



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-20-16-1
July 5, 2016

Deer Valley Village Planning Committee Meeting Date: July 21, 2016

Planning Commission Hearing Date: August 4, 2016

Request From: RE-43 (5.09 acres)

Request To: R1-8 (5.09 acres)

Proposed Use: Single-family residential subdivision

Location: Northeast corner of 43rd Avenue and Yorkshire Drive

Owner: Joseph Kish Trustee

Applicant/Representative: John Fox, William Seymour Co, Inc.

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 5 to 15 du / acre	
Street Map Classification	43rd Avenue	Arterial	40 feet east half street width
	Yorkshire Drive	Minor Collector	33 feet north half street width
	Oraibi Drive	Local	Not dedicated, only 33-foot by 35-foot at the intersection
<u>CONNECT PEOPLE AND PLACES CORE VALUE</u>			
<i>OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
The subject site is located in an area with established single-family residential neighborhoods. The proposed plan zoning and site plan provides an appropriate transition between the higher density residential to the west and the larger lot residential to the east.			
<i>CANALS AND TRAILS; DESIGN PRINCIPLES: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.</i>			

CANALS AND TRAILS; DESIGN PRINCIPLES: Provide multi-use trail connections where appropriate.

The developer will be required to complete the multi-use trail on the north side of Yorkshire Drive. Staff is recommending that a pedestrian connection be provided from the open space area on the south side of the proposed subdivision to the multi-use trail and sidewalks.

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.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

The proposed zoning is compatible in scale and design with the existing residential uses in the area and consistent with adopted plans, such as the General Plan Land Use Map.

SAFE NEIGHBORHOODS – TRAFFIC; DESIGN PRINCIPLE: Design major streets in residential areas to buffer adjacent residential uses from their negative impacts.

SAFE NEIGHBORHOODS – TRAFFIC; DESIGN PRINCIPLE: Develop housing so that it does not front directly on, or have direct access to, arterial streets, unless large lot size, buffering techniques, and/or site design can adequately mitigate both negative traffic impacts and adverse noise impacts.

SAFE NEIGHBORHOODS – TRAFFIC; DESIGN PRINCIPLE: Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, centers or corridors.

A detached sidewalk is provided along 43rd Avenue and a 15-foot landscape tract is planned adjacent to the proposed subdivision which will provide safe and sufficient buffering from 43rd Avenue. The proposed residential lots are designed internally, with a local, private street. Vehicular access is proposed only on Oraibi Drive, which will prevent any through-traffic, however a pedestrian connection is recommended on the south side of the site to encourage safe and convenient pedestrian travel.

CONNECTED NEIGHBORHOODS; DESIGN PRINCIPLE: Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities.

The proposed subdivision is designed in a manner that provides an opportunity to develop convenient pedestrian access to the multi-use trail and sidewalks near the site.

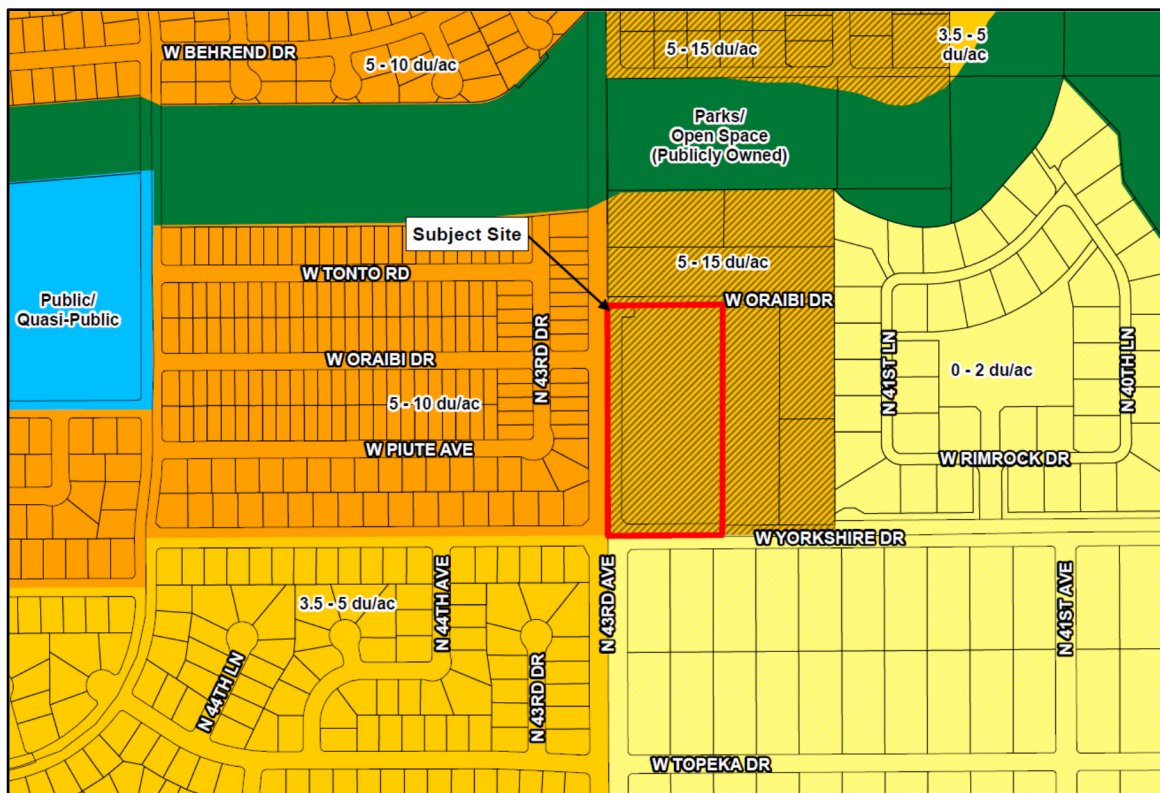
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-43
North	Single-family, unsubdivided lot	RE-43
South	Single-family subdivision	RE-43
East	Single-family, unsubdivided lot	RE-43
West	Single-family subdivisions	R-2 R1-8

