



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report: Z-17-14-8

August 4, 2014

**South Mountain Village Planning Committee Meeting Date** August 12, 2014  
**Planning Commission Date** September 9, 2014

**Request From:** S-1 (5.45 Acres)  
**Request To:** R1-6 (5.45 Acres)  
**Proposed Use** Single-family residential  
**Location** Approximately 180 feet north of the northeast corner of 24th Avenue & Baseline Road  
**Owner** Dreiseszun Family Trust  
**Applicant/Representative** Mark Schwartz  
**Staff Recommendation** Approval, subject to stipulations

| General Plan Conformity  |               |                         |                     |
|--|---------------|-------------------------|---------------------|
| <b>General Plan Land Use Designation</b>   |               | Residential 1 - 2 du/ac |                     |
| <b>Street Map Classification</b>   | Baseline Road | Major Arterial          | 60 foot half street |
|  | 24th Avenue   | Local                   | 25 foot half street |
| <p><b>GROWTH AREA, GOAL 1, GROWTH:</b> MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.</p> <p>This development will create 30 new dwelling single family dwelling units along the Baseline Road corridor.</p> <p><b>NEIGHBORHOOD ELEMENT, GOAL 2, COMPATIBLE NEIGHBORHOOD DEVELOPMENT:</b> 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.</p> <p>The proposed site plan is consistent with the surrounding residential developments.</p> |               |                         |                     |

| Area Plan   |
|---|
| <p><b>RIO MONTANA AREA PLAN</b><br/>           See Background item #4</p> |

| Surrounding Land Uses/Zoning |                           |        |
|------------------------------|---------------------------|--------|
|                              | Land Use                  | Zoning |
| <b>On Site</b>               | Vacant                    | S-1    |
| <b>North</b>                 | Vacant                    | S-1    |
| <b>South</b>                 | Single-Family Home        | S-1    |
| <b>East</b>                  | Farm/Agriculture Use      | S-1    |
| <b>West</b>                  | Single-Family Subdivision | R1-8   |

| Standards                              | Single-Family   | <i>*if variance required</i>                  |
|--|---|---|
|  | Requirements  | Provisions on the Proposed site Plan          |
| Development Option                     |   | Planned Residential Development               |
| Gross Acreage                          |   | 5.45  |
| Total Number of Units                  | 34.00   | Met - 30 single-family units                  |
| Density                                | 5.5 du/ ac; 6.3 du/ac with bonus  | Met – 5.24 du/ac                              |
| Typical Lot Size                       | Min. lot width: 45 feet;<br>Min. lot depth: None, except 110' adjacent to freeway or arterial | Met - Typical: 45 feet wide and 108 feet deep |
| Subject to Single-Family Design Review | Yes   | Yes   |
| Open Space                             | 5% of gross area  | Met - 14% open space                          |

**Background/Issues/Analysis**

1. This is a request to rezone a residentially zoned property from S-1 (Ranch/Farm Residence) to R1-6 (Single-Family Residential) to allow for a new single-family development.
2. The subject 5.45 acre property is located approximately 180 feet north of the northeast corner of the 24th Avenue and Baseline Road. Currently the property is vacant and located in an area that consists primarily of single-family homes and agricultural uses.
3. A single-family subdivision is located directly to the west of the subject parcel across 24th Avenue, and a single-family home is located to the south. To the north is a vacant parcel and to the east is a single-family home on a large lot with agricultural uses. A commercial retail center is located in proximity of the parcel at the northwest corner of 19th Avenue and Baseline Road.



- The property falls within the boundaries of the Rio Montaña Area Plan. The plan was adopted by the Phoenix City Council in 2000 as means of preserving the area's rural character, preserving natural desert areas, encouraging pedestrian and equestrian activity, encouraging a sense of community, and encouraging economic development and investment in the community.

In order to address the aforementioned goals, the Rio Montaña Area Plan provides a series of design standards to follow. Several stipulations have been developed to address these design standards.

