



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-78-15-3**  
**February 25, 2016**

**Paradise Valley Village Planning Committee Meeting Date:** March 7, 2016  
**Planning Commission Hearing Date:** April 7, 2016  
**Request From:** S-1 (1.00 acre)  
**Request To:** R1-6 (1.00 acre)  
**Proposed Use:** Single-Family Residential  
**Location:** Southeast corner of 21<sup>st</sup> Street & Kings Avenue  
**Owner:** AZBLUE1 LLC  
**Applicant/Representative:** William Seymoru Company – John Fox  
**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>	Residential 5 to 15 du/acre		
<b>Street Map Classification</b>	21 <sup>st</sup> Street	Local	25-foot east half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER ELEMENT; 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.</i></b></p> <p>The development will complement an existing, adjacent single-family residential subdivision and therefore is compatible with existing uses.</p> <p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES ELEMENT; 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</i></b></p>			

***transportation alternatives exist.***

The proposed development is located south of a commercial area with convenient access for residents.

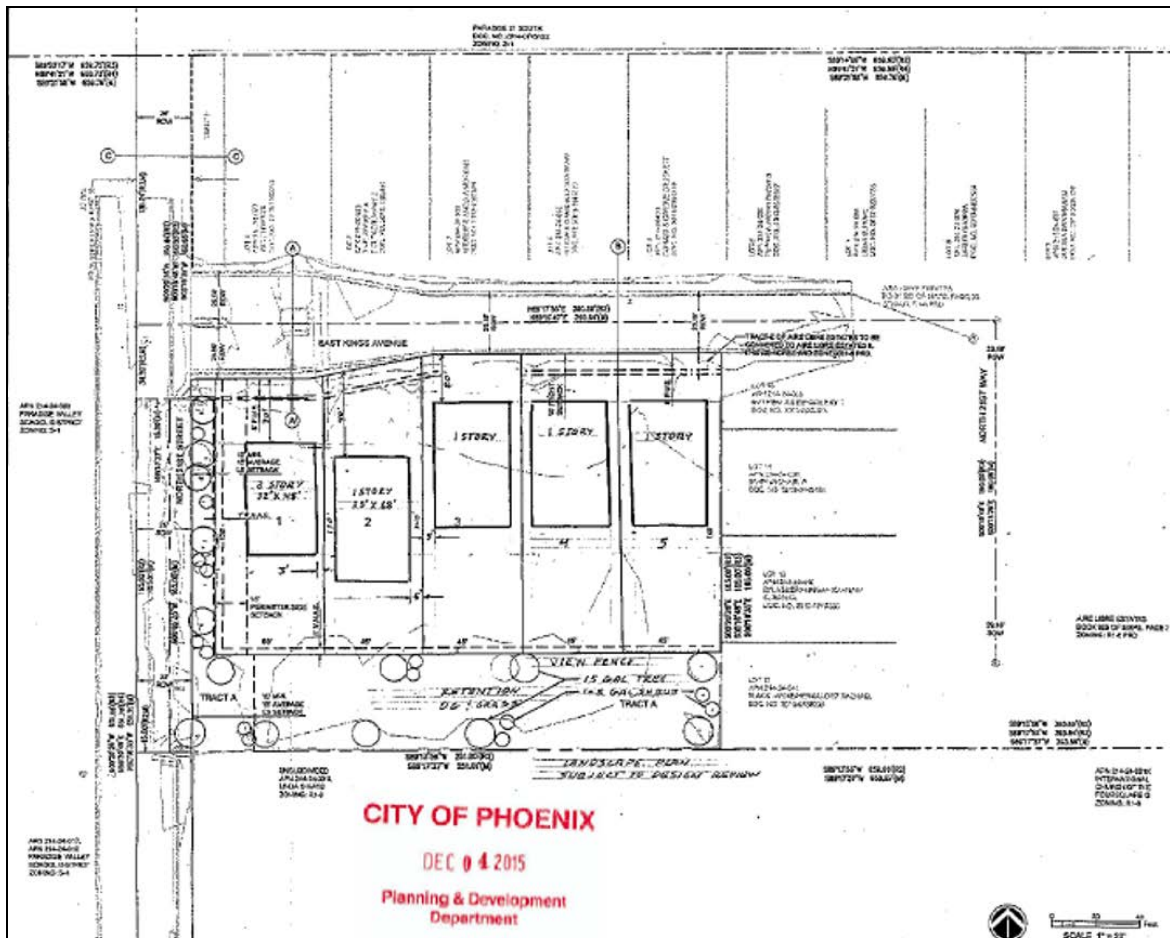
<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	S-1
<b>North</b>	Single-Family Residential	R1-6
<b>South</b>	Single-Family Residential	R1-8
<b>East</b>	Single-Family Residential	R1-6
<b>West</b>	Aire Libre Elementary School	S-1

<b>R1-6 Single Family Residential PRD</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
Development Option	PRD	PRD
Gross Acreage	-	1.00 acre
Total Number of Units	-	5
Maximum Density	5.5; 6.5 with bonus	Met - 5 units/acre
Typical Lot Size	Varies	50 feet x 129 feet 45 feet x 130 feet 45 feet x 140 feet
Subject to Single Family Design Review	Yes	Yes
Open Space	5%	Met - 14% for proposed development; 8% including the proposed development and existing, adjacent subdivision

**Background/Issues/Analysis**

1. This is a request to rezone a 1.00 acre parcel from S-1 (Ranch or Farm Residence) to R1-6 (Single-Family Residential) to complement the existing, adjacent subdivision.
2. The General Plan Land Use Map designation for the property is Residential 5 to 15 dwelling units per acre, which is consistent with the proposal.





5. A 6 foot wall consisting of a combination of CMU block and view fencing is recommended to provide an open feel and security to the retention basin. In addition, staff is recommending a gate be included on each lot to access the open space area.
6. To ensure that the site is compatible with the surrounding area, staff is recommending stipulations that the design and architectural features of the homes and the landscaping are similar with the existing, adjacent Aire Libre Estates subdivision.
7. 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.
8. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed rezoning.

9. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
10. 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 1295L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. 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.
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 abandonment may be required.

### **Findings**

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 5 to 15 dwelling units per acre.
2. The proposal, as stipulated, is compatible in scale and character with the surrounding neighborhood and adjacent subdivision.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped December 4, 2015 with specific regard to Lot 5 limited to a maximum one story height, as approved by the Planning and Development Department.
2. View fencing consisting of a solid wall portion that shall not exceed four (4) feet in height with a gate on each lot shall be provided adjacent to the open space area, as approved by the Planning and Development Department.
3. The design and architectural features of the buildings shall be complementary with the adjacent Aire Libre Estates subdivision and use similar building materials and color palettes, as approved by the Planning and Development Department.

