



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-49-16-3**  
October 12, 2016

**Deer Valley Village Planning Committee Meeting Date:** October 20, 2016

**Planning Commission Hearing Date:** November 3, 2016

**Request From:** S-2 PCD SP (Approved R-2 PCD)  
4.82 acres

**Request To:** R-3  
4.82 acres

**Proposed Use:** Multifamily Residential

**Location:** Northwest corner of 19th Avenue and  
Tierra Buena Lane

**Owner:** MDT Holdings, LLC

**Applicant/Representative:** Joseph Meyer / Charles Huellmantel

**Staff Recommendation:** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Residential 3.5 to 5 dwelling units per acre	
<b>Street Map Classification</b>	19th Avenue	Major Arterial	33-foot west half street width, and 15-foot right-of-way easement
	Tierra Buena Lane	Local	0
<b><u>CONNECT PEOPLE AND PLACES CORE VALUE</u></b>			
<b><i>OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b>			
<b><i>OPPORTUNITY SITES; 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.</i></b>			

The requested zoning proposes a reasonable level of increased density adjacent to other residential development and would provide an additional housing type in an area close to employment centers along the I-17 freeway and within close proximity to major bus lines.

**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.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

The subject site is located in an area with established single-family residential development to the north and west. The proposed development is designed to be sensitive to the scale and character of the surrounding residential, particularly in regards to building and landscape setbacks, and building massing.

***DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

The proposed rezoning allows for a housing type and density that is not available in the immediate area, however is an appropriate location based on the proximity to 19th Avenue, Bell and Greenway Roads, and the I-17 freeway.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE**

***TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout phoenix.***

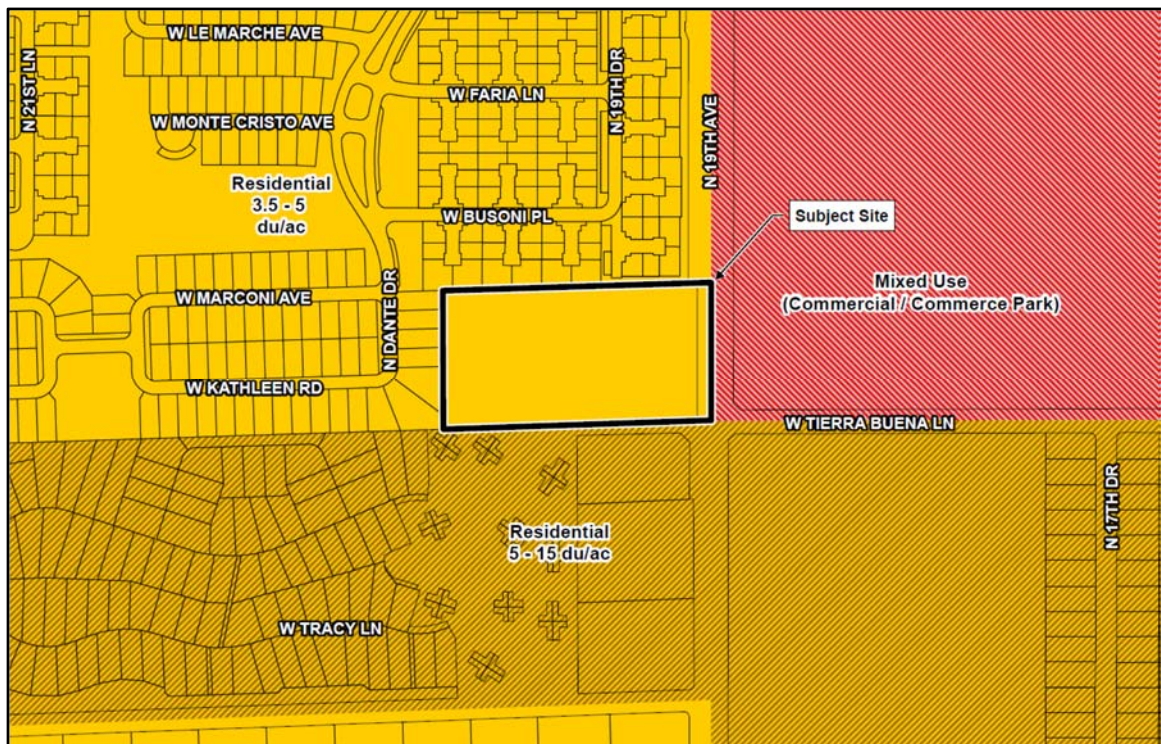
The development proposes, and a stipulation is recommended, to provide a double row of trees within the landscape area along 19<sup>th</sup> Avenue. This will contribute to the city's efforts to provide more trees and shade along sidewalks.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	S-2 PCD SP (Approved R-2 PCD)
<b>North</b>	Single-family residential cluster home subdivision	R-2 PCD
<b>South</b>	Multifamily residential (condominiums), and Vacant/Wireless Communication facility (Monopole and shelter)	R-2, and C-2
<b>East</b>	Turf Paradise Race Course facility and associated uses	S-1 SP (Approved C-2 SP)
<b>West</b>	Single-family residential	R-2 PCD

