



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-66-18-2
 October 19, 2018

[Desert View Village Planning Committee Hearing Date](#) November 6, 2018
[Planning Commission Hearing Date](#) December 6, 2018

Request From [S-1](#) (2.58 acres)
Request To [R1-8](#) (2.58 acres)
Proposed Use Single-family residential
Location Approximately 150 feet south of the southeast corner of 23rd Street and Avenida del Sol
Owner/Applicant Jon Peterson, Additional Option, LLC
Representative Garrett Frame, Kimley Horn
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Residential 2 to 5 dwelling units per acre		
Street Map Classification	23rd Street	Local	0- foot east half street
<p><i>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed zoning district is consistent with the scale and character of existing residential development in the surrounding area.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS: LAND USE: 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.

As proposed and stipulated, the density of the proposed subdivision is consistent with uses and the density prescribed in the North Land Use Plan.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposal would allow the development of an underutilized parcel with single-family residential housing compatible with the land use pattern and character of the surrounding area.

Applicable Plans, Overlays and Initiatives

[North Land Use Plan](#)

See Background Item No. 4.

[Complete Streets Guiding Principles](#)

See Background Item No. 6.

[Tree and Shade Master Plan](#)

See Background Item No. 7.

[Reimagine Phoenix](#)

See Background Item No. 15.

Surrounding Land Uses/Zoning

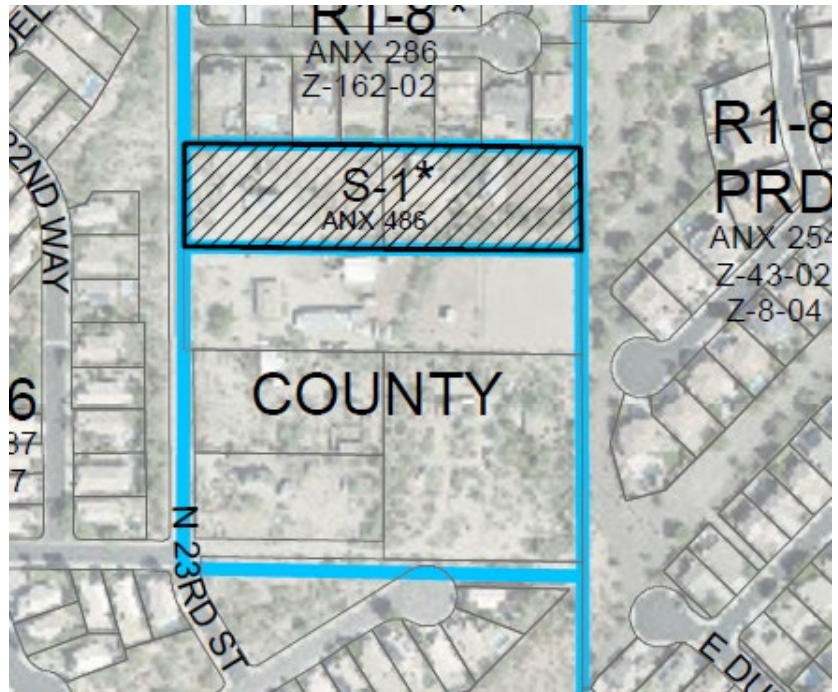
	<u>Zoning</u>	<u>Land Use</u>
On Site	S-1	Single-family residential
North	R1-8	Single-family residential
South	Maricopa County	Single-family residential
East	R1-8	Single-family residential
West	R1-6	Single-family residential

R1-8 Single Family, Conventional Subdivision		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Gross Acreage	-	2.58 acres
Total Number of Units	Maximum 11	4 lots
Density (du/ac)	4	Met- 1.55
Minimum Lot Width	65 feet minimum	Met- 100 feet
Minimum Lot Depth	None	Met- 170 feet
Perimeter Setbacks		
Front	15 feet	Not indicated
Rear	15 feet (1-story), 20 feet (2-story);	Not indicated
Side	10 feet (1-story), 15 feet (2-story)	Not indicated
Building Height	2 stories and 30 feet maximum	Not indicated
Lot Coverage	Primary structure, not including attached shade structures: 40%	Not indicated
	Total: 50%	
Common Area	0%	Met – 0%

Background/Issues/Analysis

1. This request is to rezone approximately 2.58 acres, approximately 150 feet south of the southeast corner of 23rd Street and Avenida del Sol from S-1 (Ranch or Farm Residence District) to R1-8 (Single-Family Residence District) to allow single-family residential.

