



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-8-14-3**  
April 23, 2014

<b>Paradise Valley Village Planning Committee Meeting Date</b>	May 5, 2014
<b>Planning Commission Hearing Date</b>	May 13, 2014
<b>Request From:</b>	R1-10 (3.93 Acres)
<b>Request To:</b>	R-2 (3.93 Acres)
<b>Proposed Use</b>	Single-family Residential
<b>Location</b>	Approximately 720 feet south of the southwest corner of 32 <sup>nd</sup> Street and Cactus Road
<b>Representative</b>	Darin A. Sender, Sender Associates, Chtd
<b>Staff Recommendation</b>	Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Residential (3.5 to 5 du/acre)	
<b>Street Map Classification</b>	31 <sup>st</sup> Street	Local Street	25 foot half street width
	32 <sup>nd</sup> Street	Arterial Street	40 foot + half street width
<p><b><i>HOUSING ELEMENT, GOAL 2:</i></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 subject site has remained vacant for decades and the proposed patio homes will be a continuation of the existing residential character of the neighborhood with a density that is compatible with the adjacent commercial development and North 32<sup>nd</sup> Street frontage.</p>			
<p><b><i>NEIGHBORHOOD ELEMENT: GOAL 2:</i></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 proposed development (The Enclave at 32<sup>nd</sup> Street) is a unique owner-occupied development that will add to the strength of the larger community that it is joining. The development is designed with interior sidewalks between the patio homes promotes interaction among residents and adds “eyes on the street”. Enhanced landscaping along the perimeters will provide buffering and is sensitive to the adjacent housing to the west.</p>			

<b>Area Plan</b>
<p><b>North 32<sup>nd</sup> Street Corridor Plan</b> – The subject site falls within the boundaries of the North 32<sup>nd</sup> Street Corridor. The City of Phoenix is working closely with the community to develop a policy plan to provide future decision makers a blueprint for future growth and redevelopment in the area. The Corridor Plan has not been formally adopted, but the proposed development is harmonious with the community’s vision for this site and the Corridor.</p>

<b>Surrounding Land Uses/Zoning</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant, undeveloped land	R1-10
<b>North</b>	Various commercial uses	C-2
<b>South</b>	Basis Charter School	R1-10
<b>East</b>	Single-Family Residential	R-2
<b>West</b>	Single-Family Residential	R1-10

<b>R-2 District – Single-Family, Detached Residential Planned Residential Development Option</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage		3.93 gross acres
Total Number of Parcels		31
Minimum perimeter building setbacks		
Street	15 feet (in addition to 15 foot landscape setback)	60 feet + (met)
32 <sup>nd</sup> Street	15 feet (in addition to 15 foot landscape setback)	15 feet (met)
31 <sup>st</sup> Street	N/A	N/A
Rear		
Side	10 feet (1 story), 15 feet (2 story)	40 feet (2 story) (met)
North		40 feet (2 story) (met)
South	10 feet (1 story), 15 feet (2 story)	
Minimum interior building setbacks		
Front	10 feet	0 foot (*not met)
Rear	Building Code	10 feet (met)
Street Side	10 feet	0 foot (*not met)
Sides	Building Code	0 foot (*not met)
Density	10.5 du/acre (12.0 with bonus)	7.88 du/acre (met)
Minimum Lot Width	45 feet	Minimum 45 feet (met)

\*Variance required

**Background/Issues/Analysis**

1. This is a request to rezone a residentially zoned property from R1-10 (Single-Family Residence) to R-2 (Multifamily Residence) to allow for a new single-family development consisting of 31 parcels.
2. The General Plan Land Use Map designation for this property is Residential 3.5-5 dwelling units per acre. The proposed residential subdivision has a density of 7.88 dwelling units per acre. While the proposal does not conform to the Land Use Map designation and a General Plan Amendment is not required because the site is less than 10 acres.
3. The subject 3.93 acre property is located approximately 720 feet south of the southwest corner of 32<sup>nd</sup> Street and Cactus Road. The site is vacant, undeveloped land. To the west of the site are single-family homes zoned R1-10 (Single-Family Residential); to the south is the Basis Charter School zoned R1-10; single-family residences to the east zoned R-2; and a commercial strip center to the north zoned C-2 (Intermediate Commercial).
4. The site falls within the boundaries of the North 32<sup>nd</sup> Street Corridor. The North 32<sup>nd</sup> Street Corridor is a citizen driven effort to improve the conditions along 32<sup>nd</sup> Street. The Corridor is approximately eight miles and runs from State Route 51 to the Loop 101 Freeway. For many years, 32<sup>nd</sup> Street was the main north-south transportation corridor in north central Phoenix. The completion of State Route 51 from Northern Avenue to the Loop 101 Freeway impacted the traffic and business characteristic along the Corridor. Residents and businesses in the area are interested in revitalizing the land uses along 32<sup>nd</sup> Street to upgrade the number and types of businesses by increasing visitation and to improve the amenities available for residents of the area.