<b>R-3, Multifamily Residence District (Multifamily, Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Gross Acreage</i>		4.82 acres
Total Number of Units	N/A	68
Density (dwelling units/acre)	Maximum 15.23, up to 17.40 with bonus	14.11
<i>Building Setbacks</i>		
<i>Perimeter Street</i> 19th Avenue Tierra Buena Lane	Minimum 20 feet	Met – 33'+ Met – 55'+
<i>Perimeter Other</i> North South West	Minimum 15 feet	Met – 15' (excluding roof overhang) Met – 23' Met – 19'
Interior Front	10'	N/A
<i>Landscape Setbacks</i>		
<i>Perimeter Street</i> 19th Avenue Tierra Buena Lane	Minimum 20 feet	Met – 25' Met – 31'
<i>Perimeter Other</i> North South West	Minimum 5 feet	Met – 15' Met – 10'+ Met – 15'
Lot Coverage	Maximum 45%	30%
Common Area/Open Space	Minimum 5% gross area	5%

### **Background/Issues/Analysis**

1. This is a request to rezone a 4.82-acre site located at the northwest corner of 19th Avenue and Tierra Buena Lane. The request is to rezone the subject site from S-2 PCD SP (Ranch or Farm Commercial, Planned Community District, Special Permit), Approved R-2 PCD (Multifamily Residence Districts, Planned Community District) to R-3 (Multifamily Residence Districts) to allow a multifamily residential development (apartments).
2. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. The proposal does not conform to the current Land Use Map designation; however, a General Plan Amendment is not required because the site is less than 10 acres.



The following General Plan Land Use Map designations are surrounding the site:

North: Residential 3.5 to 5 dwelling units per acre

South: Residential 5 to 15 dwelling units per acre

East: Mixed Use (Commercial / Commerce Park)

West: Residential 3.5 to 5 dwelling units per acre

3. The subject site is vacant and zoned S-2 PCD SP (Approved R-2 PCD). The special permit is for a veterinary clinic, which was previously located on the site. The site was rezoned to R-2 PCD to allow a 35-lot residential subdivision in 2005 per Rezoning Case No. Z-4-05.

The properties to the north and west are zoned R-2 PCD (Multifamily Residence District, Planned Community District) and are part of a gated, single-family



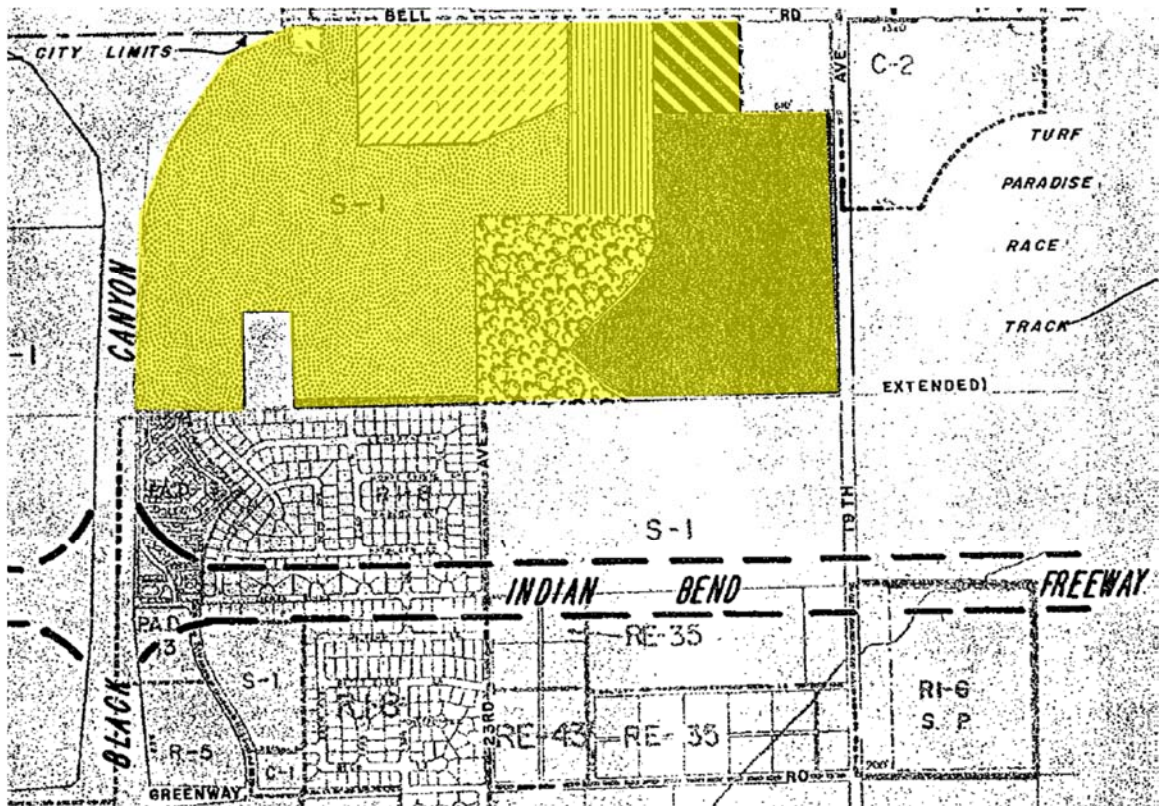
residential subdivision. There are cluster style housing products to the north and traditional single-family lots to the west.