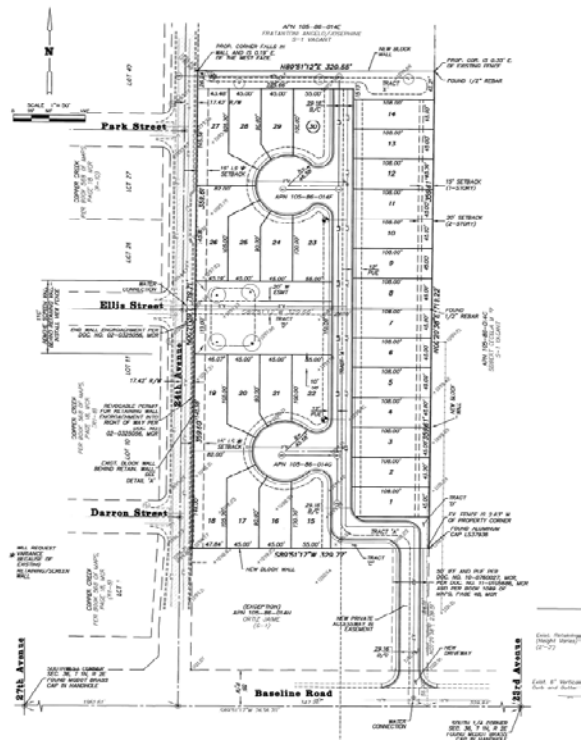
**Open Space/Landscaping:** One of the defining characteristics of the area and the neighborhoods is their open space and amenities. The proposed subdivision mimics this concept by providing more than twice the ordinance requirement of 5%. This element is called out in the stipulation requiring a minimum 14% of open space be provided.

**Access:** The plan brings attention to the need to take pedestrian connectivity to existing trails and neighborhoods into consideration when developing a site design. The submitted site plan does not provide pedestrian connections to 24th Avenue or the adjacent subdivisions. Therefore pedestrian and bicycle paths are stipulated to be provided to 24th Avenue from the subject site to be utilized by residents.

- The proposed site plan shows a single family subdivision with one private street that provides access to the development from Baseline Road. A landscape tract is located in the center of the subdivision and provides open space for residents. A stipulation is recommended for the applicant to maintain the large 14% open space throughout the development as it is more than double the Zoning Ordinance requirement of 5%.

The site plan shows the development will consist of 30 homes. A stipulation is recommended to limit the development to a maximum of 30 homes to complement the existing residential developments in the area.

- Access to the subdivision will be from Baseline Road only via a 50-foot wide private accessway easement. The 50-foot wide private accessway is located through the parcel to the south. A stipulation is recommended that requires the applicant to build the private accessway to city standards in regards to curb, gutter and sidewalk and to show the responsible entity for ownership and maintenance of the area.



The site plan identifies private interior streets with two cul-de-sacs and a street that dead ends at the northern property line. A stipulation is recommended to provide access to the vacant parcel to the north through the subject development to provide multiple points of entry and exit to both future subdivisions.

There will be no access to 24th Avenue from the subject parcel. A stipulation is recommended to require pedestrian and bicycle access to 24th Avenue from the proposed subdivision. This will allow residents to connect to the adjacent neighborhoods without traversing Baseline Road.

7. The site is within the flight path of the Phoenix Sky Harbor International Airport and as such, is subject to over flights of aircrafts. The prospective occupants/owners of the development should be notified of the proximity to the busy and growing airport. A stipulation has been added to address notification.
8. 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 proposed development conforms to the Rio Montana Area Plan.
2. Approval of this request with recommended stipulations will lead to high quality development consistent with the area's existing, developing, and planned character.

### **Stipulations**

1. A minimum of 14% open space shall be provided, as approved by the Planning and Development Department.
2. The maximum number of lots shall not exceed 30, as approved by the Planning and Development Department.
3. The site plan shall identify ownership and maintenance of the private access way connecting the subject parcel to Baseline Road.
4. The private access way connecting the subject parcel to Baseline Road shall be constructed to city standards and curb, gutter and sidewalk must be provided from Baseline Road north, as approved by the Planning and Development Department.