R1-8, Single-family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>		5.09 acres
Total Number of Units	N/A	20
Density (dwelling units/acre)	4.5, maximum 5.5 with bonus	Met – 3.93
Typical Lot Size	Minimum 45' wide	Met – Typical 50' wide
Subject to Single-Family Design Review	If 10% or more lots are equal to or less than 65' wide	Yes
<i>Building Setbacks</i>		
Perimeter	<u>Street (front, rear or side):</u> 15' (in addition to landscape setback) <u>Rear:</u> 15' (1-story), 20' (2-story) <u>Side:</u> 10' (1-story), 15' (2-story)	Met – <u>Street (front, rear or side):</u> 15' (in addition to landscape setback) <u>Rear:</u> 15' (1-story), 20' (2- story) <u>Side:</u> 10' (1-story), 15' (2- story)
Front	10' Front loaded garage setback: 18' from back of sidewalk	Met – 10' Front loaded garage setback: 18' from back of sidewalk
Rear	Per Building Code	Met – Per Building Code

Standards	Requirements	Proposed
<i>Building Setbacks</i>		
Side	Street side: 10' Other: Per Building Code	Met – Street side: 10' Other: Per Building Code
<i>Landscape Setbacks</i>		
Perimeter Street	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)	Met – 15' minimum
Building Height	2 stories and 30'	Met – 2 stories and 30'
Lot Coverage	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%	Met – Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%
Common Area	Minimum 5% of gross area	Calculation not shown

Background/Issues/Analysis

1. This is a request to rezone a 5.09-acre site located at the northeast corner of 43rd Avenue and Yorkshire Drive from RE-43 (Residential Estate-One-Family Residence) to R1-8 (Single-family Residential) to allow a new single-family residential subdivision consisting of 20 units.
2. The General Plan Land Use Map designation for the subject site is Residential 5 to 15 dwelling units per acre. The requested R1-8 zoning district allows for a



density of up to 5.5 dwelling units per acre which is consistent with the General Plan. The proposal conforms to the Land Use Map designation on the subject site. The following General Plan Land Use Map designations are surrounding the site:

