

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant, undeveloped land	C-O
North	Multifamily Residences and self-storage facility	C-2 SP and C-2
South	Single-Family Residences	R1-14
East	Post Office	C-2
West	Single-Family Residences	R1-6

R-2 District, PRD option – Multiple Family		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		2.11 acres
Total Number of Units	22	22
Minimum building setbacks		
Front	10 feet	89 feet, 5 inches (met)
Perimeter Standards		
Adjacent to public street	20 feet	20 feet (met)
Adjacent to property line	10 feet	10 feet to 24 feet (met)
Parking	34	35 (met)
Lot Coverage	45%	32 % (met)
Density	10.5 du/acre maximum	10.5 du/acre (met)
Building Height	2 stories / 30 feet	2 stories / 27 feet (met)

Background/Issues/Analysis

1. This is a request to rezone a 2.11 acre parcel of land from C-O (Commercial Office) to R-2 (Multifamily Residence) to allow a new multifamily residential development consisting of 22 units. The property is currently vacant, undeveloped land.
2. The General Plan Land Use Map designation for this property is Residential 3.5-5 dwelling units per acre. The proposal is not consistent with the existing General Plan Land Use Map designation due to the requested density of 12 dwelling units per acre. The subject site is less than 10 acres therefore a General Plan Amendment is not required.
3. The subject 2.11 acre property is located at the southwest corner of 29th Street and Greenway Parkway. To the west of the site are single family homes zoned R1-6; single family homes to the south zoned R1-14; a post office to the east zoned C-2 and self-storage and multifamily residential to the north zoned C-2 SP and C-2.
4. The site plan date stamped November 13, 2014 shows one gated point of egress from Greenway Parkway. Vehicles exiting onto Greenway Parkway will only be permitted to make a right turn. On 29th Street, there is a gated ingress and egress depicted on the site plan. Staff is proposing a stipulation of general conformance to the site plan date stamped November 13, 2014.

The proposal includes a total of 21 two bedroom apartments and one single family detached home. A community pool is shown in the southeastern corner of the site. There will also be a community building adjacent to the main entrance to the site.

A total of 35 on-site parking spaces will be provided, whereas 34 spaces are required per the Phoenix Zoning Ordinance. These parking spaces are located throughout the development and the proposed one car garages.

5. The property owners south of the subject site have expressed concerns with the proposed development, specifically the loss of back yard privacy with the construction of two story buildings. As a result of these concerns, the applicant has stated that a variance will be pursued to allow an eight foot block wall along the shared southern property line. A stipulation has been proposed to require the applicant to pursue a variance through the Zoning Adjustment Hearing Officer process to allow an eight foot block wall along the entire length of the southern property line.
6. The Water Services Department has noted that there are no water or sewer issues for this rezoning request. The Water Services Department noted that there were comments provided to the applicant during the Development Services Pre-Application Meeting that was held on October 2, 2014.
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 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
8. The Aviation Department has reviewed the rezoning application submittal and requests that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. A stipulation has been proposed to address this request from the Aviation Department.
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 proposed development is not consistent with the current General Plan Land Use Map designation of Residential 3.5-5 dwelling units per acre, but a General Plan Land Use Map amendment is not required due to the site being less than 10 acres.
2. The development will provide additional housing choices for area homebuyers.
3. As stipulated, the proposal would develop an underutilized vacant parcel.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 13, 2014 as approved by the Planning and Development Department.
2. The property owner shall dedicate a 10 foot sidewalk easement along Greenway Parkway, as approved by the Planning and Development Department.
3. The developer shall update all existing off-site street improvements adjacent to the project (paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals) to current ADA guidelines as approved by the Planning and Development Department
4. 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.
5. The applicant shall pursue a variance through the Zoning Adjustment Hearing Officer process to allow an eight foot block wall along the entire length of the southern property line.