4. The landscaping and plant types of the development shall be complementary with the adjacent Aire Libre Estates subdivision, as approved by the Planning and Development Department.
5. Right-of-way totaling 25 feet shall be dedicated for the east half of 21<sup>st</sup> Street, 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. Prior to site plan approval the property owner shall record a Notice of Prospective Purchasers or Proximity to Airport in order to disclose the existence, and operational characteristics to Phoenix Deer Valley Airport to future owners or tenants of that property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

**Writer**

Hannah Oliver

February 25, 2016

Marc Thornton

**Attachments**

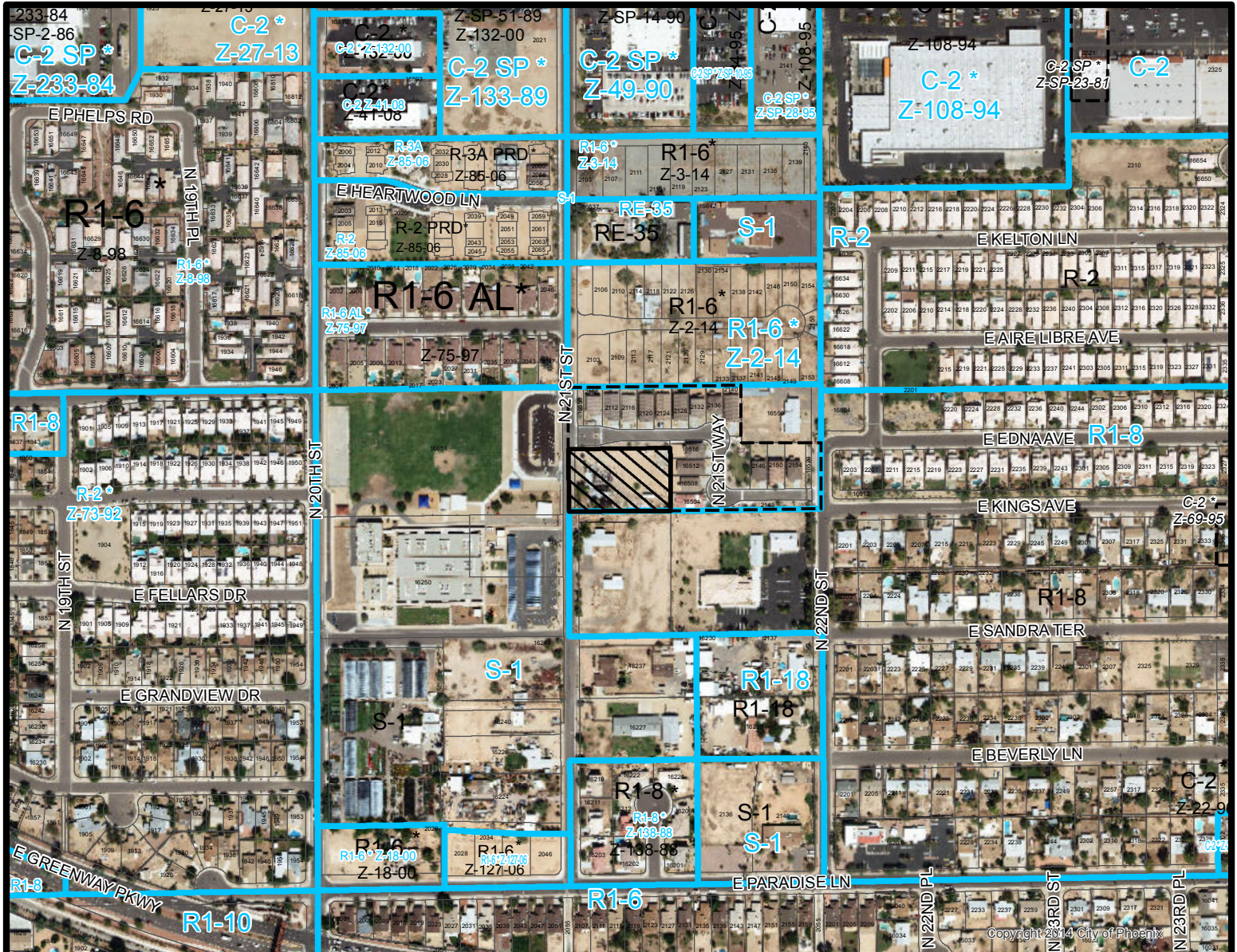
Zoning sketch

Aerial

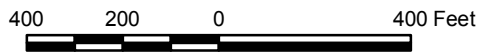
Site plan date stamped 12-4-15

Elevations date stamped 12-4-15 (6 pages)



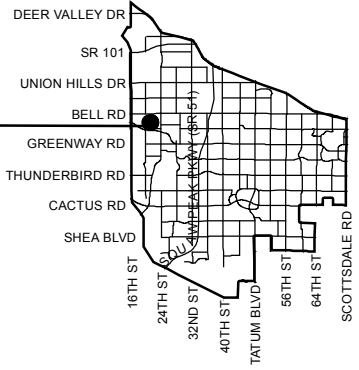


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CITY OF PHOENIX PLANNING DEPARTMENT  
**PARADISE VALLEY VILLAGE**  
 CITY COUNCIL DISTRICT: 3

Z-78-15



<b>APPLICANT'S NAME:</b> William Seymoru Company - John Fox		<b>REQUESTED CHANGE:</b> FROM: S-1 (1.00 a.c.) TO: R-1-6 (1.00 a.c.)	
<b>APPLICATION NO.</b> Z-78-15	<b>DATE:</b> 12/17/15	<b>REVISION DATES:</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  1.00 Acres	<b>AERIAL PHOTO &amp;          QUARTER SEC. NO.</b> QS 36-32	<b>ZONING MAP</b> M-9	
<b>MULTIPLES PERMITTED</b> S-1 R1-6	<b>CONVENTIONAL OPTION</b> 1 5		<b>* UNITS P.R.D. OPTION</b> 1 6

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

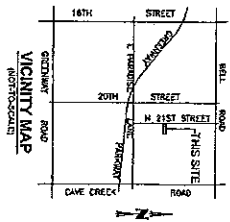


PARADE 21 SOUTH  
 21' WIDE  
 ZONING S-1

SECTION 21 W. 68.27(3)  
 SECTION 21 W. 68.27(10)  
 SECTION 21 W. 68.27(11)

SECTION 21 W. 68.27(10)  
 SECTION 21 W. 68.27(11)

**PRELIMINARY SITE PLAN  
 FOR  
 AIRE LIBRE ESTATES II**  
 LOCATED ON THE SOUTHEAST CORNER OF NORTH  
 21ST STREET AND EAST RINGS AVENUE



**LEGEND**

- PROPOSED LOTS
- PROPOSED ROW
- EXISTING CONTIGUOUS
- UNPAVED, INDICATES VEHICULAR NON-ACCESS EASEMENT
- PAVED, INDICATES PAVED UTILITY EASEMENT

**LEGAL DESCRIPTION**

THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SECTION ONE AND THE NORTHWEST QUARTER OF SECTION THREE (OLD TOWNSHIP THREE) IN MARICOPA COUNTY, ARIZONA.