Recognizing the unique conditions along North 32<sup>nd</sup> Street, Phoenix Vice Mayor Jim Waring and Councilman Bill Gates formed a coalition of area business leaders and residents to study and make recommendations about improving these conditions along 32<sup>nd</sup> Street. This coalition, the North 32<sup>nd</sup> Street Working Group, started meeting in the spring of 2012 and formed three subcommittees to focus on specific issues. In addition, reports related to the North 32<sup>nd</sup> Street Corridor were provided by Arizona State University and the Urban Land Institute. The Working Group subcommittees (Public Transit/Street Improvements, Land Use Regulation, and Branding and Events) have met several times and have developed a number of recommendations and ideas that should be vetted through a public process and ultimately considered by the Phoenix City Council.

The proposed single-family residential subdivision will offer additional housing options within the Corridor. The additional people could possibly patronize local businesses and services. The proposal would also develop a vacant, undeveloped parcel into an aesthetically pleasing development, further improving the Corridor.

City staff has been working closely with the Corridor working group to develop a policy plan that captures the wants and needs of the community along 32<sup>nd</sup> Street. This plan is currently in the process of being created and will be presented to the

Phoenix City Council in 2014 for action. Enhanced landscaping and setbacks will create a buffer between the site and the surrounding uses, reducing any potential impact on the adjacent residential community to the west. At this time, staff is recommending a stipulation of general conformance to the conceptual site plan with specific regard to the trees, shrubs and accents located internal to the site and along the street frontages. This stipulation reflects the community's vision for the corridor to assist in the revitalization of the area.

5. The proposed site plan shows the subdivision of the 3.93 acre property into 31 new parcels. Two retention basins with extensive landscaping will be placed along the 32<sup>nd</sup> Street frontage. The basins will be utilized as open space, landscaping and retention. The proposed development will be two story patio homes with two car garages along the private street frontages. Along the rear property lines, paseo sidewalks will separate the lots and create a community gathering place throughout the development. Several variances to minimum interior building setback requirements must be obtained in order to develop the site as portrayed on the site plan dated March 14, 2014. These variances shall be pursued through a separate public hearing process (Zoning Adjustment Hearing Officer). Staff is proposing a stipulation to general conformance to the site plan dated March 14, 2014.
6. Access to the site shall be provided by one point of egress/ingress along 32<sup>nd</sup> Street. In previous entitlement on the site and through development of the Basis Charter School to the south, residents of the adjacent single-family residential neighborhood expressed concerns regarding access to 31<sup>st</sup> Street. Residents were opposed to development that provided access to the site via 31<sup>st</sup> Street, citing issues of cut-through traffic on the small local street. Limiting the site's access from 31<sup>st</sup> Street creates constraints in site circulation and design, the proposed design of the development responds to this concern through interior site circulation and enhanced perimeter treatment. The site layout has been configured to restrict access from 31<sup>st</sup> Street, providing only an emergency vehicle exit on the western boundary. The development also provides ample buffering between the interior private access roads and the residential development to the west by placing landscaping and buildings between the property line and the western private access drive. This perimeter treatment along the western edge of the property seamlessly transitions the site to the single-family residential neighborhood and successfully addresses the community's concern of potential additional traffic. Staff is proposing a stipulation limiting access to and from 31<sup>st</sup> Street from the site shall be limited to emergency vehicles only. The Street Transportation Department has also 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 adequate infrastructure exists to support the proposed residential development.
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 1735 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

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 development will provide additional housing choices for area homebuyers.
2. 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 March 14, 2014, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the conceptual landscape plan date stamped March 24, 2014, with specific regard to the use of desert native trees, shrubs, and accents to be located internally and along the street frontages as approved by the Planning and Development Department.
3. Access to and from 31<sup>st</sup> Street from the site shall be limited to emergency vehicles only.
4. The developer shall provide curb, gutter, sidewalk, paving and incidentals on 31<sup>st</sup> Street for the entire length of the project.
5. 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.
6. The developer shall complete a Red Border Letter to notify the Arizona Department of Transportation (ADOT) of development adjacent to its freeway corridor and submit it to Megan Sheets (or her designee) in the Street Transportation Department (602-262-6782), with a copy to the Traffic Engineer and Civil Plans Reviewer.

