



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-110-14-2
October 27, 2014

Deer Valley Village Planning Committee Meeting Date November 20, 2014
Planning Commission Hearing Date December 9, 2014
Request From: S-1 (9.98 Acres)
Request To: R-3A (9.98 acres)
Proposed Use Multifamily Residential
Location Approximately 330 feet north of the northwest corner of Jomax Road and 27th Avenue alignment
Representative Greg Cornell
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Current: Residential (2.5-5 du/acre)	
		Pending: Residential (15+ du/acre)	
Street Map Classification	Jomax Road	Arterial	60 feet+ half street width
	27th Avenue	Local	33 foot half street width
<p><i>HOUSING ELEMENT, GOAL 1: HOUSING CHOICE: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.</i></p> <p>The proposal will transform the underutilized subject site into a multifamily residential development that will add diversity to the housing stock in the Village.</p>			
<p><i>LAND USE ELEMENT: GOAL 2: EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.</i></p> <p>The area surrounding the subject site predominantly consists of single family detached homes. To the southeast of the site are the Shops at Norterra and the USAA campus. The proposed development will provide an additional housing option for residents to live and work in the same village.</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family Residence and vacant, undeveloped land	S-1
North	Single-Family Residence	S-1
South	Vacant, undeveloped land	S-1
East	Vacant, undeveloped land	S-1
West	Black Canyon Freeway; vacant, undeveloped land	S-1

R-3A District – Multiple Family		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		9.98 gross acres
Total Number of Units	220	160
Minimum building setbacks		
Front	25 feet	89 feet, 5 inches (met)
Side	3 feet / 10 feet	84 feet, 5 inches (met)
Rear	15 feet	122 feet 7 inches (met)
Landscaping setbacks		
Front	25 feet	25 feet (met)
Side	10 feet	10 feet (met)
Rear	15 feet	15 feet (met)
Parking	328	328 (met)
Lot Coverage	45%	34.02% (met)
Density	22 du/acre	16 du/acre (met)
Building Height	3 stories / 40 feet	2 stories / 30 feet (met)
Open Space	5%	5.7% (met)

Background/Issues/Analysis

1. This is a request to rezone a 9.98 acre parcel of land from S-1 (Ranch or Farm Residence) to R-3A (Multifamily Residence) to allow a new multifamily residential development consisting of 160 units. Existing on the site is a single family home and accessory structures, which will be removed as part of the project.
2. The General Plan Land Use Map designation for this property is Residential 2.5-5 dwelling units per acre. The proposal is not consistent with the existing General Plan Land Use Map designation due to the requested density of 16 dwelling units per

acre. The subject site is at 10 acres therefore a General Plan Amendment is required. The applicant has filed a General Plan Amendment to the Land Use Map (GPA-DV-2-14-2) to Residential 15+ dwelling units per acre that is running concurrently with this request. The parcels on all sides of the subject site are designated as Residential 2.5-5 dwelling units per acre.

3. The subject 9.98 acre property is located approximately 330 feet north of the northwest corner of Jomax Road and the 27th Avenue alignment. The properties surrounding the site are all zoned S-1. To the north is a single family home with several accessory structures; to the west is the Black Canyon Freeway (I-17); and to the south and east is vacant, undeveloped land.
4. The site plan shows three points of access from 27th Avenue. The access points on the north and south side of the site are gated with egress only. The centrally located access point provides full access to the multifamily development. Staff is proposing a stipulation of general conformance to the site plan date stamped November 13, 2014.

The proposal includes a total of ten new apartment buildings with a total of 160 dwelling units ranging from one to two bedrooms each. There will also be a community building adjacent to the main entrance to the site. The buildings will be a maximum of two stories and under 30 feet in height. The building elevations show that the buildings will have a stucco exterior ranging between four different colors ("Everyday White", "Sands of Time", "Reddened Earth", and "Turkish Coffee"). The aluminum windows will have a dark bronze anodized finish. The building elevations depict the use of red clay tiles over the second floor balconies. Staff is proposing a stipulation to general conformance to the building elevations date stamped September 8, 2014.

A total of 328 on-site parking spaces will be provided, which is the required number of spaces per the Phoenix Zoning Ordinance. These parking spaces are located along the perimeter of the development. A portion of the parking spaces will be covered (174 spaces).