5. No vehicular parking shall be allowed within the private access way connecting the subject parcel to Baseline Road.
6. The private access way shall connect to the north property line of the subject parcel, as approved by the Planning and Development Department.
7. Pedestrian and bicycle access shall be provided to 24th Avenue, as approved by the Planning and Development Department.
8. 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 approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

**Writer**

Marc Thornton

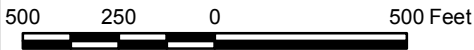
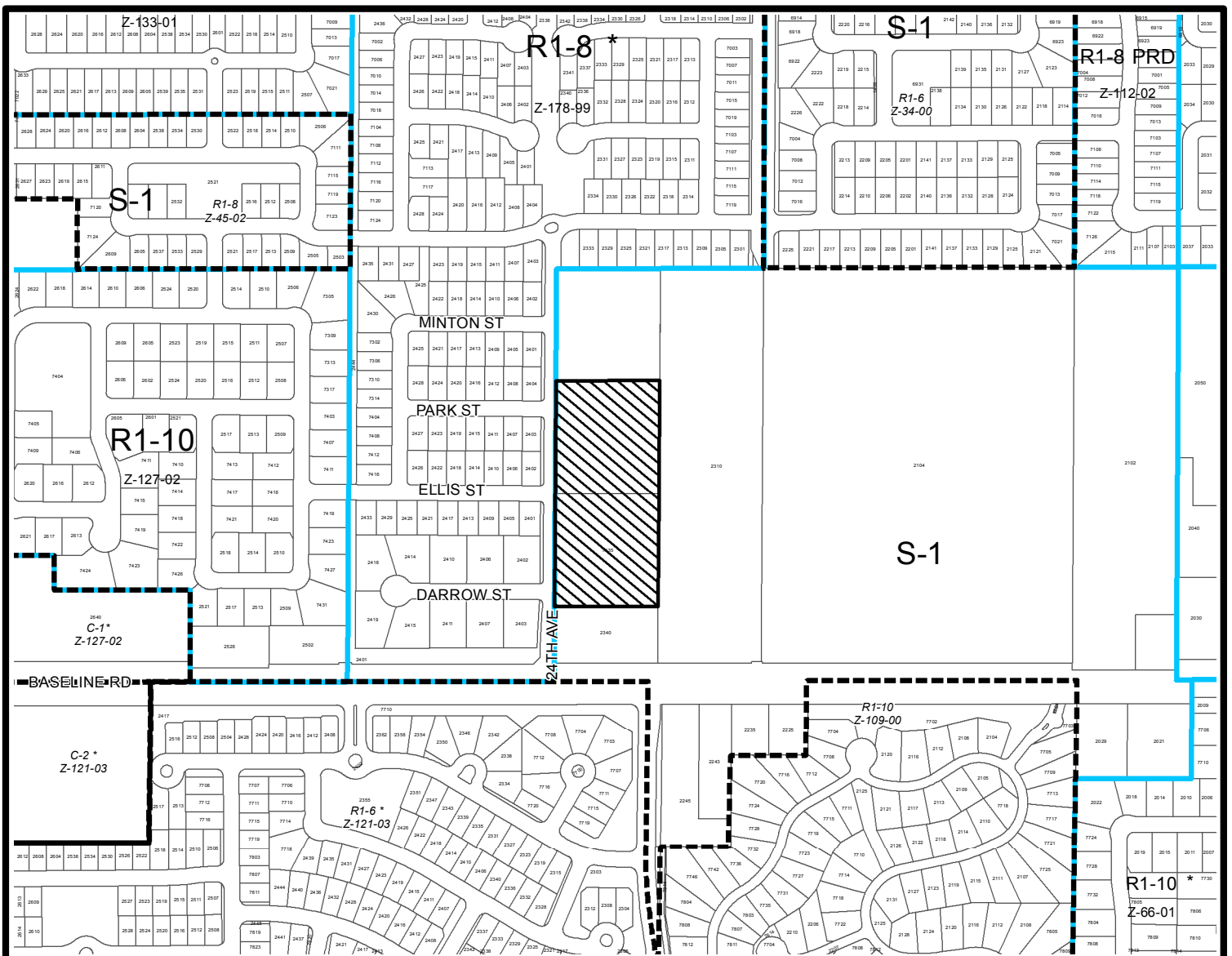
August 1, 2014

**Attachments**

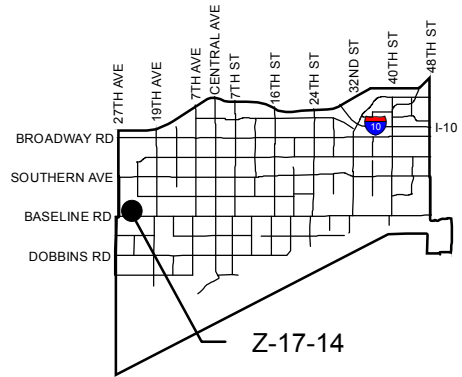
Zoning Sketch

Aerial

Site Plan date stamped April 22, 2014

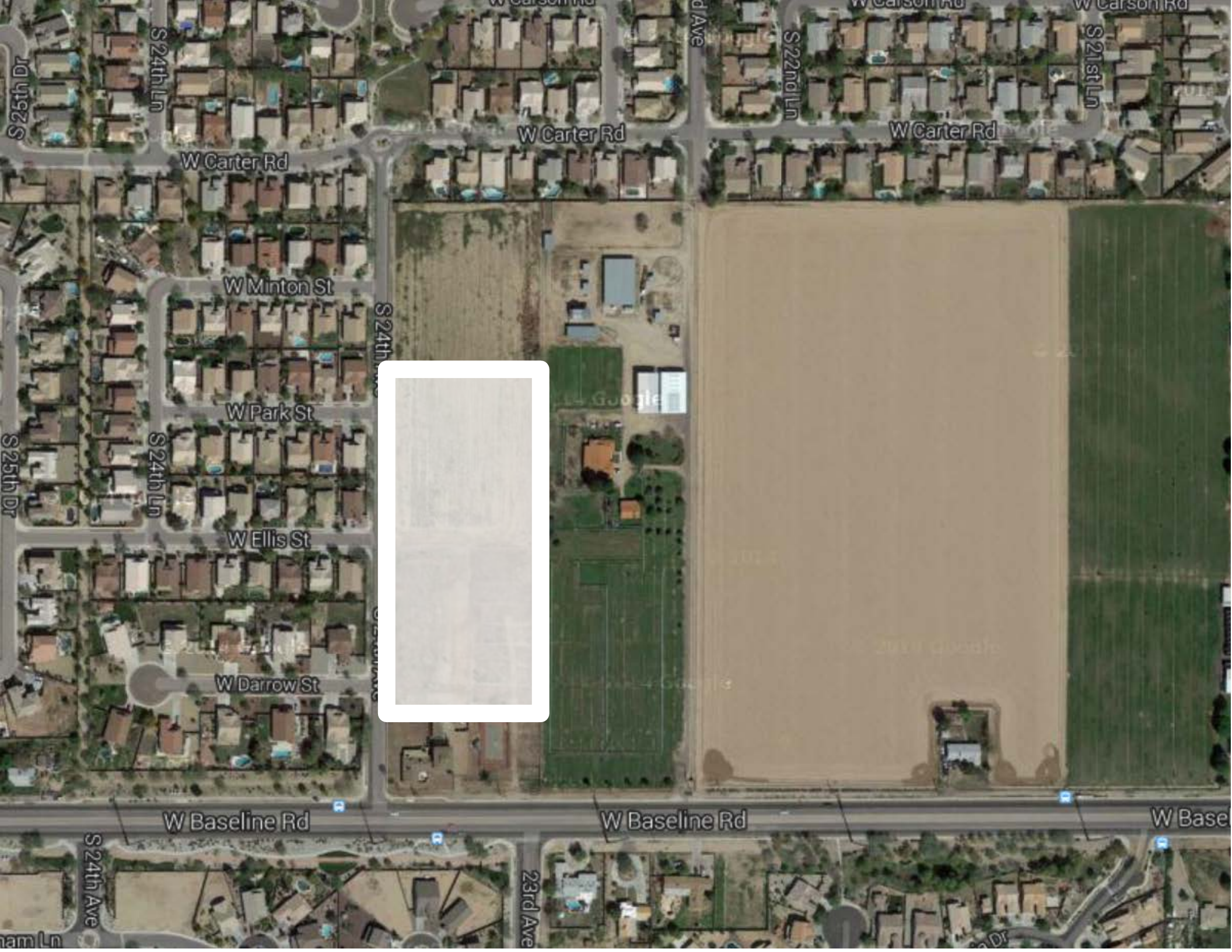


CITY OF PHOENIX PLANNING DEPARTMENT  
**SOUTH MOUNTAIN VILLAGE**  
 CITY COUNCIL DISTRICT: 8



|  |  |  |  |
|--|--|--|--|
| <b>APPLICANT'S NAME:</b> Mark Schwartz                                 |  | <b>REQUESTED CHANGE:</b>                   |  |
| <b>APPLICATION NO.:</b> Z-17-14  |  | FROM: S-1, (5.45 a.c.)                     |  |
| <b>DATE:</b> 5/2/14  |  | TO: R1-6, (5.45 a.c.)                      |  |
| <b>REVISION DATES:</b>   |  |  |  |
| <b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> |  | <b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> |  |
| 5.45 Acres   |  | QS 1-23      D-7                           |  |
| <b>MULTIPLES PERMITTED</b>   |  | <b>CONVENTIONAL OPTION</b>                 |  |
| S-1  |  | 5  |  |
| R1-6   |  | 27   |  |
| <b>* UNITS P.R.D. OPTION</b>   |  |  |  |
|  |  | 5  |  |
|  |  | 34   |  |

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



# SITE PLAN THE VILLAGE ON BASELINE

A R1-6 PRD SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



### VICINITY MAP

Not To Scale

### LEGEND

- APH ASSessor's PARCEL NUMBER
- MOR MARICOPA COUNTY RECORDER
- R/W RIGHT OF WAY
- SURVEY MONUMENT (AS NOTED)
- PROPERTY BOUNDARY CORNER (SET 1/2" REAR WITH CAP L52046)
