



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-47-16-2
 September 19, 2016

Desert View Village Planning Committee Meeting Date: October 4, 2016
Planning Commission Hearing Date: November 3, 2016
Request From: S-1 (14.81 acres)
Request To: R1-10 (14.81 acres)
Proposed Use: Single Family Residential
Location: Approximately 297 feet east from the northeast corner of 40th Street and Lone Mountain Road
Owner: Various
Applicant/Representative: Wesley Development; Adam Baugh, Withey Morris
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Existing: Residential 0-2 du/acre	
		Proposed (GPA-DSTV-2-16-2): Residential 2-3.5 du/acre	
Street Map Classification	Lone Mountain Road	Major Arterial	55-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; 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.</i></p> <p>As stipulated, the proposed development is consistent with the scale, design, and appearance of the surrounding area. The proposal provides a high percentage of open space, integration of natural washes, and increased setback along Lone Mountain Road.</p>			

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES AND WATERWAYS; LAND USE PRINCIPLE: Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.

The applicant has proposed a majority of low-profile ranch style homes designed to protect the view sheds of existing adjacent properties and has configured the lot layout to protect the natural washes that currently run through the subject property.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES AND WATERWAYS; DESIGN PRINCIPLE: Propose new design standards that address drainage, use of native plants, edge treatment, and access – both visual and physical – for private and public development adjacent to public preserves, parks, washes and open spaces.

The proposed development is integrating natural washes into the site design. As stipulated, the proposal also provides an increased landscape setback along the south property line with grading and landscaping to mimic the natural desert environment.

Area Plan

The North Land Use Plan designates this area as Residential 0-1.5 du/ac. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposed 2.09 du/acre project exceeds the North Land Use Plan density cap of 1.5 du/acre however the proposal meets the intent of the North Land Use Plan by preserving the naturally occurring washes and reestablishing a natural desert landscape within the development constraints of the subject site.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single Family Residential	S-1
North	Single Family Residential	RU-43 COUNTY
South	Single Family Residential	R1-6
East	Single Family Residential	S-1 and R1-10
West	Single Family Residential	S-1

R1-10 Single Family		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	14.81 acres
Total Number of Units	-	31 units
Density	3.5, 4.5 with bonus	Met - 2.09 du/acre
Typical Lot Size	45 minimum widths, no minimum depth	Met - 80' x 130'
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% gross	Met - 27.6%
Perimeter Setbacks		
Street (Front, rear or side)	15' (in addition to landscape setback)	Met - 30'
Property Line (rear)	15' (1 story), 20' (2 story)	Met - 15' (1 story), 20' (2 story)
Property Line (side)	10' (1 story), 15' (2 story)	Met - 10' (1 story), 15' (2 story)
Lot Coverage	Primary Structure 40%, Total 50%	Not Shown
Building Height	2 stories and 30'	Met - 2 stories and 30'

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 14.81 acres located approximately 297 feet east for the northeast corner of 40th Street and Lone Mountain Road from S-1 (Farm Residence) to R1-10 (Single Family Residential) to allow Single Family Residential.

SURROUNDING ZONING AND LAND USE

2. The subject site is currently used as large lot single family residential. To the north is single family residential uses located outside of the city limits. To the west is large lot single family residential uses. To the south is traditional lot single family residential uses. To the east is a newly planned traditional lot single family residential subdivision.



character along Lone Mountain Road staff is recommending a stipulation that the two lots (lots 1 and 2) closest to Lone Mountain Road remain single story.

7. The site plan depicts a large retention area on the southwest corner of the subject site (Tract B) and the southeast corner of the subject site (Tract H) directly adjacent to Lone Mountain Road. Staff is recommending a stipulation to ensure these two tracts are to be graded and planted to mimic the natural desert landscape.

STREETS

8. The Street Transportation Department has indicated that the developer shall dedicate 55 feet of right-of-way for the north half of Lone Mountain Road. Staff is recommending a stipulation to address this request.
9. The Street Transportation Department has indicated that the developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program. A stipulation has been recommended to address this request.
10. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation has been recommended to address this request.

WATER

11. The City of Phoenix Water Services Department has noted the potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FIRE

12. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

ARCHAEOLOGY

13. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

OTHER

14. 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 site plan, as stipulated, is compatible with the surrounding land use patterns in the area.
2. The development character respects the natural topography of the area and incorporates existing washes into the overall design.
3. The proposal will provide an additional housing option within the Desert View Village.

Stipulations

1. The development shall be in general conformance with the site plan date stamped September 15, 2016, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - A. The development shall not exceed 31 lots.
 - B. A minimum of 20% open space shall be provided.
 - C. The minimum residential lot width shall be 80 feet.
 - D. Lots 1 and 2 shall be limited to single story.
2. The development shall utilize view fencing for the homes that side common open space tracts, as approved by the Planning and Development Department.