5. Immediately to the west of the site are two parcels that historically used Federal Patent Easements to access the property. The applicant has pursued abandoning those easements as part of this rezoning request. The properties to the west have no legal street frontage. The proposed site plan does depict 2, 26-foot wide access drives to both of the adjacent parcels to the west. To ensure proper legal access will be provided to parcels 205-04-022A and 205-04-013A, staff is proposing a stipulation that requires the developer to provide a recorded cross access agreement prior to recording the document with Maricopa County. This stipulation will ensure that proper access to the adjacent parcels will be provided and not create landlocked properties.
6. The Water Services Department has noted that there are no water or sewer issues for this rezoning request.

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 1280 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
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 is not consistent with the current General Plan Land Use Map designation of Residential 2.5-5 dwelling units per acre, but a General Plan Amendment has been filed to reclassify the property to Residential15+ dwelling units per acre.
2. The development will provide additional housing choices for area homebuyers.
3. The proposal is in close proximity to employment centers, such as the Shops at Norterra and USAA.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 13, 2014 and building elevations date stamped September 8, 2014, as approved by the Planning and Development Department.
2. The developer shall dedicate 33- feet for the right-of-way adjacent to the site for 27th Avenue and an 8-foot public utility easement, sidewalk and streetlight easement, as approved by the Planning and Development Department.
3. The developer shall provide a recorded cross access agreement for parcels 205-04-022A and 205-04-013A to allow access to 27th Avenue. The agreement shall be reviewed by the Planning and Development Department prior to recording the document with Maricopa County.
4. The developer shall update all existing off-site street improvements adjacent to the project (paving, curb, gutter, street lights, landscaping, sidewalks, curb ramps, driveways and other incidentals) 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 Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

6. The applicant shall submit a Traffic Impact Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Mani Kumar, (602) 495-7129, to set up a meeting to discuss the requirements of the study.

Writer

Craig Mavis

10/27/14

Team Leader

Joshua Bednarek

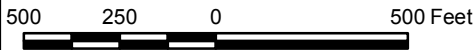
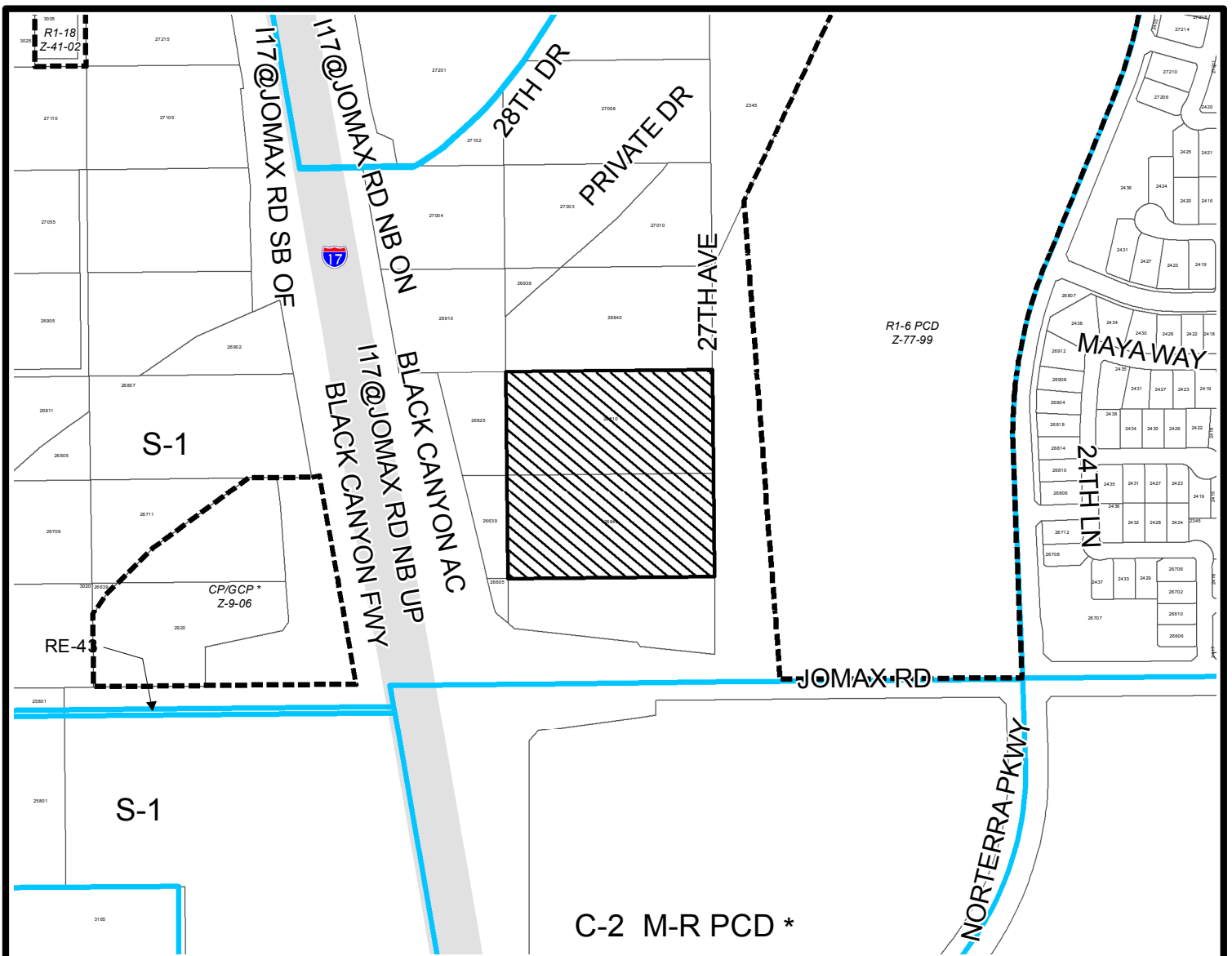
Attachments

