



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-85-16-8
February 7, 2017

Laveen Village Planning Committee Meeting Date: February 13, 2017
Planning Commission Hearing Date: March 2, 2017
Request From: S-1 (79.58 acres)
Request To: R1-8 (79.58 acres)
Proposed Use: Single Family Residential
Location: Northeast corner of 35th Avenue and Baseline Road
Owner: Silva Farming Enterprises LTD Partnership
Applicant/Representative: Hillary Turby; Norris Design Group
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5-5 du/acre	
Street Map Classification	35 th Avenue	Arterial	55-foot east half street
	Baseline Road	Major Arterial	65-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 and increased setback along Baseline Road.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate</i></p>			

redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposal introduces a compatible development on a long-vacant parcel that is consistent with the area's adopted plans.

Area Plan

Laveen Southwest Growth Study. See Item No. 4 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural	S-1
North	Single Family Residential	R1-8
South	Single Family Residential & Commercial uses	RU-43 COUNTY & C-2
East	Single Family Residential	S-1 and R1-10
West	Single Family Residential & Commercial uses	RU-43 COUNTY & C-2

R1-8 Single Family

**if variance required*

<u>Standards</u>	<u>Requirements</u>	<u>Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	79.58 acres
Total Number of Units	-	382 units
Density	4.5, 5.5 with bonus	Met - 4.8 du/acre
Typical Lot Size	45' minimum widths (unless approved by either the Design Advisor or the Single-Family Architecture Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage)	Not Met – 40' x 90' (Design Advisor Approval Required) Met – 45' x 115' Met - 55' x 120'
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% gross	Met - 15%

Perimeter Setbacks		
Street (Front, rear or side)	15' (in addition to landscape setback)	Met - 15'
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

1. This request is to rezone 79.58 acres located at the northeast corner of 35th Avenue and Baseline Road from S-1 (Farm Residence) to R1-8 (Single Family Residential) to allow for a single-family subdivision.
2. The General Plan Land Use Map designation for the subject site is Residential 3.5-5 du/acre. The proposal is consistent with the existing General Plan Land Use Map designation therefore a General Plan Amendment is not required.
3. Currently the subject site is used for agricultural purposes. There are existing residential uses of various intensity in every direction from this site. To the north and east are single-family residential subdivisions zoned R1-8. To the west and south are properties utilized as single-family residential and commercial uses zoned C-2 within the city limits and also properties zoned RU-43 outside of the city.
4. Adopted in 1998, the Laveen Southwest Growth Study provides guidance for land use decisions in the Laveen Village, including recommended design guidelines. The Growth Study identifies several design guidelines including the use of view fencing for perimeter walls, central open space elements, landscaped subdivision entries and detached sidewalks on local streets. The proposed development, as stipulated, is consistent with these design recommendations by including open space areas dispersed throughout the subdivision, landscaped tracts along Baseline Road and by providing detached sidewalks along both sides of the residential streets.
5. The conceptual site plan depicts a gated single-family subdivision consisting of 382 lots with approximately 12 acres (15% of the gross area) dedicated as open space throughout the subdivision. There will be a primary and secondary amenity area along with an internal pedestrian trail system.

The individual parcels have three different minimum lot sizes; 40' x 90', 45' x

115', and 55' x 120'. The proposed subdivision will be subject to single-family design review since more than ten percent (10%) of the lots are less than sixty-five (65') feet wide. Since the small proposed lot size is less than forty-five feet (45') wide, it will be subject to design advisor review to ensure architectural diversity and demonstrate the minimization of garage dominance throughout the development. The applicant intends to meet the requirements of Zoning Ordinance Section 507 Tab A 8.1-8.4 through a future design review application prior to Preliminary Site Plan approval. The different product types will be grouped into three (3) neighborhoods within the subdivision.

The proposed density is 4.8 dwelling units per acre. The proposed subdivision will incorporate additional design elements in order to achieve a bonus greater than the 4.5 dwelling units per acre allowed under the R1-8 PRD zoning district. Some of the proposed additional design elements include, but are not limited to increased common landscaped setback adjacent to a perimeter street, major entry feature, additional common areas, and minor private recreational amenities.

