



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-7-18-5**  
**March 1, 2018**

**Village Planning Committee Meeting Date:** March 14, 2018

**Planning Commission Hearing Date:** April 5, 2018

**Request From:** [S-1 SP](#) (66.63 acres)

**Request To:** [R1-10](#) (66.63 acres)

**Proposed Use:** Single-Family Residential

**Location:** Approximately 1,300 feet north of the northwest corner of 107th Avenue and Camelback Road

**Owner:** RLD II Loan, LLC

**Applicant:** José Castillo, Mattamy Homes

**Representative:** Susan E. Demmitt, Gammage & Burnham, PLC

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

<b><u>General Plan Conformity</u></b>			
<b><u>General Plan Land Use Designation</u></b>		Current: Residential 1 to 2 dwelling units per acre (41.66 acres) Residential 3.5 to 5 dwelling units per acre (24.97 acres)  Pending (GPA-MV-1-18-5): Residential 2 to 3.5 dwelling units per acre (66.63 acres)	
<b><u>Street Map Classification</u></b>	107th Avenue	Minor Collector	33-foot west half street
	Ball Park Boulevard	Minor Collector	50-foot east half street

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; PARTNERSHIPS TOOL: Foster and support organized and available interaction between uses such as residential, business and public uses.**

The proposal contains provisions for a pedestrian trail network, detached sidewalks with street trees and requirement for a percentage of homes to have front porches. These elements promote opportunities for neighborhood interaction.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: All housing should be developed and constructed in a quality manner.**

The proposed single-family subdivision, as stipulated, incorporates several design provisions that enhance the development's walkability and compatibility with the surrounding area.

**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.**

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 and a pedestrian trail network for the neighborhood and area's residents.

**Applicable Plans, Overlays, and Initiatives**

Tree and Shade Master Plan – see analysis #5  
 Complete Streets Guiding Principles – see analysis #5  
 Reimagine Phoenix Initiative – see analysis #14

**Surrounding Land Uses/Zoning**

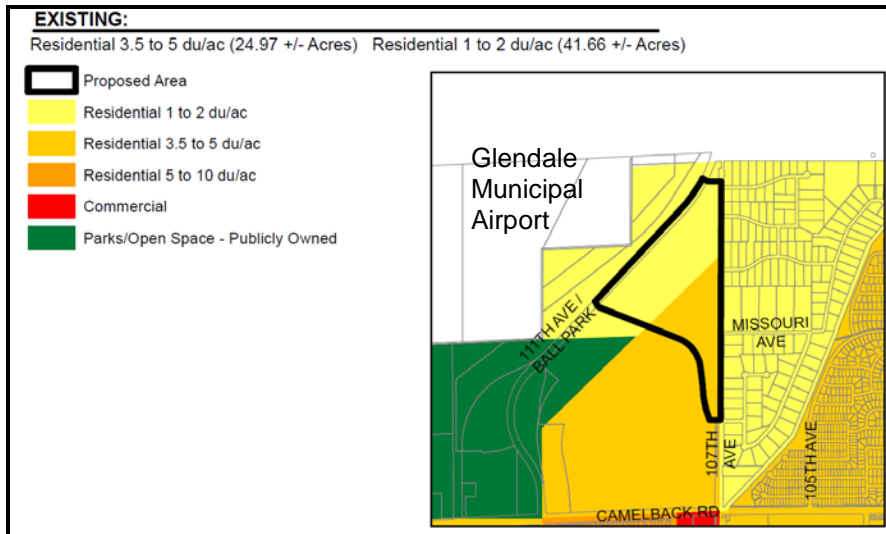
	<b>Land Use</b>	<b>Zoning</b>
<b>On Site</b>	Vacant	S-1 SP
<b>North</b>	Water Well	S-1 SP
<b>South</b>	Sports Complex / Stadium	S-1 SP
<b>East</b>	Single-Family Residential	RE-35
<b>West</b>	New River Wash / Vacant / Open Space	S-1 PCD

<b>R1-10 Single Family PRD Development Option</b>		<i>*if variance required</i>
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
Gross Acreage	-	66.63 acres
Total Number of Units	233; 300 w/ bonus (max.)	207
Density (du/acre)	3.5; 4.5 w/ bonus (max.)	Met - 3.20
Typical Lot Size	45-foot minimum width, no minimum depth	Per Zoning District
Subject to Single Family Design Review	Required for subdivisions with lots less than 65-foot width	Yes, proposal includes lots with less than 65-foot width
Common Area	Minimum 5% of gross area	Met - 15% of gross area
Perimeter Building Setbacks		
Street (Ball Park Boulevard)	15 feet (in addition to landscape setback)	Met - 30 feet
Street (107th Avenue)		Met - 50 feet
Property Line (south)	15 feet (1 story), 20 feet (2 story)	Met - 50 feet
Common Landscape setback adjacent to perimeter streets		
Street (Ball Park Boulevard)	15 feet average, 10 feet minimum	Met - 30 feet
Street (107th Avenue)		Met - 50 feet
Lot Coverage	Primary Structure 40%, Total 50%	Not Shown
Building Height	2 stories and 30 feet (Max.)	Not Shown

