



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-70-17-7**  
 January 4, 2018

**Estrella Village Planning Committee Hearing Date** January 16, 2018  
**Planning Commission Hearing Date** February 1, 2018

**Request From** S-1 (Ranch or Farm Residence District) (79.37 acres)  
**Request To** R1-6 (79.37 acres)  
**Proposed Use** Single-family residential  
**Location** Northeast corner of 99th Avenue and Jones Avenue  
**Owner** Jaquelynn Accomazzo, Trustee  
**Applicant** Westwood Professional Services  
**Representative** Richard Jellies, The Lead Group, LLC  
**Staff Recommendation** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>	Residential 2 to 3.5 du/ acre Residential 3.5 to 5 du/ acre		
<b>Street Map Classification</b>	99th Avenue	Arterial	33-foot east half street
	Jones Avenue	Minor Collector	No north half street dedication
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS; CERTAINTY &amp; CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.</i></b></p> <p>As stipulated, providing detached sidewalks and complying with the Estrella Village Arterial Street Landscaping Program will help to ensure that a sense of continuity is conveyed throughout the development.</p>			

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; 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.**

The conceptual site plan depicts no homes fronting the arterial street, 99th Avenue. Detached sidewalks along 99th Avenue will provide a further buffer from the arterial street and the residences.

**CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposed zoning district is consistent with the scale and character of existing residential development in the surrounding area.

**Area Plans / Policies / Principles**

**Estrella Village Arterial Street Landscaping Program**

See background item 4 below.

**Tree & Shade Master Plan**

See background item 9 below.

**Reimagine Phoenix**

See background item 10 below.

**Complete Streets Guiding Principles**

See background item 11 below.

**Surrounding Land Uses/Zoning**

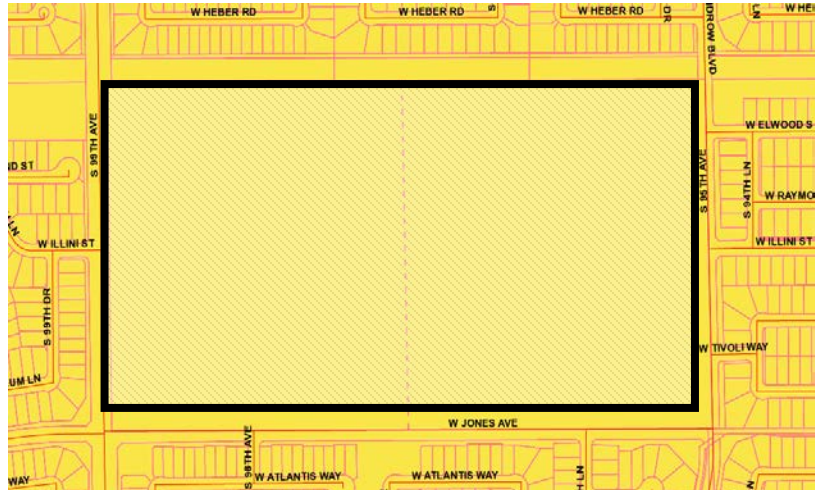
	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
<b>On Site</b>	S-1	The Accomazzo Company (hay sales)
<b>North</b>	R1-6 PCD, R1-8 PCD, and R1-10 PCD	Single-family residential
<b>South</b>	S-1, approved R1-6 PCD S-1, approved R1-8 PCD	Single-family residential
<b>East</b>	R1-8 and R1-10	Single-family residential
<b>West</b>	R1-8 PCD	Single-family residential

## Background/Issues/Analysis

### SUBJECT SITE

1. This request is to rezone approximately 79.37 acres located at the Northeast corner of 99th Avenue and Jones Avenue from S-1 (Ranch or Farm Residence), to R1-6 (Single-Family Residence District).
2. The subject site is designated Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map.

The request does not conform with the 2 to 3.5 dwelling unit per acre General Plan Land Use designation. Even though the site is not in conformance with the General Plan Land Use designation, the requested residential zoning district is consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.



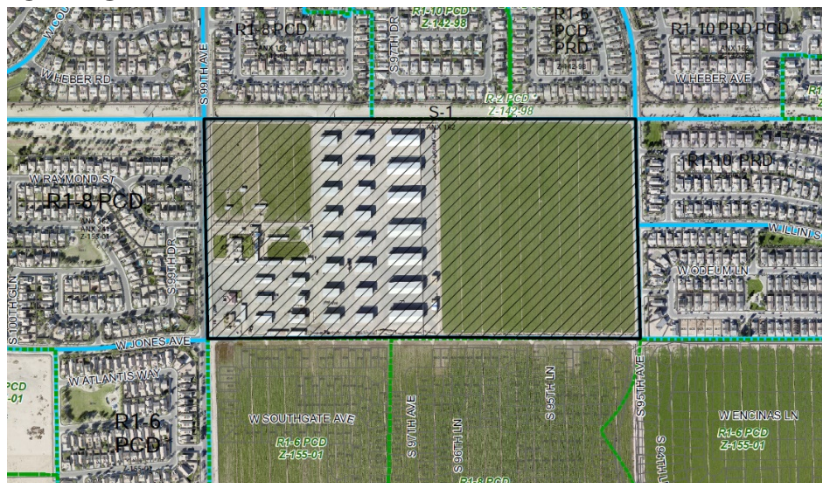
Site is designated for Residential 2 to 3.5 and 3.5 to 5 dwelling units per acre. Source: City of Phoenix Planning and Development Department

### SURROUNDING USES AND ZONING

3. The subject site is currently used for hay sales and storage and is zoned S-1.

North of the subject site are single-family residences zoned R1-6 PCD, R1-8 PCD, and R1-10 PCD. This land is part of the Country Place PCD.

This site is separated from the subdivision to the north by a major



Source: City of Phoenix Planning and Development Department

electric transmission line corridor which also contains a multi-use trail. The trail provides a non-vehicular connection from 91st Avenue to 107th Avenue.

West of the subject site are single-family residences zoned, R1-8 PCD. South of the subject site is undeveloped agricultural land zoned S-1, approved R1-6 PCD and S-1, approved R1-8 PCD. These properties west and south of the subject site are part of the Sunset Farms PCD.

East of the subject site are single-family residences zoned R1-8 and R1-10.

4. The Estrella Village Arterial Street Landscaping Program was adopted by the City Council on March 17, 1999, and provides a landscape palette for major streets within the Estrella Village. This guide helps to identify the community's character through the use of common trees and complimentary landscaping located along public streets. The color, variety, and long-term care of the public street landscaping adds to the aesthetic pleasure and joy of traveling through Estrella communities.

## PROPOSAL

### 5. **Conceptual Site Plan**

The conceptual site plan proposes 353 single-family residential lots utilizing the Planned Residential Development (PRD) option at a density of 4.43 dwelling units per acre. The subject site is comprised of two parcels with street frontage and access points on 95th Avenue, 99th Avenue, and Jones Avenue. One point of access each is proposed from 95th Avenue and 99th Avenue, and two points of access are proposed along Jones Avenue.

Consistent with PRD standards, the applicant is proposing lots with a minimum of 45 feet in width and 115 feet in depth. The proposed lot sizes are consistent in scale and character with the existing and approved single-family residences in the surrounding area. The percentage of open space/common areas is at 19.42%, exceeding the 5% required in a PRD.



Source: Westwood Professional Services, Inc. and the City of Phoenix Planning and Development Department

Staff has stipulated to detached sidewalks along 99<sup>th</sup> Avenue, Jones Avenue and Illini Street, with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb. This landscape strip shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center, or equivalent groupings, along both sides of the sidewalk. Further, the development will have to comply with the Estrella Village Arterial Street Landscaping Program. These conditions are addressed in Stipulation Nos. 1 and 3.







Single-family residences are constructed on the adjacent parcel to the north. The parcel to the south is approved for a single-family residential development. The subject site is providing a vehicular and pedestrian connection which will allow connectivity to the existing and future residential developments. Further, the developer is providing a connection to the adjacent single-family subdivision to the east as well. Connectivity between developments can reduce vehicle trips, and promote walking, bicycling and community interaction in an environment removed from busier collector and arterial streets.

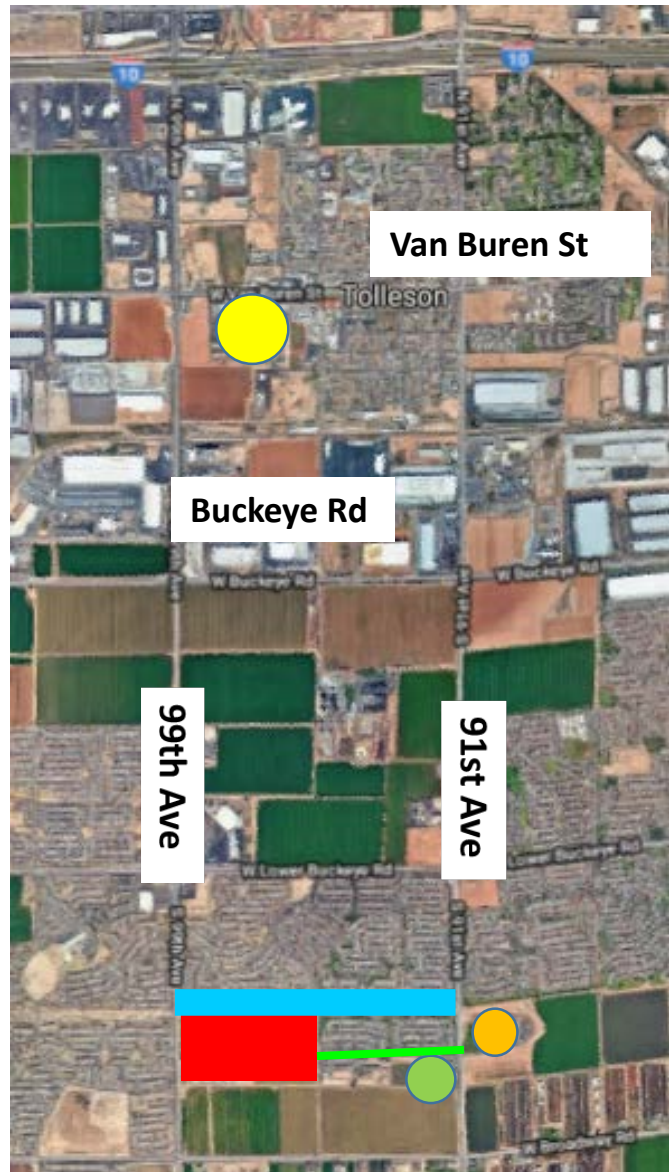
## 6. Elevations

No elevations were submitted as part of this rezoning request.

### CONNECTIVITY

7. The site is in the Union Elementary School District. The Union Elementary School, to the east, is at the southwest corner of 91<sup>st</sup> Avenue and Illini Street and serves students K-2. The Hurley Ranch Elementary School, serves students in grades 3 through 8 and is at the northeast corner of 91<sup>st</sup> Avenue and Illini Street. The subdivision should be designed to allow students a comfortable and direct route walking environment to the elementary school. Illini Street should be aligned with Illini Street on the east side of 95<sup>th</sup> Avenue to facilitate access to the elementary schools. Students living in this development will attend Tolleson Union High School, approximately 4 miles to the north on Van Buren Street.

	Tolleson Union High School
	Union Elementary School
	Hurley Ranch Elementary School
	Subject Site
	Transmission Power Line Corridor
	Illini Street



8. The development would benefit from having a multi-use trail along the south side of the transmission power line corridor provides. This corridor provides a direct route from the subject site to Tolleson Union High School and Union Elementary School. Further, the north side of the transmission power line corridor has a multi-use trail connecting from the west end of the Country Place subdivision at 104<sup>th</sup> Lane to 91<sup>st</sup> Avenue.

### STUDIES AND POLICIES

9. **Tree and Shade Master Plan**

The Tree & Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the City's planning and

development process. Toward that end, staff stipulations require that all sidewalks along 99<sup>th</sup> Avenue, Jones Avenue and Illini Street, be detached, with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. The stipulation is intended to provide a safe and inviting pedestrian environment that encourages walkability and thermal comfort. This is addressed in Stipulation No. 1.

10. **Reimagine Phoenix**

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.

11. **Complete Streets**

The developer is encouraged to work with the Water Serves Department regarding the placement of new water lines to eliminate or minimize conflicts for the placement of trees for shade. Sidewalks should be detached from the curb, allowing trees to be planted between the curb and the sidewalk, providing a more comfortable environment for pedestrians. This is consistent with the Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is addressed in Stipulation No. 1.

DEPARTMENT COMMENTS

12. The Street Transportation Department indicated the developer should provide right-of-way dedications for 95th Avenue, 99th Avenue, and Jones Avenue. Additionally, the developer shall underground and relocate the irrigation ditch along 99th Avenue and provide visibility triangles at the 95th Avenue, and 99th Avenue and Jones intersections and all other entries. Lastly, the developer shall update all street improvements, including sidewalks, curb ramps and driveways, within and adjacent to the project to current ADA guidelines, as approved by the Street Transportation and Planning and Development Departments. This is addressed in Stipulations Nos. 2 and 5-10.
13. The Water Services Department indicated that the site has existing water; however, a sewer main extension may be required to potentially serve the development.

14. Fire prevention does not anticipate any problems with this case. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) is not known at this site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
15. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2170 M of the Flood Insurance Rate Maps (FIRM) dated November 4, 2015.
16. Public Transit indicated that right-of-way would need to be dedicated and a bus stop pad would need to be constructed along northbound 99<sup>th</sup> Avenue north of Jones Avenue. The bus stop pad should be built according to City of Phoenix Standard Detail P1262 with a depth of at least 10 feet and placed approximately 60 to 100 feet north of the intersection. This is addressed in Stipulation No. 4
17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 12, 13, and 14.
18. The Parks and Recreation and Aviation Departments had no comments regarding this request.

#### MISCELLANEOUS

19. 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 request is not in conformance with the General Plan Land Use designation; however, all of the requested residential zoning districts are consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.



2. The proposed development is appropriate at this location and is consistent with the character of the existing zoning in the surrounding area.

### **Stipulations**

1. The developer shall provide detached sidewalks along 99<sup>th</sup> Avenue, Jones Avenue and Illini Street, 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 equivalent groupings, along both sides of the sidewalk, as approved by the Planning and Development Department.
2. The following right-of-way dedications shall be provided, as approved by the Planning and Development Department:
  - a. A total of 55 feet shall be dedicated for the east half of 99<sup>th</sup> Avenue;
  - b. 30 feet shall be dedicated for the west half of 95<sup>th</sup> Avenue; and
  - c. 15 feet shall be dedicated for the north half of Jones Avenue.
3. The development shall comply with the Estrella Village Arterial Landscaping Program, as approved by the Planning and Development Department.
4. The developer shall dedicate right-of-way and construct a bus stop pad along northbound 99<sup>th</sup> Avenue north of Jones Avenue. The bus stop pad should be built according to City of Phoenix Standard Detail P1262 with a depth of at least 10 feet and placed approximately 60 to 100 feet north of the intersection.
5. The developer shall underground and relocate, outside of right-of-way, all associated Salt River Project (SRP) and private irrigation facilities, as approved by the Planning and Development Department.
6. The applicant shall submit a Traffic Impact Statement (TIS) to include a traffic signal warrant analysis to the City for this development. No preliminary approval of plans shall be granted until the statement is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the statement. Upon completion of the TIS, the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
7. The developer shall provide a 33-foot by 33-foot visibility triangle at the intersection of 99<sup>th</sup> Avenue and Jones Avenue and at 95<sup>th</sup> Avenue and Jones Avenue, as approved by the Planning and Development Department.

8. The developer shall provide a 10-foot by 20-foot visibility triangle at all entries into the subdivision, as approved by the Planning and Development Department.
9. The developer shall provide 24 feet of paving, from the face of curb to the centerline, on Jones Avenue for the length of the project, as approved by the Planning and Development Department.
10. The developer shall update all streets 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.
11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
12. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
13. 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.

**Writer**

Elyse DiMartino

January 4, 2018

**Team Leader**

Joshua Bednarek

**Exhibits**

Sketch Map

Aerial Map

Conceptual Site Plan date stamped October 19, 2017