



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-10-19-2
July 26, 2019
****REVISED****

[North Gateway Village Planning Committee Hearing Date](#)

August 8, 2019

[Planning Commission Hearing Date](#)

September 5, 2019

Request From:

[S-1 NBCOD](#) (139.87 acres) and [PCD NBCOD](#) (Approved [R1-10](#) PCD [NBCOD](#)) (2.22 acres)

Request To:

[R1-8 NBCOD](#) (142.09 acres)

Proposed Use

Single-Family Residential

Location

Southwest corner of Paloma Parkway and Dove Valley Road

Owner

Arizona State Land Department

Applicant

Lennar Homes, Chris Clonts

Representative

Earl, Curley & Lagarde, P.C., Taylor Earl

Staff Recommendation

Approval, subject to stipulations

| <u>General Plan Conformity</u> | | | |
|--|--------------------|---|--|
| <u>General Plan Land Use Map Designation</u> | | Residential 2 to 5 dwelling unit per acre | |
| <u>Street Map Classification</u> | Dove Valley Road | Arterial | 0-foot south half street (Currently State Land right-of-way) |
| | Paloma Parkway | Arterial | 0-foot west half street (Currently State Land right-of-way) |
| | Bronco Butte Trail | Minor Collector | 0-foot north half street (Currently State Land right-of-way) |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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></p> <p>As stipulated, the proposed development will be compatible with the existing single-family residential uses to the south, east and west of the site. The General Plan Land</p> | | | |

Use Map designation for the site is 2 to 5 dwelling units per acre. The proposed density of 2.89 dwelling units per acre is consistent with the General Plan Land Use Map designation.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CONNECTED NEIGHBORHOODS; DESIGN PRINCIPLES: Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities.

The proposed development, as stipulated, will provide enhanced trail connections that will tie into a larger trail system along Paloma Parkway. The development will be providing detached sidewalks with enhanced landscaping within the subdivision that will provide access to the neighborhood amenities and a local school.

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 proposed development offers an opportunity to develop an undeveloped property at a scale that is compatible with the surrounding area.

Applicable Plans/ Overlays and Initiatives

[North Black Canyon Corridor Plan and North Black Canyon Overlay District](#) – see No. 8 below.

[Reimagine Phoenix Initiative](#) – see No. 9 below.

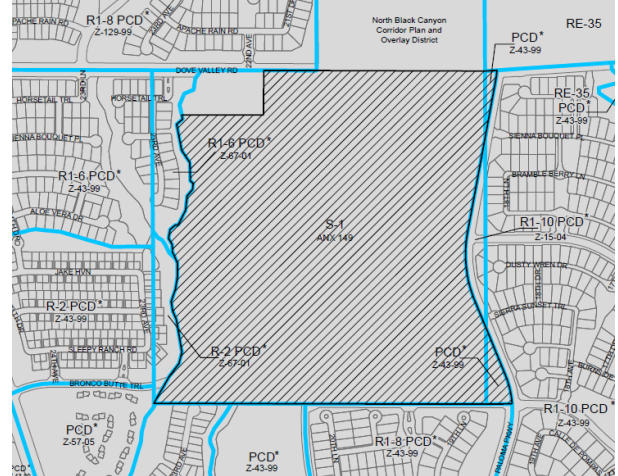
[Tree and Shade Master Plan](#) – see No. 10 below.