**Background/Issues/Analysis**

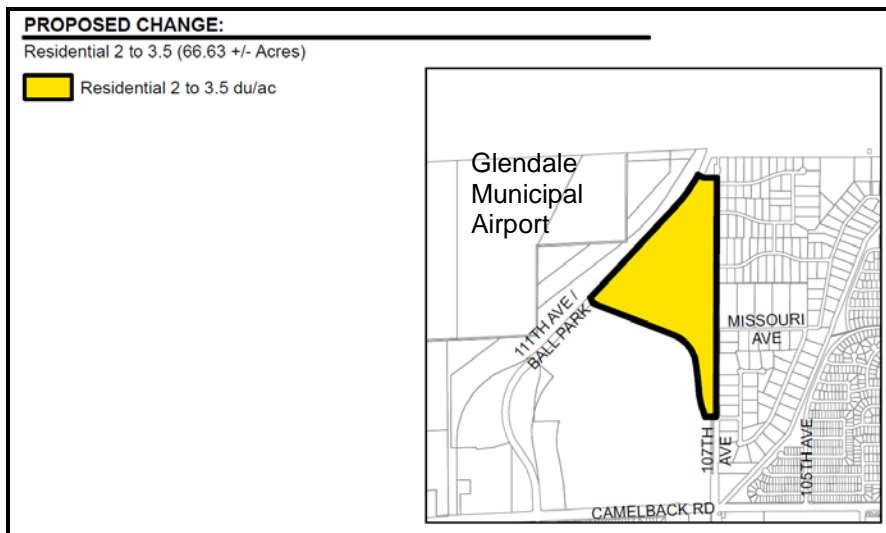
1. This is a request to rezone 66.63 acres located near 107th Avenue and Camelback Road from S-1 SP (Suburban S-1 District - Ranch or Farm Residence, Special Permit) to R1-10 (Single-Family Residence District) to allow for a single-family subdivision.
  
2. The property is vacant and is located immediately north of the Camelback Ranch baseball facility. To the east of the property is a single-family neighborhood. To the west of the property are the New River Wash and the Glendale Municipal Airport. North of the property is a water facility owned and operated by the City of Glendale.

3. The General Plan designation for the site is Residential 1 to 2 dwelling units per acre (41.66 acres) and Residential 3.5 to 5 dwelling units per acre (24.97 acres). Utilizing the maximum density for each of the designations, they collectively support approximately 207 single-family residential units on the site.



Source: City of Phoenix Planning and Development Department

The request for R1-10 zoning is not consistent with the Residential 1 to 2 dwelling units per acre designation, but is consistent with the portion of the parcel designated Residential 3.5 to 5 dwelling units per acre. A General Plan Amendment (GPA-MV-1-18-5) requesting the entire site be changed to Residential 2 to 3.5 dwelling units per acre has been filed concurrent with this request.



Source: City of Phoenix Planning and Development Department

## GENERAL PLAN LAND USE AND ZONING HISTORY

4. The property has been designated for single-family development on the Phoenix General Plan Land Use Map since the 1985 General Plan.

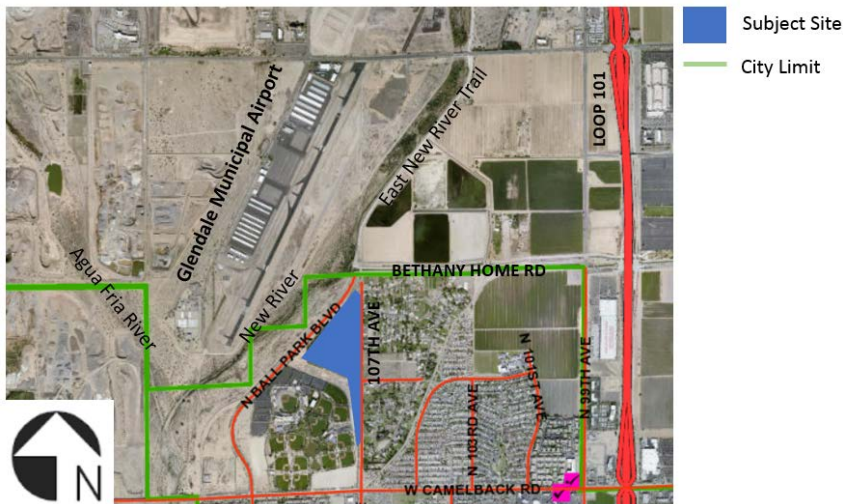
In 2007 the subject property was rezoned to S-1 SP (Z-SP-10-07) as part of the 277-acre Camelback Ranch baseball training complex. The property was designated for a future phase of the complex, but those plans have not come to fruition. The future phase plans included retail and resort uses that were more intense than the proposed rezoning request.

## AREA CHARACTER & DESIGN

5. The single-family neighborhood to the east of the subject site across 107th Avenue has a rural character, in large part due to the open space provided by the size of each of the individual lots. As a means of addressing the adjacent neighborhood's character, the proposed neighborhood includes several elements that address open space and landscaping. Stipulations have been included that address each of these elements. The common area open space and landscaping elements are as follows:

- Provision of common areas include a centrally located park 2.88 acres in size, and a requirement that a minimum of 15% of the gross site area (9.99 acres) be retained as useable open space. An abundance of open space will help to contribute to the neighborhood's character. Specific regard to the location of the centrally located park has been included with the stipulation requiring general conformance to the site plan. Some flexibility is needed regarding the actual size of the open space areas pending a more thorough engineering analysis of the site. As a means of ensuring the open space areas are not eliminated or significantly reduced in size as part of the site development process, a reference to a minimum size is included. These conditions are addressed in Stipulations #1 and #2.
- Provision of a 50-foot landscape common area is provided along the west side of 107th Avenue. The area will serve as a buffer between the two neighborhoods and ensure that the streetscape on the west side 107th Avenue is defined by landscaping and open space. This is addressed in Stipulation #3
- Construction of two, 250 square foot landscape monuments shall be provided at each of the entrances. This is addressed in Stipulation #4.
- All internal neighborhood streets shall be built with detached sidewalks lined with trees. The trees will ensure that landscaping pervades the entire development. This design is consistent with the Tree and Shade Master Plan and the City Council adopted Guiding Principles for Complete Streets. This is addressed in Stipulation #5.