Writer

Craig Mavis

12/17/14

Team Leader

Joshua Bednarek

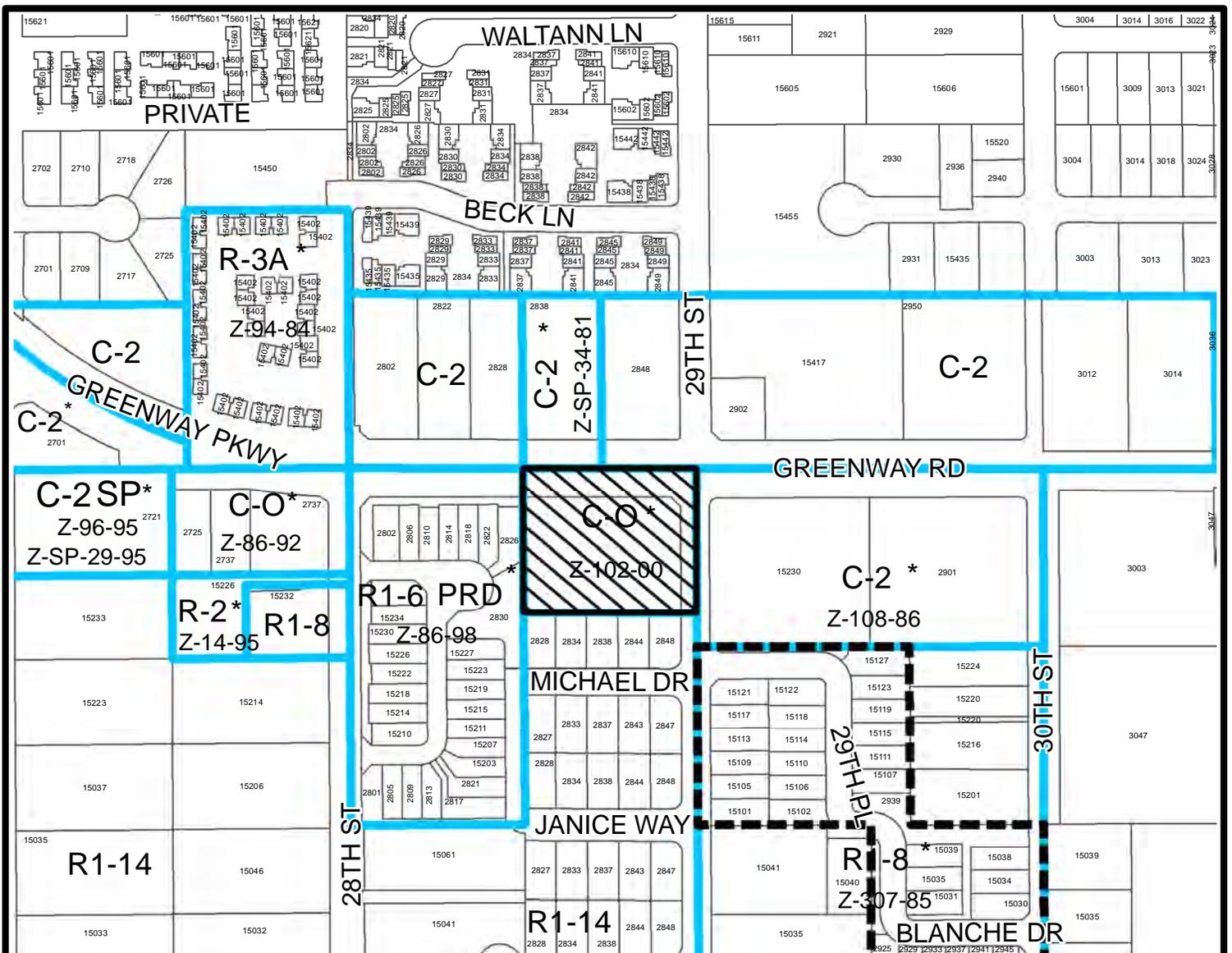
Attachments

Sketch Map

Aerial

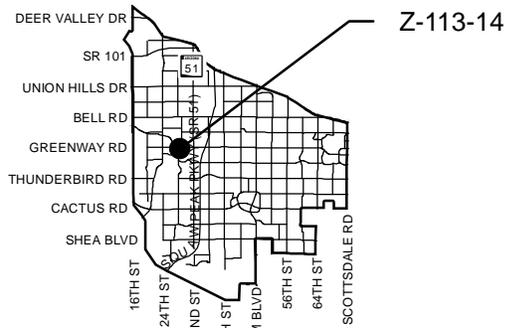
Site Plan (date stamped November 13, 2014)

Building Elevations (November 13, 2014)