| Surrounding Land Uses/Zoning | | |
|-------------------------------------|---|--|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Vacant/Undeveloped | S-1 NBCOD and PCD NBCOD (Approved R1-10 PCD NBCOD) |
| North | Single-Family Residential and vacant State Land | S-1 PCD NBCOD and R1-8 PCD NBCOD |
| South | Single-Family Residential and Elementary School | R1-8 PCD NBCOD, R1-6 PCD NBCOD and PCD NBCOD (approved R1-6 PCD NBCOD) |
| West | Single-Family Residential | R1-6 PCD NBCOD, R-2 PCD NBCOD |
| East | Single-Family Residential | R1-10 PCD NBCOD |

| R1-8 Single-family (Planned Residential Development Option) | | |
|--|---|--|
| <u>Standards</u> | <u>Requirements</u> | <u>Provisions on the Proposed Site Plan</u> |
| Gross Acreage | - | 142.09 acres |
| Total Number of Units | 639 to 781 maximum allowed | 411 units |
| Density (Units/Gross Acre) | 4.5; 5.5 with bonus maximum | 2.89, met |
| Minimum Lot Width | 45 Feet minimum | Minimum 45 feet, met |
| Minimum Perimeter Building Setback | Street (front, rear or side): 15 feet (in addition to landscape setback); Property line (rear): 15 feet (1-story), 20 feet (2-story); Property line (side): 10 feet (1-story), 15 feet (2-story) | Not Shown |
| Perimeter Landscape Setback | 15 feet average, 10 feet minimum | Not Shown |
| Subject to Single Family Design Review | Yes | Yes |
| Common Areas | 5% of gross minimum | 31% of gross site |
| Maximum Building Height | 2 stories and 30-feet in height | 2 stories and 30-feet in height |

Background/Issues/Analysis

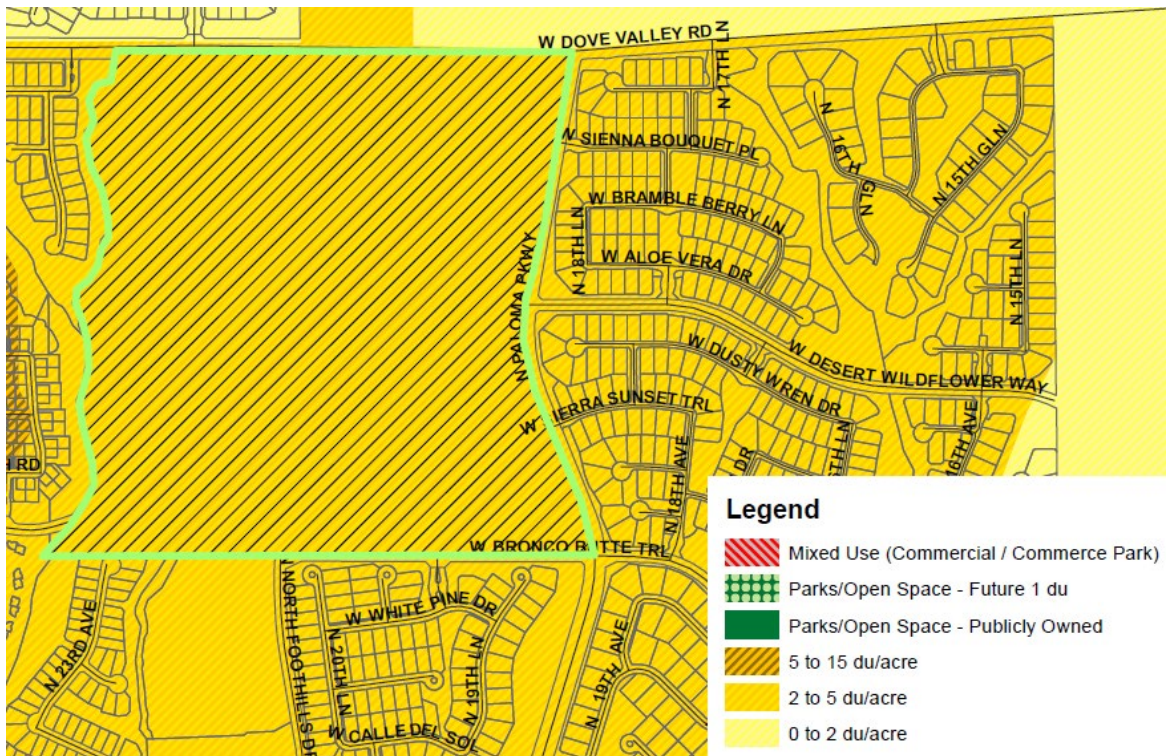
1. This is a request to rezone 142.09-acres located at the southwest corner of Dove Valley Road and Paloma Parkway from 139.87 acres of S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) and 2.22 acres of PCD NBCOD, Approved R1-10 PCD NBCOD (Planned Community District, North Black Canyon Overlay District, Approved Single-Family Residence District, Planned Community District, North Black Canyon Overlay District) to R1-8 NBCOD (Single-Family Residence District, North Black Canyon Overlay District) for single-family residential.



Source: City of Phoenix Planning & Development Department

SURROUNDING USES AND ZONING

- 2.



Source: City of Phoenix Planning and Development Department

The General Plan Land Use Map designation for the subject site is Residential 2 to 5 dwelling units per acre. The General Plan Land Use Map designations surrounding the site follow:

North: Residential 0 to 2 dwelling units per acre and Residential 2 to 5 dwelling units per acre

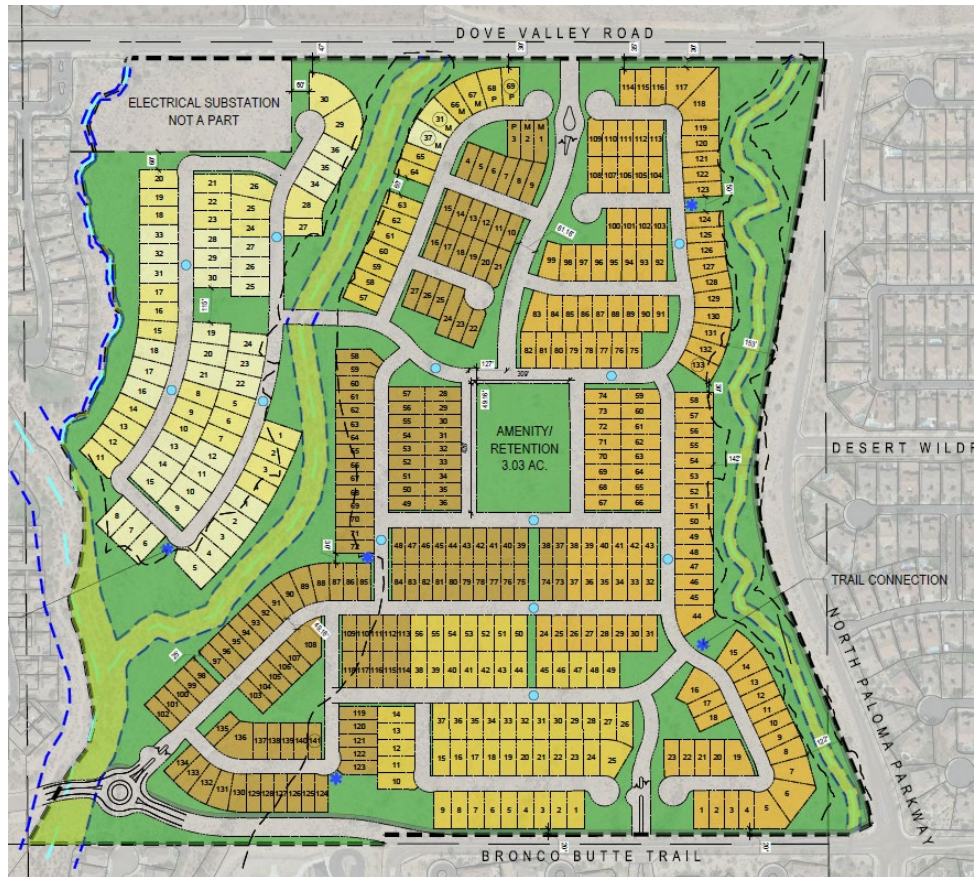
South: Residential 2 to 5 dwelling units per acre

West: Residential 2 to 5 dwelling units per acre

East: Residential 2 to 5 dwelling units per acre

3. The subject site is vacant and is adjacent to single-family residential development on the east, west and southern sides, all of which are part of the Sonoran Foothills Planned Community District. The subject site is Arizona State Trust land that was auctioned earlier this year, to which Lennar was the successful bidder.

4. The applicant is proposing a 411-lot subdivision with the vehicular access from Dove Valley Road and Bronco Butte Trail. The lots are laid out in a meandering fashion around the natural wash features.



Source: Anderson Baron

The extension of Bronco Butte Trail through the site will provide access between the development and the North Gateway Village Core located immediately west of the subject site.

5. The developer has provided several front elevation examples that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes. To ensure high quality design on all four sides of the homes, staff is recommending Stipulation No. 1 which would require certain architectural elements be incorporated, such as front porches, articulation, and pop-outs.

In addition, since the proposed lot sizes are less than 65 feet in width, the elevations will also be subject to Single-Family Design Review.

6. As shown on the conceptual trail/open space amenity plan, there are several amenity areas and trail systems that run through the subdivision. Since general conformance to the site plan is not recommended given that the proposed site plan does not comply with subdivision ordinance requirements for block length, staff would like to ensure evenly distributed open space areas and amenities are provided throughout the subdivision. A stipulation recommending general conformance to the conceptual trail plan has been recommended in Stipulation No. 2. This stipulation ensures the open space and amenities will be provided with some flexibility once the development moves forward in the site planning process.

Staff is also recommending Stipulation No. 6 that formalizes square footage requirements of the common area open space provided within the subdivision. Staff is recommending one centralized open space area of a minimum 100,000 square feet in size and a minimum three additional evenly dispersed open space areas that are a minimum of 25,000 square feet.

In addition, staff is recommending that thorny plant material or plant material with needles not be planted around the trail connections to Bronco Butte Trail to ensure the children walking to Sonoran Foothills Elementary are not around potentially harmful plant material. This recommendation can be found in Stipulation No. 4.

7. The applicant is providing common area that exceeds the Zoning Ordinance minimum of 5 percent. To ensure common area is provided in excess of the minimum required amount, Stipulation No. 5 has been recommended that would require a minimum of 20 percent common area open space.
8. The subject site is located within the North Black Canyon Overlay District (NBCOD). This overlay implements the designs and concepts set forth in the North Black Canyon Corridor Plan. The NBCOD promotes development that is compatible with the desert environment. Staff has recommended Stipulations No.

- 1.a. and 7 to ensure the color palette within the subdivision is muted and blends with the desert environment.
9. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
10. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 3 is recommended to require that the developer provide shade trees 20 feet on center along detached sidewalks. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.

SCHOOLS

11. Deer Valley School District has indicated that the school district and the applicant have entered into agreement to help provide adequate school facilities within the area.

COMMUNITY INPUT SUMMARY

12. Staff has received one letter of opposition at the time the staff report was written. The neighbor's concern was regarding traffic on Dove Valley Road.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department has indicated that they will require all right-of-way easements to be dedicated, all streets to be constructed in conformance to the City Street Classification Map and applicable Sonoran Foothills Master Streets Plan with required improvements meeting ADA requirements, and that a dry crossing be provided for the primary vehicular route so that all parcels are accessible during a 100-year storm event. In addition, the developer will be required to build their portion of Bronco Butte Trail, which establishes a critical connection into the North Gateway Village Core. These requirements can be found in Stipulations Nos. 9 through 20.
14. The City of Phoenix Water Services Department has noted the site will require water and sewer main extensions.
15. The Floodplain Management Division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 0865 L of the Flood Insurance Rate Map (FIRM) dated November 10, 2017.

16. The Fire Department commented that no code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
17. The Parks and Recreation Department has indicated that they will require a minimum 10-foot public multi-use trail to be constructed within a 30-foot wide easement along the south side of Dove Valley Road. This is addressed in Stipulation No. 8.
18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. 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 Stipulations Nos. 21, 22 and 23.

