



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-36-12-2**  
March 15, 2013

**Desert View Village Planning Committee Meeting Date** April 2, 2013  
**Planning Commission Hearing Date** April 9, 2013  
**Request From:** S-1 (40.24 acres)  
**Request To:** PUD (40.24 Acres)  
**Proposed Use** Planned Unit Development for single-family residential  
**Location** Southwest corner of 56th Street and Dixileta Drive  
**Owner** Meritage Homes of Arizona  
**Applicant/Representative** Greg Davis/Iplan Consulting  
**Staff Recommendation** Approval, subject to stipulations

**General Plan Conformity**

<b>General Plan Land Use Designations</b>		Residential 0 to 2 du/ac	
<b>Street Map Classification</b>	56th Street	Arterial	55-foot west half street
	Dixileta Drive	Arterial	55-foot south half street

**LAND USE ELEMENT, GOAL 1, URBAN FORM, NEIGHBORHOOD POLICY 2: PROTECT AND ENHANCE THE CHARACTER OF EACH NEIGHBORHOOD AND ITS VARIOUS HOUSING LIFESTYLES THROUGH NEW DEVELOPMENT THAT IS COMPATIBLE IN SCALE, DESIGN, AND APPEARANCE.**

Proposed project is consistent with the scale, density, and design of the surrounding desert area.

**LAND USE ELEMENT, GOAL 11, GENERAL PLAN LAND USE MAP AND ZONING CONFORMITY: THE GENERAL PLAN LAND USE MAP SHALL SHOW THE GENERALIZED LAND USE PLAN FOR THE CITY AND THE PROPOSED STREET SYSTEM WITH THE EXCEPTION OF LOCAL STREETS. ZONING GRANTED SUBSEQUENT TO THE ADOPTION OF THE GENERAL PLAN OR ANY AMENDMENTS SHALL BE IN CONFORMITY WITH THE LAND USE CATEGORY SHOWN AND DEFINED ON THE GENERAL PLAN, AS FURTHER EXPLAINED BELOW.**

Both the residential density and the zoning district proposed for this site conforms to the General Plan Land Use Map and to the North Area Land Use Plan.

**NEIGHBORHOOD ELEMENT, GOAL 4, CHARACTER AND IDENTITY, POLICY 4: ENCOURAGE NEW DEVELOPMENT THAT RESPECTS AND ENHANCES THE NEIGHBORHOOD'S CHARACTER.**

Proposed development respects the desert landscape and theme from the surrounding area.

Area Plan
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<b><i>North Land Use Plan</i></b>
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The North Land Use Map designates this area as Residential 0-1.5 du/ac. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposed 1.24 du/acre project meets the intent of the North Land Use Plan density cap of 1.5 du/acre.
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### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This request is to rezone a 40.24-acre site located at the southwest corner of 56th Street and Dixileta Drive from S-1 to PUD. The parcel was annexed into the City of Phoenix on November 28, 2012 (Annexation No. 451, Ordinance No. S-39363) and is currently vacant.
2. The General Plan Land Use Map designation is Residential 0 to 2 du/acre with a density cap of 1.5 du/acre. The request is consistent with the General Plan with a proposed density of 1.24 du/acre.

#### **SURROUNDING USES & ZONING**

3. Montevista, a 302 unit single-family subdivision is located north of the subject site and is zoned R1-18. This Toll Brothers development is approximately 160 acres in size with a density of 1.88 dwelling units per acre. Lots sizes range between 8,100 to 21,000 square feet and 25% open space is provided. Development stalled during the economic downturn; however the project has been reactivated and will be completed in several phases.

The subject site is bounded on the west, south and east property lines by land located in the unincorporated area of Maricopa County and zoned Rural-43. There is a mix of uses in the area; however predominately large lot single family homes (an acre or larger in size) and some accessory equestrian uses. There is a plant nursery located west of the subject site along Dixileta Drive.

#### **PROPOSAL**

4. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped March 5, 2013, Attachment C. Many of the proposed standards were derived from the standards of the R1-18 Single-Family Residence zoning district.

### **Land Use**

The narrative proposes single family residential as the permitted use. Accessory uses such as day care for up to 6 minors, guesthouses, home occupations with limitations are proposed.

### **Development Standards**

The PUD proposes a maximum of 50 units (1.24 du/acre) to allow flexibility as the project progresses through the final design phase. The conceptual site plan within the development narrative currently depicts 48 units (1.19 du/acre). The minimum lot size would be 16,000 square feet and the maximum height would be 25 feet and one story. The perimeter setbacks mirror those required by the R1-18 zoning district. The building setbacks interior to the development provide variation for side and front loaded garages with or without sidewalks. This variation will provide visual interest along the street.