STREETS

3. Right-of-way totaling 55 feet shall be dedicated for the north half of Lone Mountain Road, as approved by Planning and Development Department.
4. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department.
5. 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.

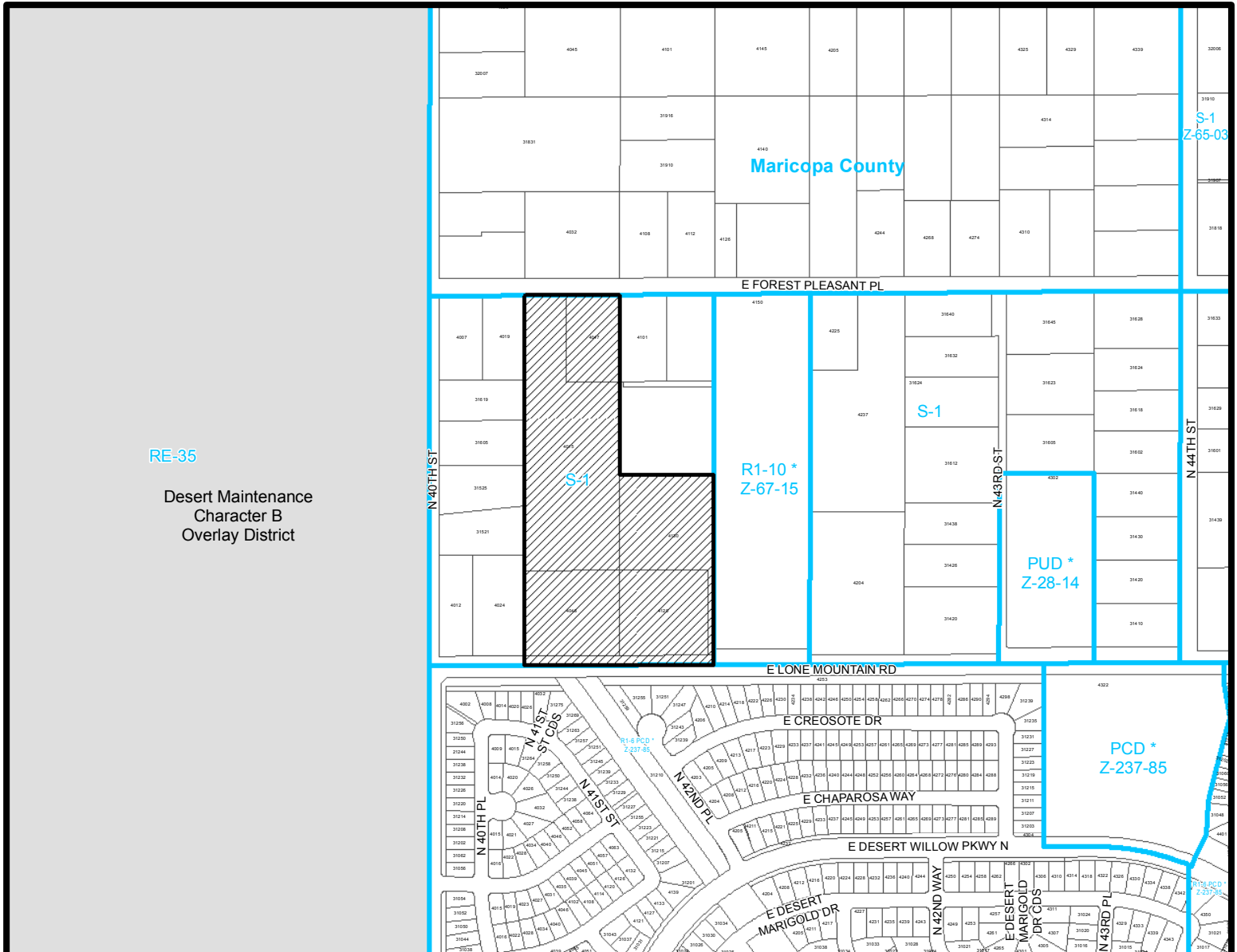
Staff Report: Z-47-16-2
September 19, 2016
Page 7 of 7

Writer

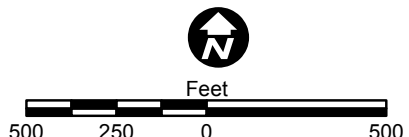
Joél Carrasco
September 19, 2016
Joshua Bednarek

Attachments

Zoning sketch
Aerial
Site plan dated September 15, 2016 (1 pages)
Elevations dated August 15, 2016 (8 pages)