300 150 0 300 Feet

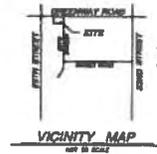
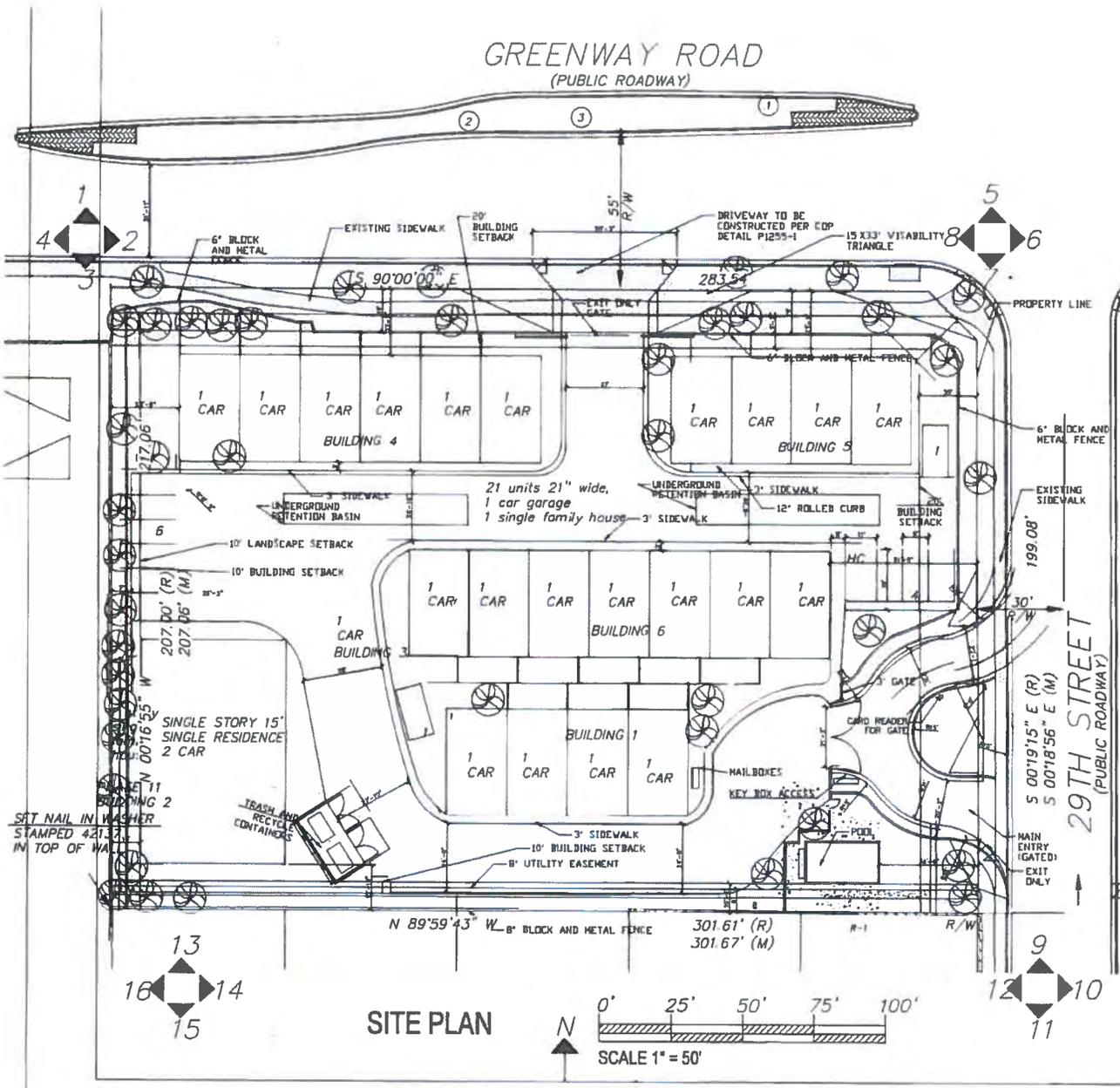
CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Alamo Financial Investments LLC		REQUESTED CHANGE: FROM: C-O, (2.11 a.c.) TO: R-2, (2.11 a.c.)	
APPLICATION NO.: Z-113-14		DATE: 9/29/14 REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.11 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 34-34	
ZONING MAP L-10		* UNITS P.R.D. OPTION N/A 25	
MULTIPLES PERMITTED C-O R-2		CONVENTIONAL OPTION N/A 21	

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

GREENWAY ROAD
(PUBLIC ROADWAY)