The area to the southwest of the site is also zoned R-2, however was not part of the Planned Community District. This residential development also has mixed housing products with condominiums immediately to the south and traditional single-family lots further to the southwest.

The property south of Tierra Buena Lane, along 19th Avenue is zoned C-2 (Intermediate Commercial) and is mostly vacant with a wireless communication facility.

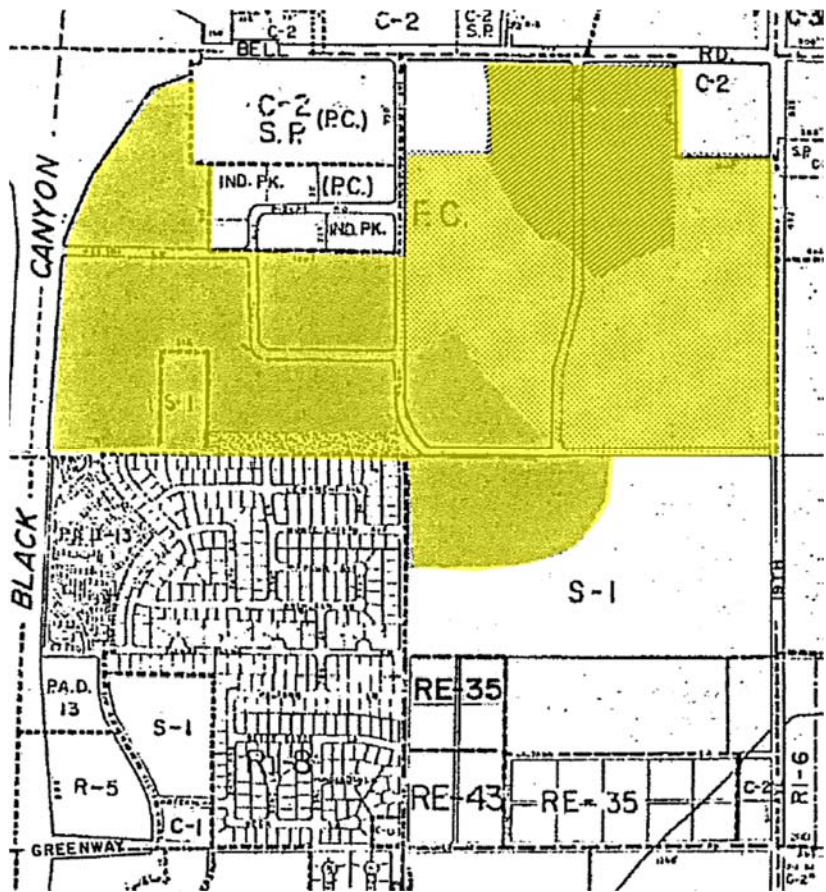
The property to the east of 19th Avenue is zoned S-1 SP (Ranch or Farm Residence, Special Permit), Approved C-2 SP (Intermediate Commercial, Special Permit) and is part of the Turf Paradise Race Course facility.

4. The subject site is currently part of the Northgate Planned Community District ("the PCD"), however it was a later addition added with an amendment to the PCD. The PCD was originally approved in 1975 and covered a land area of 261.8 acres from the I-17 freeway to 19th Avenue and Bell Road to the Paradise Lane alignment. Several PCD amendments have been completed over the years.

