



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

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

Paradise Valley Village Planning Committee Meeting Date April 14, 2014
Planning Commission Hearing Date May 13, 2014
Request From: S-1 (2.47 Acres)
Request To: R1-6 (2.47 Acres)
Proposed Use Single-family Residential
Location Southeast corner of 21st Street and Phelps Road
Representative Brennan Ray, Burch & Cracchiolo
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential (5 to 15 du/acre)	
Street Map Classification	21 st Street	Local Street	25-foot half street width
<p>HOUSING ELEMENT, GOAL 2: 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>NEIGHBORHOOD ELEMENT: GOAL 2: 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			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family home	S-1
North	Car dealership	C-2 SP
South	Single-Family Residential	RE-35, S-1
East	Home Depot	C-2
West	Vacant; platted for Single-Family Residential	R-3A

R1-6 District – Single-Family Residential		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage		2.47 gross acres
Total Number of Parcels		10
Minimum perimeter building setbacks		
Front	15'	10' (not met*)
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	10'	20' (met)
Combined Front and Rear	35'	10' (met)
Street Side	10'	10' (met)
Total Sides	13' (minimum 3' one side)	
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	40%/50% (met)
Density	5.5 du/acre (6.5 with bonus)	4.05 du/acre (met)
*site plan must be revised to meet standard or variance required		

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 10 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 4.05 dwelling units per acre. The proposal conforms to the Land Use Map designation and a General Plan Amendment is not required.
3. The subject 2.47 acre property is located at the southeast corner of 21st Street and Phelps Road. Currently the parcel is vacant, undeveloped land. Surrounding the site are single family residential homes. To the north of the site are parcels zoned

C-2 SP (Intermediate Commercial, Special Permit); R-3A (Multi-Family Residential) to the west; C-2 (Intermediate Commercial) to the east; and S-1 and RE-35 (Single-Family Residential) to the south.

4. The proposed site plan shows the subdivision of the 2.47 acre property into 10 parcels. The R1-6 zoning ordinance requires a 15-foot front yard setback along the north perimeter line. The site plan depicts a 10-foot setback. Therefore, the site plan needs to be amended to meet the requirement or a variance must be approved through a separate public hearing process (Zoning Adjustment Hearing Officer). The remainder of the proposed development meets the requirements of the code. The maximum permitted density is 5.5 dwelling units per acre. The applicant is proposing 4.05 dwelling units per acre, which meets the maximum permitted by the Zoning Ordinance. Staff is proposing a stipulation of general conformance to the site plan date stamped January 23, 2014 to ensure that the development matches the character of the surrounding neighborhood.
5. 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.
6. The Water Services Department has noted that there are no water or sewer issues associated with the proposed development.
7. 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 1295L: of the October 16, 2013 maps.
8. 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 5 to 15 du/acre.
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. A minimum of 25 feet of right-of-way shall be dedicated for the west half of 22nd Street and curb, gutter, sidewalk and incidentals shall be provided along the length of the project as approved by the Planning and Development Department.

3. A minimum of 25 feet of right-of-way shall be dedicated for the south half of Phelps Road and curb, gutter, sidewalk and incidentals shall be provided along 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