6. The requested zoning allows for a density of 3.5 units per acre which would result in approximately 233 dwelling units. If certain bonus provisions were met, a density of 4.5 units per acre, resulting in 300 units could be achieved. In order to restrict the development to a density below three units per acre, a stipulation has been added allowing no more than 207 lots in the development. This results in a density of 3.20 dwelling units per acre. Requiring the development to have a lower density than the zoning allows will result in a neighborhood that responds to the character of the neighborhood across 107th Avenue. This is addressed in Stipulation #6.
7. The subject site abuts the western city limit of Phoenix, the East New River Trail, the New River Wash and the Glendale Municipal Airport. Slightly to the south, is the confluence of the New River Wash and Agua Fria River. The East New River Trail is east of Ball Park Boulevard and is easily accessible from the Bethany Home Road alignment north of the subject site.



Source: City of Phoenix Planning and Development Department

## CONNECTIVITY

8. Ensuring that the proposed development contributes to the larger area's connectivity is an important part of its contribution to the area's livability. Several stipulations have been included that address improvements and requirements related to connectivity. The improvements and requirements are as follows:

- Construction of a 10-foot multi-use trail along the west side of 107th Avenue. The trail will serve as a continuation of the existing trail that runs along the same side of the street all the way down to Camelback Road. The trail will provide a significant recreational amenity for the area's residents. This is addressed in Stipulation #7.
- Creation of an internal pedestrian trail network connecting all the

development's residences with each of the designated open space areas and adjacent amenities. Coupled with the detached sidewalks and street trees, the trails will further establish the development as a "walkable" community. This is addressed in Stipulation #8.

- Requirement that at a minimum, 33% of the homes have a front porch. Front porches help to encourage activity in the front of homes and subsequently make the streets more inviting and safer places to walk. These conditions are addressed in Stipulation #9.

#### INTERDEPARTMENTAL COMMENTS

9. Across the New River Wash, northwest of the subject property is the Glendale Municipal Airport. The City of Phoenix Aviation Department has indicated that due to the proximity of the Glendale Airport and potential for noise from airport related activity, stipulations have been included regarding disclosure of the airport's operations. An additional stipulation has been included requiring the applicant to certify that the homes will be constructed in a manner that will reduce interior noise level. The conditions are addressed in Stipulations #10 through #13
10. The Street Transportation Department has indicated that the developer will be required to make improvements to 107th Avenue and Ball Park Boulevard. Additionally, the Street Transportation Department has identified the existence of a drainage easement. The drainage easement will need to be abandoned and a drainage study will be required to address drainage needs. Stipulations #14 through #17 have been included detailing these improvements.
11. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 0890 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however there is a 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.
13. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

#### OTHER

14. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences
15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation 18.
16. 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 stipulated open space, landscaping and design elements are well above the minimum standards required for residential development and help to make the proposal a compatible addition to the adjacent residential neighborhood.
2. The provision of the 50-foot setback and multi-use trail on the west side of 107th Avenue provides a tremendous amenity for area residents and significant enhancements to the streetscape.
3. As stipulated, the proposal will require future residents of the development to be notified of the operational characteristics of Glendale Municipal Airport.

#### **Stipulations**

1. The development shall be in general conformance with the conceptual site plan date stamped February 5, 2018 and conceptual circulation plan date stamped February 27, 2018 as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
  - a. Location of open space areas
  - b. The Park shall be a minimum of 2.30 acres.



- c. Location and number of pedestrian trails providing connectivity to each of the open space areas and multi-use trail on 107th Avenue.
2. A minimum of 15 percent of the gross site area shall be retained as common area, as approved by the Planning and Development Department.
3. A minimum 50-foot-wide landscaped common area, inclusive of the required perimeter setback, shall be provided and maintained along 107th Avenue as approved by the Planning and Development Department. Landscaping within the common area shall include a minimum of a mixture of 1.5-inch (50%) and 2-inch (50%) caliper trees planted at a minimum of 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
4. A landscaped entry and monument sign shall be provided at both entryways into the development. The landscaped entries shall be a minimum of 250 square feet and be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
5. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the property owner.
6. The project shall not exceed 207 lots.
7. A 10-foot public multi-use trail shall be constructed in accordance with the MAG standard detail along the west side of 107th Avenue, as approved by the Parks and Recreation Department and the Planning and Development Department.
8. Internal trails identified on the conceptual circulation plan date stamped February 27, 2018 shall be a minimum of 8 feet in width.
9. A minimum of 33% of the dwelling units shall have covered porches, which face the front, and are a minimum of 60 square feet in area with a depth of at least six feet, as approved by the Planning and Development Department.
10. The developer shall provide a no hazard determination for proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to Planning and Development Department's preliminary plat approval.

11. The developer shall dedicate to the City of Phoenix an avigation easement for the site, per the form and content prescribed by the City Attorney, prior to Planning and Development Department preliminary plat approval.
12. The property owner shall record documents that disclose the existence, and operational characteristics of Glendale 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, and in accordance with State law requiring airport disclosure.
13. The developer's engineer of record shall certify and note on the preliminary and final plats as well as relevant construction drawings that the proposed residential construction shall achieve a maximum interior noise level of 45 decibels (DNL).
14. The developer shall extend Ball Park Boulevard (full width) to the north end of the development. A temporary cul-de-sac shall be constructed at the end of the full improvements, as approved by the Planning and Development Department.
15. The developer shall construct a minimum of 20 feet of paving (face of curb to monument line) for 107th Avenue adjacent to the site. South of the permanent improvements, the developer shall provide 20 feet of paving, west of the monument line, for 830 feet (tie into existing pavement), instead of a 1,000-foot taper.
16. The developer shall coordinate with the City of Glendale on the right-of-way improvements to 107th Avenue and Ball Park Boulevard, as approved by the Planning and Development Department and the Street Transportation Department. A letter of design acceptance shall be provided to the Planning and Development Department prior to preliminary site plan approval.
17. The applicant shall submit a drainage study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any abandonments and required improvements as recommended by the approved drainage study.
18. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Staff Report: Z-7-18-5

