Paradise Valley Village Planning Committee Meeting Date: March 7, 2016
Planning Commission Hearing Date: April 7, 2016
Request From: S-1 (1.00 acre)
Request To: R1-6 (1.00 acre)
Proposed Use: Single-Family Residential
Location: Southeast corner of 21st Street & Kings Avenue
Owner: AZBLUE1 LLC
Applicant/Representative: William Seymour Company – John Fox
Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Conformity</th>
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<tbody>
<tr>
<td>General Plan Land Use Designation</td>
</tr>
<tr>
<td>Street Map Classification</td>
</tr>
</tbody>
</table>

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER ELEMENT; 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.

The development will complement an existing, adjacent single-family residential subdivision and therefore is compatible with existing uses.

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES ELEMENT; 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 development is located south of a commercial area with convenient access for residents.

### Surrounding Land Uses/Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
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<tbody>
<tr>
<td>On Site</td>
<td>S-1</td>
</tr>
<tr>
<td>North</td>
<td>R1-6</td>
</tr>
<tr>
<td>South</td>
<td>R1-8</td>
</tr>
<tr>
<td>East</td>
<td>R1-6</td>
</tr>
<tr>
<td>West</td>
<td>S-1</td>
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### R1-6 Single Family Residential PRD

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Provisions on the Proposed site Plan</th>
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<tbody>
<tr>
<td>Development Option</td>
<td>PRD</td>
<td>PRD</td>
</tr>
<tr>
<td>Gross Acreage</td>
<td>-</td>
<td>1.00 acre</td>
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<tr>
<td>Total Number of Units</td>
<td>-</td>
<td>5</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>5.5; 6.5 with bonus</td>
<td>Met - 5 units/acre</td>
</tr>
<tr>
<td>Typical Lot Size</td>
<td>Varies</td>
<td>50 feet x 129 feet; 45 feet x 130 feet; 45 feet x 140 feet</td>
</tr>
<tr>
<td>Subject to Single Family Design Review</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Open Space</td>
<td>5%</td>
<td>Met - 14% for proposed development; 8% including the proposed development and existing, adjacent subdivision</td>
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### Background/Issues/Analysis

1. This is a request to rezone a 1.00 acre parcel from S-1 (Ranch or Farm Residence) to R1-6 (Single-Family Residential) to complement the existing, adjacent subdivision.

2. The General Plan Land Use Map designation for the property is Residential 5 to 15 dwelling units per acre, which is consistent with the proposal.
3. The subject site is currently vacant. There are existing single-family homes located to the north, south and east of the site. Aire Libre Elementary School is located to the west of the site across 21st Street.

4. The proposed site plan shows 5 lots that will complete the existing, adjacent Aire Libre Estates, a gated single-family residential subdivision. The maximum permitted density is 5.50 dwelling units per acre with 6.5 dwelling units per acre permitted with a density bonus. The applicant is proposing 5 dwelling units per acre, which meets the maximum permitted by the Zoning Ordinance. The proposed subdivision is compatible at the proposed location as it is consistent in both scale and character with the adjacent land uses. In order to ensure the setbacks and elevations are maintained, staff is recommending a stipulation requiring general conformance to the site plan date stamped December 4, 2015 with specific regard to Lot 5 limited to a maximum one story height. The maximum one story height on Lot 5 will reduce the impact to the neighbors to the east.
5. A 6 foot wall consisting of a combination of CMU block and view fencing is recommended to provide an open feel and security to the retention basin. In addition, staff is recommending a gate be included on each lot to access the open space area.

6. To ensure that the site is compatible with the surrounding area, staff is recommending stipulations that the design and architectural features of the homes and the landscaping are similar with the existing, adjacent Aire Libre Estates subdivision.

7. 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.

8. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed rezoning.
9. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

10. 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 1295L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

11. The subject parcel is located in proximity to the Deer Valley Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.

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 me be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 5 to 15 dwelling units per acre.

2. The proposal, as stipulated, is compatible in scale and character with the surrounding neighborhood and adjacent subdivision.

Stipulations

1. The development shall be in general conformance with the site plan date stamped December 4, 2015 with specific regard to Lot 5 limited to a maximum one story height, as approved by the Planning and Development Department.

2. View fencing consisting of a solid wall portion that shall not exceed four (4) feet in height with a gate on each lot shall be provided adjacent to the open space area, as approved by the Planning and Development Department.

3. The design and architectural features of the buildings shall be complementary with the adjacent Aire Libre Estates subdivision and use similar building materials and color palettes, as approved by the Planning and Development Department.
4. The landscaping and plant types of the development shall be complementary with the adjacent Aire Libre Estates subdivision, as approved by the Planning and Development Department.

5. Right-of-way totaling 25 feet shall be dedicated for the east half of 21st Street, as approved by the Planning and Development Department.

6. 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.

7. Prior to site plan approval the property owner shall record a Notice of Prospective Purchasers or Proximity to Airport in order to disclose the existence, and operational characteristics to Phoenix Deer Valley Airport to future owners or tenants of that property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

**Writer**
Hannah Oliver
February 25, 2016
Marc Thornton

**Attachments**
Zoning sketch
Aerial
Site plan date stamped 12-4-15
Elevations date stamped 12-4-15 (6 pages)
CITY OF PHOENIX PLANNING DEPARTMENT

PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3

APPLICANT'S NAME: William Seymour Company - John Fox

APPLICATION NO. Z-78-15

DATE: 12/17/15

REQUESTED CHANGE:

FROM: S-1 (1.00 a.c.)

TO: R1-6 (1.00 a.c.)

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

AERIAL PHOTO & QUARTER SEC. NO. QS 36-32

ZONING MAP M-9

MULTIPLES PERMITTED

S-1
R1-6

CONVENTIONAL OPTION

1
5

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

UNITS P.R.D. OPTION

1
6
CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3

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CONVENTIONAL OPTION

|  | 1 | 5 |

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|  | 1 | 6 |

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