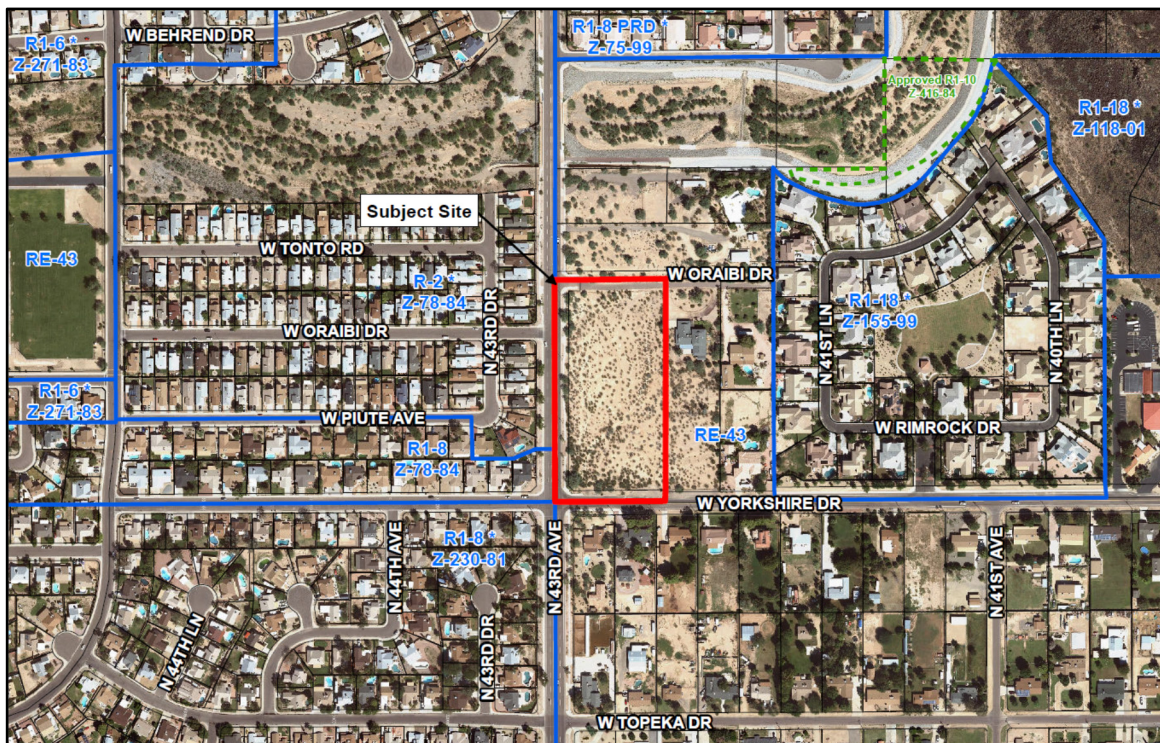
North: Residential 5 to 15 dwelling units per acre

East: Residential 5 to 15 dwelling units per acre

South: Residential 0 to 2 dwelling units per acre

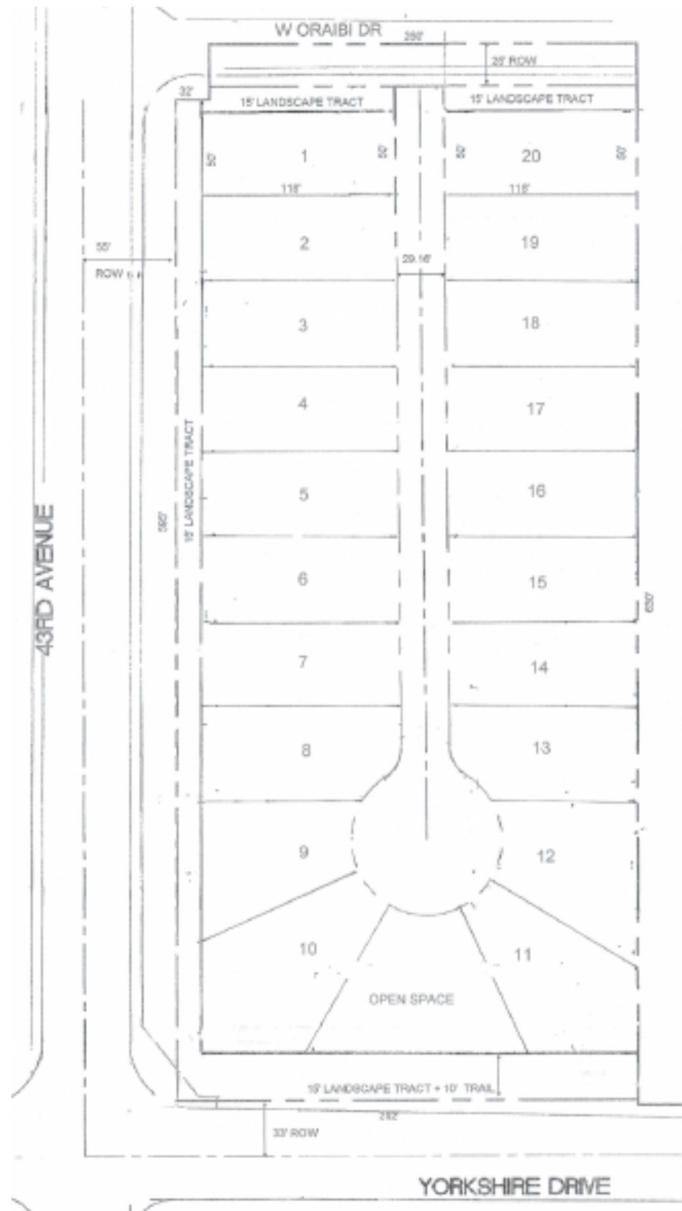
West: Residential 5 to 10 dwelling units per acre