- ⊕ EXISTING FIRE HYDRANT
- ⊕ NEW FIRE HYDRANT
- PROPERTY LINE
- - - EASEMENT LINE
- STREET CENTERLINE
- ADJACENT LOT OR R/W
- - - EXISTING IMPOSITION OR STORM DRAIN PIPE
- - - EXISTING STOP GLEYS/BURN
- - - EXISTING PAYMENT MATCH
- - - EXISTING CONCRETE MATCH

### PROJECT DESCRIPTION

THE DEVELOPMENT OF A R1-6 PRD 30 LOT SUBDIVISION WITH PUBLIC WATER AND SEWER, AMPLE OPEN SPACE, AND THE LOT SIZES FOR A HOUSING PROJECT THAT WILL WELL SERVE THE AREA.

**CITY OF PHOENIX**

APR 23 2014

Planning & Development  
Department

SHEET 1 OF 1

PREPARED FOR  
**Herb Dreissman**

**SITE PLAN**  
THE VILLAGE AT BASELINE  
A R1-6 PRD SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**Kroeger Engineering, Inc.**  
10000 W. GREENWAY  
PHOENIX, ARIZONA 85042



|             |                  |
|-------------|------------------|
| DATE        | APR 23 2014      |
| BY          | HERB DREISSMAN   |
| CHECKED BY  | CLYDE J. CLAYTON |
| SCALE       | AS SHOWN         |
| PROJECT NO. | 12177            |
| DATE        | APRIL, 2014      |
| JOB NO.     | 20140            |
| UP NO.      | E-20140          |

### COMMITMENT NO. 41001856-041-JH LEGAL DESCRIPTION OF APN 105-86-014E

PARCEL NO. 3  
THE SOUTH ONE-HALF (1/2) OF THE NORTH TWO-THIRDS (2/3) OF THE FOLLOWING DESCRIBED PROPERTY:  
THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE SOUTH 238.50 FEET THEREOF.