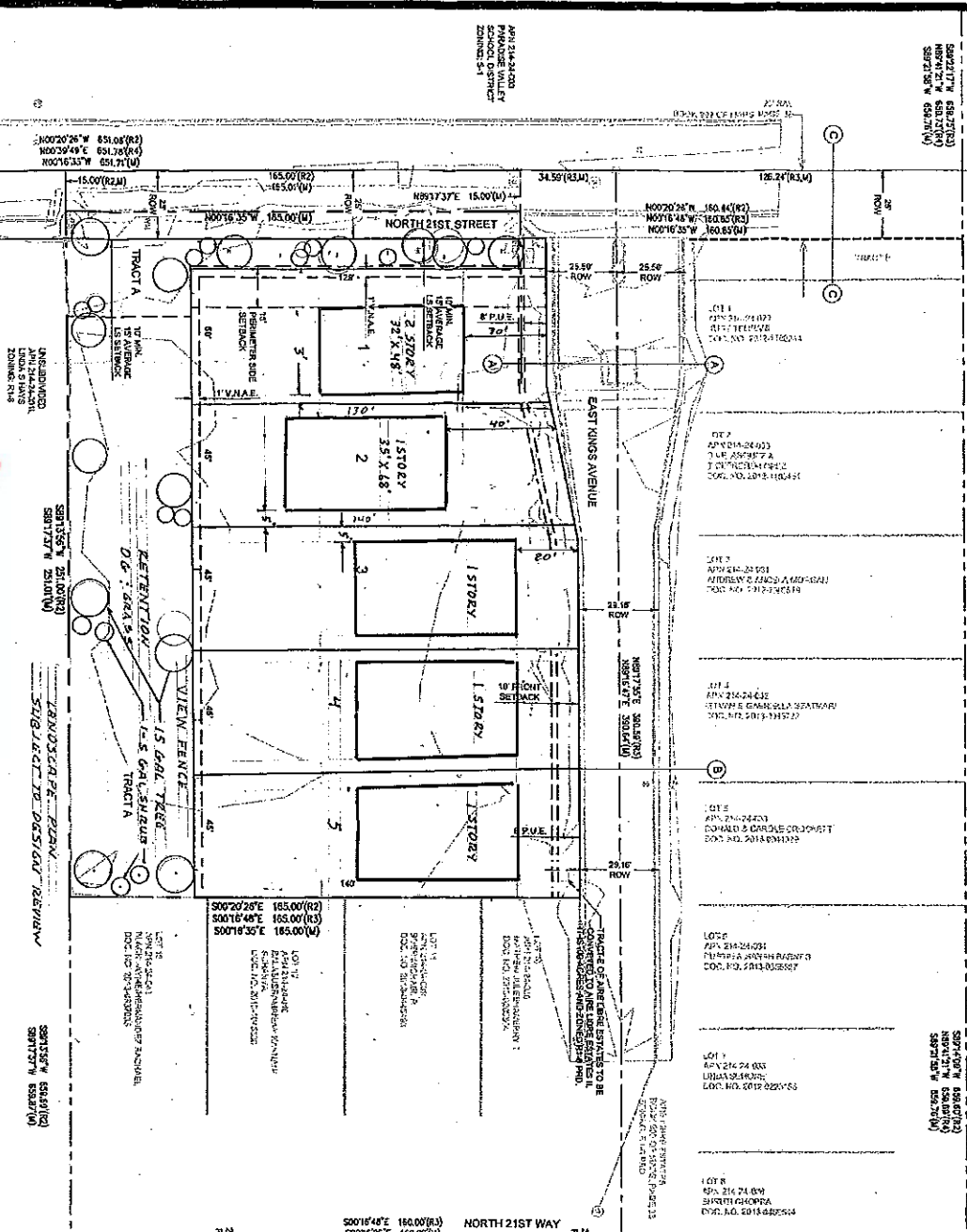
**PROJECT DESCRIPTION**

CONTAINING 0.951 ACRES, MORE OR LESS

**SHEET INDEX**

NOTES: SITE DATA TABLE TRACT TABLE, LOT COVERAGE TABLE, RESUBDIVISION TABLE, CROSS SECTION DETAILS, TYPICAL LOT

**SHEET 02 - PRELIMINARY SITE PLAN**



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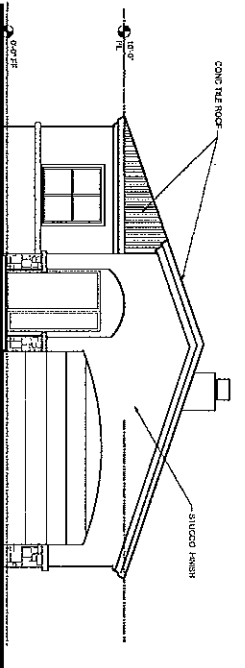
SCALE 1" = 20'

SHEET 02 OF 02  
 PRELIMINARY SITE PLAN

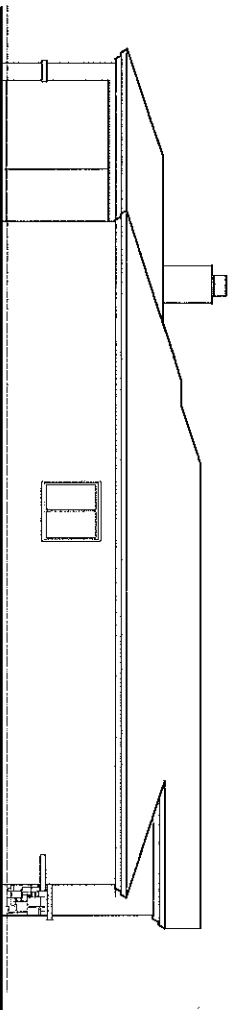
DEC 04 2015

Planning & Development  
Department

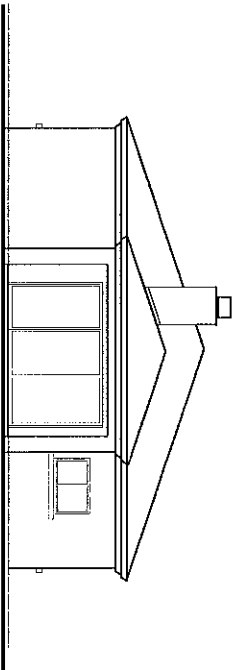
AIRE LIBRE  
ESTATES II  
PLAN "A"



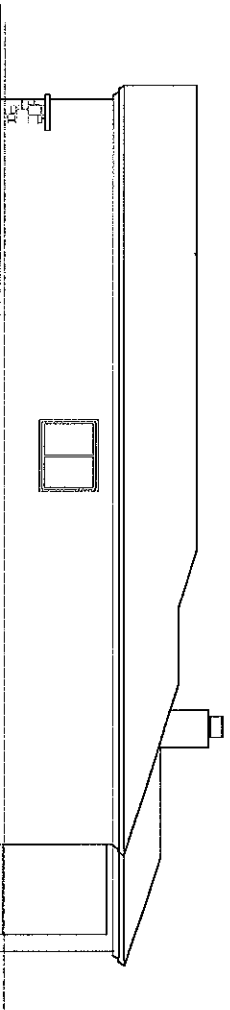
FLOOR PLAN A - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



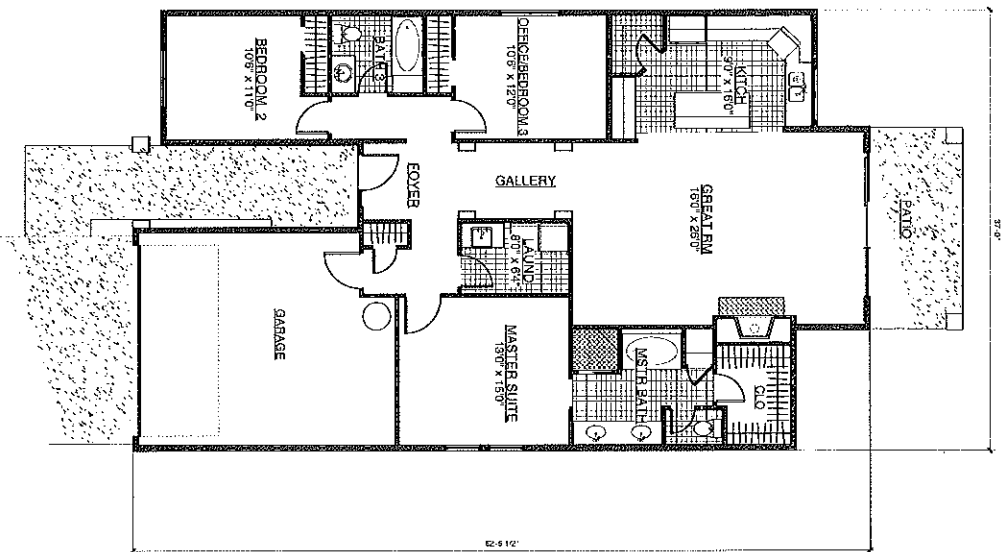
FLOOR PLAN A - LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



FLOOR PLAN A - REAR ELEVATION  
SCALE: 1/8" = 1'-0"



FLOOR PLAN A - RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



AREA:  
UNFURNISHED  
FLOOR  
1640 SQ. FT.  
8M SQ. FT.