The proposed development will be gated with private streets. The primary access point will be provided from Baseline Road. A secondary gated ingress and egress point is depicted from 35th Avenue. There is a gated exit only to the north on 33rd Lane. Staff is recommending a stipulation of general conformance to the site plan to ensure compatibility with the existing character of the area.

6. The site plan depicts a 50-foot minimum landscape setback along Baseline Road. Within that setback is a 15-foot multi-use trail easement. The Parks and Recreation Department is requesting a 30-foot multi-use trail easement. Staff is recommending a stipulation that a 30-foot multi-use trail easement be dedicated along the north side of Baseline Road so a multi-use trail can be constructed.

Baseline Road is identified as a scenic drive on the City of Phoenix Street Classification map and the Southwest Growth Study has specific design standards for Baseline Road. The standards include a bike lane, drought tolerant tree, concrete sidewalk, a multi-use trail, two rows of staggered trees and a minimum building setback of 20 feet. To ensure consistency and preservation of the established character along Baseline Road, staff is recommending stipulations to address these standards.

STREETS

7. The Street Transportation Department has indicated that the developer shall dedicate 70 feet of right-of-way for the north half of Baseline Road and right-of-way totaling 55 feet for the east half of 35th Avenue. Staff is recommending stipulations to address this request.

8. 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.

PARKS