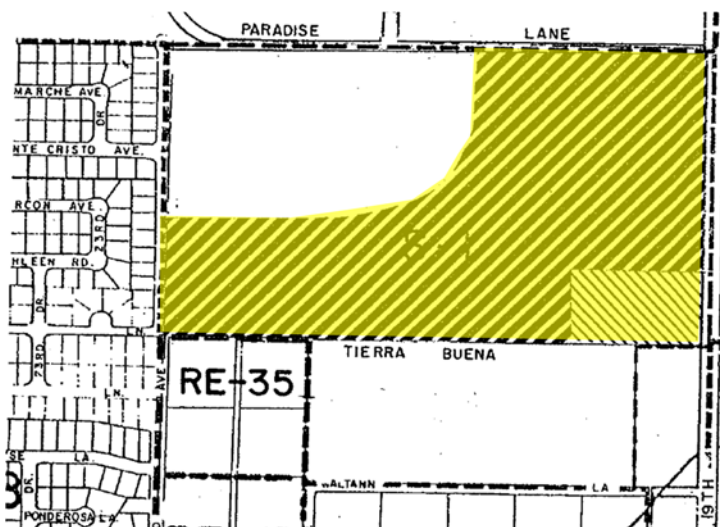


 Original Northgate PCD (Z-104-75)

Amendment D of the PCD, approved in September of 1983, rezoned portions of the existing PCD and also added additional land south of Paradise Lane. The addition included an irregular parcel between 23rd Avenue to approximately 21st Avenue, south of Paradise Lane to approximately Marconi Avenue.



**Amendment D of the Northgate PCD (Z-104-D-75)**

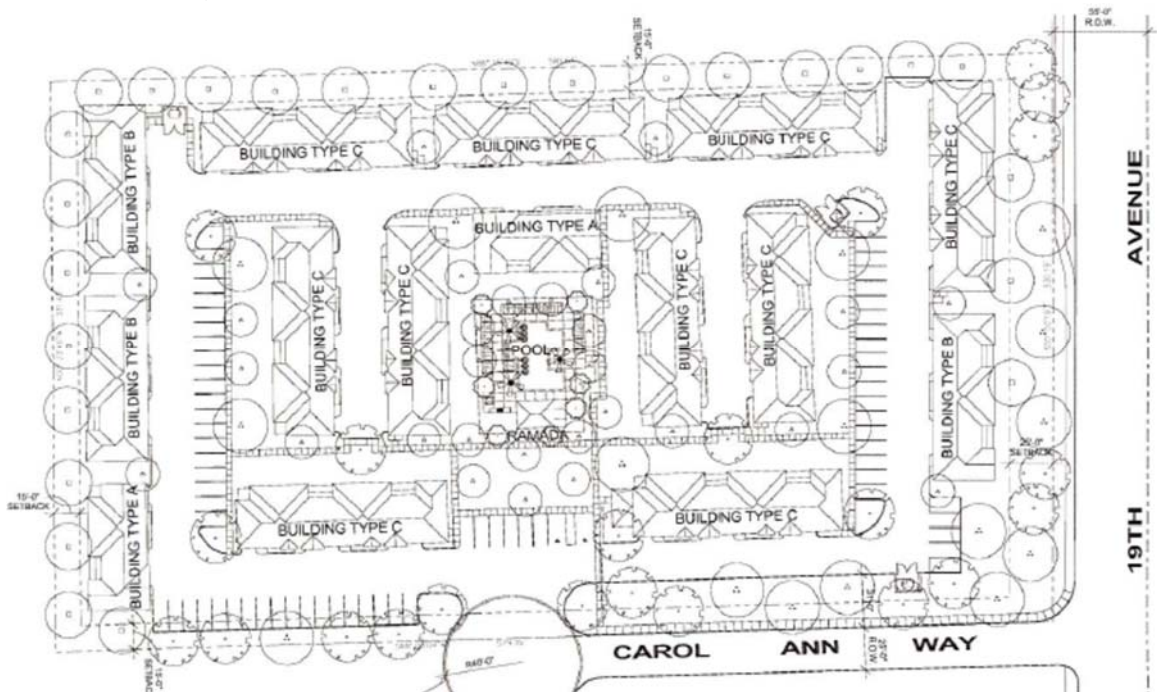


Amendment E of the PCD, approved in October of 1983, added the remaining PCD area, including the subject site. The Amendment E addition included an irregular parcel between 23rd Avenue to 19th Avenue, south of Paradise Lane to Tierra Buena Lane. This amendment approved the S-2 PCD SP zoning district on the subject site.