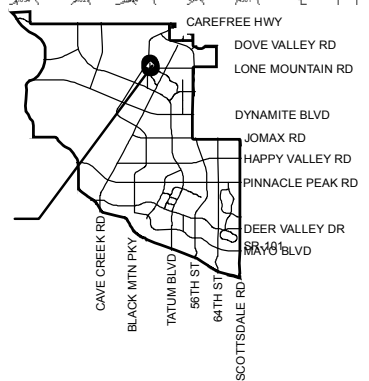
RE-35
Desert Maintenance
Character B
Overlay District



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2

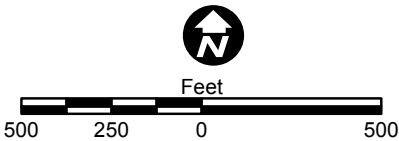
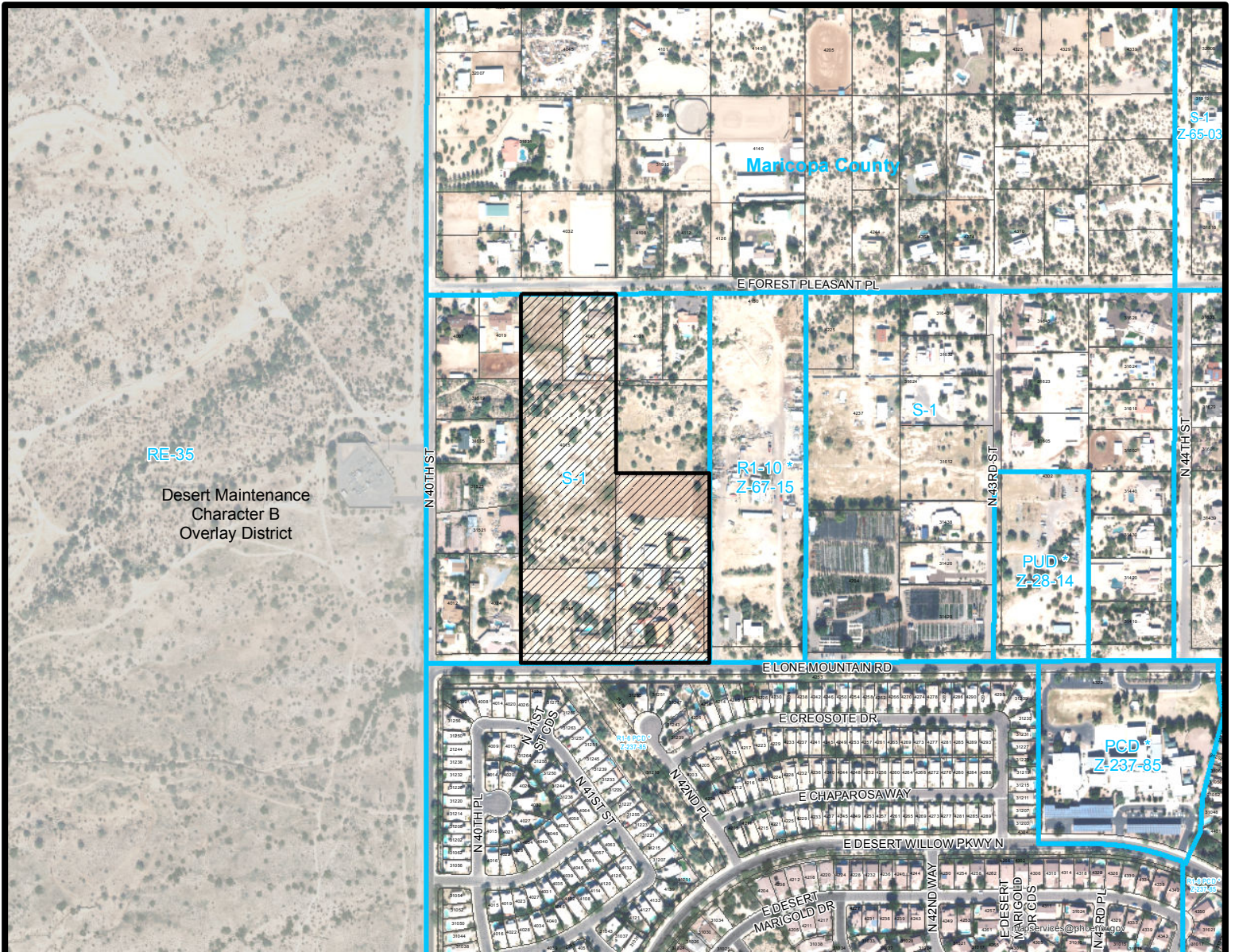


City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Wesley Development		REQUESTED CHANGE: FROM: S-1 (14.81 a.c.) TO: R1-10, (14.81 a.c.)	
APPLICATION NO. Z-47-16	DATE: 8/4/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 14.81 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-37	ZONING MAP Q-10	
MULTIPLES PERMITTED S-1 R1-10	CONVENTIONAL OPTION 15 52	* UNITS P.R.D. OPTION N/A 66	