FLOOR PLAN C - 1640 S.F.  
SCALE: 1/8" = 1'-0"

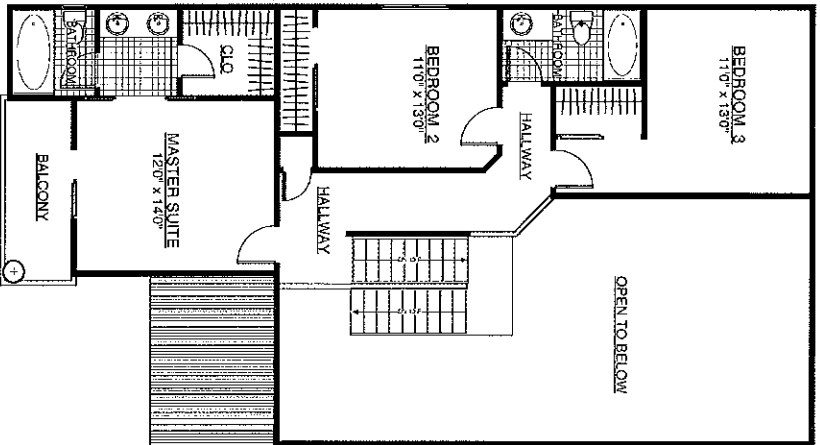
ROBERT M. BROWN  
ARCHITECT

DATE: 11/20/15  
PROJECT: AIRE LIBRE ESTATES II  
DRAWING: PLAN A

DATE	11/20/15
PROJECT	AIRE LIBRE ESTATES II
DRAWING	PLAN A
SCALE	1/8" = 1'-0"
DESIGNED BY	ROBERT M. BROWN
DRAWN BY	ROBERT M. BROWN

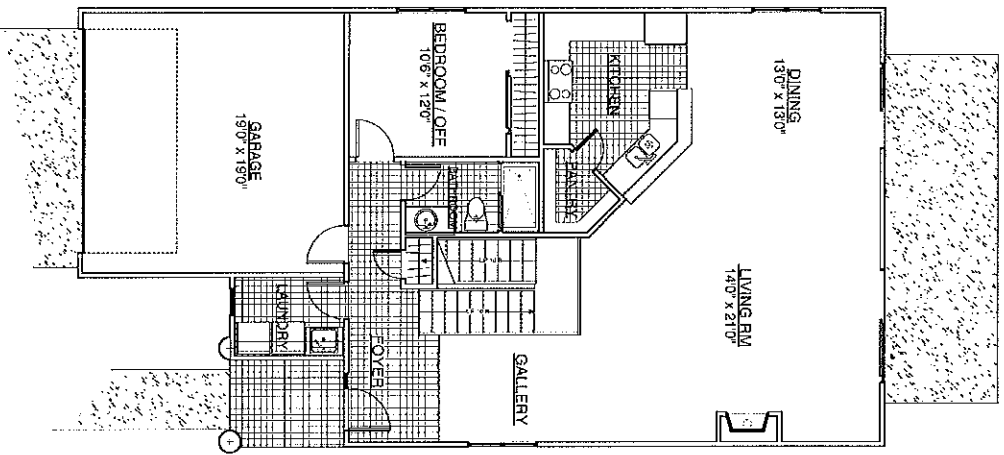
**AIRE LIBRE  
ESTATES II**

**PLAN "B"**



SECOND FLOOR PLAN - 2154

300 SF



SECOND FLOOR PLAN - 2154

1254 SF

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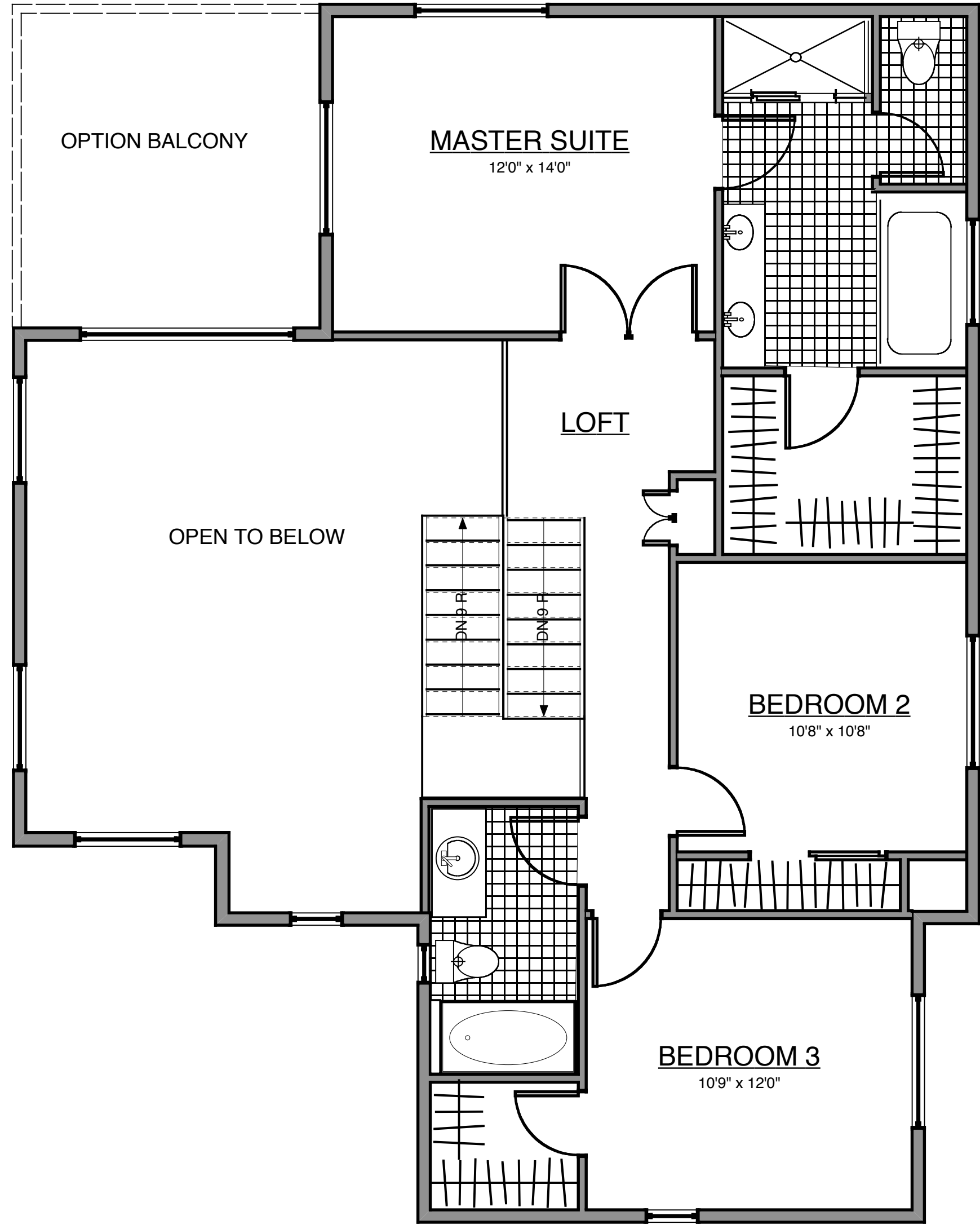
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1122415  
1502 - BASE PLAN B

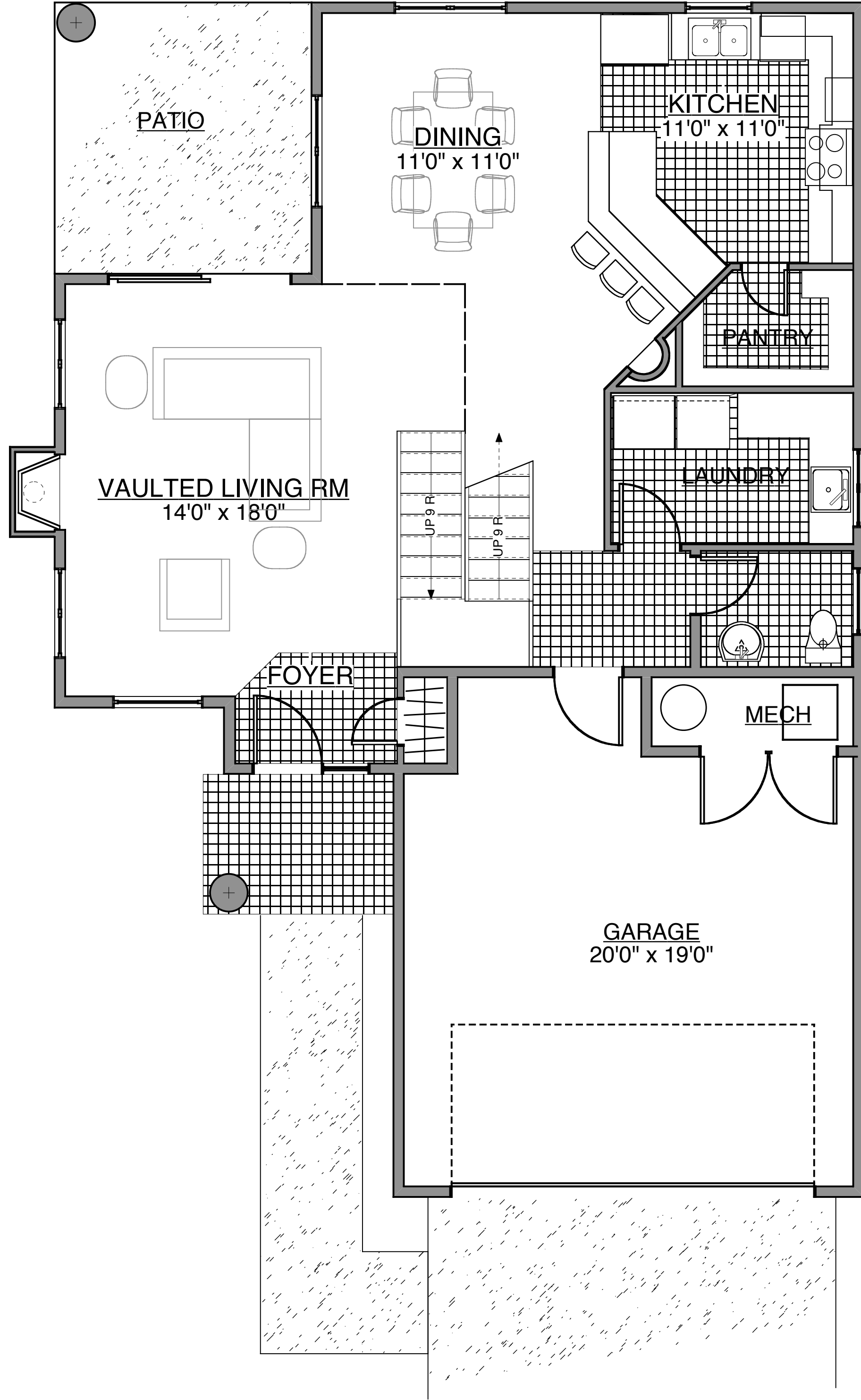
DATE	DESCRIPTION
11/24/15	1502 - BASE PLAN B
12/04/15	1502 - BASE PLAN B



**2ND FLOOR PLAN**

Scale: 1/4" = 1'-0"

855 S.F.



**FLOOR PLAN -1859**

Scale: 1/4" = 1'-0"

1004 SF

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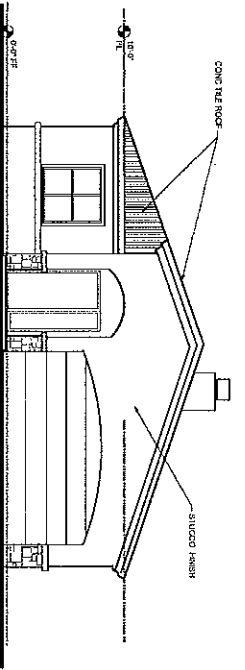
**ROBERT M BROWN**  
ARCHITECT

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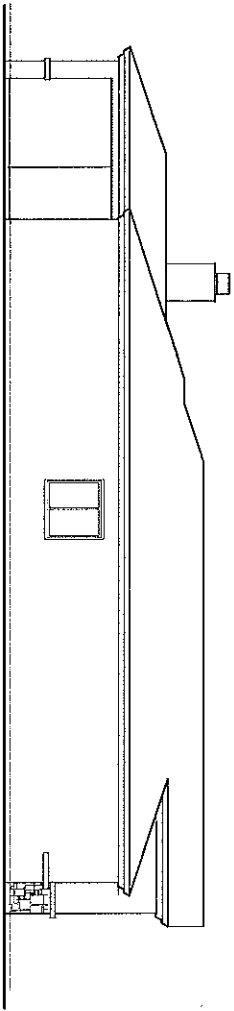
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PROJECT NUMBER:	REVISIONS:
PROJECT DATE:	
PREPARED BY:	
CHECKED BY:	
SHEET NAME & NUMBER	
<b>PLAN "C"</b>	
<b>1</b>	

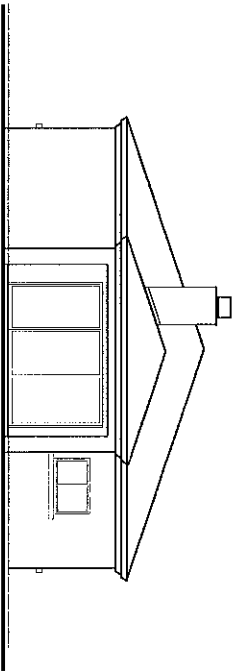
Dec 4, 2015  
unit C- Libre



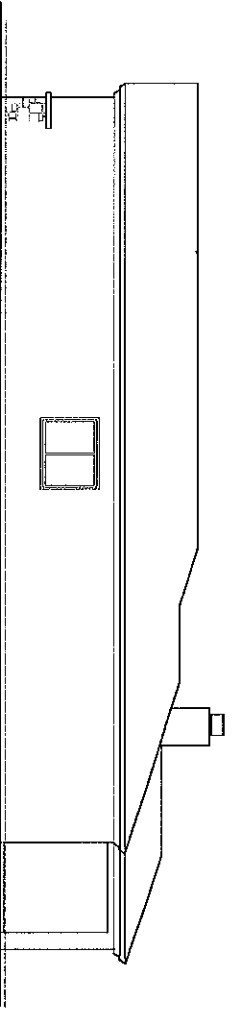
**FLOOR PLAN A - FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



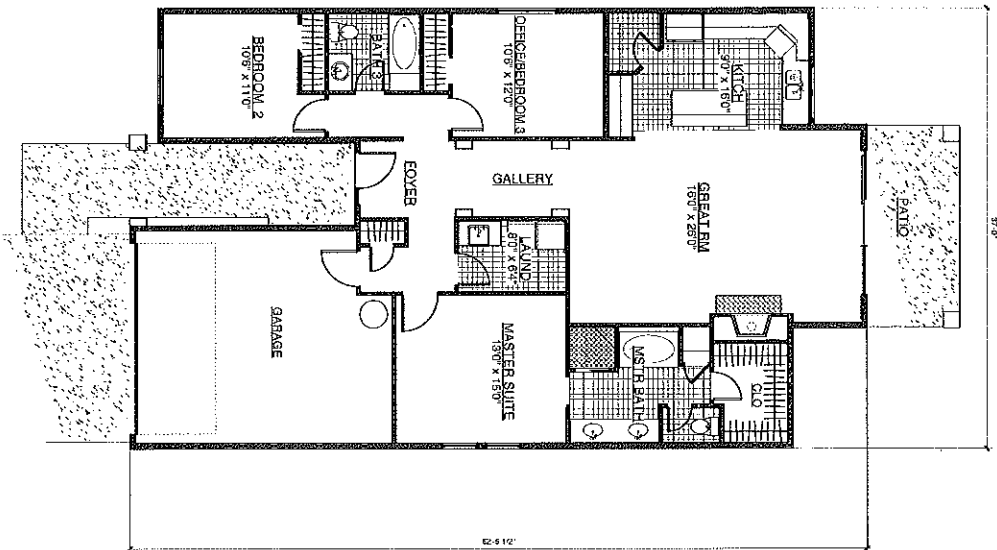
**FLOOR PLAN A - LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN A - REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN A - RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



AREA:  
UNFURNISHED  
FLOOR  
1640 SQ. FT.  
8M SQ. FT.

**FLOOR PLAN C - 1640 S.F.**  
SCALE: 1/4" = 1'-0"

**ROBERT M. BROWN**  
ARCHITECT

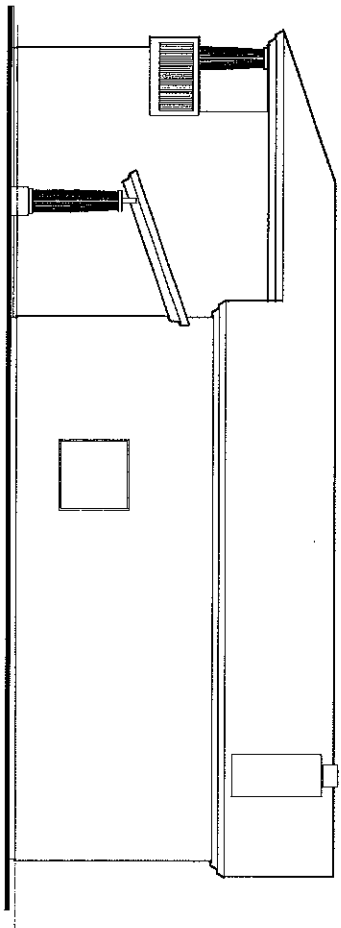
1000 N. CENTRAL AVENUE, SUITE 100  
PHOENIX, AZ 85004  
TEL: 602.254.1100  
WWW.RMBARCHITECT.COM

DATE	DESCRIPTION
11/10/15	FINAL
10/15/15	REVISED
09/15/15	ISSUED FOR PERMIT

Scale: 1/4" = 1'-0"  
Title Block: RMB, SNA, AP

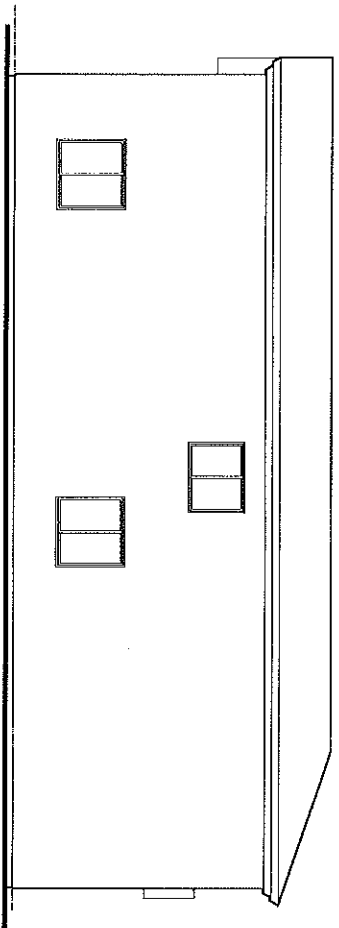
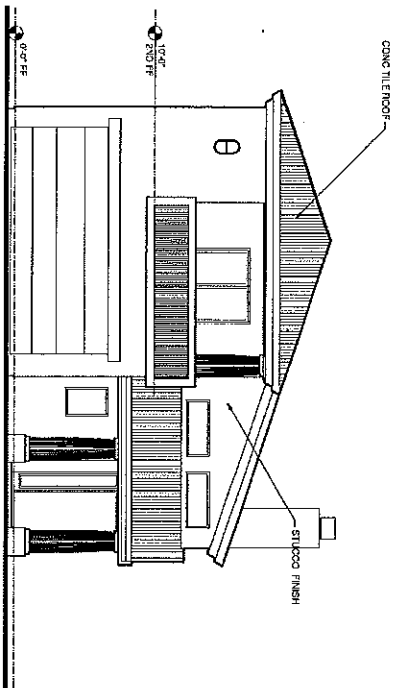
**AIRE LIBRE  
ESTATES II**

**PLAN "B"**

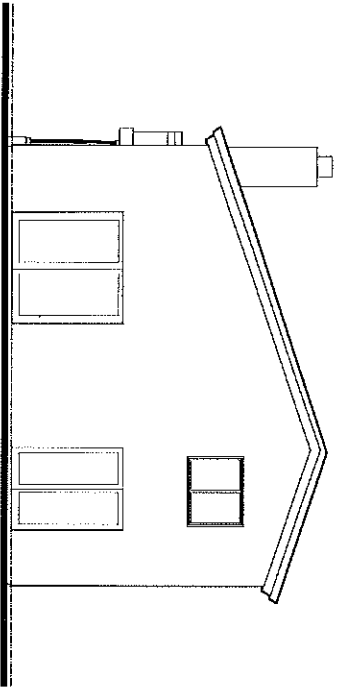


RIGHT SIDE ELEVATION

FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

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Planning & Development  
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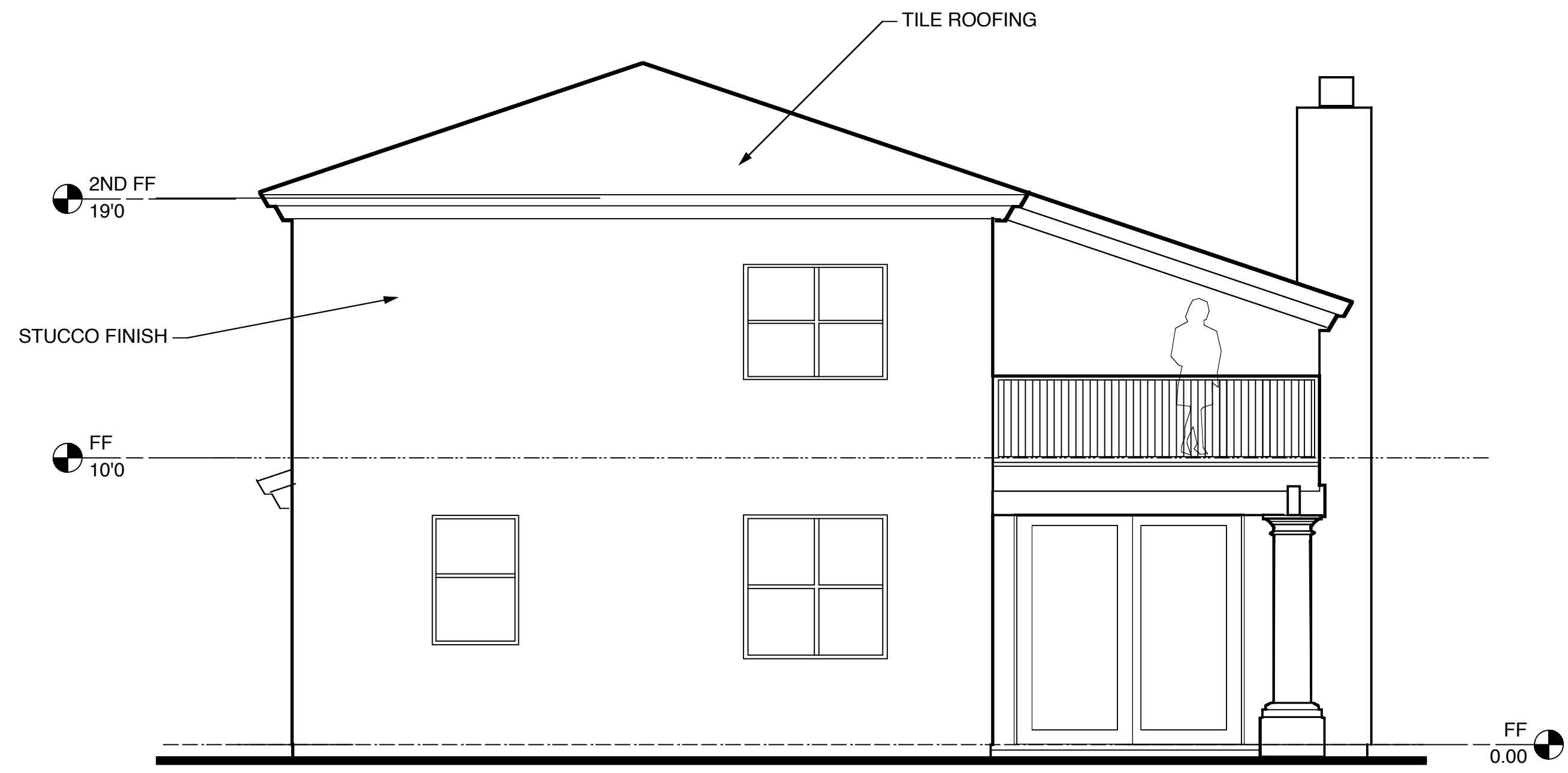
PROJECT NAME	1125415
PROPOSER	1500 - JASER PLAN B
DATE	12/04/15
PLAN NO.	2

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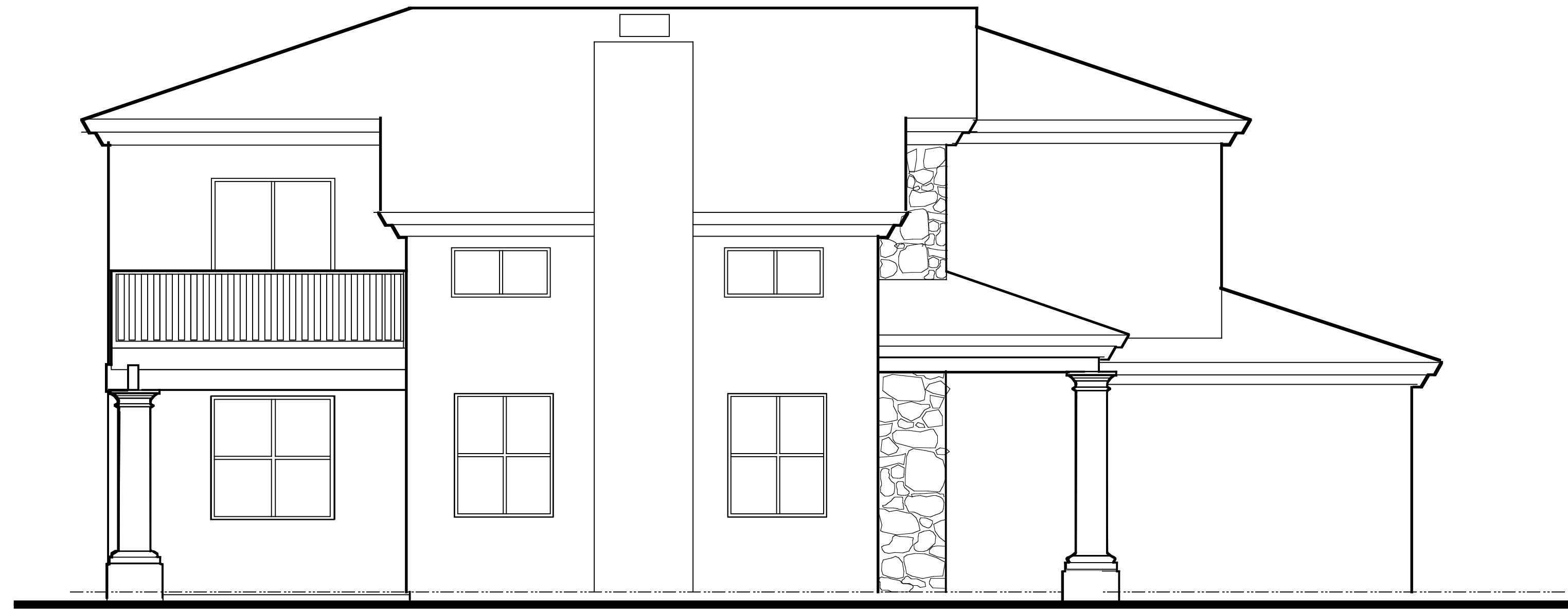
1125415 - 1500 - JASER PLAN B  
12/04/15

