



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-115-14-5**  
**March 4, 2015**

**Maryvale Village Planning Committee Meeting Date:** March 11, 2015

**Planning Commission Hearing Date:** April 14, 2015

**Request From:** S-1 SP (66.65 acres)

**Request To:** R1-10 (66.65 acres)

**Proposed Use:** Single-Family Residential

**Location:** Approximately 1,300 feet north of the northwest corner of 107th Avenue and Camelback Road

**Owner:** Mark Winkleman / RLD II Loan LLC, ML Mgr.

**Applicant/Representative:** Bela Flor Communnities LLC / Reese L. Anderson w/ Pew & Lake, PLC

**Staff Recommendation:** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Current: Residential 1 to 2 du / ac (41.79 acres) Residential 3.5 to 5 du /ac (24.86 acres)  Proposed (GPA-MV-1-14-5): Residential 2 to 3.5 du / acre (66.65 acres)	
<b>Street Map Classification</b>	107 <sup>th</sup> Avenue	Minor-Collector	33-ft half street width
	Ball Park Boulevard	Minor-Collector	50-ft half street width
<p><b><i>Housing Element, Goal 1, Policy 2: Encourage quality design of new housing and housing developments.</i></b></p> <p>The proposed single-family subdivision incorporates several design provisions that enhance the development’s walkability and compatibility with the surrounding area.</p>			

***Neighborhood Element, Goal 1, Policy 6: Promote design that will increase opportunities for people to interact both within the neighborhood and with existing or future adjacent neighborhoods.***

The proposal contains provisions for a pedestrian trail network, detached sidewalks with street trees and requirement for a percentage of homes to have front porches. All of these elements promote opportunities for neighborhood interaction.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	S-1 SP
<b>North</b>	Water Well	S-1 SP
<b>South</b>	Sports Complex / Stadium	S-1 SP
<b>East</b>	Single-Family Residential	RE-35
<b>West</b>	Vacant / Open Space	S-1 PCD

Single Family		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	66.65 acres	66.65
Total Number of Units	233; 300 w/ bonus (max.)	190 (met)
Density (du /acre)	3.5; 4.5 w/ bonus (max.)	2.85 (met)
Typical Lot Size	45' wide (min.)	47' and 55' (met)
Open Space	5% (min.)	28% (met)

**Background/Issues/Analysis**

1. This is a request to rezone 66.65 acres located near 107<sup>th</sup> Avenue and Camelback Road from S-1 SP (Suburban S-1 District - Ranch or Farm Residence Special Permit) to R1-10 (Single-Family Residence District) to allow for a single-family subdivision.
2. The property is vacant and is located immediately north of the Camelback Ranch baseball facility. To the east of the property is a single-family neighborhood. To the west of the property are the Agua Fria and New rivers. North of the property is a water facility owned and operated by the City of Glendale.

3. The General Plan designation for the site is Residential 1 to 2 du / ac (41.79 acres) and Residential 3.5 to 5 du / ac (24.86 acres). Utilizing the maximum density for each of the designations, they collectively support approximately 207 single-family residential units on the site.

The request for R1-10 zoning is not consistent with the Residential 1 to 2 du /ac designation, but is consistent with the portion of the parcel designated Residential 3.5 to 5 du / ac. A General Plan Amendment (GPA-MV-1-14-5) requesting the entire site be changed to Residential 2 to 3.5 has been filed along with this request.

### **GENERAL PLAN LAND USE AND ZONING HISTORY**

4. The property has been designated for single-family development on the Phoenix General Plan Land Use Map since as far back as the 1985 General Plan.

In 2007 the subject property was rezoned to S-1 SP (Z-SP-10-07) as part of the 277 acre Camelback Ranch baseball training complex. The property was designated for a future phase of the complex, but those plans never came to fruition. Those plans included retail and resort uses that were more intense than the proposed rezoning request.

### **NEIGHBORHOOD CHARACTER & DESIGN**

5. The single-family neighborhood to the east of the subject site across 107<sup>th</sup> Avenue has a rural character in large part due to the open space provided by the size of each of the individual lots. As a means of addressing the adjacent neighborhood's character, the proposed neighborhood includes several elements that address open space and landscaping. Stipulations have been included that address each of these elements. The open space and landscaping elements are as follows:

- Provision of four open spaces areas, ranging from 0.5 acres to 4 acres in size and a requirement that a minimum of 28% of the gross site area (18.6 acres) be retained as open space. An abundance of open space will help to contribute to the neighborhood's character. Specific regard to the location of the open space areas has been included with the stipulation requiring general conformance to the site plan. Some flexibility is needed regarding the actual size of the open space areas pending a more thorough engineering analysis of the site. As a means of ensuring the open space areas are not eliminated or significantly reduced in size as part of the site development process, a reference to a

minimum size is included in Stipulation #1.

- Provision of a 50 foot landscape setback along the west side of 107th Avenue. The setback will serve as a buffer between the two neighborhoods and ensure that the streetscape on the west side 107th Avenue is defined by landscaping and open space.
  - Construction of two, 250 square foot landscape monuments to be provided at each of the entrances off of Ball Park Boulevard.
  - All internal neighborhood streets to be built with detached sidewalks lined with streets trees. The street trees will ensure that landscaping pervades the entire development.
6. The requested zoning allows for a density of 3.5 units per acre which would result in approximately 233 dwelling units. If certain bonus provisions were met, a density of 4.5 units per acre, resulting in 300 units could be achieved. In order to restrict the development to a density below 3 units per acre, a stipulation has been added allowing no more than 190 lots in the development. This results in a density of 2.85 dwelling units per acre. Requiring the development to have a lower density than the zoning allows will result in a neighborhood that responds to the character of the neighborhood across 107<sup>th</sup> Avenue.

## **CONNECTIVITY**

7. Ensuring that the proposed development contributes to the larger neighborhood's connectivity is an important part of its contribution to the area's livability. Several stipulations have been included that address improvements and requirements related to connectivity. The improvements and requirements are as follows:
- Construction of a 10 foot multi-use trail along the west side of 107<sup>th</sup> Avenue. The trail will serve as a continuation of the existing trail that runs along the same side of the street all the way down to Camelback. The trail will provide a significant recreational amenity for the area's residents.
  - Creation of an internal pedestrian trail network connecting all of the developments residences with each of the designated open space areas and adjacent amenities. Coupled with the detached sidewalks and streets trees, the trails will further establish the development as a "walkable" community.
  - Requirement that at a minimum, 33% of the homes have a front porch. Front porches help to encourage activity in the front of homes and subsequently make the streets more inviting and safer places to walk.
  - Restriction of vehicular access to and from 107<sup>th</sup> Avenue from the subdivision lots. Limiting access on 107<sup>th</sup> Avenue will prevent traffic from

the subdivision from impacting the neighborhood to the east.

### **AVIATION**

8. Across the Aqua Fria and New rivers, northwest of the subject property is the Glendale Municipal Airport. Due to the proximity of the airport and potential for noise from airport related activity, stipulations have been included regarding disclosure of the airport's operations. An additional stipulation has been included requiring the applicant to certify that the homes will be constructed in a matter that will reduce interior noise level.

### **STREETS AND DRAINAGE**

9. The developer will be required to make improvements to 107<sup>th</sup> Avenue and Ball Park Boulevard. Stipulations have been included detailing these improvements.

### **SITE DEVELOPMENT**

10. 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 stipulated open space, landscaping and design elements are well above the minimum standards required for residential development and help to make the proposal a compatible addition to the neighborhood.
2. The provision of the 50 foot setback and multi-use trail on the west side of 107<sup>th</sup> Avenue provides a tremendous amenity for area residents and significant enhancements to the streetscape.
3. As stipulated, the proposal will require future residents of the development to be notified made of the operational characteristics of Glendale Municipal Airport.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped March 2, 2015 as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

- a. Location of open space areas
    - i. Grand Park: 4 minimum acres
    - ii. North Park: 2.5 minimum acres
    - iii. Far North Park: 0.5 minimum acres
    - iv. Dog Park: 4 minimum acres
  - b. Location and number of pedestrian trails providing connectivity to each of the open space areas, multi-use trail on 107<sup>th</sup> