



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-15-23-3
May 5, 2023

[North Mountain Village Planning Committee Meeting Date](#) May 17, 2023
[Planning Commission Hearing Date](#) June 1, 2023

Request From: [S-1](#) (0.47 acres)
Request To: [R1-8](#) (Single-Family Residence District) (0.47 acres)

Proposal: Single-Family Residential
Location: Approximately 400 feet north of the northeast corner of 12th Street and Roberts Road
Owner: 13839 N. 12 St, LLC
Applicant: Taylor Fracasse Architecture, Inc.
Representative: Brian Fracasse
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	12th Street	Local Street	25-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: <i>New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></i></p> <p>The requested R1-8 zoning district is compatible with existing residential developments to the northeast and consistent with the General Plan Land Use Map designation of 3.5 to 5 dwelling units per acre.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: <i>Include a mix of</i></p>			

housing types and densities where appropriate within each village that support a broad range of lifestyles.

The proposal will provide new single-family housing opportunities near other single-family of similar densities. The proposal will broaden the range of housing types and densities available in this neighborhood.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The requested R1-8 zoning districts would allow development of two new residences that are compatible with surrounding neighborhoods and respectful of local conditions. The overall proposed density of the site is similar to densities in the surrounding neighborhood and as stipulated, the proposal incorporates large setbacks, landscaping, and density limits that prevent the development from having a negative impact on the surrounding area.

Applicable Plan, Overlays, and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 6

[Zero Waste PHX](#) – See Background Item No. 7

[Complete Streets Guidelines](#) – Background Item No. 8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family Residential	S-1
North	Single-Family Residential	S-1
South	Single-Family Residential	S-1
East	Single-Family Residential	R1-10
West	Single-Family Residential	R1-10

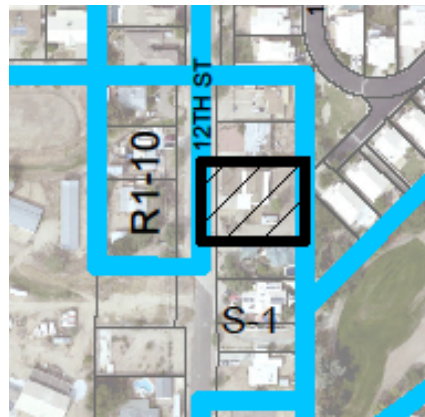
R1-8 – Single-Family Residence District (Subdivision Option)		
<u>Standards</u>	<u>R1-8 Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	0.47 acre
Maximum Total Number of Units	2	2
Maximum Density	4.30	4.26 (Met)
Minimum Lot Width	70 feet	Approximately 62 feet (Not Met)
Minimum Lot Depth	94 feet	Approximately 137 feet (Met)
Maximum Building Height	2 stories and 30 feet	1 story and 16 feet (Met)
Maximum Lot Coverage	40%	33.98 % (Met)
Minimum Building Setbacks	Front: 20 feet Rear: 25 feet Sides: 10 and 3 feet	Front: 30 feet (Met) Rear: 25 feet (Met) Sides: 10 and 3 feet (Met)

*Variance must be obtained or the site will need to be platted and use the Conventional Development Option.

Background/Issues/Analysis

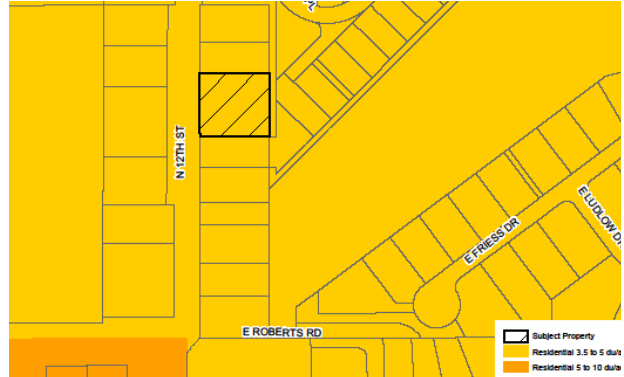
SUBJECT SITE

1. This request is to rezone a 0.47-acre site located approximately 400 feet north of the northeast corner of 12th Street and Roberts Road from S-1 (Ranch or Farm Residence) to R1-8 (Single-Family Residence District) for single-family residential. The site is currently occupied by one single-family home and is adjacent to existing single-family homes to the north, south, east, and west.