VIDA
Architects

300 17TH STREET
PHOENIX, AZ 85018
PH 602 258 2822
FX 602 258 1180

NOA &
SHELDON
LEWIS
DSE

PROJECT IS PHASO PHASE 1 IS BUILDINGS 1,3,4,5 AND PHASE 11 IS BUILDING 6
PROJECT DESCRIPTION: THIS PROJECT IS A MODERN MULTI FAMILY COMPLEX FEATURING TWO STORY 2 BEDROOM ATTACHED TOWNHOME UNITS AND ONE SINGLE FAMILY HOME, IN A GATED AND CONTEMPORARY UPGRADE SETTING. THE UNITS THEMSELVES ARE ENERGY EFFICIENT, SMALL BY DESIGN WITH HIGH END FINISHES AND APPLIANCES. BUILT FOR BUSY PROFESSIONALS, EMPTY NESTERS, AND ENVIRONMENTALLY CONSCIOUS INDIVIDUALS. RENTS ARE APPROPRIATE FOR THE AREA. A HIGH DEGREE OF COMMUNITY EMPHASIS IS BUILT IN TO THE DESIGN AND INTENT OF THE PROJECT. THE POOL AREA IS RESORT LIKE IN FEEL.

PARCEL NUMBER: 214-57-051
EXISTING ZONING: C-D COMMERCIAL
PROPOSED ZONING: R-2
LAND USE: Residential
LEGAL DESCRIPTION:
PARCEL NO. 1, TRACT A, CENTURY VISTA, ACCORDING TO BOOK 88 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2, THE SOUTH 10.00 FEET OF THAT PART OF GREENWAY ROAD, AS ABANDONED BY ORDINANCE NO 18918, RECORDED IN DOCUMENT NO 88-582813, LYING NORTH OF AND IMMEDIATELY ADJOINING THE NORTH LINE OF TRACT A, CENTURY VISTA, ACCORDING TO BOOK 88 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY ARIZONA AND LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EASTERMOST EAST LINE AND THE WEST LINE OF SAID TRACT A, EXCEPT THAT PART THEREOF LYING EAST OF THE PARCEL OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 10.00 FEET OF GREENWAY ROAD WITH THE WEST LINE OF THE EAST 30.00 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE 6TH AND 5TH RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THENCE TO THE POINT OF BEGINNING;
TOTAL NET SITE AREA: 82,251 SF OR 1.43 ACRES
TOTAL GROSS SITE AREA: 81,812 SF OR 2.11 ACRES

DENSITY ALLOWABLE
PRO OPTION: 10.5 UNITS PER GROSS ACRE = 22 UNITS
PROPOSED DENSITY: 22 UNITS
PROPOSED BUILDING AREA:
PROJECT CONSISTS OF 8 INDIVIDUAL BUILDINGS, FIVE 3 STOREY BUILDINGS WITH 21 2 BEDROOM APARTMENTS, ONE SINGLE FAMILY HOUSE DETACHED
1ST FLOOR = 12,286 SF;
2ND FLOOR = 12,208 SF
TOTAL AREA = 24,494 CSF

BUILDING HEIGHT MAXIMUM ALLOWED IN R-2: 2 STORY 3070R FIRST 150' 1' IN 5' INCREASE TO 48' HIGH AND 4 STOREYS
PROVIDED: 2 STOREYS AND 27'
AS DEVELOPER FIVE R-2 DEVELOP
LDT COVERAGE:
20,180 SF / 81,221 SF = 32%
REQUIRED 45% MAX

PROPOSED COMMON AREA: 1,420 SF 2%
REQUIRED: 5%

SETBACK:
20' FRONT BUILDING SETBACK
10' REAR LANDSCAPE SETBACK

SEE LIGHTING:
15' HEIGHT MAX. ADJ.
TO RESIDENTIAL
1 FOOT CANDLE MAY AT THE PROP. LINE

PARKING REQUIREMENTS:
2 BEDROOM UNITS = 219 1/2
1 SINGLE FAMILY = 2
TOTAL REQUIRED = 221
TOTAL PROVIDED = 221

CITY OF PHOENIX

CIELO VILLAS
2847 E. Greenway Road
PHOENIX, AZ 85032

Date: 08 13 13	Drawn By: JTB
Job Number: 13-04	Checked By: VRS
Drawn By: JTB	Sheet: 1 of 1
Checked By: VRS	

NOV 13 2014

Planning & Development
Department



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