**AIRE LIBRE  
ESTATES II**

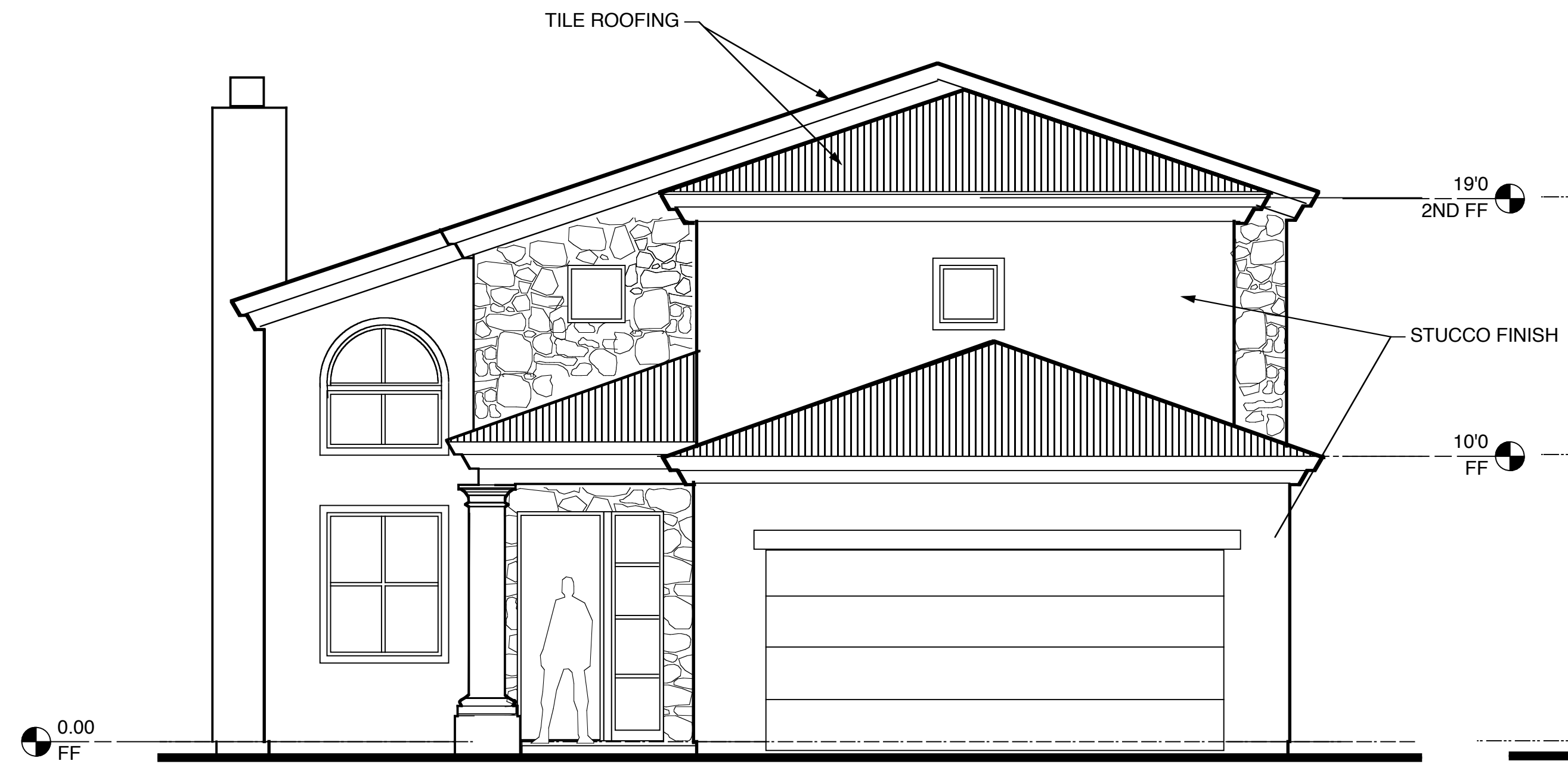
**PLAN "C"**



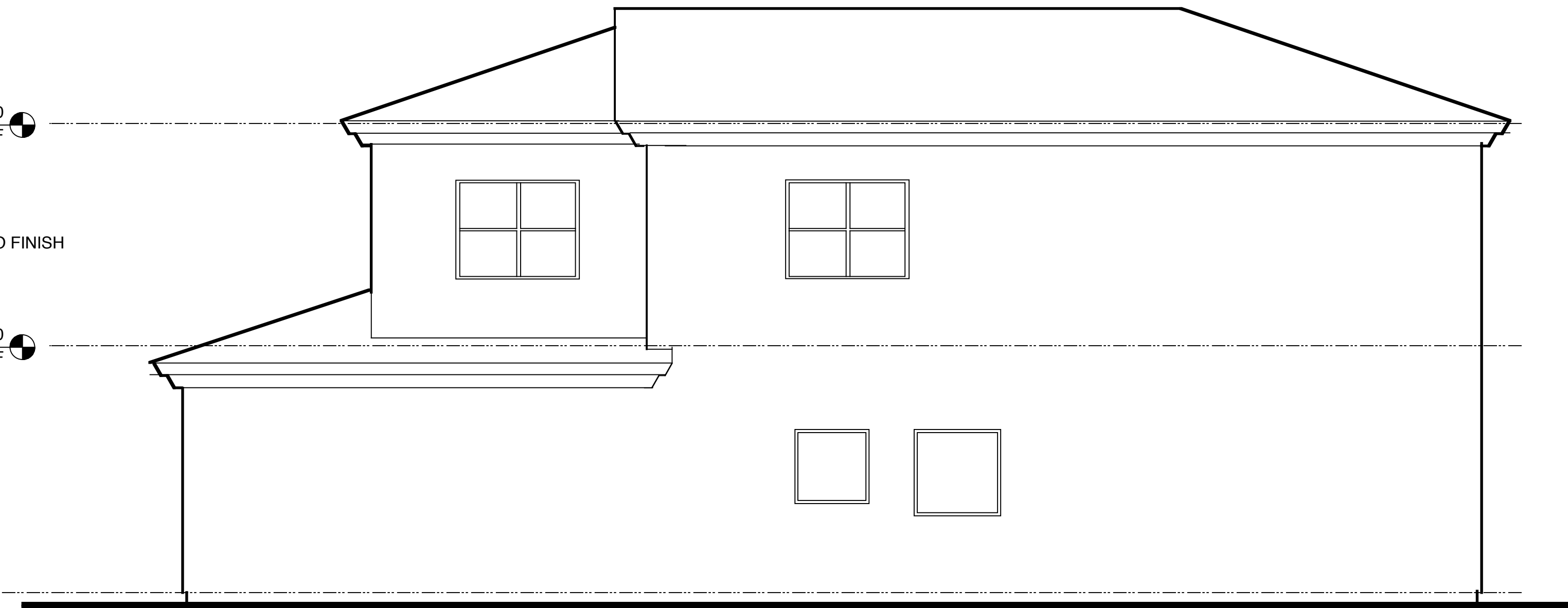
**REAR ELEVATION**  
Scale: 1/4" = 1'-0"



**LEFT ELEVATION**  
Scale: 1/4" = 1'-0"



**FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



**RIGHT ELEVATION**  
Scale: 1/4" = 1'-0"

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**DEC 14 2015**

**Planning & Development  
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ARCHITECT**

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CHECKED BY:	
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<b>PLAN "C"</b>	
<b>2</b>	

**Dec 4, 2015  
unit C- Libre**