3. The subject site is currently unsubdivided vacant land. There are unsubdivided RE-43 zoned lots to the north and east of the site, both with existing single-family homes. There is a large lot subdivision to the south across Yorkshire Drive that is zoned RE-43, and a traditional subdivision to the west across 43rd Avenue that is zoned both R-2 and R1-8.



- The proposed site plan shows a 20-lot, single-family residential subdivision with a private street. The maximum permitted density for the proposed R1-8 zoning is 4.50 dwelling units per acre and 5.5 dwelling units per acre with a density bonus. The applicant is proposing 3.93 dwelling units per acre, which is less than the maximum permitted by the Zoning Ordinance. The lots are proposed with a minimum and typical lot size of 50 feet. Standard elevations (see attached) have been submitted, however, since more than 10% of the lots will be 65 feet wide or less, the subdivision will be subject to single-family design review requirements. This will allow for the opportunity for diversity between the proposed housing products.

The proposed subdivision has a centralized open space on the south side of the site, which will provide convenient pedestrian access to the multi-use trail along Yorkshire Drive.



- Staff is recommending stipulations to ensure that the site develops as proposed. Stipulation No. 1 requires general conformance to the site plan. Stipulation No. 2 requires that a pedestrian path be provided within the open space area to connect to the multi-use trail along the north side of Yorkshire Drive. This will allow for more convenient access to the trail and other sidewalks in the area. Stipulations are not proposed related to the elevations because the standard single-family design review requirements will apply.
- The Parks and Recreation Department requires the multi-use trail and easement on the north side of Yorkshire Drive. The multi-use trail is part of the City Trail System.

7. The Street Transportation Department is requiring street dedications for 43rd Avenue and Oraibi Drive, as well as a sidewalk easement on 43rd Avenue. All streets shall be constructed to meet ADA accessibility standards.
8. The Water Services Department has noted that the site has existing water and sewer mains near-by that can potentially serve the development.
9. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1270 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. 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.
11. 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 proposed development conforms to the General Plan Land Use Map designation of Residential 5 to 15 dwelling units per acre.
2. The proposal is compatible with the existing land use pattern in the area and provides a transition between the higher density residential to the west and the larger lot residential to the east.

Stipulations

1. The development shall be in general conformance with the site plan date stamped June 10, 2016, as approved by the Planning and Development Department.
2. A pedestrian path shall be provided within the open space area located on the south portion of the site to connect to the sidewalk and/or trail on Yorkshire Drive, as approved by the Planning and Development Department.
3. A 10-foot wide multi-use trail shall be constructed within a 30-foot easement per the detail in accordance with the MAG supplemental detail 429.2 along the north side of Yorkshire Drive, as approved by the Planning and Development Department.

4. Right-of-way totaling 40 feet for the east half of 43rd Avenue and a 10 foot sidewalk easement shall be dedicated, as approved by the Planning and Development Department.
5. Right-of-way totaling 25 feet shall be dedicated for the south half of Oraibi Drive, 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. 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 Deer Valley Airport 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.

Writer

Racelle Escolar

July 5, 2016

Team Leader

Joshua Bednarek

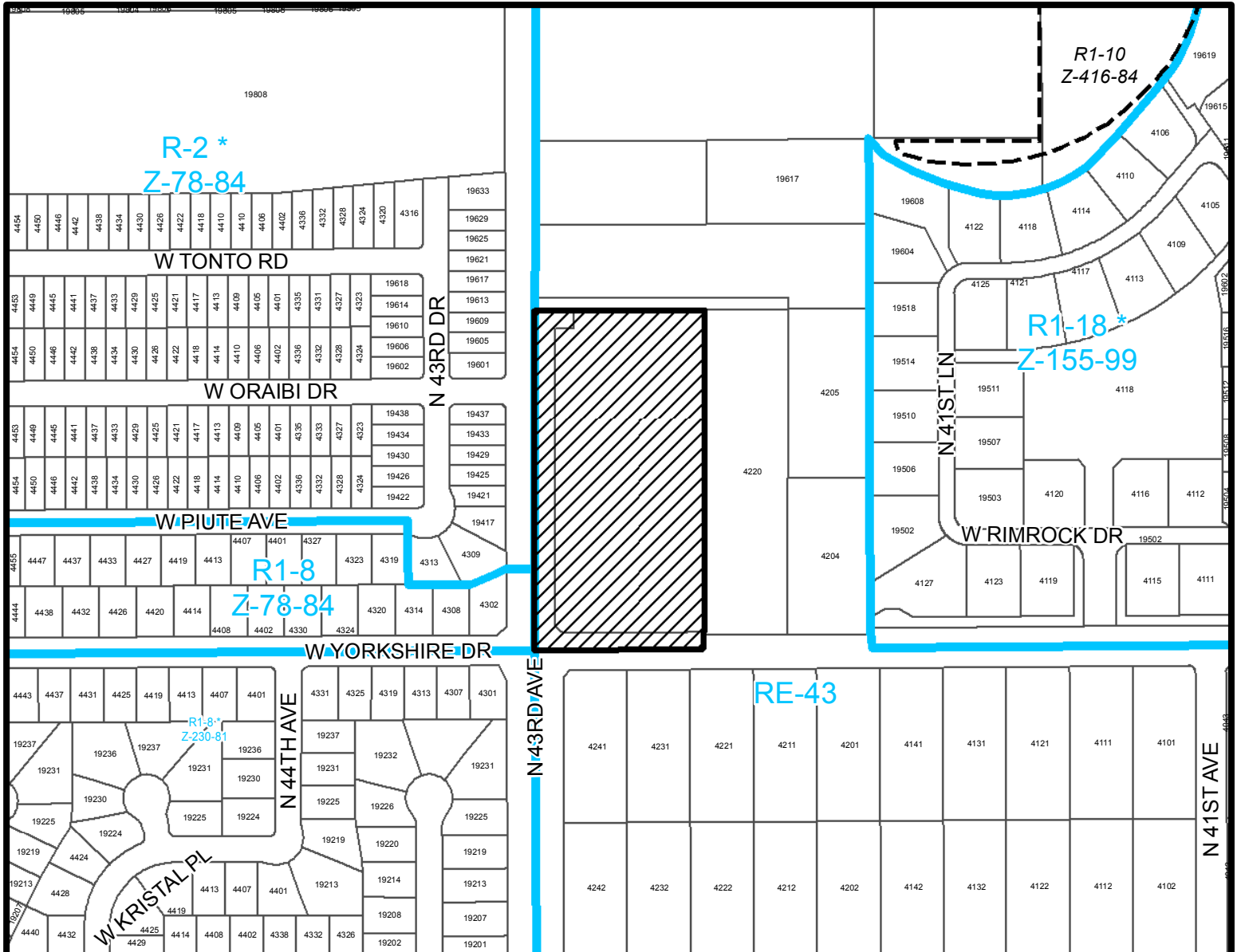
Attachments

Zoning sketch

Aerial map

Site plan dated June 10, 2016

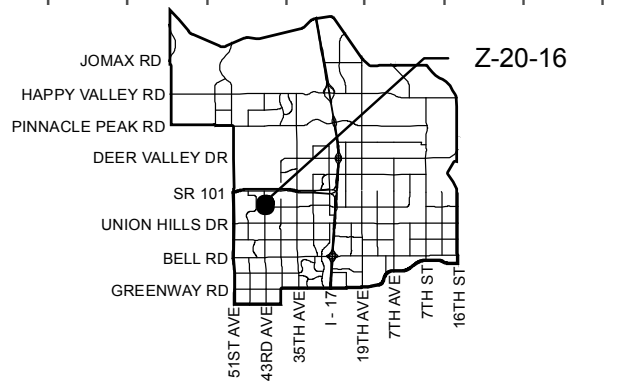
Elevations date stamped April 13, 2016 (2 pages)