GENERAL PLAN AND LAND USE MAP DESIGNATION

- The General Plan Land Use Map designation for this site is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation. The General Plan Land Use designations to the north, south, east, and west are Residential 3.5 to 5 dwelling units per acre.



SURROUNDING LAND USES AND ZONING

- The request for R1-8 (Single-Family Residence District) is consistent and compatible with the surrounding residential land uses. The surrounding zoning districts are S-1 (Ranch or Farm Residence) to the north and south and R1-10 (Single-Family Residence District) to the east and west. Most of the properties in the area have been developed as single-family residential.

PROPOSAL

4. **Site Plan**

The applicant proposes to develop two new single-family detached homes contingent upon approval of a lot split. The proposal is for two lots, with lot widths of approximately 62 feet and lot depths of approximately of 137 feet. The minimum lot width for the Subdivision Development Option is not met, therefore either a variance would need to be obtained or the site would need to be platted as a two-lot subdivision under the Conventional Subdivision Option. The proposed lots would be able to meet all the development standards applicable to the Conventional Subdivision Option.

5. **Elevations**

The conceptual building elevations depict one-story, detached single-family homes with private garages, variations in textures and facades, and four-sided architecture. Staff recommends a stipulation requiring a minimum front setback above the minimum R1-8 standard in order to be more compatible with residential lots in the immediate area.

STUDIES AND POLICIES

6. **[Housing Phoenix](#)**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased

housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units, according to the Housing Phoenix Plan. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety of housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

7. **Zero Waste Phoenix**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The City of Phoenix offers recycling services for single-family residential properties.

8. **Complete Streets Guidelines**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. This is addressed in Stipulations No. 2 and 3.

COMMUNITY INPUT SUMMARY

9. As of the writing of this report, staff had not received any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

10. The Street Transportation Department commented that the developer shall dedicate 30 feet of right-of-way for the east side of 12th Street and that all street improvements be made to City and ADA standards. These comments are addressed in Stipulations Nos. 2 and 3.
11. The Water Services Department commented that the property has existing water and sewer mains that can potentially serve the development. In addition, the Water Services Department commented capacity is a dynamic condition that can change over time due to several factors.
12. The Fire Department commented that the development will need to comply with Phoenix Fire Code, including requirements to water supply for fire flow.

OTHER

13. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all

ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 4.

14. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 5.

Findings

1. The proposed development is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.
2. The proposal will provide two single-family residential which are consistent with the character of the surrounding area.
3. The proposal incorporates design elements that improve compatibility with the surrounding homes

Stipulations

1. A minimum building setback of 25 feet shall be required along the west property line.
2. A minimum 5 feet of right-of-way shall be dedicated, totaling 30 feet for the east side of 12th Street, adjacent to the development, as approved by the Planning and Development Department.
3. 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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

5. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Lauren Slim

May 5, 2023

Team Leader

Racelle Escolar

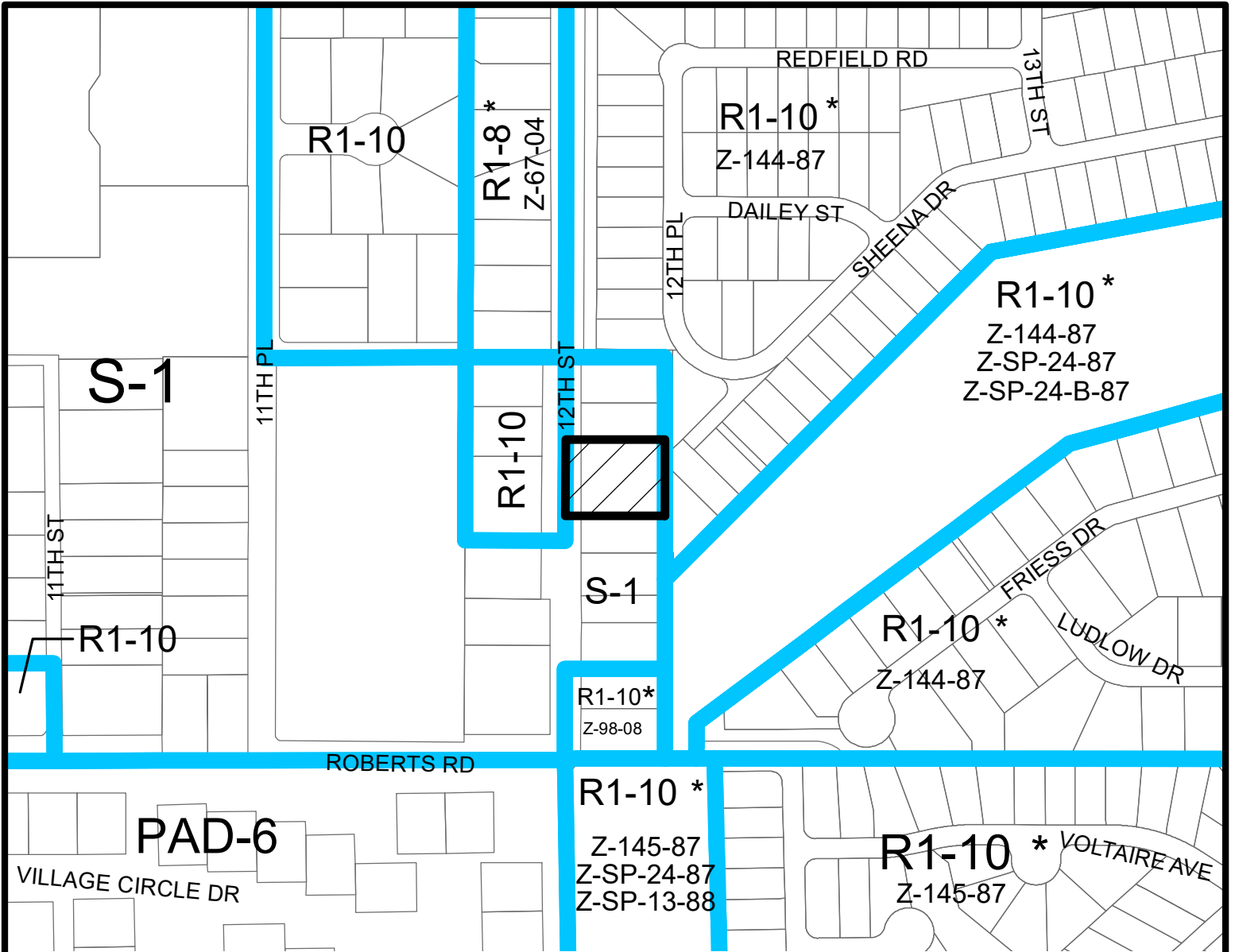
Exhibits

Sketch map

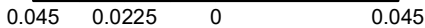
Aerial map

Site plan date stamped April 24, 2023

Building elevations date stamped February 22, 2023



Miles

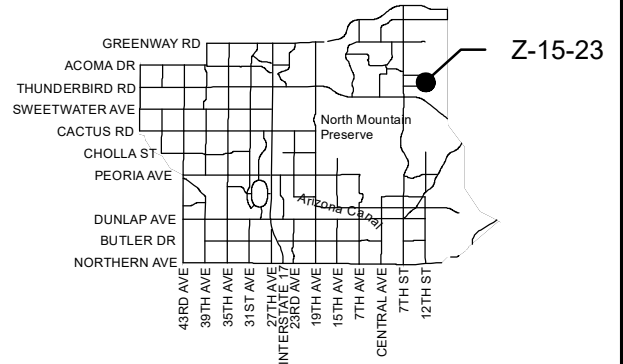


NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3

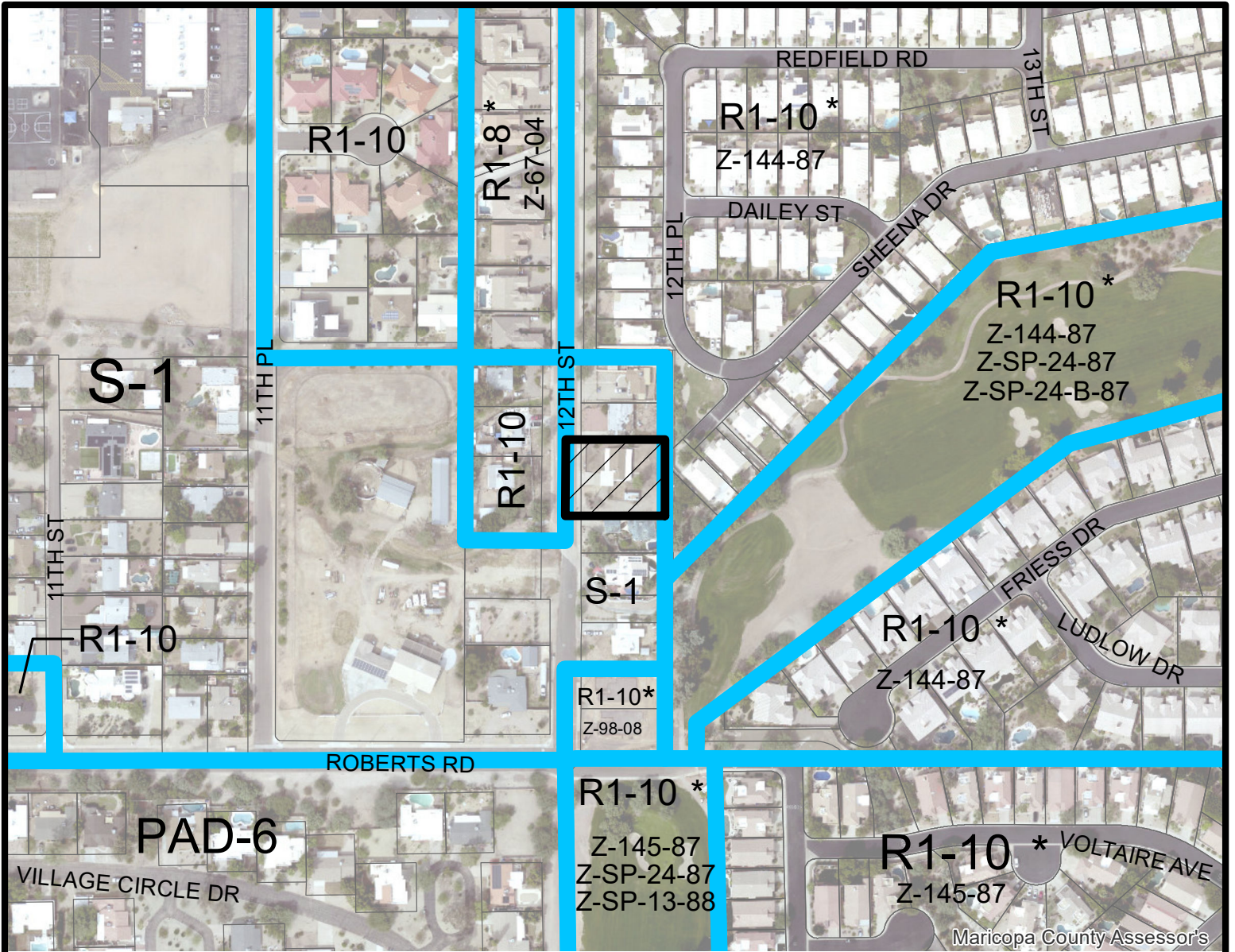


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APPLICANT'S NAME: Taylor Fracasse Architecture, Inc		REQUESTED CHANGE:	
APPLICATION NO.: Z-15-23		FROM: S-1 (0.47 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.47 Acres		TO: R1-8 (0.47 a.c.)	
MULTIPLES PERMITTED S-1 R1-8		CONVENTIONAL OPTION N/A 2	
		* UNITS P.R.D. OPTION N/A 2	

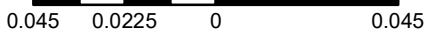
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's