**Amendment E of the Northgate PCD (Z-104-E-75)**

Rezoning Case No. Z-4-05 which approved the R-2 PCD zoning on the site is also considered a PCD amendment since the PCD designation remained with the zoning. The subject rezoning application is requesting removal from the PCD. Staff does not have any concerns with removing the subject site from the PCD. There is no allotted density limit with the applicable portion of the PCD; and there are no outstanding master plan infrastructure improvements that would be required, beyond any standard development requirements.

5. The proposed site plan shows a 68-unit apartment community with access from a proposed cul-de-sac on the south side of the site, Carol Ann Way (Tierra Buena Lane alignment). Increased landscape setbacks are proposed on the perimeter of the site and amenities are provided in a central location. There are several stipulations recommended to ensure that site will be developed as proposed. A 20-foot building setback is recommended along the west side of the site since there are private rear yards of single-family residential homes backing onto the site. A 20-foot building setback would be the required rear setback for a two-story, single-family home development.



The site is designed with shorter width buildings along the west side, allowing view corridors for the single-family residential and is comparable to the massing of a large single-family home. The proposed development provides an appropriate transition between single-family lots and a major arterial street, 19th Avenue. There are single-family cluster development lots to the north of the site which directly abut the north property line, however the abutting lot areas are not utilized as private yard space. This area provides additional buffer space between the existing and proposed developments. Sufficient building and landscape setbacks are also proposed along the south side of the site, adjacent to the Turf Village Condominiums.



6. The proposed elevations depict building elevations for three building types. All buildings are proposed at two stories, under 30 feet in height. General conformance to the building elevations are not recommended. This will allow flexibility; in addition, the building design will be required to comply with the building design/construction design review guidelines.
7. Street Transportation Department has stated that the developer shall dedicate and construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the city; and that all improvements shall comply with all ADA accessibility standards.
8. 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.
9. The Archaeology Office has commented that no archaeological work is necessary for this project. However, if any 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.
10. 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 1290 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. The Water Services Department has commented that there are no concerns or issues related to the proposed rezoning.
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 abandonments, may be required.

## **Findings**

1. The proposal does not conform to the General Plan Land Use Map designation, however, a General Plan Amendment is not required because the site is less than 10 acres.
2. The proposed rezoning is in conformance with several General Plan goals and policies.

3. The requested zoning and use, as stipulated, is compatible with the surrounding land use pattern in the area.

### **Stipulations**

1. The development shall be shall be in general conformance to the site plan date stamped August 2, 2016, as approved by the Planning and Development Department.
2. The development shall be shall be limited to a maximum of 68 units, as approved by the Planning and Development Department.
3. The building setbacks along the west perimeter of the site shall be a minimum of 20 feet, as approved by the Planning and Development Department.
4. The landscape setback along 19th Avenue shall include two staggered rows of trees, placed approximately 20 feet on center, of which 70 percent shall be a minimum 2-inch caliper in size, as approved by the by the Planning and Development Department.
5. The developer shall dedicate and 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.
6. 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