3/26/14

Team Leader

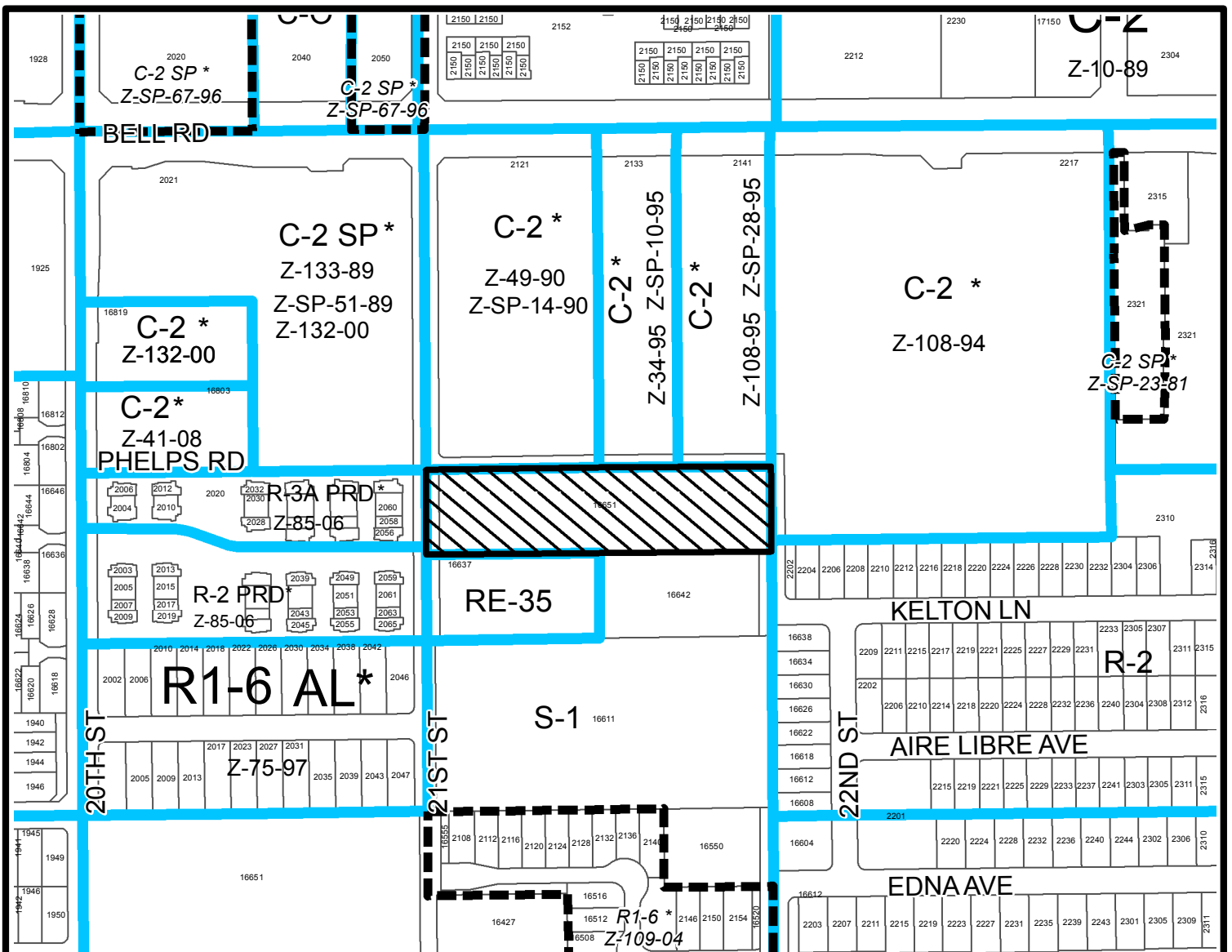
Joshua Bednarek

Attachments

Sketch Map

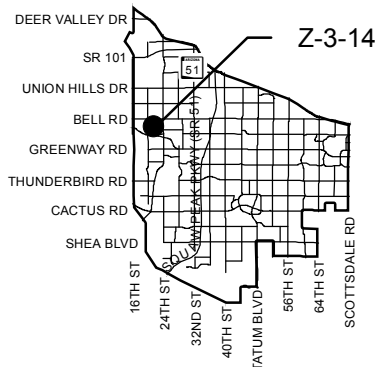
Aerial

Site Plan (date stamped January 23, 2014)