### **Writer**

Craig Mavis

4/23/14

### **Team Leader**

Joshua Bednarek

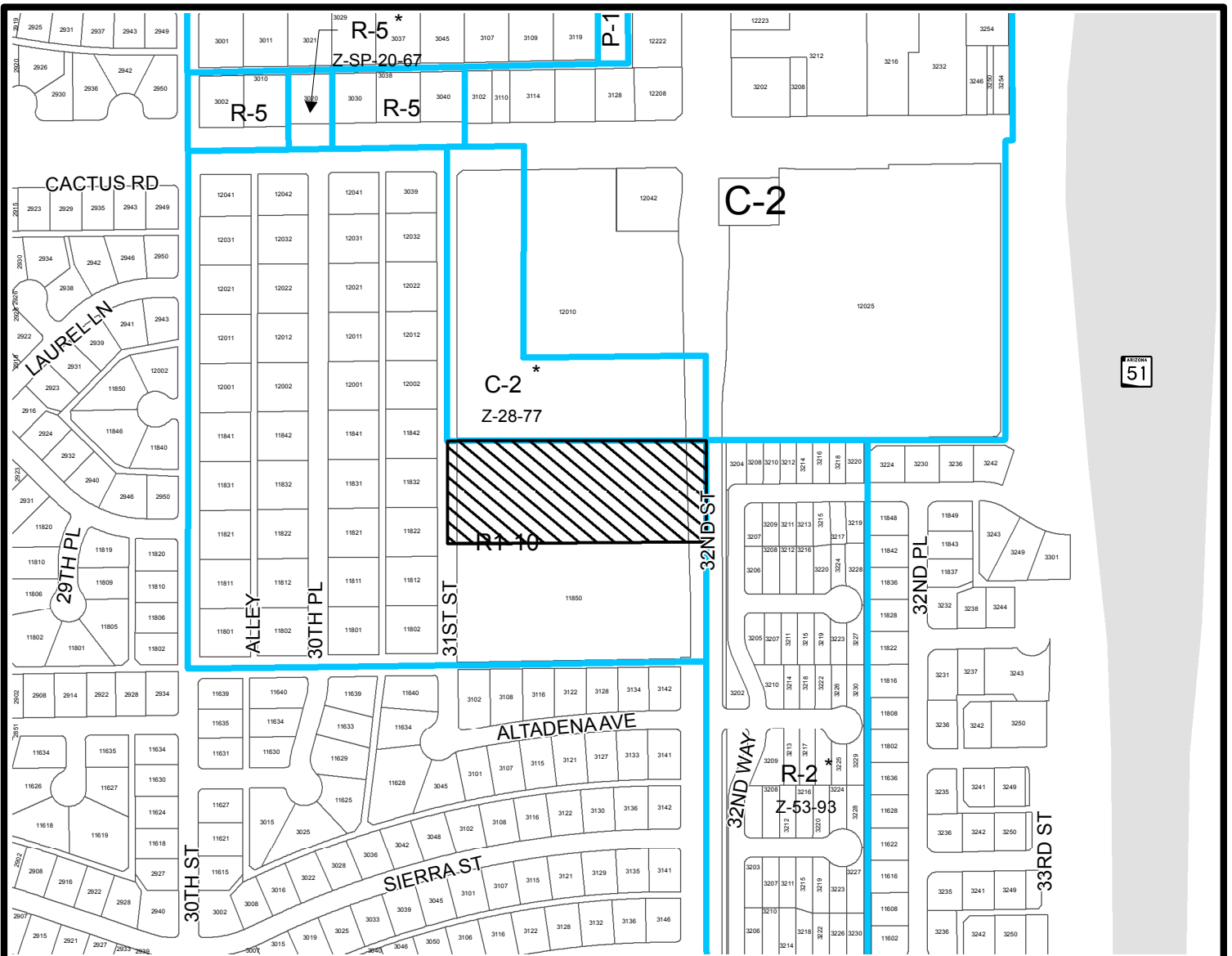
### **Attachments**

Sketch Map

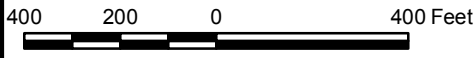
Aerial

Site Plan (date stamped March 14, 2014)

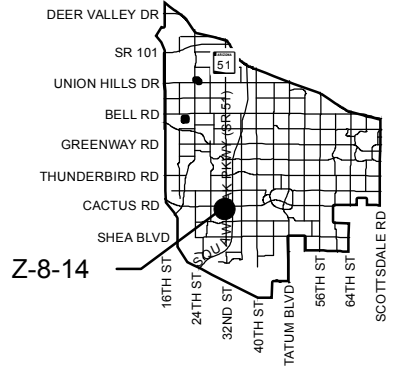
Conceptual Landscape Plan (date stamped March 24, 2014)



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



<b>APPLICANT'S NAME:</b> New Leaf Communities, Inc.		<b>REQUESTED CHANGE:</b> FROM: R-10, (3.93 a.c.) TO: R-2, (3.93 a.c.)	
<b>APPLICATION NO.</b> Z-8-14	<b>DATE:</b> 4/7/14	<b>REVISION DATES:</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>3.93 Acres</b>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 30-34</b>	<small>ZONING MAP</small> <b>K-10</b>
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
R-10		12	
R-2		39	
<b>* UNITS P.R.D. OPTION</b>		16	
		47	

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



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.

# Planning and Development

City of Phoenix

1 inch = 258.066 ft.

0 90 180 300 Feet

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