### **Landscaping Standards**

The landscape setback ranges from 15 feet along the east property line to 30 feet on the south property line. A mix of trees and shrubs will be provided along the perimeter of the site and in the common areas. There is a jurisdiction wash that runs northeast to southwest through the development that will remain in its natural state.

### **Parking**

Parking standards will be in conformance with the Off-Street Parking and Loading section outlined in the Zoning Ordinance for single family residential, which is a minimum 2 parking spaces per dwelling unit.

### **Amenities/Shading**

The narrative proposes several open space amenities and shade structures throughout the development such as ramadas, picnic tables, tot lots, synthetic putting green, barbeques, and within the 30-foot landscape setback along the southern property line will be an un-demarcated private trail to allow equestrian access for the neighbors to the south.

### **Design Guidelines**

The Development Narrative does propose a variety of building designs such as architectural style, rooflines, colors and materials to lend visual interest and distinctive character and identity to the community. The Design Guidelines are intended to provide the framework to ensure that all the home elevations provide a variety of building massing, façade articulation, detailing to promote design diversity.

**Phasing**

This project will not be phased.

**Signage**

Signs for this PUD will be in conformance with the Sign section outlined in the Zoning Ordinance, except for the subdivision entry sign. The Development Narrative proposes a 6-foot high entry sign with 42 square feet of sign area to provide quality-designed signage for this subdivision, a slightly larger sign is warranted.

**Sustainability**

The narrative proposes several options to incorporate sustainability principles, which may include building orientation, solar collection technologies, and design for effective water use.

**STREETS AND TRAFFIC**

6. The Street Transportation Department has indicated that there are right-of-way improvements needed for this site. Stipulations have been added to address these improvements.

**FLOODPLAIN**

7. It has been determined that a portion of the parcel is within a Special Flood Hazard Area (SFHA), called Zone AO as designated by the Federal Emergency Management Agency (FEMA). SFHA's are areas subject to inundation by a 100-year flood as shown on panel 815 J of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005. The Street Transportation Floodplain Management Section has added stipulations to address development within the floodplain.

**MISCELLANEOUS**

8. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

**Findings**

1. The request is consistent with the General Plan Land Use map which designates this area as Residential 0-2 du/ac and the North Land Use Plan map which shows Residential 0-1.5 du/ac.
2. The development character respects the surrounding area because of quality site design, amount of desert open space and buffers to adjacent residential properties to the west and south.
3. The proposed rezoning is compatible with surrounding zoning patterns and land use within the area.

### Stipulations

1. An updated Development Narrative for the Bellisima PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped March 5, 2013, as modified by the following stipulations:
  - a. Page 29, Section G.3.D.2 and G.3.D.2. – The ratios for retention and berm slopes are inconsistent with the Table on Page 27. The retention slope should be 4:1 and the berm slope should be 3:1.

### STREET IMPROVEMENTS

2. Right-of-way totaling 55 feet shall be dedicated for the south half of Dixileta Drive as approved by the Planning and Development Department.
3. A 14-foot wide median shall be constructed on Dixileta Drive as approved by the Planning and Development Department.
4. A minimum 8-foot wide public utility easement shall be dedicated along 56th Street and Dixileta Drive as approved by the Planning and Development Department.
5. A 10-foot wide sidewalk shall be dedicated and constructed within a 20-foot wide sidewalk easement along the south side of Dixileta Drive per City of Phoenix MAG Supplemental Detail Section 429, as approved by the Planning and Development Department.
6. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. Provide conduit and junction boxes at 56th Street and Dixileta Drive for future traffic signal equipment on the southwest corner of the intersection. The plan is to be submitted to the Street Transportation Department (Zeke Rios, 602-256-3409 or [zeke.rios@phoenix.gov](mailto:zeke.rios@phoenix.gov)) for review and approval. Submittal will be made as a separate document that shows the entire intersection with existing conduit runs and junction boxes. The Developer shall submit the approved plan to the Civil Plans Coordinator as part of the civil engineering plan set. All work related to the construction or reconstruction of the conduit runs and junction box installation is the responsibility of the Developer.
8. Right-of-way totaling 55 feet shall be dedicated for the west half of 56th Street as approved by the Planning and Development Department.
9. A 25-foot by 25-foot triangle shall be dedicated on the southwest corner of 56th Street and Dixileta Drive as approved by the Planning and Development Department.