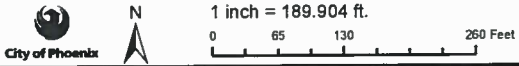
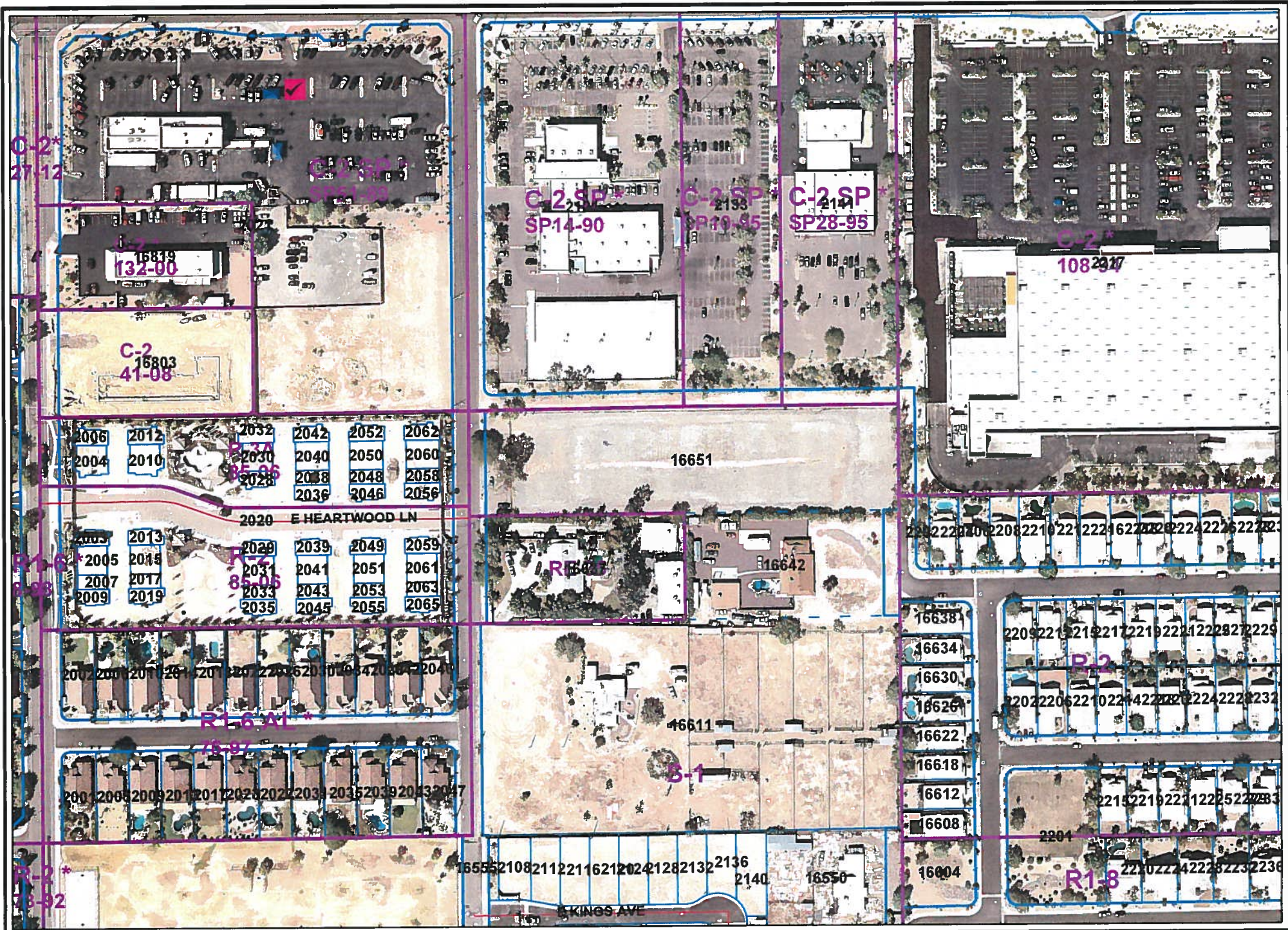
300 150 0 300 Feet

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



APPLICANT'S NAME: Burch & Cracchiolo, P.A		REQUESTED CHANGE: FROM: S-1, (2.47 a.c.) TO: R1-6, (2.47 a.c.)	
APPLICATION NO. Z-3-14	DATE: 1/30/14	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.47 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 36-32	ZONING MAP M-9	
MULTIPLES PERMITTED S-1 R1-6	CONVENTIONAL OPTION 2 12		* UNITS P.R.D. OPTION 2 15

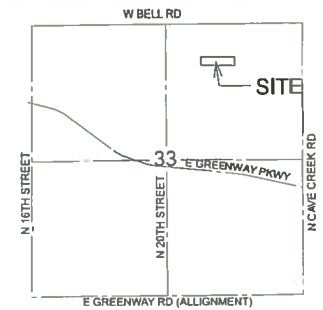
* Maximum Units Allowed with P.R.D. Bonus



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.

CONCEPTUAL SUBDIVISION PLAN FOR PARADISE 21 NORTH



VICINITY MAP
(NOT-TO-SCALE)

PREPARED BY:
COE & VAN LOD CONSULTANTS INC.
4500 N. 12TH STREET
PHOENIX, AZ 85018
PHONE: (602) 955-1708
FAX: (602) 955-1799
CONTACT: CORY JOHNSON

PREPARED FOR:
GARRETT-WALKER HOMES
1040 E CHANDLERWOOD SITE 150
PHOENIX, AZ 85050
PHONE: (480) 967-8486
CONTACT: JACOB WALKER

LEGAL DESCRIPTION
THE NORTH HALF OF THE NORTH HALF QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 3 NORTH RANGE, 7 EAST OF THE 10A AND
SALT RIVER BASIN AND MERRIAM MARICOPA COUNTY
ARIZONA EXCEPT THE WEST 25 FEET THEREOF.

CITY OF PHOENIX

JAN 33 2014

Planning & Development
Department



50' 25' 0 50'
SCALE: 1" = 50'

BY: 11/08/13
APP: 130380
DATE: 01-03-14



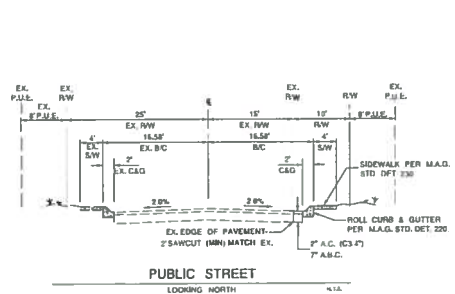
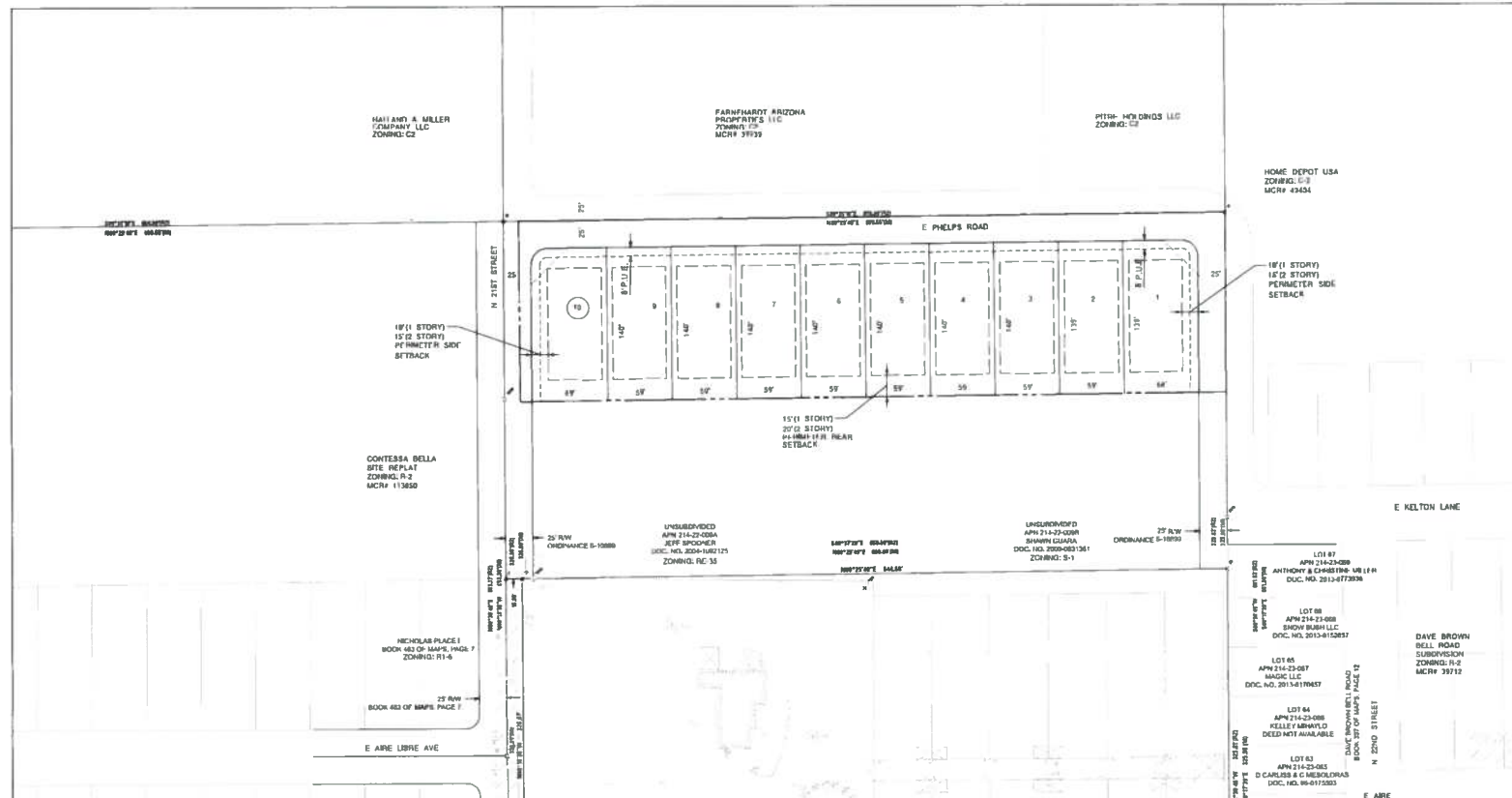
4550 N. 12th Street
Phoenix, AZ 85014
phone: 602.294.8031
fax: 602.294.0029
web: www.cvl.com