9. The Parks and Recreation Department has required that the developer dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road and to also construct a multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. A stipulation has been recommended to address this request.

WATER

10. 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

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

ARCHAEOLOGY

12. 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

13. 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 proposal will provide a continuation of the multi-use trail along Baseline Road.
3. The proposal will provide an additional housing options within the Laveen Village.

Stipulations

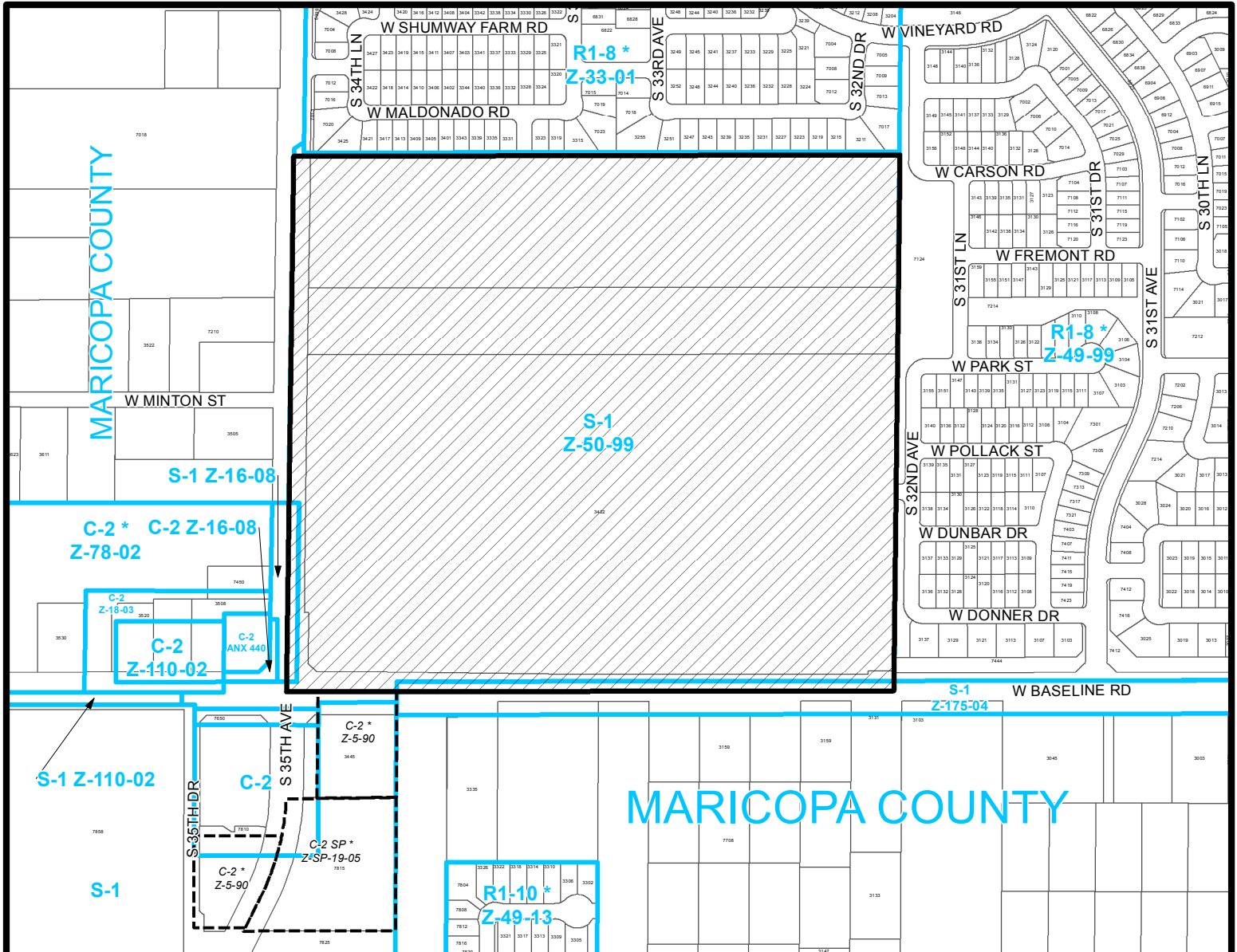
1. The development shall be in general conformance with the site plan date stamped January 19, 2017, with specific regard to the 50-foot landscape setback along Baseline Road, as approved by the Planning and Development Department.
2. Right-of-way totaling 70 feet (60 feet of right-of-way plus a 10-foot sidewalk easement) shall be dedicated for the north half of Baseline Road, as approved by the Planning and Development Department.
3. Right-of-way totaling 55 feet shall be dedicated for the east half of 35th Avenue, as approved by the Planning and Development Department.
4. 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 City. All improvements shall comply with all ADA accessibility standards.
5. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road and a multi-use trail (MUT) shall be constructed within the easement as indicated in section 429 of the City of Phoenix MAG Supplement.
6. The developer shall record a Notice to Perspective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