October 12, 2016

### **Team Leader**

Joshua Bednarek

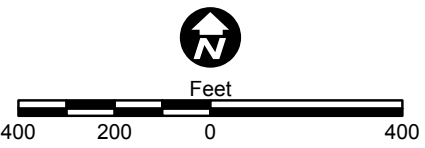
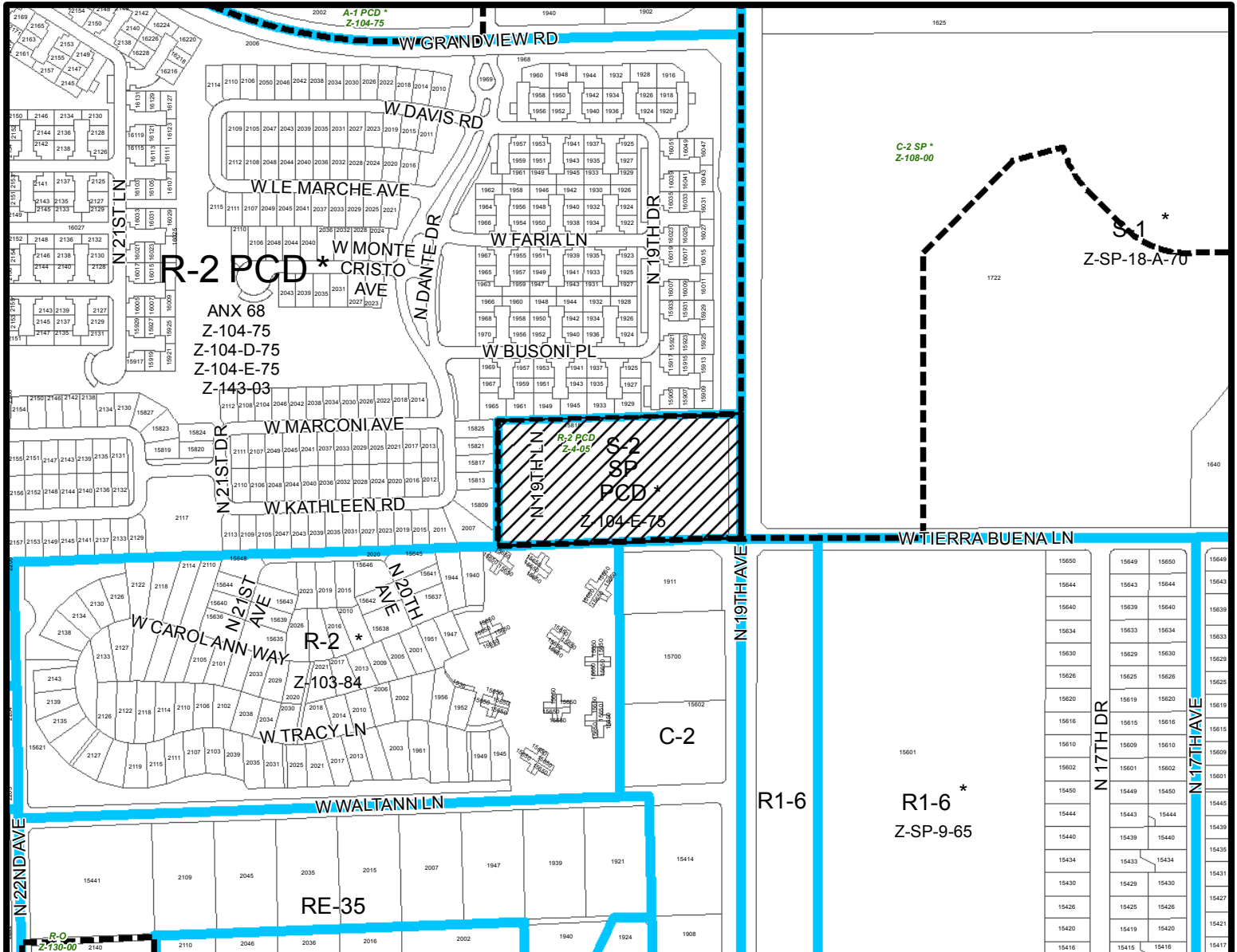
### **Attachments**

Zoning sketch map

Aerial map

Conceptual Site Plan date stamped August 2, 2016

Conceptual Elevations date stamped August 2, 2016 (3 pages)



**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 3



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**APPLICANT'S NAME:** Joseph Meyer

**APPLICATION NO.:** Z-49-16

**DATE:** 8/16/16  
**REVISION DATES:**

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

**AERIAL PHOTO & QUARTER SEC. NO.:** QS 35-24  
**ZONING MAP:** L-7

**MULTIPLES PERMITTED:**  
S-2 PCD SP (R-2 PCD)  
R-3

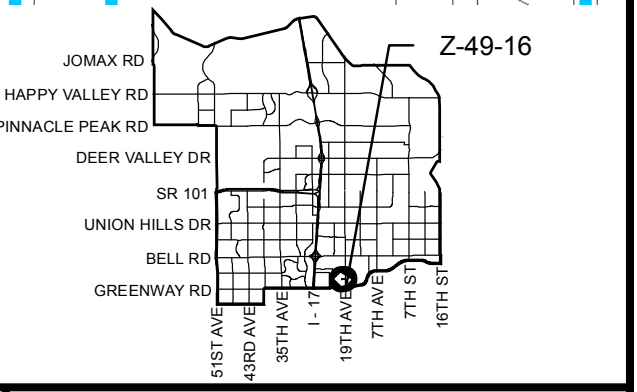
**CONVENTIONAL OPTION:**  
5, (48)  
70

**\* UNITS P.R.D. OPTION:**  
5, (58)  
84

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

**REQUESTED CHANGE:**  
FROM: S-2 PCD SP (Approved R-2 PCD), (4.82 a.c.)

TO: R-3, (4.82 a.c.)