SHEET NUMBER

01 OF 01

CVL Department: PLANNING
CVL Project #: 01.0241701
CVL File:

DESIGNED BY: CJ
DRAWN BY: AC
CHECKED BY: CJ



- R1-6**
TYPICAL LOT DETAIL SETBACKS
(NOT TO SCALE)
- 1 LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 33' X 3' UNOBSTRUCTED VIEW EASEMENT
NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 20' IN HEIGHT
- 2 10' SETBACK FOR LIVING SPACE & SIDE ENTRY GARAGE
- 3 PERIMETER 15' REAR SETBACK FOR 1 STORY PERIMETER 20' REAR SETBACK FOR 2 STORY
- 4 PERIMETER 10' SIDE SETBACK FOR 1 STORY PERIMETER 15' SIDE SETBACK FOR 2 STORY
- NOTE: CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

PARADISE 21 NORTH	
GROSS ACRES (ACRES)	2.38
ASSESSORS PARCEL NUMBER (APN#)	214-22-004
CURRENT ZONING	S-1
PROPOSED ZONING	R1-6
PROPOSED MINIMUM LOT SIZE	59' X 139'
TOTAL NUMBER OF LOTS	10
MINIMUM LOT AREA	8,227
MAXIMUM LOT AREA	8,870
AVERAGE LOT AREA	8,508
GROSS DENSITY	4.20 DU/AC
PERIMETER WALL BOUNDARY LINEAR LENGTH (L.F.)	1620
MAX HEIGHT	30' / 2 STORY
LOT COVERAGE (PRIMARY STRUCTURE)	40%
INTERIOR LOT SIDE SETBACK	PER BUILDING CODE

ALL DRIVEWAYS TO FRONT-LOADED GARAGES SHALL OBSERVE A MINIMUM LENGTH OF 10' AS MEASURED FROM SIDEWALK OR BACK OF CURB (IN THE EVENT OF NO SIDEWALK) TO THE BASE OF THE GARAGE.

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