March 1, 2018

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**Writer**

Joél Carrasco

March 1, 2018

**Team Leader**

Samantha Keating

**Exhibits**

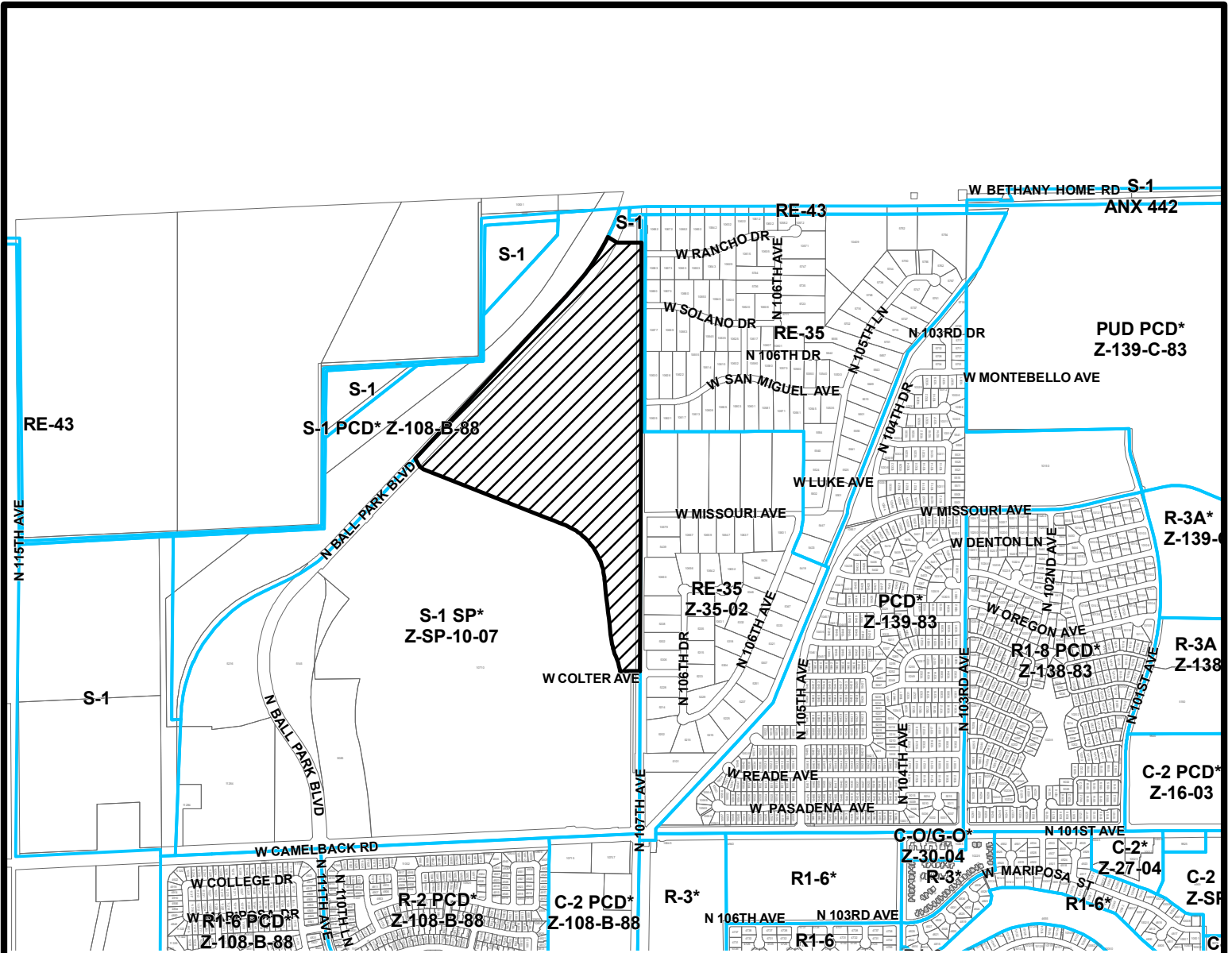
Zoning Sketch

Aerial

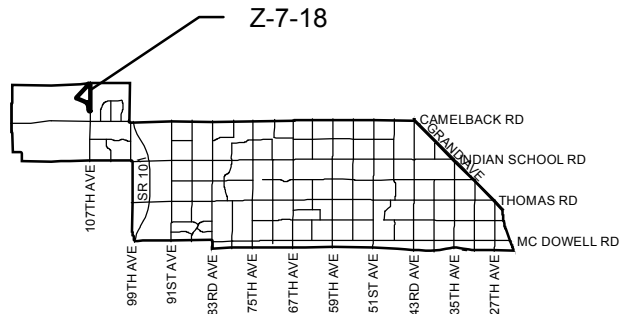
Conceptual Site plan date stamped February 5, 2018

Conceptual Circulation plan date stamped February 27, 2018

107th Avenue Street Section date stamped March 5, 2018



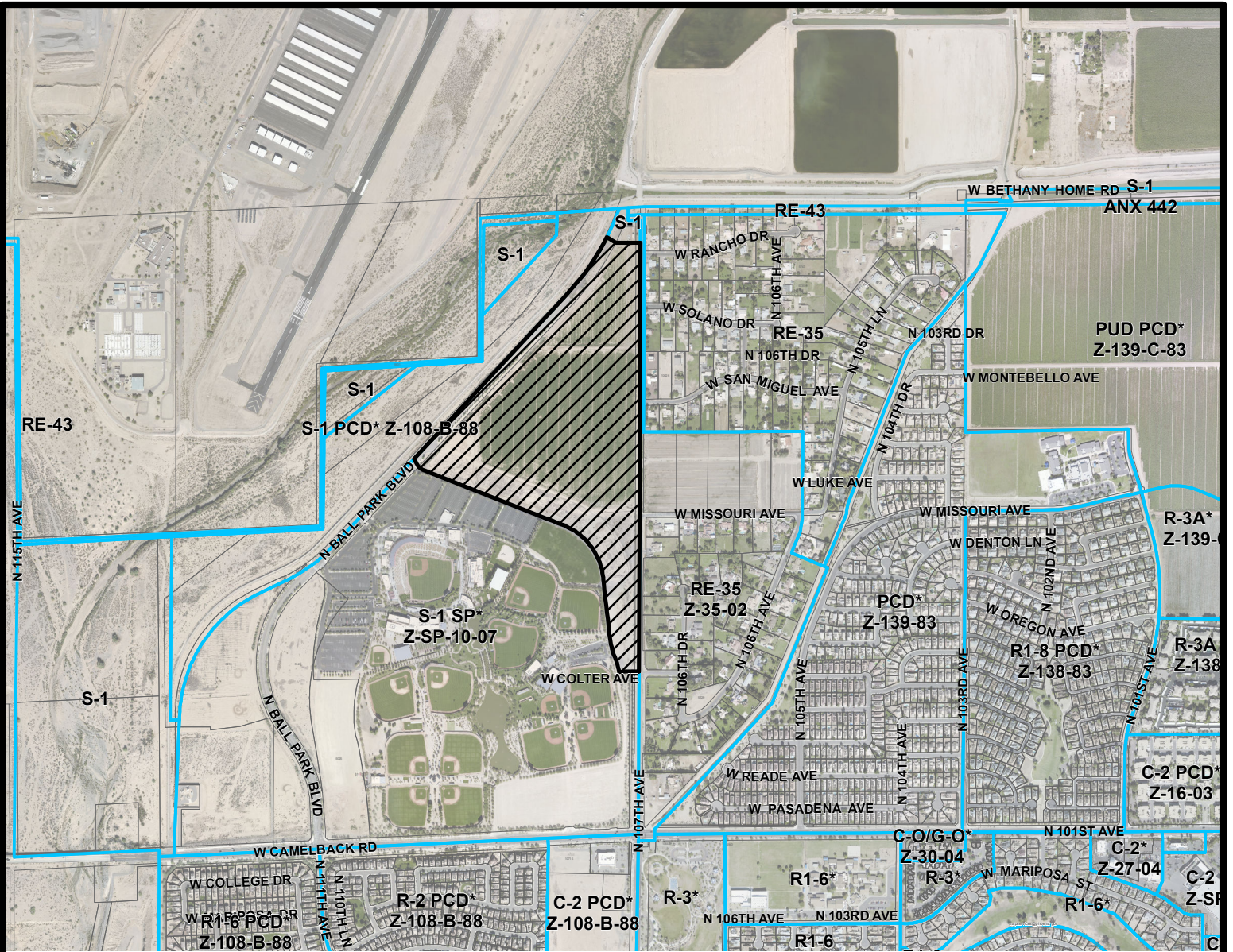
**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 5



<b>APPLICANT'S NAME:</b> Mattamy Homes - Jose Castillo			<b>REQUESTED CHANGE:</b> FROM: S-1 SP ( 66.63 a.c.)  TO: R1-10 ( 66.63 a.c.)		
<b>APPLICATION NO.</b> Z-7-18		<b>DATE:</b> 2/13/2018 <b>REVISION DATES:</b>			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 66.63 Acres		<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 19-2, 20-2		<b>ZONING MAP</b> H-2, I-2	
<b>MULTIPLES PERMITTED</b> S-1 SP R1-10		<b>CONVENTIONAL OPTION</b> 66 233		<b>* UNITS P.R.D. OPTION</b> N/A 300	

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





Feet

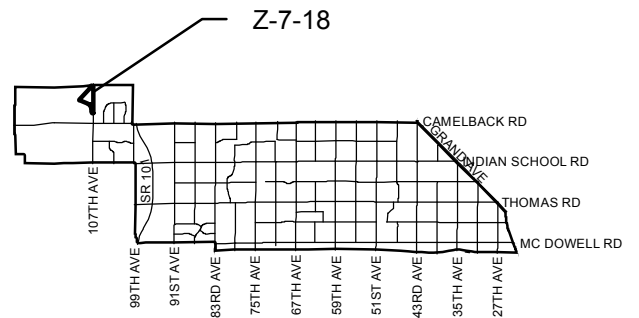
1,200 600 0 1,200

**MARYVALE VILLAGE**

CITY COUNCIL DISTRICT: 5



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Mattamy Homes - Jose Castillo**

**REQUESTED CHANGE:**

FROM: S-1 SP ( 66.63 a.c.)

APPLICATION NO. **Z-7-18**

DATE: **2/13/2018**  
REVISION DATES:

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

**66.63 Acres**

AERIAL PHOTO & QUARTER SEC. NO. **QS 19-2, 20-2**  
ZONING MAP **H-2, I-2**

TO: **R1-10 ( 66.63 a.c.)**

**MULTIPLES PERMITTED**

S-1 SP

R1-10

**CONVENTIONAL OPTION**

66

233

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

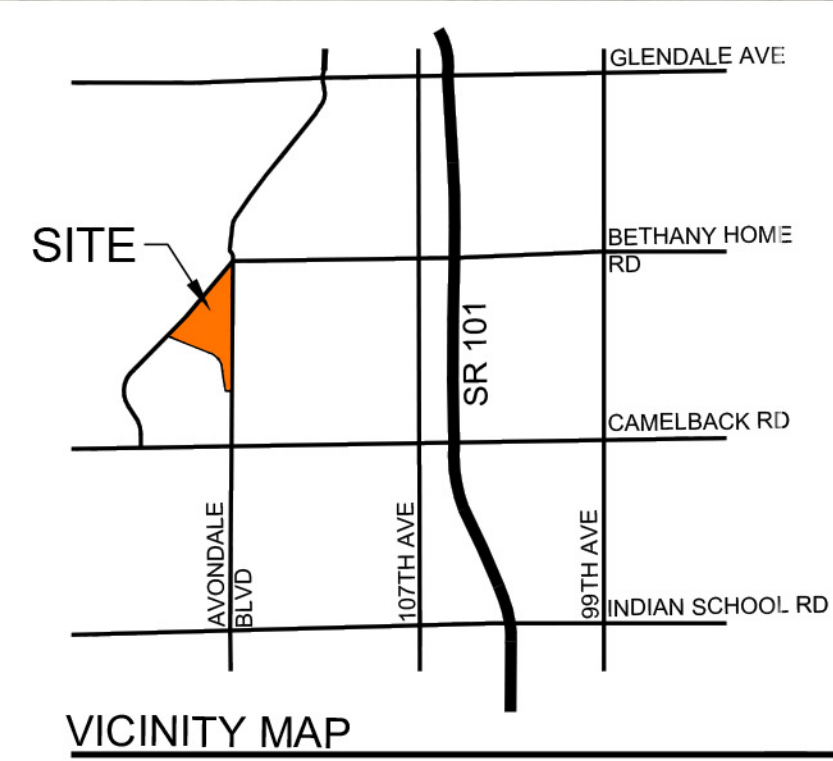
N/A

300

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



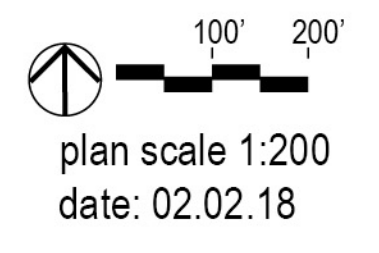
Site Data		
Current General Plan Designation 1-2 and 3.5-5 DU/Ac. - Traditional Lot		
Requested General Plan Designation 2-3.5 DU/Ac. - Traditional Lot		
Current Zoning	S-1 SP	
Requested Zoning	R1-10 PRD	
Use	Amount	Percent
Gross Acreage	64.68 Ac.	3.20 DU/Ac.
Net Acreage	59.21 Ac.	--
Open Space (Gross Acreage)	--	Min. 15%
Total Units	207 Units	--



**CITY OF PHOENIX**  
 FEB 05 2018  
 Planning & Development  
 Department

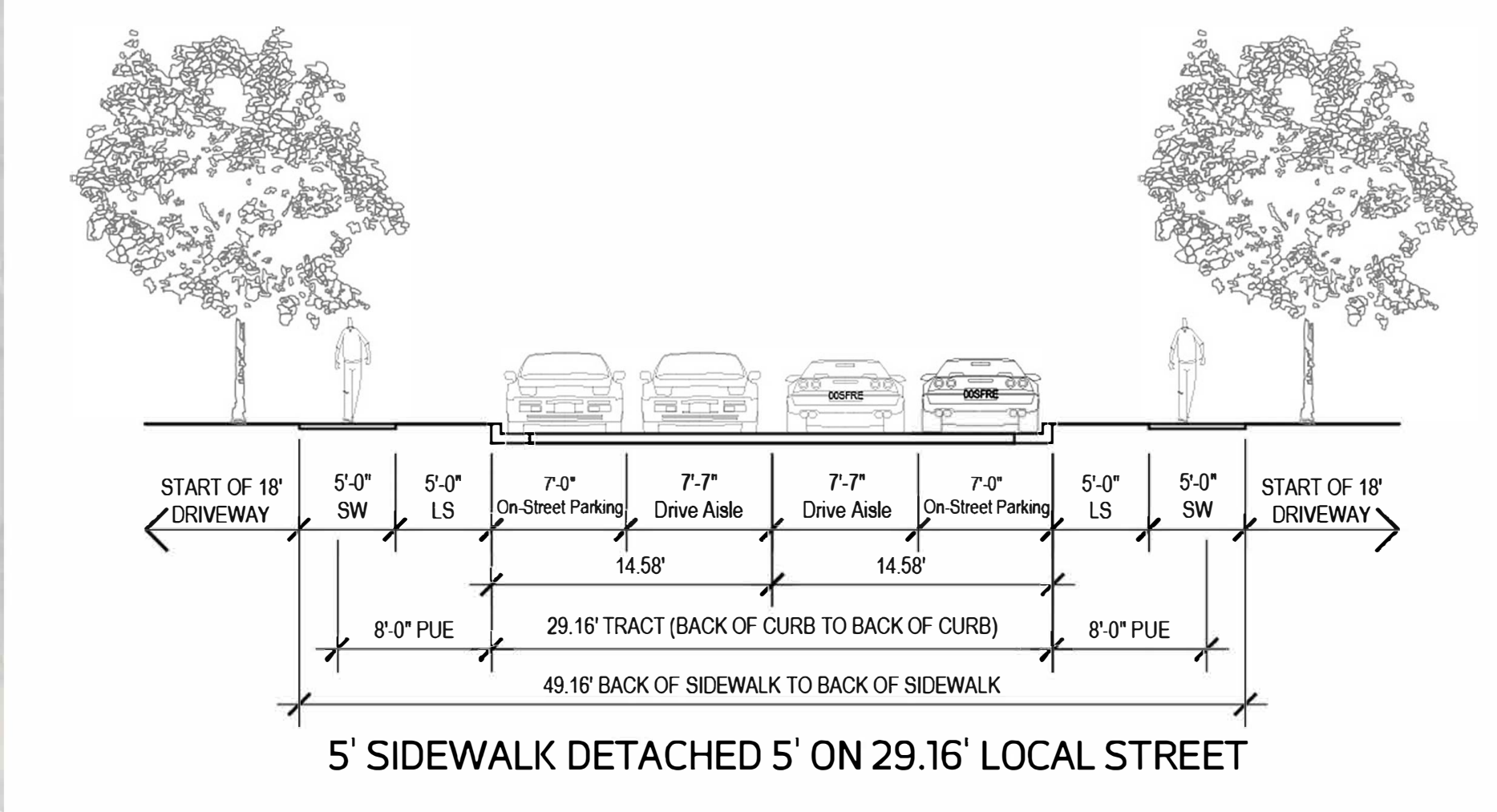
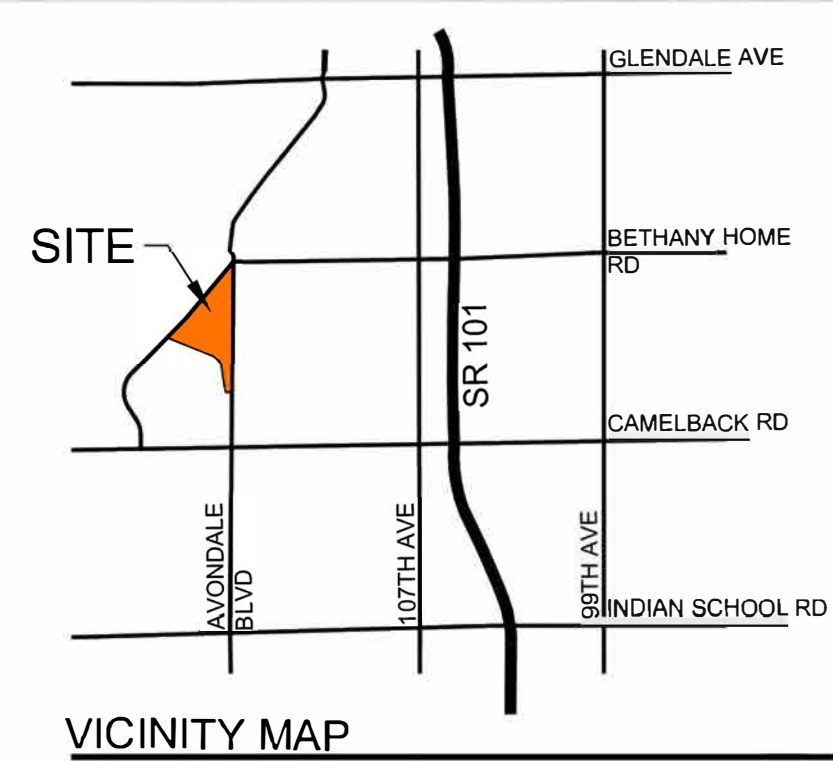
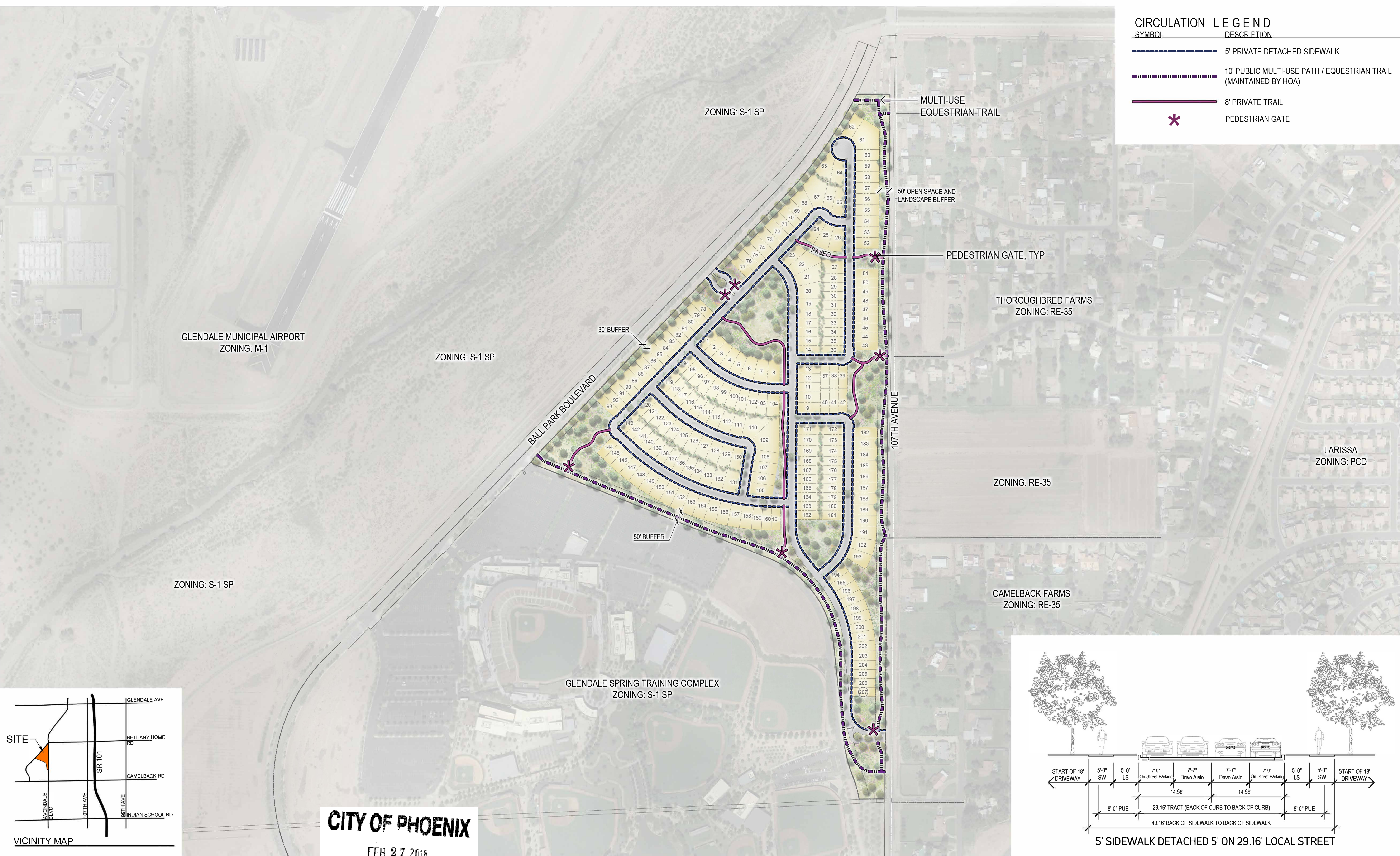
# CAMELBACK RANCH