Sketch Map

Aerial

Site Plan (date stamped November 13, 2014)

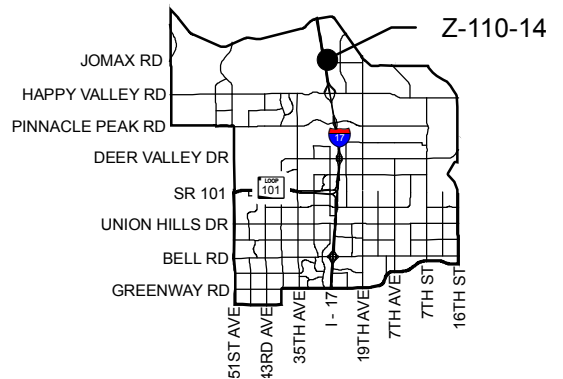
Building Elevations (3 pages) (date stamped September 8, 2014)



CITY OF PHOENIX PLANNING DEPARTMENT

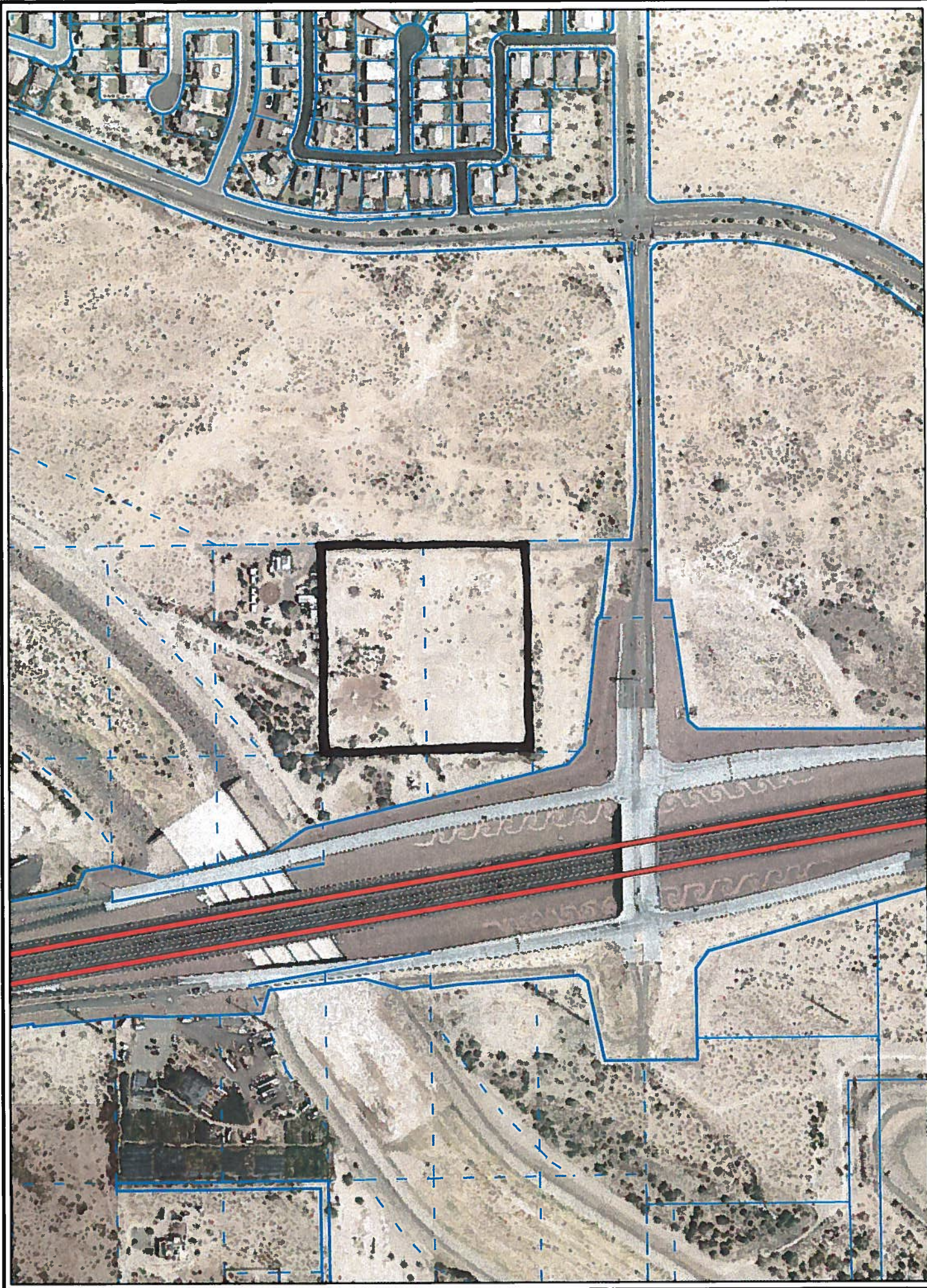
DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2




APPLICANT'S NAME: Greg Cornell		REQUESTED CHANGE:	
APPLICATION NO. Z-110-14		FROM: S-1, (9.98 a.c.)	
