



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-8-16-2**  
**April 21, 2016**

<b>Paradise Valley Village Planning Committee Meeting Date:</b>	May 2, 2016
<b>Planning Commission Hearing Date:</b>	June 2, 2016
<b>Request From:</b>	R-3 SP (0.28 acres)
<b>Request To:</b>	R-3 (0.28 acres)
<b>Proposed Use</b>	Single-Family Residential
<b>Location</b>	Approximately 180 feet west of the northwest corner of 29 <sup>th</sup> Street and Beverly Lane
<b>Owner</b>	Guillermo Padron
<b>Applicant</b>	Guillermo Padron
<b>Representative</b>	Guillermo Padron
<b>Staff Recommendation</b>	Approval

General Plan Conformity			
<b>General Plan Land Use Designation</b>	Residential 3.5 to 5 du/acres		
<b>Street Map Classification</b>	Beverly Lane	Local	25-foot north half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; CERTAINTY &amp; 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></b></p> <p>The site is located within an existing mobile home development; however within that development there are existing single-family residences. This request is compatible with the existing single-family homes on Beverly Lane and within the neighborhood to the west.</p> <p><b><i>CONNECTING PEOPLE AND PLACE CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b></p> <p>The redevelopment of a mobile home to a larger two-story single-family home will provide a reasonable level of increased intensity that is compatible with the surrounding residential neighborhoods.</p>			

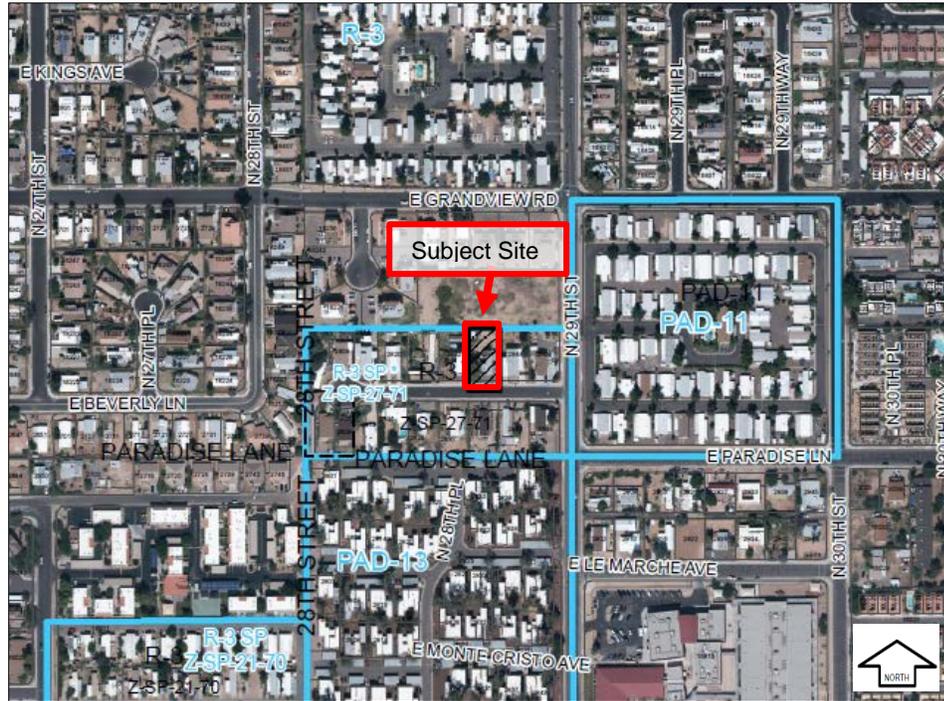
<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	R-3 SP
<b>North</b>	Vacant lot	R-3
<b>South</b>	Mobile Homes, Apartment Complex/Multifamily Housing	R-3 SP, PAD 13
<b>East</b>	Arbor Manor Mobile Home Park	PAD 11
<b>West</b>	Single-family homes/Mobile Homes	R-3 SP, R-3

<b>Single Family Residential (R-3) Subdivision Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Minimum Lot Dimensions	60 feet width, 94 feet depth	Met – 74 feet width, 135 feet depth
<i>Building Setbacks</i>		
Front	25 feet	Met – 25 feet
Rear	15 feet	Met – 52 feet
Side	10 feet and 3 feet	Met – 10 feet and 23 feet
Lot Coverage	45%	Met – 15.3%
Building Height	2 stories and 30 feet maximum	Met – 23 feet

**Background/Issues/Analysis**

1. This is a request to rezone a 0.28 acre site from R-3 SP to R-3 to allow for a single-family residential home. The subject parcel was rezoned to R-3 SP in 1971 (Z-SP-27-71) to allow for a mobile home development. However, the applicant is requesting to remove the special permit that allows a mobile home on the site in order to build a single-family residence.
2. The General Plan Land Use Map designation for the property is residential 3.5 to 5 du/acre, which is consistent with the request.