OTHER

19. 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 proposal is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses.
3. The development will provide a critical vehicular connection of Bronco Butte Trail through their site that will serve as a collector to the North Gateway Core.

Stipulations

1. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
 - a. Building materials and colors shall express a desert character and shall

blend with, rather than strongly contrast with the desert environment.

- b. All elevations of the building shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.
 - c. Either covered porches a minimum of 60 square feet in area at a depth of at least six feet, courtyard areas with low surrounding walls a minimum of 60 square feet in area, or homes with livable space a minimum of 3-feet in front of the front line of the garage, shall be provided in the front façades of a minimum of 50 percent of the elevations offered within the subdivision.
 - d. Decorative garage door treatments, including but not limited to, windows, raised or recessed panels, architectural trim, and/or single garage doors.
2. The development shall be in general conformance with the conceptual trail/open space amenity area plan, date stamped July 19, 2019 with specific regard to three pedestrian connection points onto Bronco Butte Trail, as modified by the following stipulations and approved by the Planning and Development Department.
3. All sidewalks internal to the subdivision shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
4. Plant material with thorns or needles shall not be planted in the area surrounding any trail connections to Bronco Butte Trail, as approved by the Planning and Development Department.
5. A minimum of 20 percent of the gross project shall be retained as common area, including washes but exclusive of required landscape setbacks, as approved by the Planning and Development Department.
6. There shall be a minimum of one centralized open space area that is a minimum of 100,000 square feet in size and a minimum three additional evenly dispersed open space areas that are a minimum size of 25,000 square feet, as approved by the Planning and Development Department.
7. Interior walls and privacy fencing, excluding walls located between lots, shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.
8. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Dove Valley Road, as approved by the Parks and Recreation Department.

9. Right-of-way totaling 30 feet, plus up to a 10-foot sidewalk easement, shall be dedicated for the north half of Bronco Butte Trail from North Foothills Drive to Paloma Parkway.
10. Right-of-way totaling 55 feet shall be dedicated for the west half of Paloma Parkway and shall be constructed with a 14-foot median to a "CM" cross section per the Street Classification Map, as approved by the Planning and Development Department.
11. Right-of-way totaling 55 feet shall be dedicated for the south half of Dove Valley Road and shall be constructed to a "CM" cross section per the Street Classification Map, as approved by the Planning and Development Department.
12. The developer shall submit a Traffic Impact Study/Statement (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City upon satisfactory resolutions of review comments by the City staff, as approved by the Street Transportation Department and the Planning and Development Department.
13. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department.
14. Bronco Butte Trail from the western property boundary to Paloma Parkway shall be a 60-foot right-of-way with a 50-foot pavement section and a 14-foot median island from Foothills Drive to Paloma Parkway, matching the existing roadway design to the east with up to 10-foot sidewalk easement to accommodate a detached sidewalk with a landscape buffer, as approved by the Planning and Development Department.
15. The developer shall provide a pedestrian connection point and pathway from the 23rd Avenue alignment to Bronco Butte Trail, as approved by the Planning and Development Department.
16. Off-site traffic mitigations and future traffic signal improvements shall be funded pursuant to the recommendations of the approved traffic impact study, as approved by the Street Transportation Department.
17. All vehicular primary access routes that cross a wash shall be designed as dry crossings for 100-year storm event, consistent with the City's stormwater design policies and guidelines, as approved by the Planning and Development Department.
18. 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 City. All improvements shall comply with all ADA accessibility standards.

19. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
20. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
21. 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.

Writer

Kaelee Wilson
July 26, 2019

Team Leader

Samantha Keating

Exhibits

Sketch Map

Aerial

Site plan, date stamped July 11, 2019

Conceptual Trail/ Open Space Amenity Area Plan, date stamped July 19, 2019

Community Correspondence (3 pages)

Conceptual Elevations