



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-2-14-3**  
March 26, 2014

<b>Paradise Valley Village Planning Committee Meeting Date</b>	April 14, 2014
<b>Planning Commission Hearing Date</b>	May 13, 2014
<b>Request From:</b>	S-1 (4.94 Acres)
<b>Request To:</b>	R1-6 (4.94 Acres)
<b>Proposed Use</b>	Single-family Residential
<b>Location</b>	Approximately 330 feet south of the southeast corner of 21st Street and Phelps Road
<b>Representative</b>	Brennan Ray, Burch & Cracchiolo
<b>Staff Recommendation</b>	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>	21st Street	Local Street	25-foot half street width
<p><b>HOUSING ELEMENT, GOAL 2:</b> HOUSING CHOICE: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.</p> <p>The proposed development will provide additional housing choices for those who wish to reside in this area.</p>			
<p><b>NEIGHBORHOOD ELEMENT: GOAL 2:</b> COMPATIBLE NEIGHBORHOOD DEVELOPMENT: NEW DEVELOPMENT AND EXPANSION OF REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.</p> <p>The subject site is located in an established residential neighborhood in the City of Phoenix. The scale of the proposed single family residential development is sensitive to the scale and character of the surrounding neighborhood.</p>			
Area Plan			
N/A			

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Single-Family home	S-1
<b>North</b>	Single-Family Residential	RE-35, S-1
<b>South</b>	Single-Family Residential	R1-6
<b>East</b>	Single-Family Residential	R-2
<b>West</b>	Single-Family Residential	R1-6

<b>R1-6 District – Single-Family Residential Planned Residential Development Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage		4.94 gross acres
Total Number of Parcels		25
Minimum perimeter building setbacks		
Front	15'	N/A
Rear	15' (1 story), 20' (2 story)	15' (1 story), 20' (2 story) (met)
Side	10' (1 story), 15' (2 story)	10' (1 story), 15' (2 story) (met)
Minimum interior building setbacks		
Front	10'	10' (met)
Rear	Building Code	20' (met)
Street Side	10'	10' (met)
Sides	Building Code	10' (met)
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	40%/50% (met)
Density	5.5 du/acre (6.5 with bonus)	5.17 du/acre (met)
Minimum Lot Width	45 feet	Minimum 45' (met)

**Background/Issues/Analysis**

1. This is a request to rezone a residentially zoned property from S-1 (Ranch or Farm Residence) to R1-6 (Single-family Residential) to allow for a new single-family development consisting of 25 parcels.
2. The General Plan Land Use Map designation for this property is Residential 5-15 dwelling units per acre. The proposed residential subdivision has a density of 5.17 dwelling units per acre. The proposal conforms to the Land Use Map designation and a General Plan Amendment is not required.
3. The subject 4.94 acre property is located approximately 330 feet south of the southeast corner of 21st Street and Phelps Road. Currently there is a vacant abandoned home on the property. Surrounding the site are single-family residential homes. To the north of the site are parcels zoned S-1 and RE-35

(Single-Family Residential); R1-6 (Single-Family Residential) to the west; R-2 (Multifamily Residential) to the east; and R1-6 (Single-Family Residential) to the south.

4. The proposed site plan shows the subdivision of the 4.94 acre property into 25 parcels with three open tracts of land. The tracts, two on the western end and one on the eastern, will be utilized as open space, landscaping and retention. The parcels depicted on the site plan meet the minimum lot width as required by the Zoning Ordinance. The maximum permitted density is 5.5 dwelling units per acre. The applicant is proposing 5.17 dwelling units per acre, which meets the maximum permitted by the Zoning Ordinance. Staff is proposing a stipulation to general conformance to the site plan date stamped January 23, 2014, to ensure the proposed development matches the character of the immediate neighborhood.
5. At the request of the property owners and residents to the east, staff is proposing a stipulation limiting Lots 13 and 14 to a maximum of one-story.
6. Access to the subdivision will be from 21st Street. The Street Transportation Department has proposed stipulations regarding the dedication of property for right-of-way use, curb, gutter, sidewalks as well as off-street improvements to meet ADA requirements.
7. The Water Services Department has noted that the developer will be required to put in all required water and sewer main extensions and sewer.
8. The Floodplain Management division of the Street Transportation Department determined that the parcel/location is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1295: of the October 16, 2013 maps.
9. 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 development conforms to the General Plan Land Use Map designation of Residential.
2. The development will provide additional housing choices for area homebuyers.
3. The proposal is compatible with the existing residential developments surrounding the site.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped January 23, 2014, as approved by the Planning and Development Department.
2. Lots 13 and 14 shall be limited to a maximum of one-story.
3. A minimum of 25 feet of right-of-way shall be dedicated for the east half of 21st Street and curb, gutter, sidewalk and incidentals shall be provided for the length of the project as approved by the Planning and Development Department.
4. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.
5. The property owner shall record documents that disclose the existence and operational characteristics of the Phoenix Deer Valley Airport to future owners or tenants of the property. The form and consent of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