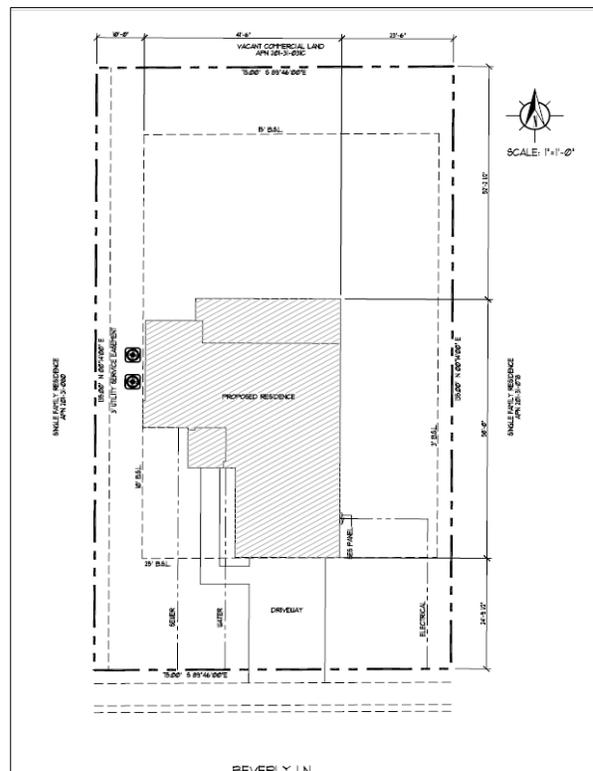
- The subject site formerly had a mobile home located on it, which is a part of a larger mobile home development. There are existing mobile homes and single-family residences to the west of the site. To the east is a mobile home park. Mobile homes and multifamily housing are located to the south. There is a vacant lot north of the site.



- The site plan proposes a two-story, 1,813 square foot single-family residence. The first floor has 830 square feet of livable space, while the second floor has 983 square feet of livable space. The lot coverage proposed for the site is 15.3%.

The site plan proposes a two-car garage that is 498 square feet. The site plan also shows the residence positioned towards the south property line, which provides a large backyard.

The site has access from Beverly Lane, which is classified as a local street.



5. A Special Permit authorizes a use not otherwise permitted in the underlying zoning district. In this case, the underlying zoning district is R-3 and as such, the current request is to remove the Special Permit and utilize the existing R-3 zoning for a single-family residence. No stipulations or conditions can be placed on this request to remove the Special Permit.
6. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
7. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
8. The subject site is not in a Special Flood Hazard area, but is located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. 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 request is consistent with the General Plan Land Use designation of Residential 3.5 to 5 du/acre.
2. The proposed use is consistent with the single-family residential development pattern in the area.