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT



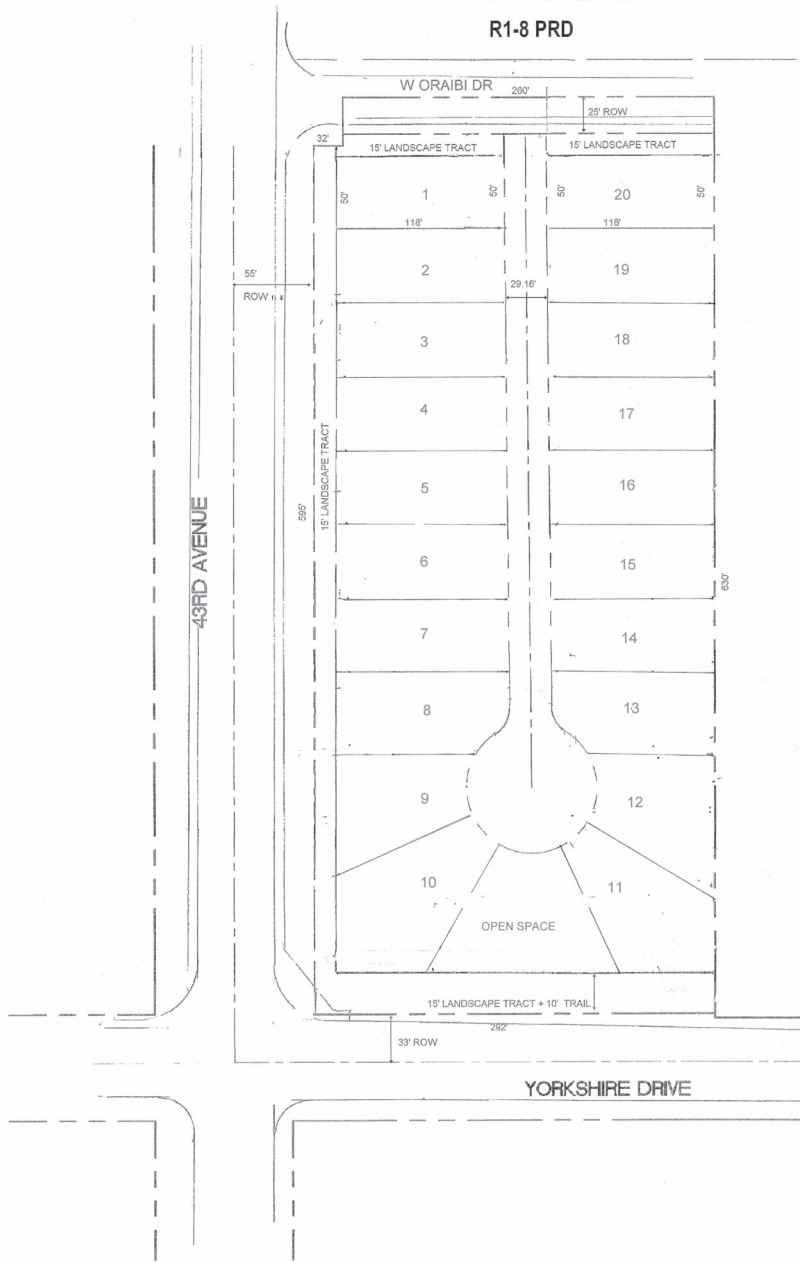
APPLICANT'S NAME: John Fox, William Seymour Co, Inc.		REQUESTED CHANGE: FROM: RE-43 (5.09 a.c.) TO: R1-8 (5.09 a.c.)	
APPLICATION NO. Z-20-16	DATE: 4/28/16	REVISION DATES: 5/23/16	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.09 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 40-19	ZONING MAP N-6	
MULTIPLES PERMITTED RE-43 R1-8	CONVENTIONAL OPTION 4 22		* UNITS P.R.D. OPTION N/A 28
* Maximum Units Allowed with P.R.D. Bonus			

Aerial Map



REZONE SITE PLAN

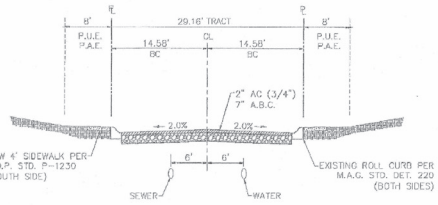
R1-8 PRD



Standards	Planned Residential Development
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	45' minimum (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage (see Section 507 Tab A.2.12.1 B(2)(b)(i)(c))
Minimum lot depth	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	4.5; 5.5 with bonus
Minimum perimeter building setbacks	Street (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10', rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60' 2 car widths, for lots >60' to 70' 3 car widths, for lots >70' no maximum
Maximum height	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	Primary structure, not including attached shade structures: 40% Total: 50%
Common areas	Minimum 5% of gross area
Allowed uses	Single-family detached
Required review	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway ¹¹

NOTES:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- THE MAXIMUM LOT COVERAGE IS AS FOLLOWS 40% FOR PRIMARY STRUCTURE, PLUS 10% FOR ATTACHED SHADE STRUCTURES.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6991 AND REQUEST A SITE INSPECTION.
- A MINIMUM 18-FOOT SETBACK SHALL BE PROVIDED FROM THE BACK OF SIDEWALK TO THE FACE OF THE GARAGE DOOR.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE AND 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 30 FEET X 33 FEET ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.