### **Writer**

Craig Mavis

3/24/14

### **Team Leader**

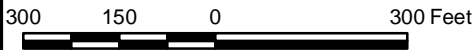
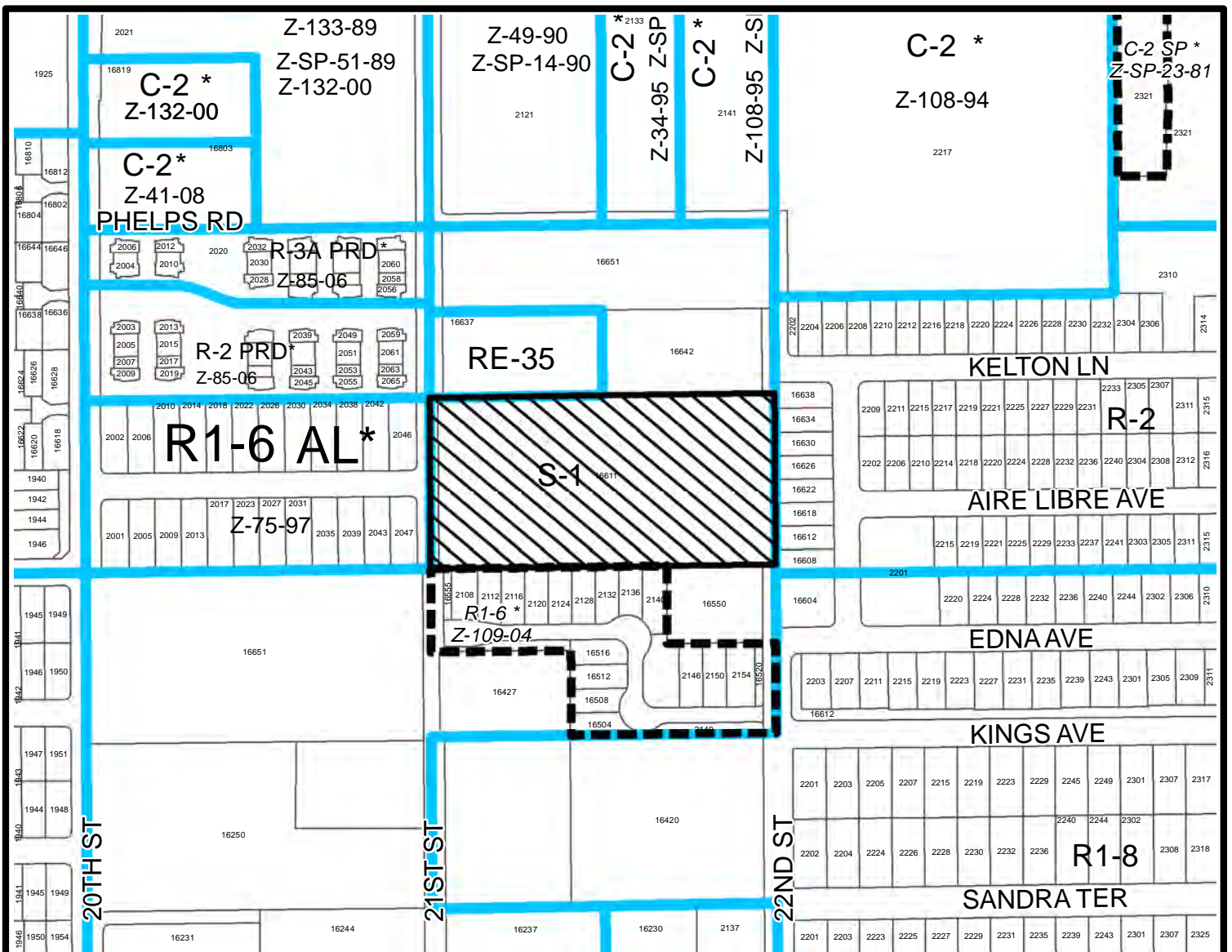
Joshua Bednarek

### **Attachments**

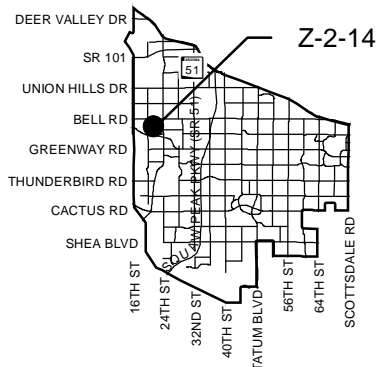
Sketch Map

Aerial

Site Plan (date stamped January 23, 2014)