10. Dedicate an easement and construct a bus bay, including a transit accessory pad on 56th Street in accordance with Standard Detail P1256 as approved by the Planning and Development Department.
11. Provide underground street light circuits, poles and fixtures on all public streets in locations approved by the Street Transportation Department. Submit three copies of this site plan on the 2nd floor of City Hall to be routed to the Street Lighting Section reviewer, Diane Gomez 602-262-7223.
12. Provide a striping and signing diagram per City of Phoenix Street Transportation Department Standards for Dixileta Drive and a copy of paving plans for the Street Transportation review. Striping and signing plan must be drawn on separate sheet from paving plans and included as part of the complete set submitted to the Planning and Development Department at Central Log-in on the 2nd Floor of City Hall. Approval of striping and signing plans must be obtained from the Street Transportation Department (Zeke Rios 602-256-3409 and Kerry Wilcoxon 602-262-4613).
13. The installation of a controlled access (manual or automatic) gate across a fire apparatus access road shall be approved by the Fire Code Official and meet the requirements of Section 511. Call 602-618-0856 for all access gate questions.
14. All gates are to comply with the City Gate Restricted Access requirements. Gates are permitted through the Fire Department. Fire Department reviewers are located on the 2nd Floor of City Hall.
15. Provide elevation details of all vehicular and pedestrian gates within the construction plans. Vehicular gates are to contain a minimum of 8 square feet of reflective material on both sides, which may include the required Fire Department signage. Signage compliance must be shown on the appropriate plan detail.

#### FLOODPLAIN

16. The lowest floor of all residential structures in the SFHA must be elevated one (1) foot above the highest adjacent grade in accordance with the Code of Federal Regulations (CFR) Section 60.3c(7). Non-residential structures may be flood-proofed in lieu of elevation. Adequate drainage paths must be provided in accordance with Section 60.3c(11) of the CFR. Basements are NOT allowed in residential structures. Septic tanks are not allowed in the floodplain. Below ground tanks must be anchored against floatation. Mechanical and electrical equipment must be installed one (1) foot above the highest adjacent grade. Above ground tanks are considered structures for floodplain management purposes. Indicate the limits of the SFHA on the final plat. Flood Insurance will be required to insure any federally insured mortgages. Contact any insurance agent to obtain current flood insurance costs.
17. The City of Phoenix floodplain Manager has also established the following criteria for the AO Zone within the City of Phoenix:

- a. When natural washes are to be retained as open drainage ways, the channel, at a minimum, shall be sufficient to contain the off-site runoff expected from a flood having a 1% chance of being equaled or exceeded in any given year (i.e. 100-year storm). Flood proofed freeboard shall be required in these drainage ways. Cutoff walls will be required to prevent seepage out of the wash corridor. Drainage that leaves the development will be re-distributed in a manner similar to existing conditions.
- b. Require within this AO zone that all new construction of residential structures have the lowest floor one (1) foot above the 100-year storm water surface elevation adjacent to the property. A registered professional engineer shall certify the finish floor to be a minimum of 12 inches above the adjacent 100-year storm water surface elevation. In addition, the engineer shall certify that the structure foundation will not be damaged as a result of the adjacent 100-year storm flows.
- c. All finish floors shall be a minimum of 24-inches above the low gutter elevation of the residential lot.
- d. The following note shall be added to the Final Site Plan/Final Plat and Setback Exhibit: A Federal Emergency Management Agency (FEMA) Elevation Certificate based on finished construction must be reviewed and approved by Floodplain Management for each new and substantial improvement structure constructed in a Special Flood Hazard Area (SFHA) prior to issuing a Certificate of Occupancy. A copy of the elevation certificate must be submitted to the General and Structural Inspector.