Conceptual  
 Site Plan





CIRCULATION LEGEND	
SYMBOL	DESCRIPTION
	5' PRIVATE DETACHED SIDEWALK
	10' PUBLIC MULTI-USE PATH / EQUESTRIAN TRAIL (MAINTAINED BY HOA)
	8' PRIVATE TRAIL
	PEDESTRIAN GATE



**CITY OF PHOENIX**  
 FEB 27 2018  
 Planning & Development  
 Department

# CAMELBACK RANCH

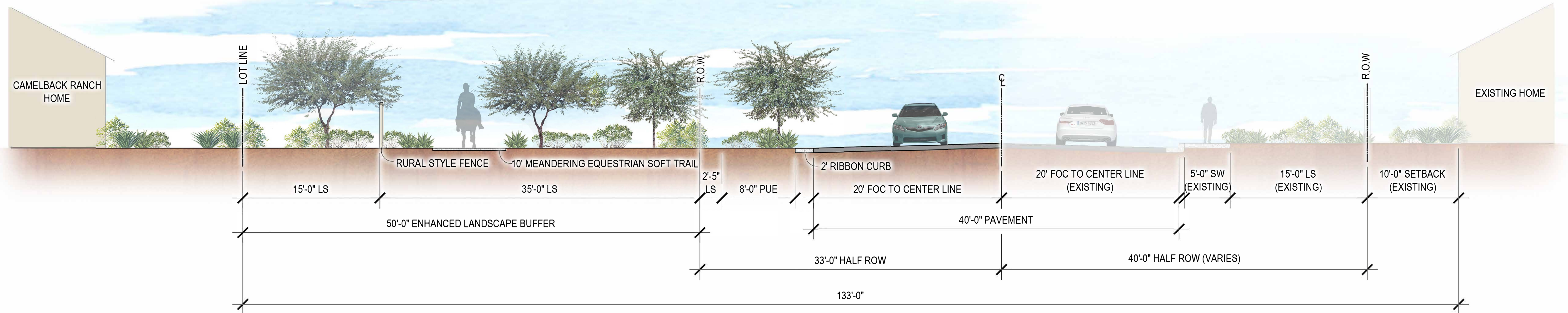
Conceptual  
 Circulation Plan

100' 200'  
 plan scale 1:200  
 date: 02.27.18

**andersonbaron**  
 plan · design · achieve  
 50 n. mcclintock drive, ste 1  
 chandler, arizona 85226  
 ph. 480.699.7956 f.480.699.7986





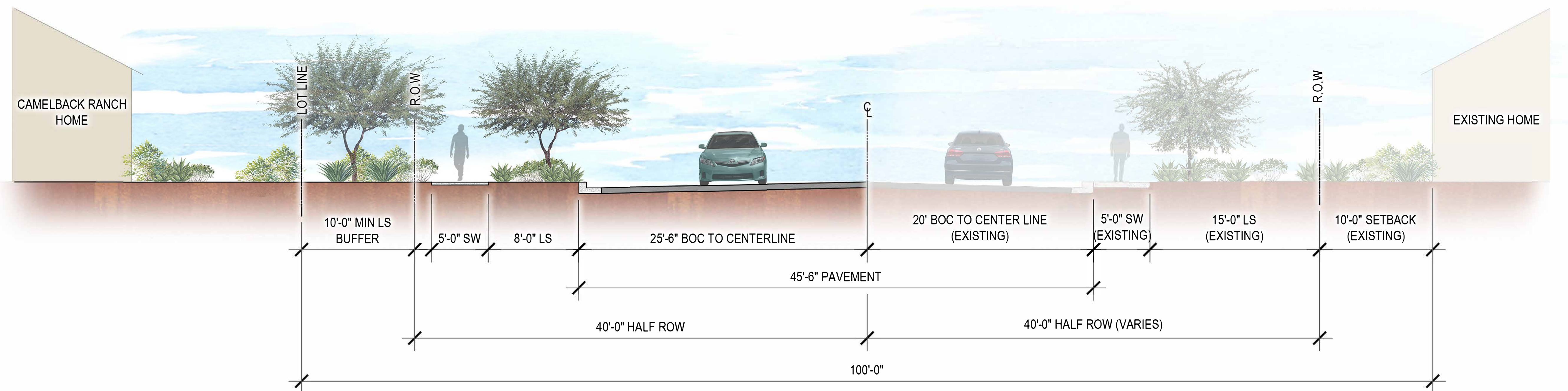


PROPOSED "RURAL" STREET SECTION WITH ENHANCED LANDSCAPE BUFFER

**CITY OF PHOENIX**

MAR 05 2018

**Planning & Development  
Department**



CITY REQUIRED STREET SECTION



STREET SECTION LOCATION

**CAMELBACK RANCH**

107th Avenue  
Street Sections

plan scale 1:5  
date: 03.05.18

**andersonbaron**  
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