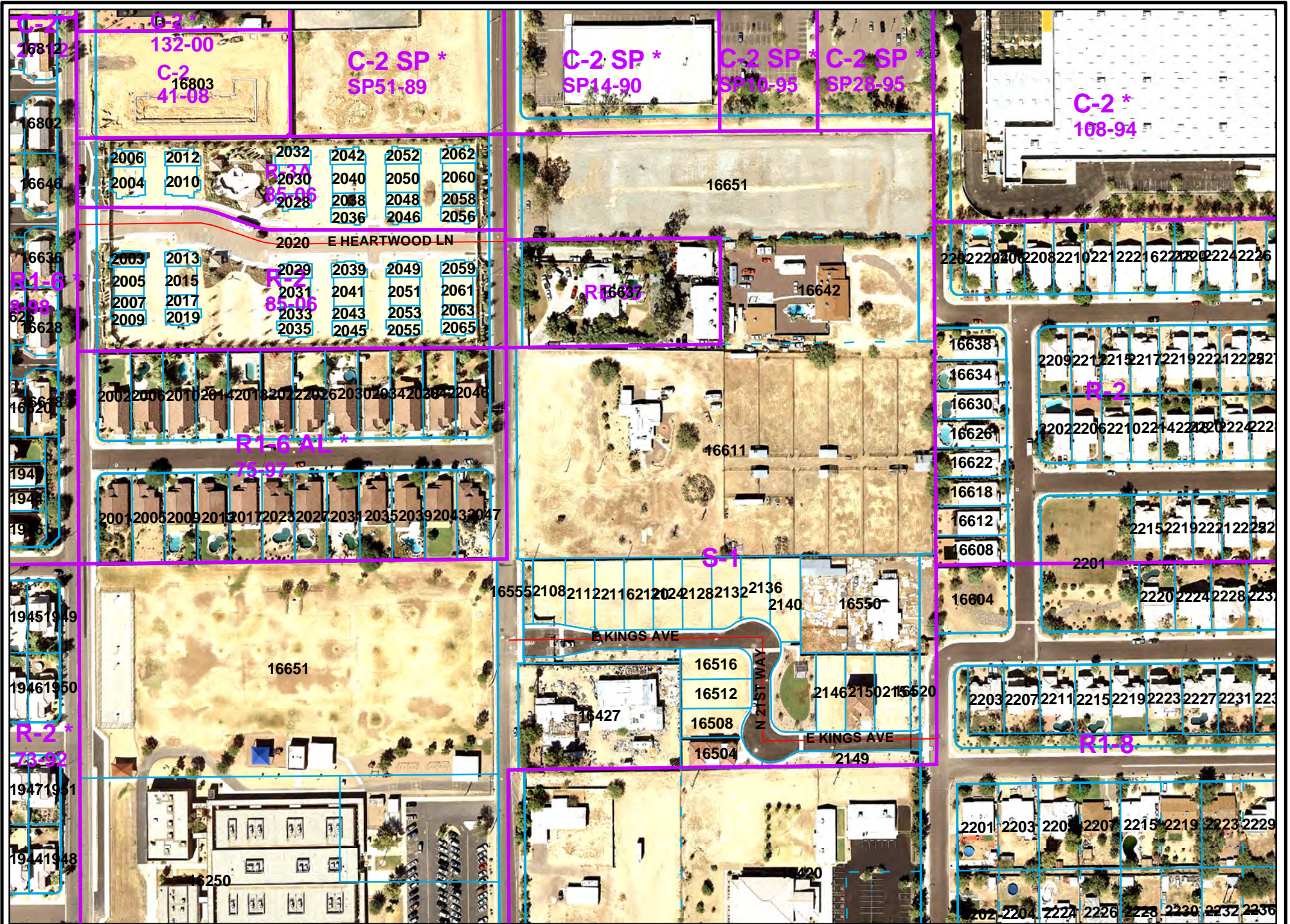


CITY OF PHOENIX PLANNING DEPARTMENT  
**PARADISE VALLEY VILLAGE**  
 CITY COUNCIL DISTRICT: 3



<b>APPLICANT'S NAME:</b> Burch & Cracchiolo, P.A		<b>REQUESTED CHANGE:</b> FROM: S-1, (4.94 a.c.)  TO: R1-6, (4.94 a.c.)	
<b>APPLICATION NO.</b> Z-2-14		<b>DATE:</b> 1/30/14 <b>REVISION DATES:</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 4.94 Acres		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 36-32      M-9	
<b>MULTIPLES PERMITTED</b> S-1 R1-6		<b>CONVENTIONAL OPTION</b> 5 24	
		<b>* UNITS P.R.D. OPTION</b> 5 31	

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



City of Phoenix

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1 inch = 189.904 ft.

0 65 130 260 Feet

# Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary

