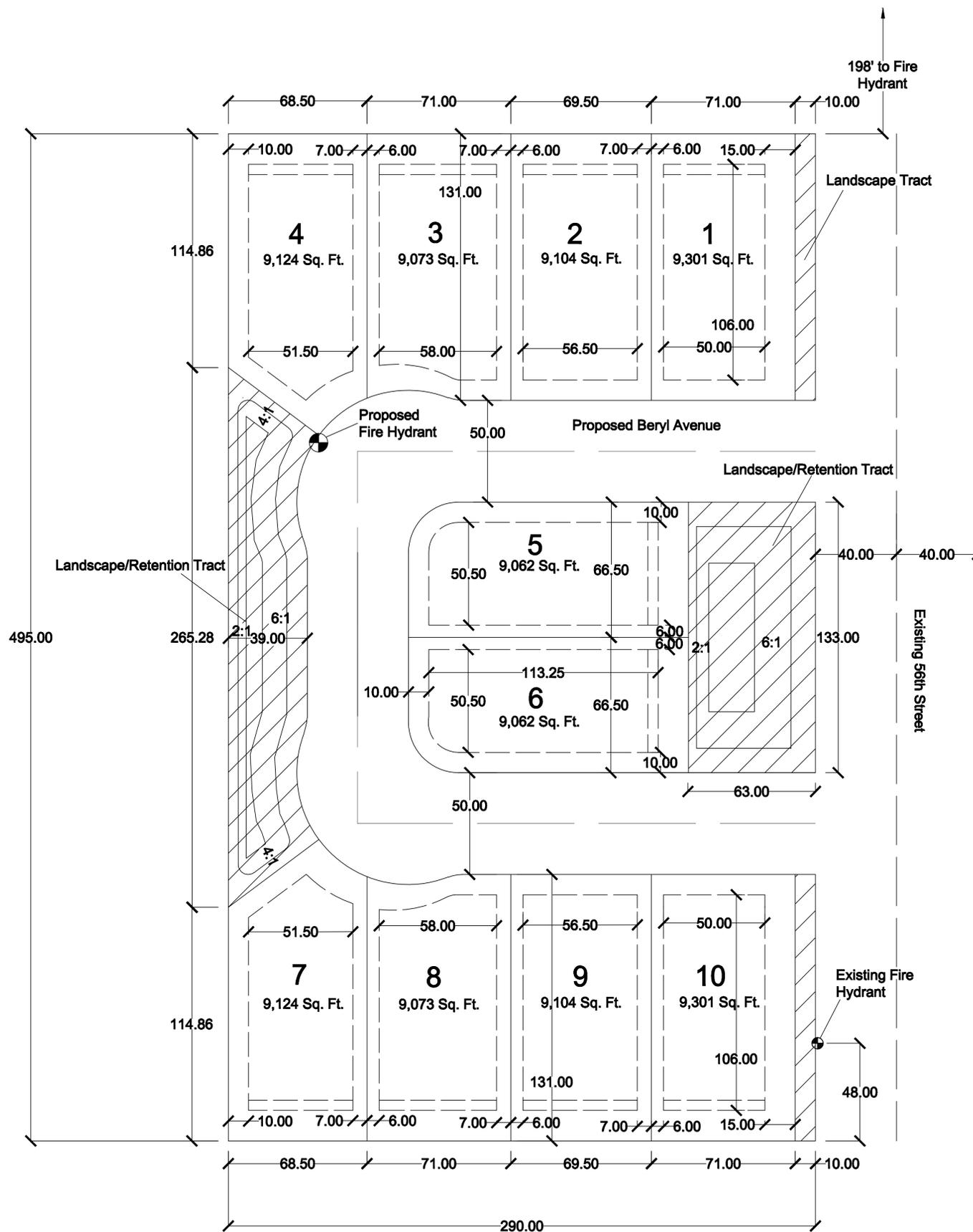
PARADISE VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Ron Homyak		REQUESTED CHANGE: FROM: RE-43 (3.80 a.c.)	
APPLICATION NO. Z-61-17	DATE: 09/27/2017	TO: R1-10 (3.80 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.80 Acres	REVISION DATES: 10/13/2017		
	AERIAL PHOTO & QUARTER SEC. NO. QS 28 - 40	ZONING MAP K - 11	
MULTIPLES PERMITTED RE-43 R1-10	CONVENTIONAL OPTION 3 13		* UNITS P.R.D. OPTION N/A 17

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



PROJECT NAME: ASTORIA
GROSS AREA: 3.75± ACRES
NET AREA: 3.295± ACRES
EXISTING ZONING: RE-43
PROPOSED ZONING: R1-10 PRD
PROPOSED DENSITY: 2.66 UNITS/GROSS ACRE, 10 LOTS
PROPOSED HEIGHT: 1 & 2 STORY, MAX. HEIGHT 30'
LOT COVERAGE: PRIMARY STRUCTURE 40%, TOTAL 50%
LOT SALES PROPOSED: NO
A.P.N.: 168-05-009Q, 168-05-009R, 168-05-009T

SITE DESCRIPTION:

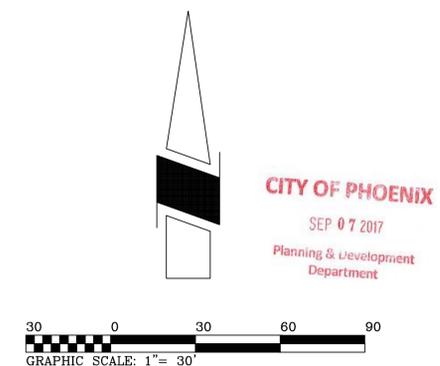
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP-3-NORTH, RANGE-4-EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT ADDRESS:

A.P.N. 168-05-009Q
 10214 N. 56TH STREET
 PHOENIX, ARIZONA, 85253
 A.P.N. 168-05-009R
 10214 N. 56TH STREET
 PHOENIX, ARIZONA, 85253
 A.P.N. 168-05-009T
 10224 N. 56TH STREET
 PHOENIX, ARIZONA, 85253

APPLICANT/DEVELOPER/DESIGNER:

CACHET HOMES
 17200 N. PERIMETER DRIVE, SUITE 102
 SCOTTSDALE, ARIZONA, 85255
 CONTACT: RON HOMYAK
 PHONE: (480) 556-7022
 EMAIL: RHOMYAK@CACHETHOMES.NET





PLAN 1 "A"

PLAN 4 "A"

PLAN 5 "A"

PLAN 3 "B"



PLAN 5 "B"

PLAN 2 "B"



PLAN 2 "A"

PLAN 1 "B"

PLAN 3 "A"

PLAN 4 "B"

CACHET HOMES AT ASTORIA

CONCEPTUAL ELEVATIONS

CITY OF PHOENIX
 SEP 07 2017
 Planning & Development
 Department

Cachet
 HOMES
 SCRIVNER
 DESIGN GROUP



CONCEPTUAL STREETScape

CACHET HOMES AT ASTORIA