DATE: 9/24/14 REVISION DATES:		TO: R-3A, (9.98 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.98 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 49-22 ZONING MAP P-7	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1		10	
R-3A		219	
* UNITS P.R.D. OPTION		10	
		263	


* 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

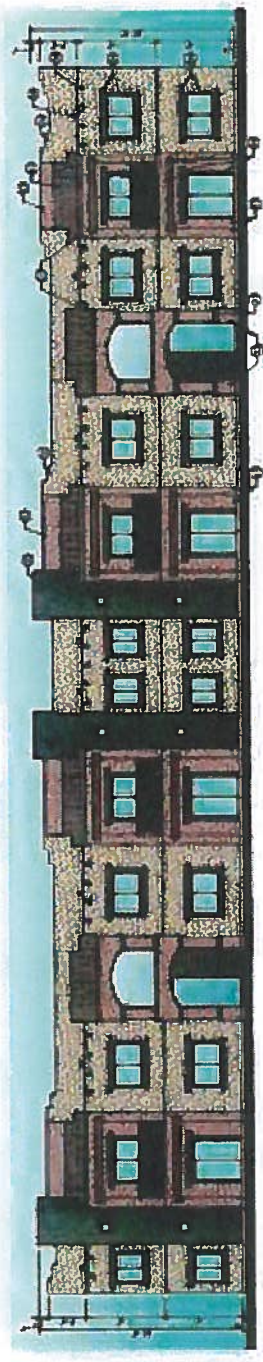
 City of Phoenix

 N

1 inch = 387.1 ft.