Miles

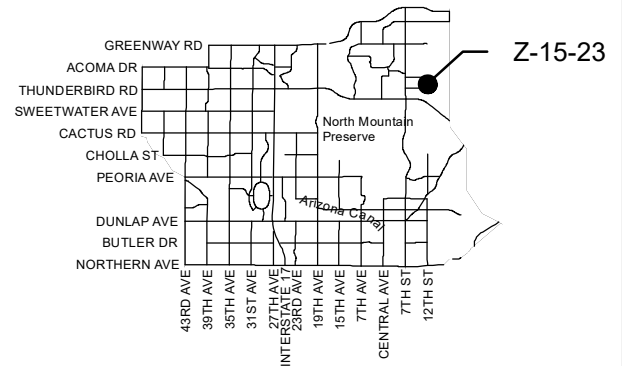


NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3

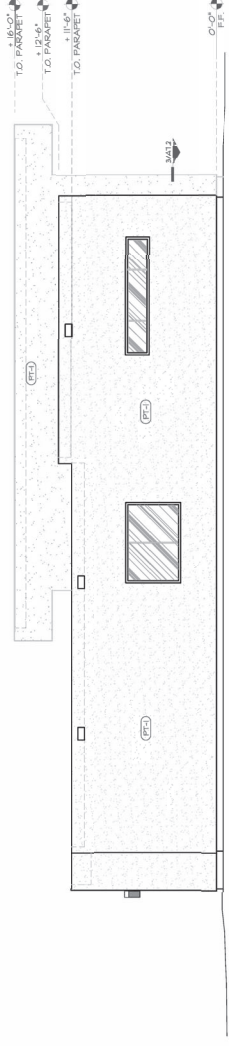


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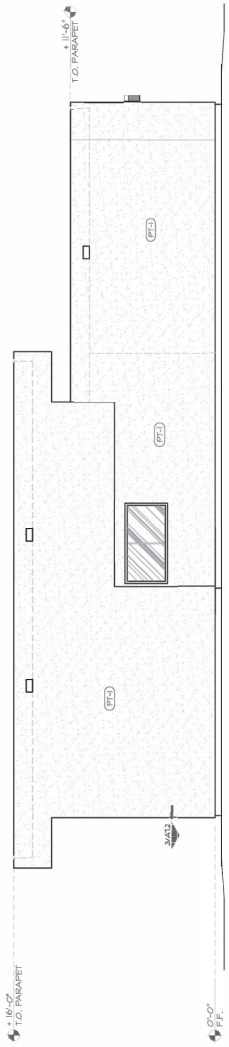


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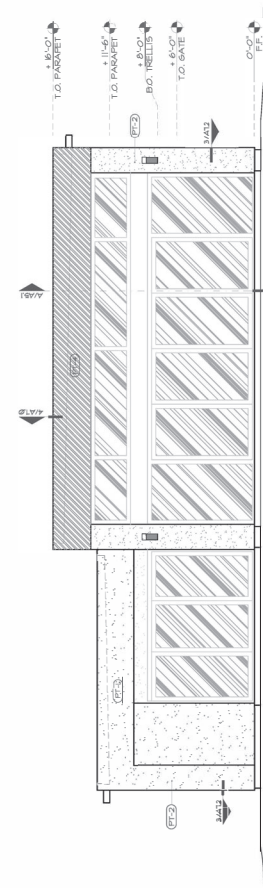
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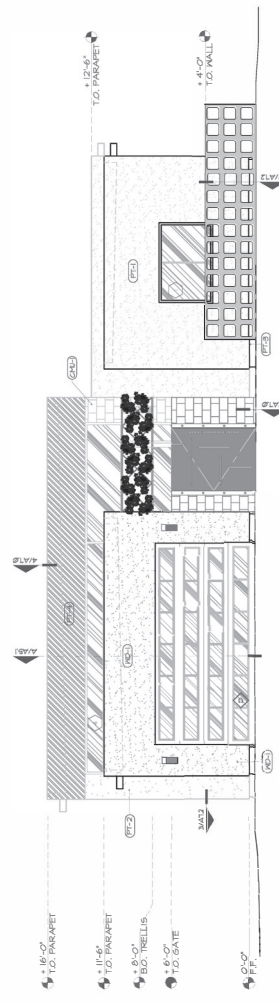
4 NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 WEST ELEVATION
SCALE: 1/4"=1'-0"