Writer

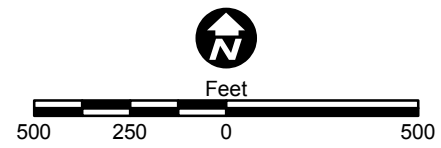
Craig Mavis
February 7, 2017
Joshua Bednarek

Attachments

Zoning sketch
Aerial
Site plan dated January 19, 2017 (1 page)



MARICOPA COUNTY

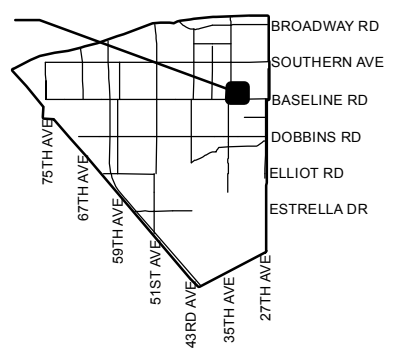


LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8



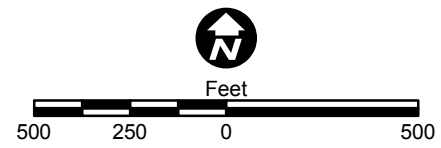
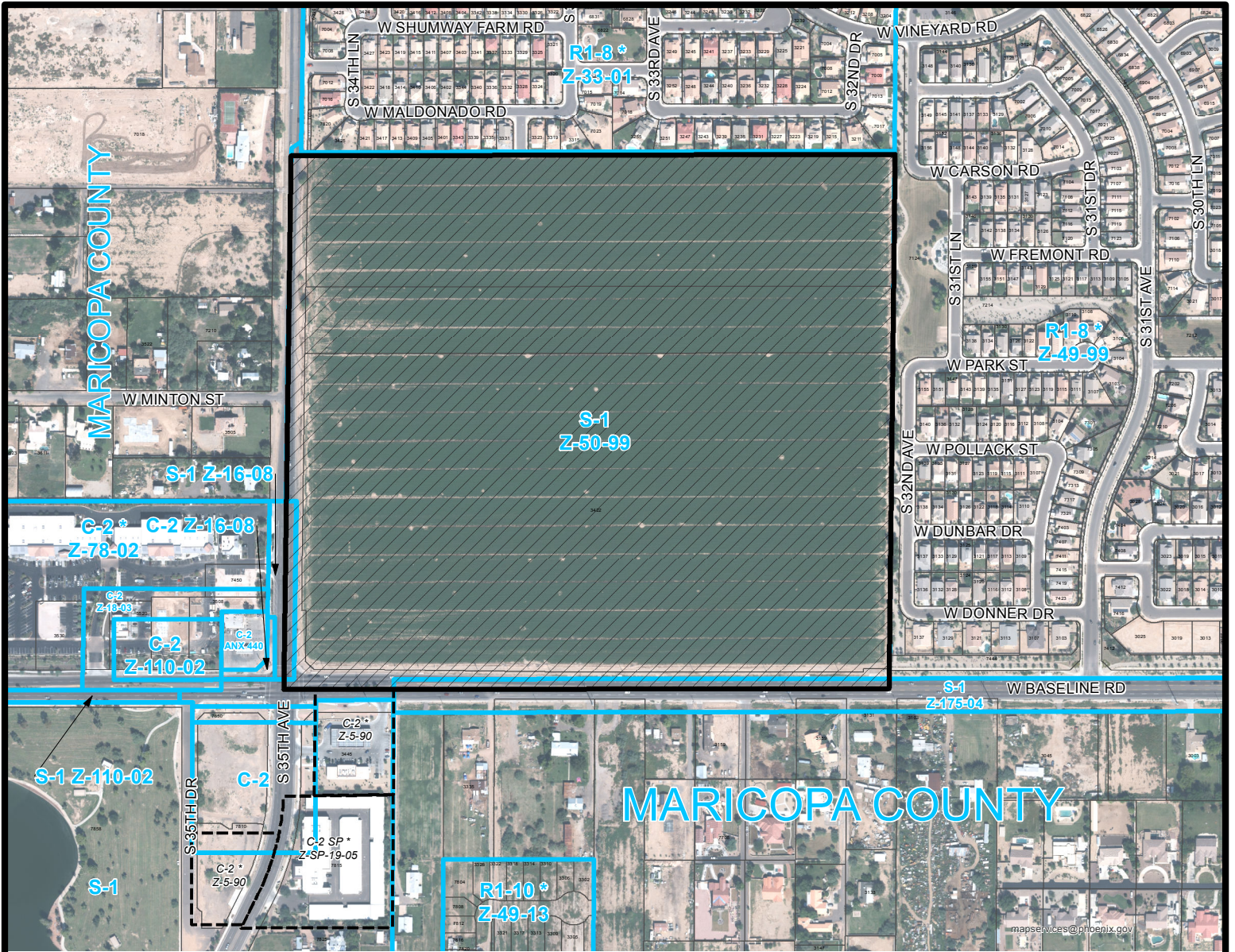
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Z-85-16



APPLICANT'S NAME: Woodside Homes Heather Davenport		REQUESTED CHANGE: FROM: S-1 (79.58 a.c.) TO: R1-8, (79.58 a.c.)	
APPLICATION NO. Z-85-16	DATE: 12/16/2016	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 79.58 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 1-21	ZONING MAP D-6	
MULTIPLES PERMITTED S-1 R1-8	CONVENTIONAL OPTION 79 342		* UNITS P.R.D. OPTION N/A 437

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

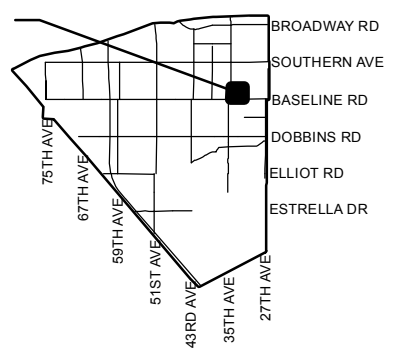


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