# Z-49-16-3 Aerial Map



RE 9/28/2016 Aerial Date: 2016



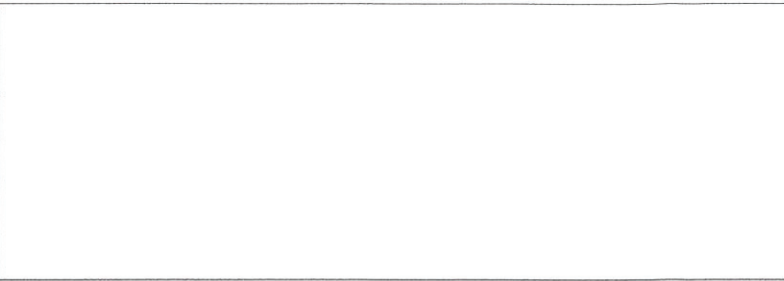
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mapservices@phoenix.gov



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

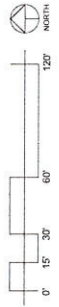
SAN VICENTE TOWNHOMES	
<b>Zoning</b>	AS-100
<b>Standards</b>	AS-100
<b>Use</b>	AS-100
<b>Minimum Lot Area</b>	15,000 sq. ft.
<b>Minimum Front Setback</b>	15.0'
<b>Minimum Side Setback</b>	15.0'
<b>Minimum Rear Setback</b>	15.0'
<b>Maximum Height</b>	35.0'
<b>Maximum Coverage</b>	80%
<b>Minimum Open Space</b>	20%
<b>Minimum Parking</b>	1.5 per unit
<b>Minimum Green Space</b>	1.5 per unit



San Vicente Meyer Development & Construction Services, Ltd.  
 15818 N. 19th Ave., Phoenix, AZ 85023

<b>Project Name</b>	San Vicente Townhomes
<b>Owner</b>	San Vicente Meyer Development & Construction Services, Ltd.
<b>Architect</b>	[Redacted]
<b>Engineer</b>	[Redacted]
<b>Scale</b>	A1:00
<b>Date</b>	11/17/2016
<b>Project Number</b>	51794-0215

**ZONING SITE PLAN**



SITE PLAN

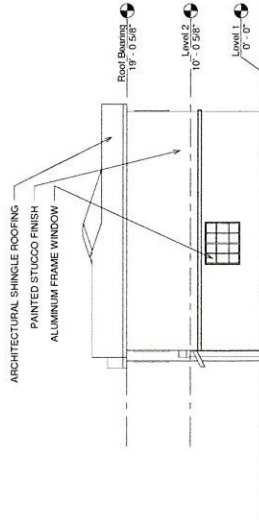
**CITY OF PHOENIX**

AUG 02 2016  
 Planning & Development  
 Department

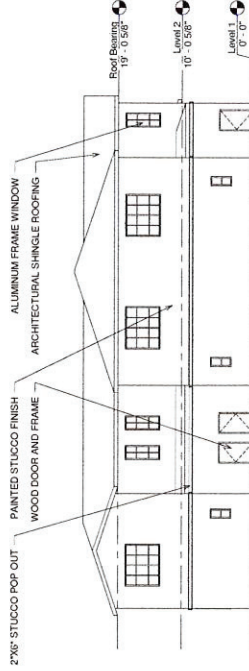
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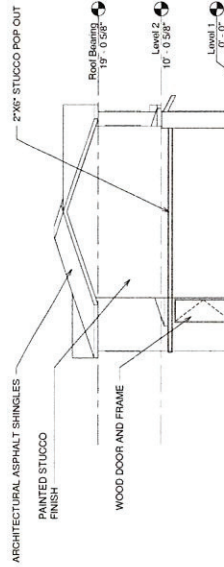
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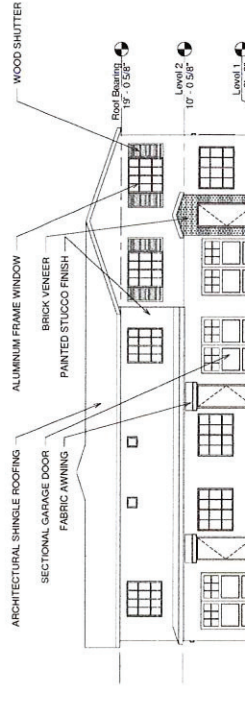
RIGHT ELEVATION - BUILDING A



REAR ELEVATION - BUILDING A



LEFT ELEVATION - BUILDING A



FRONT ELEVATION - BUILDING A

San Vicente Meyer Development & Construction Services, Ltd.  
15818 N. 19th Ave., Phoenix, AZ 85023