### **Writer**

Hannah Oliver

April 21, 2016

### **Team Leader**

Marc Thornton

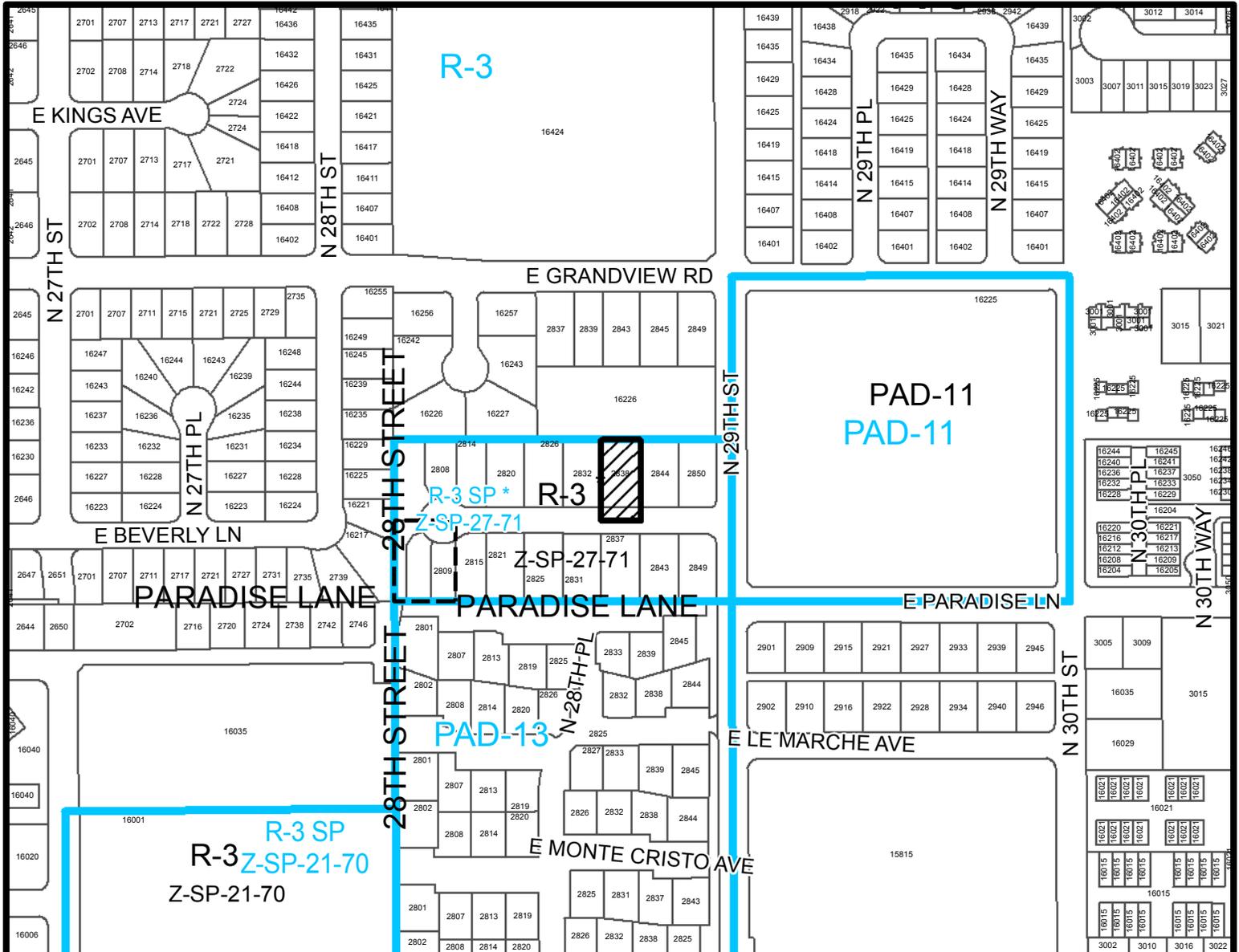
### **Attachments**

Zoning sketch

Aerial

Site plan date stamped February 24, 2016

Elevations



Feet

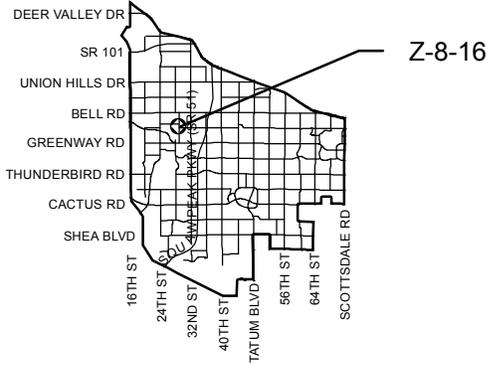


**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 2



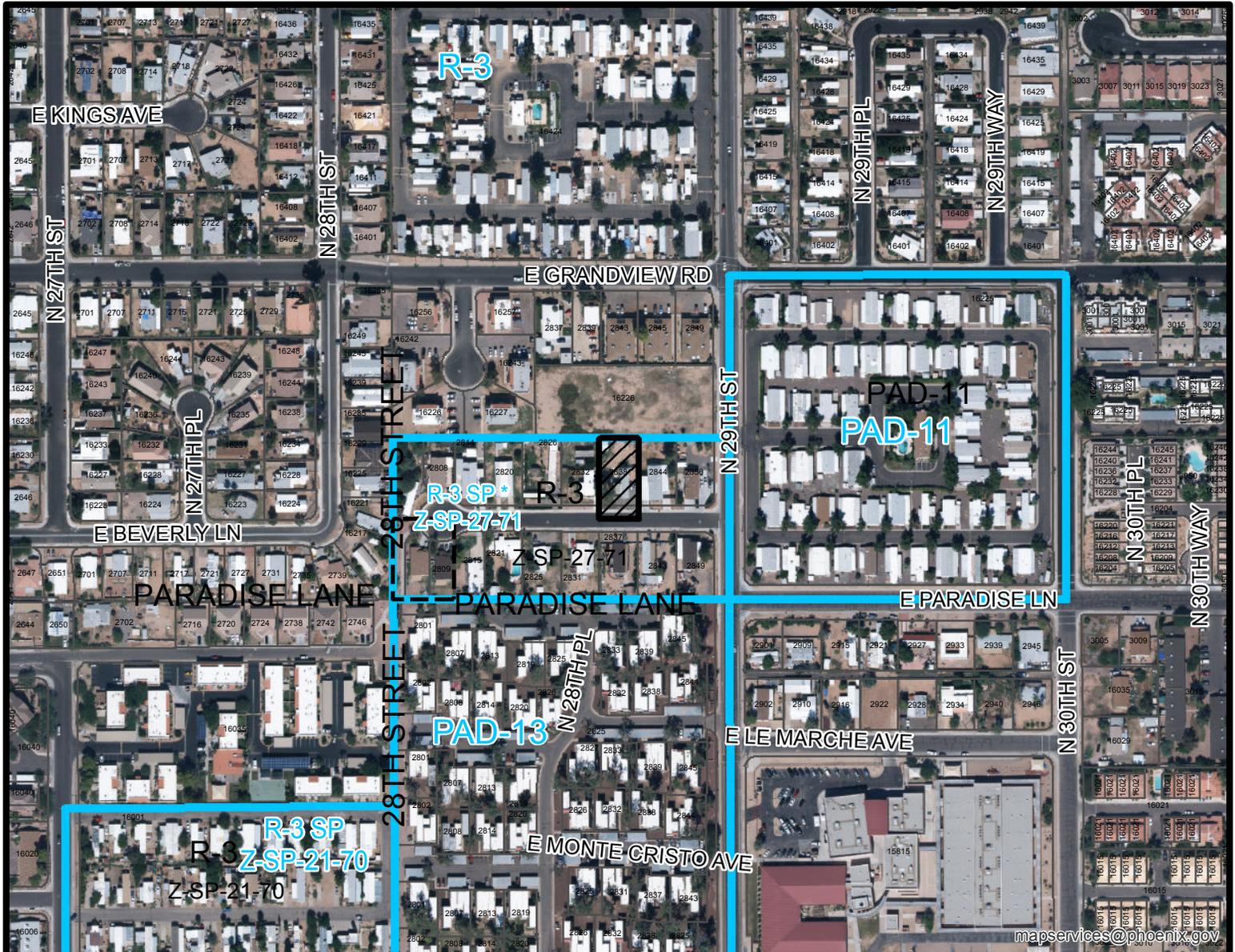
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<b>APPLICANT'S NAME:</b> Guillermo Padron		<b>REQUESTED CHANGE:</b> FROM: R-3 SP (0.28 a.c.) TO: R-3 (0.28 a.c.)	
<b>APPLICATION NO.</b> Z-8-16	<b>DATE:</b> 3/10/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  0.28 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 36-34	<b>ZONING MAP</b> M-10	
<b>MULTIPLES PERMITTED</b> R-3 SP R-3	<b>CONVENTIONAL OPTION</b> 4 4	<b>* UNITS P.R.D. OPTION</b> 5 5	

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



mapservices@phoenix.gov



Feet

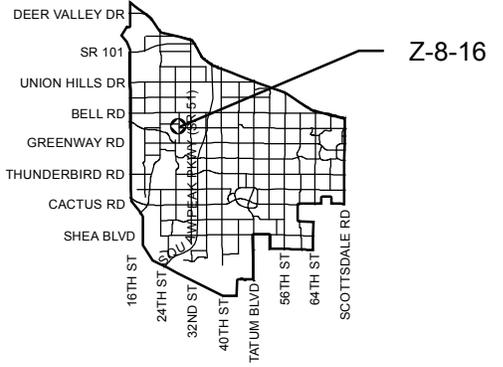


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ZONING MAP

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R-3 SP

R-3

**CONVENTIONAL OPTION**

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