0 135 270 540 Feet

REVISIONS

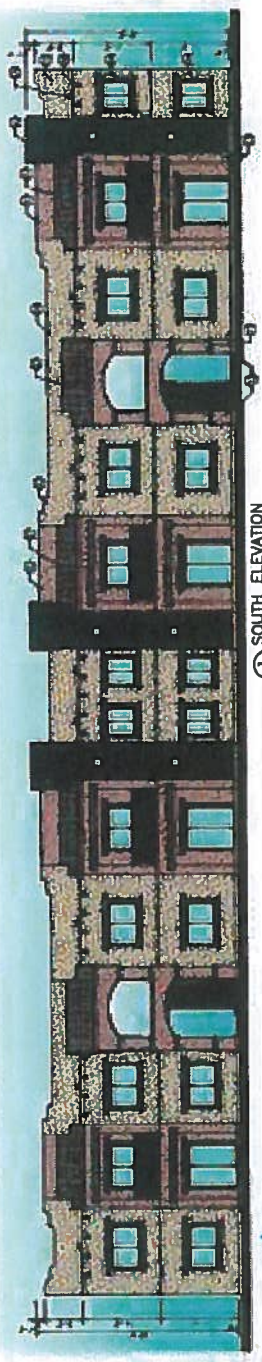


NORTH ELEVATION
SCALE: 1/8"=1'-0"

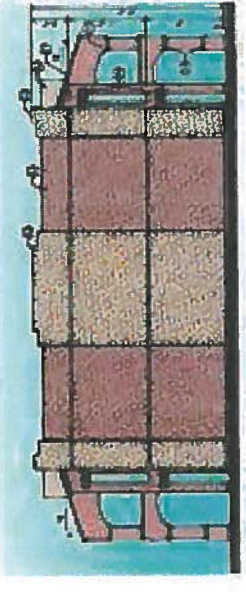


EAST ELEVATION
SCALE: 1/8"=1'-0"

- REVISIONS:**
- 01 - MATCH SECTION WALLS TO 6077 "TURKEY WALK"
 - 02 - MATCH SECTION WALLS TO 6078 "TURKEY WALK"
 - 03 - MATCH SECTION WALLS TO 6079 "TURKEY WALK"
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SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

APARTMENT COMPLEX:
 BLACK CANYON PALMS
 26645/26810 N 27TH AVENUE
 PHOENIX, ARIZONA 85085
 APN: 205-04-002 & 205-04-014

GORNELL
 ARCHITECTURE
 8505 WEST BROADWAY ROAD
 PHOENIX, ARIZONA 85027-0304
 TEL: 480-466-1807
 GORNELL.Architecture.com

AS PER REG. 13009-2



PROJECT	BLACK CANYON PALMS
DATE	09/08/2014
DESIGNER	DAVID GORNELL
CHECKER	DAVID GORNELL
SCALE	AS SHOWN
DATE	09/08/2014
PROJECT NO.	205-04-002
DATE	09/08/2014

A1.3.1

CITY OF PHOENIX
 SEP 08 2014
 Planning & Development
 Department

BUILDING TYPE 1

NO.	DESCRIPTION

APARTMENT COMPLEX:
 BLACK CANYON PALMS
 26645/26810 N. 27TH AVENUE
 PHOENIX, ARIZONA 85085
 APN: 205-04-002 & 205-04-014

GORNELL
 ARCHITECTURE
 8508 N.W. 40TH AVENUE, SUITE 300
 PHOENIX, ARIZONA 85044-1877
 TEL: 602-462-4877
 GORNELLARCHITECTURE.COM



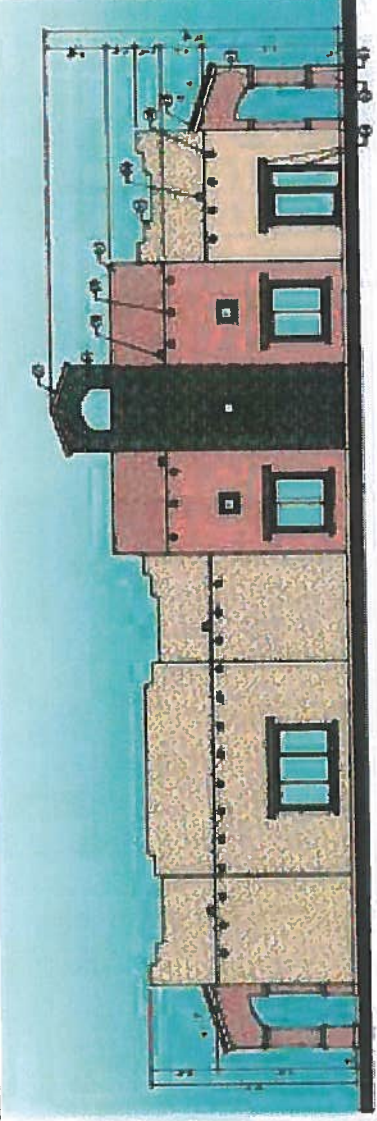
PROJECT: 1403 JAZZ
 SHEET: 05-03-02
 CONTACT: 602-462-4877
 REVISED: 08-11-14