No.	Description	Date

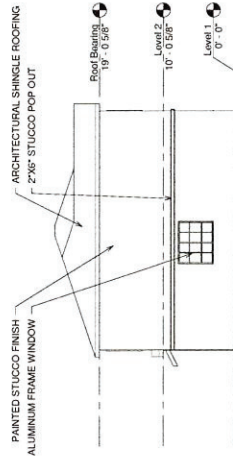
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**BUILDING ELEVATIONS**  
Project number: 0794 0216

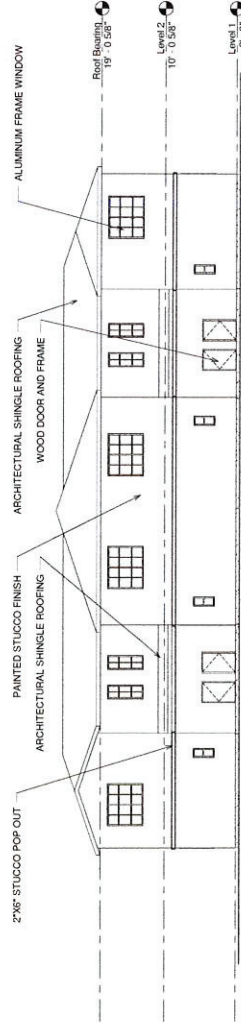
# CITY OF PHOENIX

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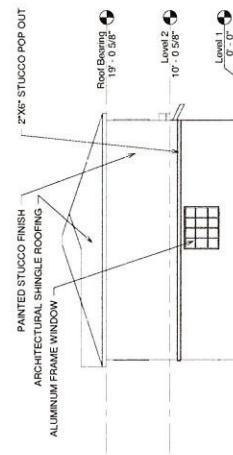
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Department



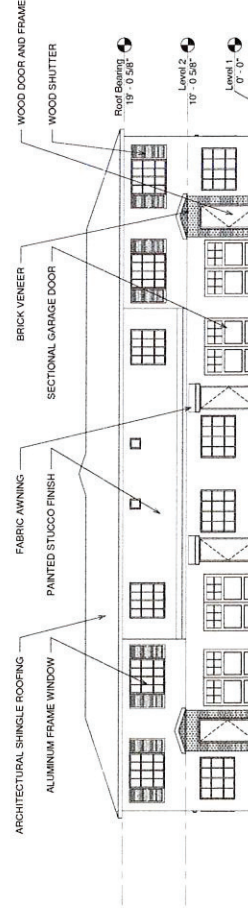
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REAR ELEVATION - BUILDING B



LEFT ELEVATION - BUILDING B



FRONT ELEVATION - BUILDING B

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15818 N. 19th Ave., Phoenix, AZ 85023

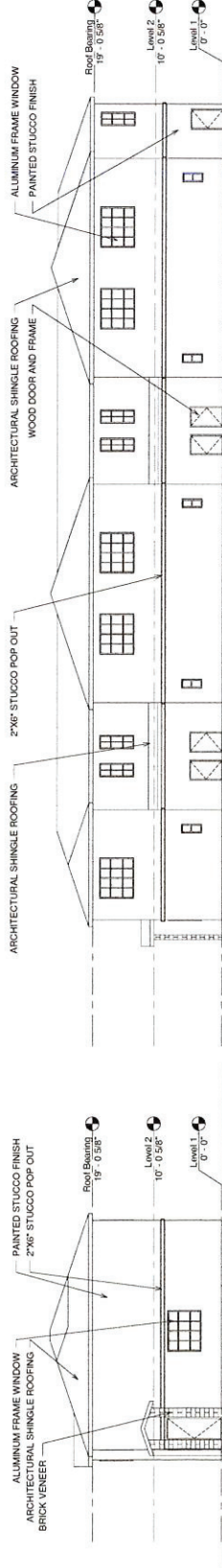
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Approved: I. [Signature] Architect, P.L.L.C.  
Author: [Signature]  
Checked by: [Signature]  
Date: [Signature]  
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PROJECT NO. 15818-10  
BUILDING ELEVATIONS  
Project number: STPA-0216

# CITY OF PHOENIX

AUG 02 2016

Planning & Development  
Department



REAR ELEVATION - BUILDING C

RIGHT ELEVATION - BUILDING C



FRONT ELEVATION - BUILDING C

LEFT ELEVATION - BUILDING C

San Vicente Meyer Development & Construction Services, Ltd.  
15818 N. 19th Ave. Phoenix, AZ 85023

Drawn By: _____ Author: _____ Checked By: _____ Date: _____	
No. _____ Description: _____ Scale: _____	Date: _____



San Vicente Meyer Development & Construction Services, P.L.L.C.  
15818 N. 19th Ave. Phoenix, AZ 85023  
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**BUILDING ELEVATIONS**  
Project number

STPA-026