PARCEL NO. 2  
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS THE EAST 30.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
THE SOUTH 238.50 OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE SOUTH 55.00 FEET THEREOF.

### ASSESSOR'S PARCEL NO.'S

APH 105-86-014F  
APH 105-86-014G

### SETBACKS

18' FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES.  
15' FROM PROPERTY LINE FOR SIDE-LOADED GARAGES.

FRONT - 10'  
REAR - NONE  
(EST. BY BLDG CODE)  
ST. SIDE - 10'  
SIDES - NONE  
(EST. BY BLDG CODE)

**MAX. HEIGHT**  
2 STORIES AND 30' (FEET)

**TYP. LOT AREA**  
4,860 SF (45' x 108')  
LOT COVERAGE (AGG. PRIMARY): 1,644 SF  
SIDE W/ ATTACHED SHADE STRUCTURE: 2,430 SF

### UTILITIES

WATER: CITY OF PHOENIX  
SEWER: CITY OF PHOENIX  
ELECTRIC: APS  
TELEPHONE: CENTURYLINK  
CABLE TV: COX

### PRELIMINARY DRAINAGE STATEMENT

NO OFFSITE FLOODS AFFECT THIS SITE.  
SITE LIES IN "X" ZONE.  
100% 2 HOUR COMBINED RETENTION WILL BE PROVIDED BY TRACTS A, C, D & E.  
ALL FLOORS WILL BE SET 14" MINIMUM ABOVE LOW TOP CURB AND FREE FROM INUNDATION FROM 100 YEAR STORM EVENT.

### COMMITMENT NO. 41001818-041-JH LEGAL DESCRIPTION OF APN 105-86-014G

PARCEL NO. 1  
THE SOUTH ONE-THIRD (1/3) OF THE FOLLOWING DESCRIBED PROPERTY:  
THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE SOUTH 238.50 FEET THEREOF.

PARCEL NO. 2  
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THE SOUTH 238.50 OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE SOUTH 55.00 FEET THEREOF.

### SITE AREA

APH 105-86-014E TOTAL NET AREA  
118,323 S.F. = 2,721 ACRES

APH 105-86-014G TOTAL GROSS AREA  
118,542 S.F. = 2,721 ACRES

### OWNER/DEVELOPER

DREISSMAN FAMILY TRUST  
717 E. MARVILAND  
PHOENIX, AZ 85012  
(602) 246-2700  
(602) 854-0321

### SITE DATA

GROSS AREA: 248,586 S.F. = 5,730 ACRES  
NO. OF LOTS: 30

EXIST. ZONING: S-1  
PROPOSED ZONING: R1-6 PRD

TYP. LOT SIZE: 45'x108' = 4,860 S.F.

ACCESS: PUBLIC ROAD (BASELINE ROAD)  
VA EASEMENT THROUGH EXCEPTED PARCEL

### BENCHMARK

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST, GERMANY, MARICOPA COUNTY, ARIZONA.  
ELEVATION=1108.842'