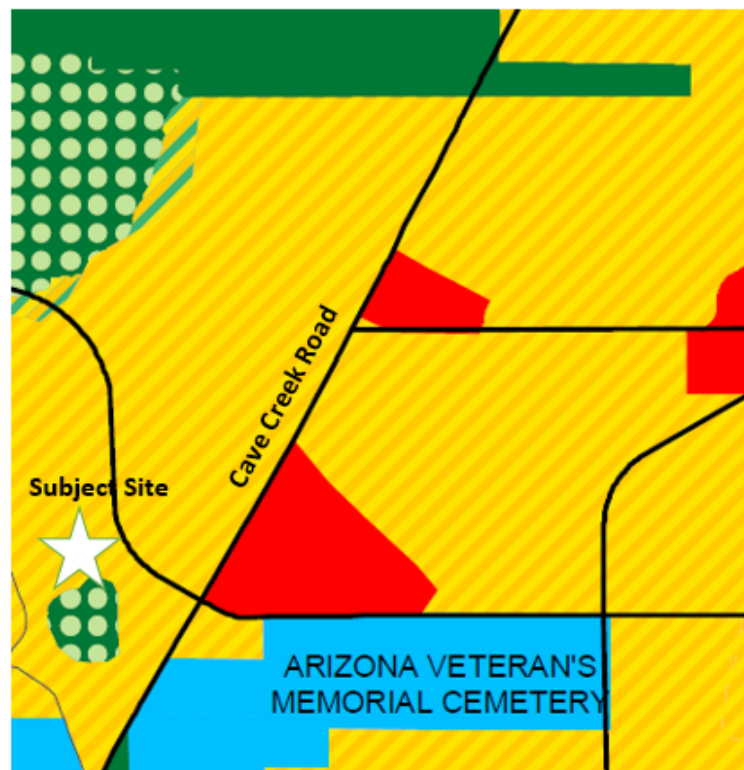
2. The subject site is currently utilized for single-family residential uses. The site was recently annexed into the City of Phoenix. The properties to the south of the subject site remain in Maricopa County.



Source: City of Phoenix Planning and Development Department

3. The subject site is designated Residential 2 to 5 dwelling units per acre (2.58 acres) on the General Plan Land Use Map. The proposed zoning district of R1-8 is consistent with the General Plan Land Use Map.

- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot

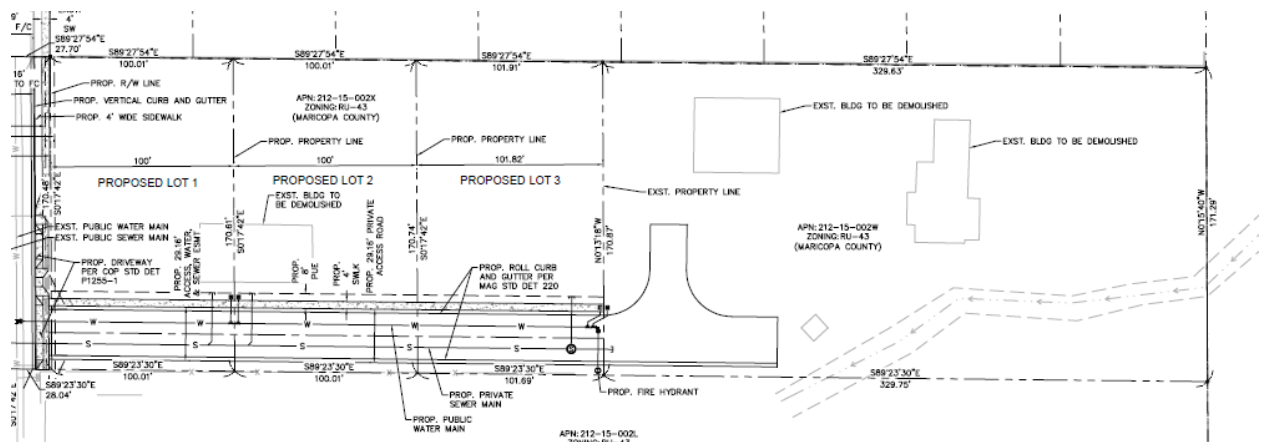


Source: City of Phoenix Planning and Development Department

4. The North Land Use Plan designates this area as Residential 2 to 5 dwelling units per acre. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposal complies with the North Land Use Plan.

SITE PLAN

5. The proposed site plan depicts four large lots that exceed the 8,000 square feet minimum required for the conventional R1-8 zoning district. The minimum lot size proposed is 17,055 square feet. Staff is not proposing a general conformance stipulation to the site plan as it may not meet all development standards; however, a stipulation is recommended that limits the maximum number of lots to four. This can be found in Stipulation No. 1.



Source: Kimberly Horn

6. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that all sidewalks be detached from the curb and a landscape strip planted between the curb and the sidewalk. The combined landscaping with trees, detached sidewalk and landscape strip, are consistent with a complete streets environment. These provisions are addressed in Stipulation No.2.
7. 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. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. These provisions are addressed in Stipulation No. 2.

COMMUNITY INPUT SUMMARY

At the time the staff report was written, staff has not received any correspondence from the community.

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INTERDEPARTMENTAL COMMENTS

9. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
10. Floodplain Management has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1285 L of the Flood Insurance Rate Map (FIRM) dated October 16, 2013.
11. The Street Transportation Department is requesting the developer to dedicate 25 feet of right-of-way for 23rd Street, and the improvements shall comply with ADA standards.. The Street Transportation request is addressed in Stipulation No. 3.
12. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
13. The Aviation Department has determined that the site is located within the Deer Valley Airport traffic pattern airspace and requires a notice be provided to future owners or tenants of the property regarding the distance and operational characteristics of the airport. This is addressed in Stipulation No. 5.

OTHER

14. 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 is addressed in Stipulation No. 6.
15. 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 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.
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 abandonment may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.
2. As stipulated, the proposal is consistent with the desired character and goals of

the North Land Use Area Plan.

3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations

1. There shall be a maximum of four lots.
2. The sidewalk adjacent to 23rd Street 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. The landscape strip shall be installed by the developer and maintained by the property owner.
3. Right-of-way totaling 25 feet shall be dedicated for the east half of 23rd Street, as approved by the Planning and Development Department.
4. 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.
5. 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.
6. 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

Kaelee Wilson
October 19, 2018

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Exhibits

Sketch Map

Aerial

Conceptual Site Plan date stamped September 18, 2018