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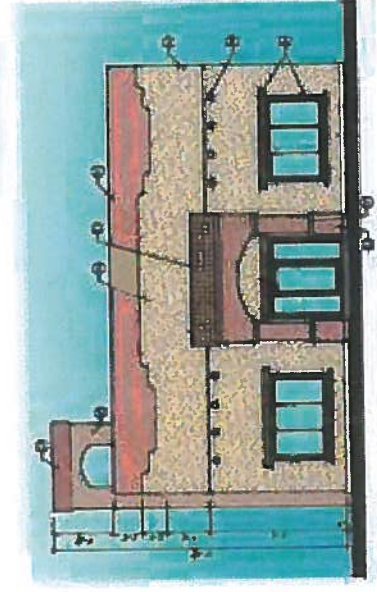
CITY OF PHOENIX
 SEP 08 2014
 Planning & Development
 Department

BUILDING TYPE 3

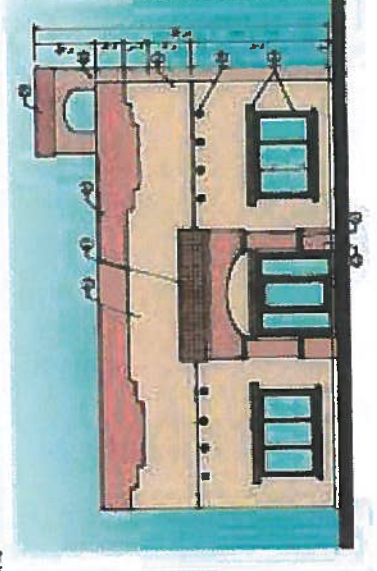
GENERAL NOTES:
 01 - ARCHITECTURAL MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 02 - FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 03 - SURFACES SHALL BE FINISHED TO MATCH THE FINISHES SHOWN UNLESS OTHERWISE NOTED.
 04 - ALL SURFACES SHALL BE FINISHED TO MATCH THE FINISHES SHOWN UNLESS OTHERWISE NOTED.
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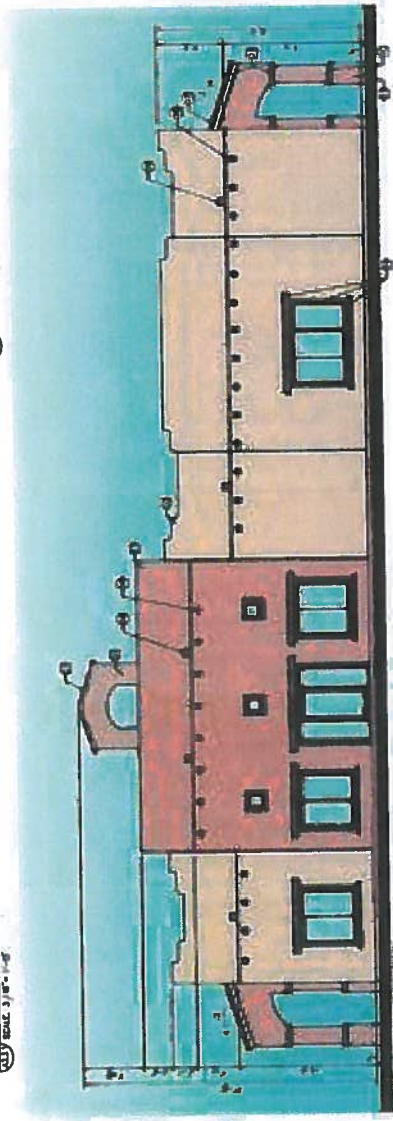
EAST ELEVATION
 SCALE: 3/16"=1'-0"



NORTH ELEVATION
 SCALE: 3/16"=1'-0"



SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



WEST ELEVATION
 SCALE: 3/16"=1'-0"