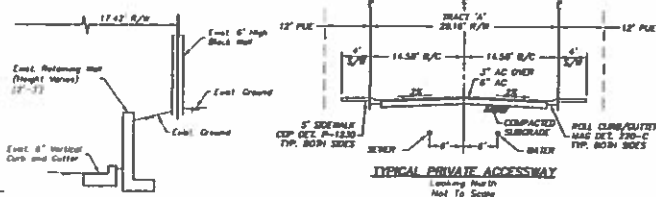
### COMMON AREA CALCULATIONS

COMMON AREA REQUIRED: 12,478 S.F.=.28 OF GROSS AREA  
COMMON AREA PROVIDED: 33,773 S.F.=.14%

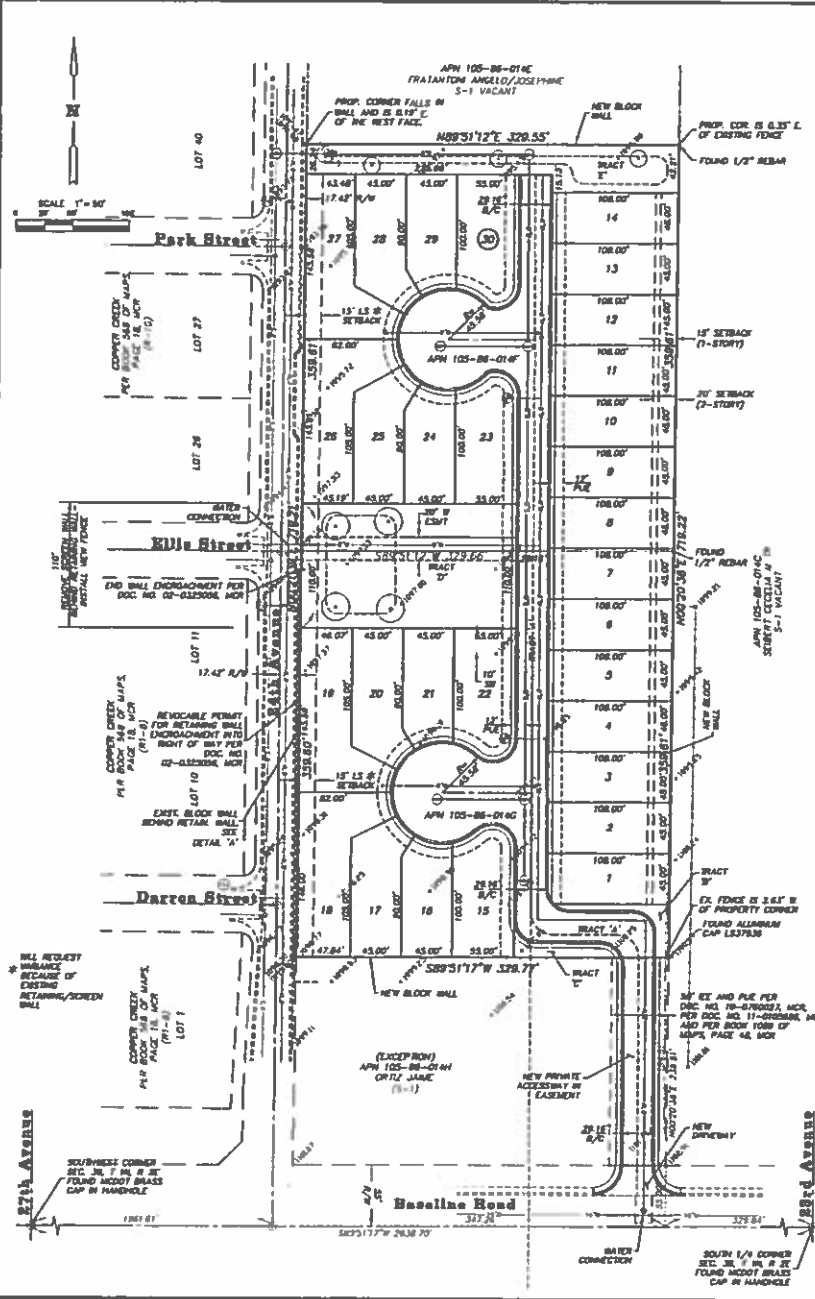
### TRACT TABLE

| TRACT | AREA (S.F.) | AREA (ACRES) | USE   |
|-------|-------------|--------------|---|
| A     | 44,190      | 1.013        | PRIVATE ACCESSORY, DRAINAGE, SEWER, SEWER UTILITY       |
| B     | 1,130       | 0.025        | OVERHEAD AND SERVICE VEHICLE EASEMENT                   |
| C     | 1,182       | 0.027        | COMMON AREA, UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS |
| D     | 10,790      | 0.245        | COMMON AREA, UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS |
| E     | 18,476      | 0.423        | COMMON AREA, UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS |

TOTAL TRACT AREA: 77,813 S.F. = 1.78 ACRES



DETAIL 'A'  
Not To Scale



Plan Date / Issue: 04/23/14 / 11:40am  
 License Number: 12177  
 File Path: C:\30140\30140\PLAN\SITE-PLAN-12177.dwg  
 Author: HB  
 Title: 12177