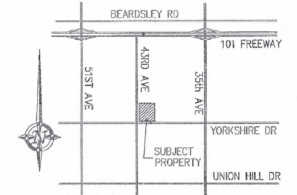
INTERIOR PRIVATE ACCESSWAY (29.16' TRACT)

LOOKING WEST - N.T.S.
TRACT - PRIVATE ACCESSORY, EASEMENTS FOR PUBLIC WATER, PUBLIC SEWER, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES.

PRELIMINARY SITE PLAN

ROLLAND VW RANCH ESTATES

LOCATED AT THE NEC OF 43RD AVE AND YORKSHIRE ROAD



VICINITY MAP
N.T.S.

Applicant / Designer
William Seymour Co, Inc
John Fox
427 E Thunderbird Rd #234
Phoenix, AZ 86022
602-557-2894
wsccing@cox.net

Owner
Rolland Watson Decedents Trust
Joseph Kish - Trustee
1501 Front st Unit 325
San Diego, CA 92101
480-290-1345
joeshirline@gmail.com
joeshirline@gmail.com

PROJECT DESCRIPTION
PLANNED RESIDENTIAL DEVELOPMENT (PRD)
20 LOTS
4.2 ACRES NET
5.2 ACRES GROSS
4 DU / AC
5%+ OPENSACE

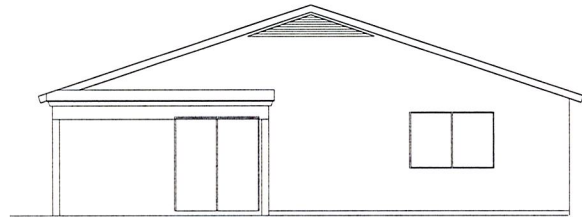
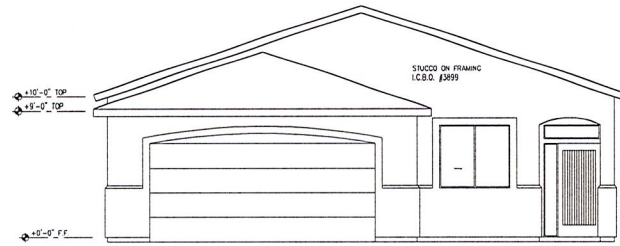
CITY OF PHOENIX

JUN 10 2016

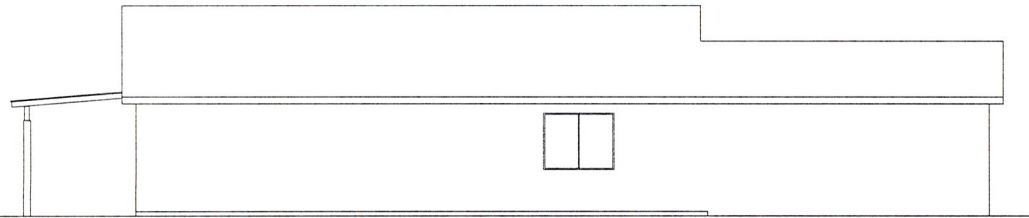
Planning & Development
Department

SHEET NO.
1 of 1
PRELIMINARY
SITE PLAN

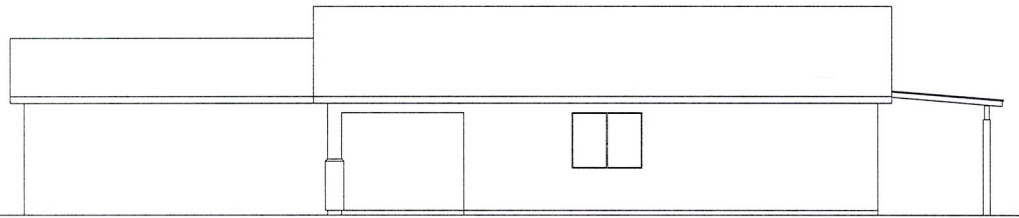
CALL FOR RECEIVING DATE
BEFORE YOU LEAD
263-1100
1-800-STAKE-IT
(OUTSIDE ARIZONA COUNTY)