**Writer**

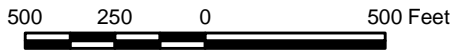
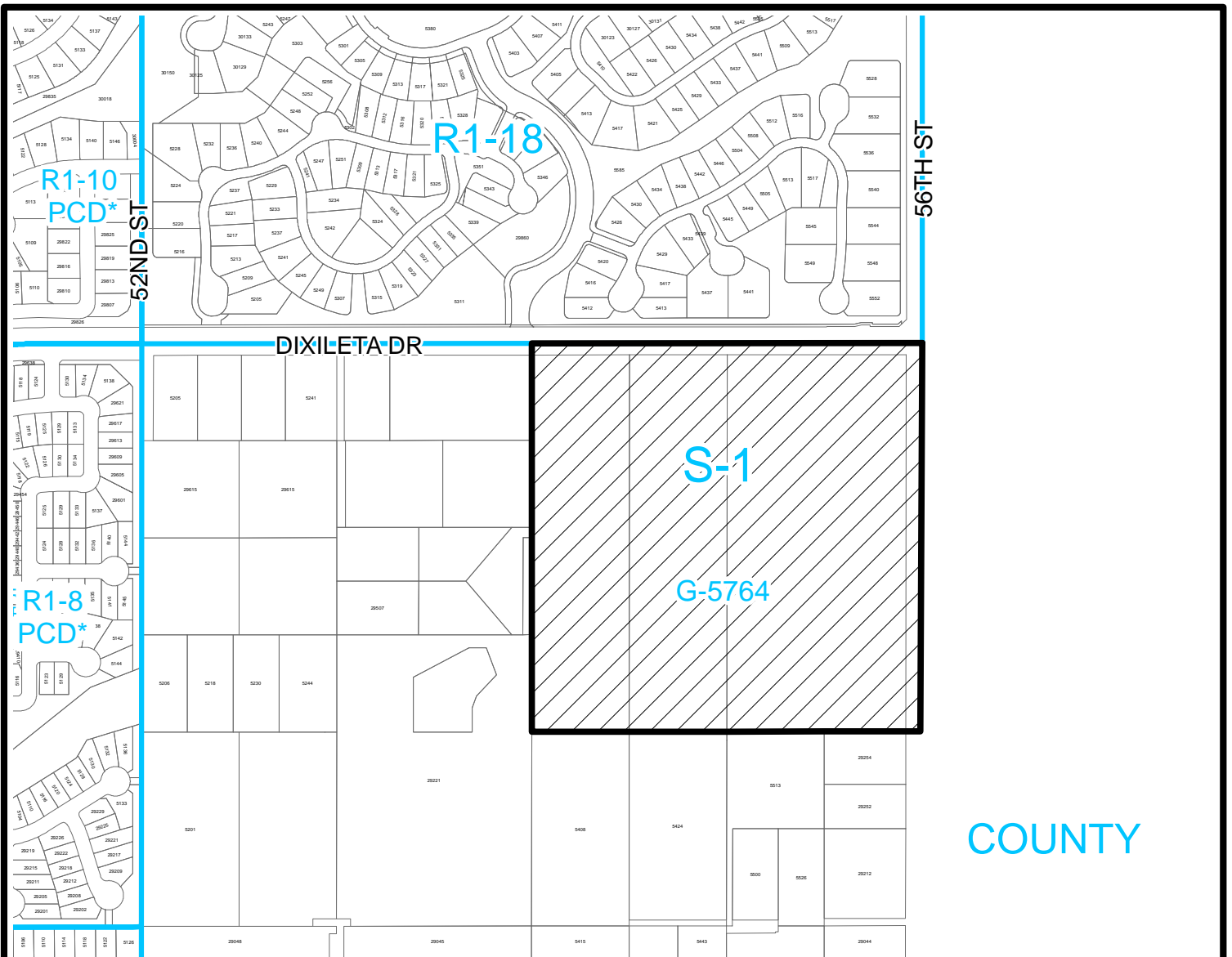
Tricia Gomes  
March 15, 2013

**Team Leader**

Josh Bednarek

**Attachments**

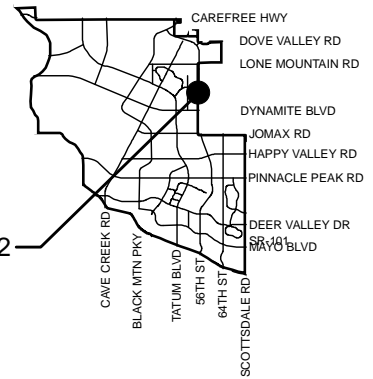
Attachment A: Aerial  
Attachment B: Sketch Map  
Attachment C: Bellisima PUD Narrative date stamped March 5, 2013



CITY OF PHOENIX PLANNING DEPARTMENT

**DESERT VIEW VILLAGE**

CITY COUNCIL DISTRICT: 2



<b>APPLICANT'S NAME:</b> Greg Davis/lplan Consulting		<b>REQUESTED CHANGE:</b> FROM: S-1, (40.24 a. c.) TO: PUD, (40.24 a. c.)	
<b>APPLICATION NO.</b> Z-36-12	<b>DATE:</b> 09/24/12	<b>REVISION DATES:</b> 01/22/13	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 40.24 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> Q52-40	<b>ZONING MAP</b> Q-11	
<b>MULTIPLES PERMITTED</b> S-1 PUD	<b>CONVENTIONAL OPTION</b> 40 50	<b>* UNITS P.R.D. OPTION</b> 40 50	

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





Case Number : Z-36-12-2

Property Location : Southwest corner of 56th Street and Dixileta Drive