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

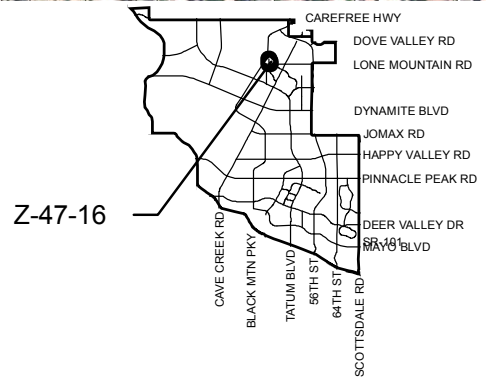


DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Wesley Development

APPLICATION NO. Z-47-16

DATE: 8/4/16
REVISION DATES:

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

14.81 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 55-37

ZONING MAP Q-10

REQUESTED CHANGE:

FROM: S-1 (14.81 a.c.)

TO: R1-10, (14.81 a.c.)

MULTIPLES PERMITTED

S-1

R1-10

CONVENTIONAL OPTION

15

52

*** UNITS P.R.D. OPTION**

N/A

66

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



ELEVATION
B



ELEVATION
C



ELEVATION
D

AUG 7 5 2016

CITY OF PHOENIX
Planning & Development
Department



**ELEVATION
B**



**ELEVATION
C**



**ELEVATION
D**

CITY OF PHOENIX

AUG 15 2016

**Planning & Development
Department**



**ELEVATION
B**



**ELEVATION
D**



**ELEVATION
F**

CITY OF PHOENIX

AUG 15 2016

**Planning & Development
Department**



ELEVATION
B



ELEVATION
C



ELEVATION
D

CITY OF PHOENIX

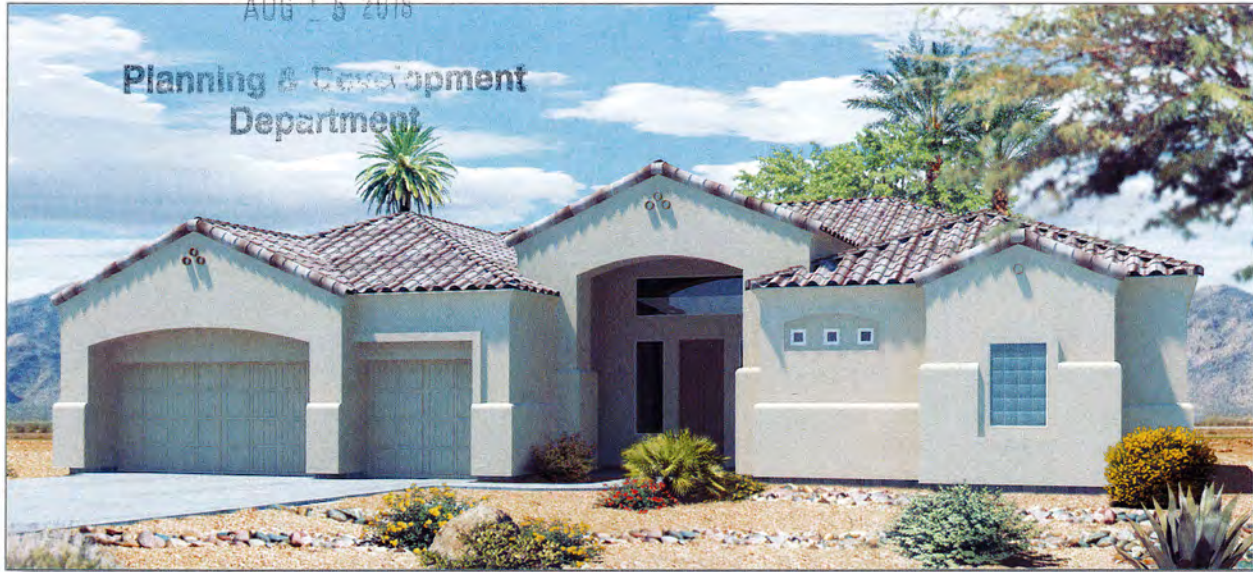
AUG 15 2016

Planning & Development
Department

CITY OF PHOENIX

AUG 15 2016

Planning & Development
Department



ELEVATION
A



ELEVATION
B



ELEVATION
C

ELEVATION
B



ELEVATION
D



CITY OF PHOENIX

AUG 15 2016

**Planning & Development
Department**

ELEVATION
A



ELEVATION
C



CITY OF PHOENIX

AUG 15 2016

Planning & Development
Department



ELEVATION
B



ELEVATION
C



ELEVATION
D

CITY OF DENVER
AUG 15 2016
Planning & Development
Department