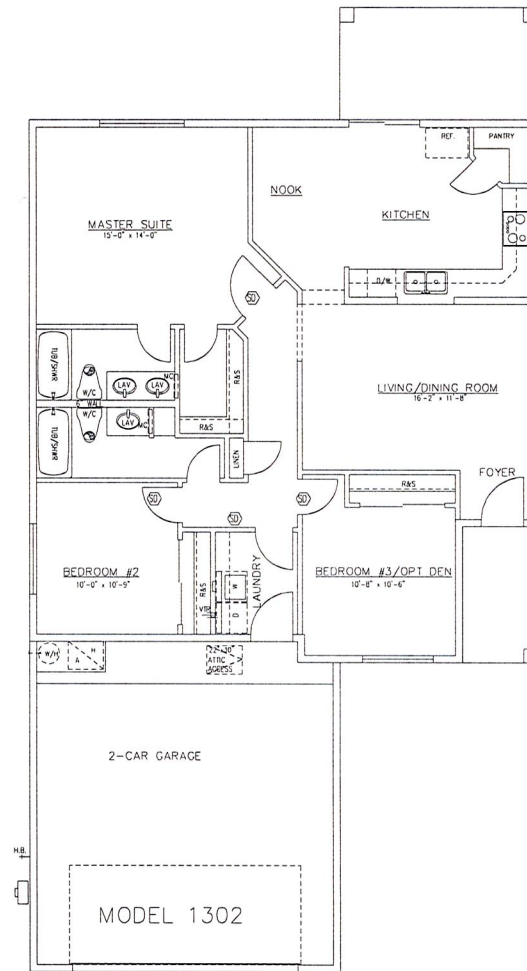
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



CITY OF PHOENIX

APR 13 2016

**Planning & Development
Department**

**CORNERSTONE
DESIGN**
 MESA, ARIZONA
 PHONE: (602) 855-5024 FAX: (480) 590-5468

PLAN 1302

FLOOR PLAN

DATE	06/01/16
DRAWN BY	RLF
CHECKED BY	
NO. #	
ISSUE PLAN	
DATE	

A-1

PLAN 2756
 2 STORY

ELEVATIONS

DATE	03/01/16
BY	CS
CHECKED BY	
DATE	
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DATE	

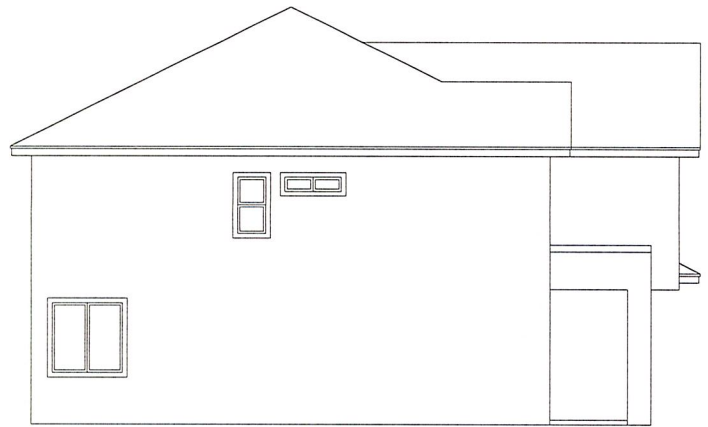
A-2



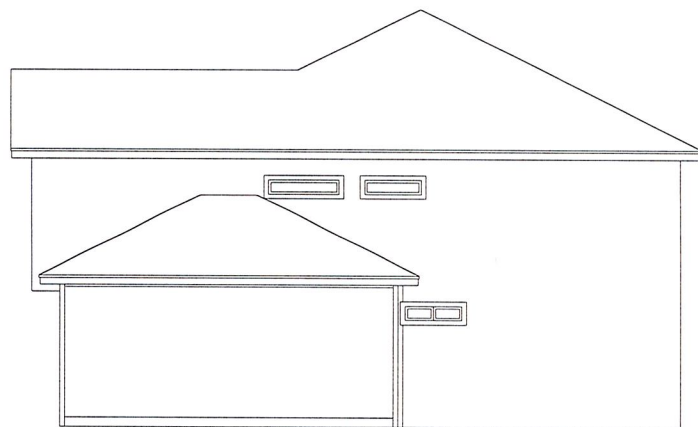
REAR ELEVATION
 SCALE 1/4" = 1'-0"



FRONT ELEVATION K
 SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
 SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE 1/4" = 1'-0"

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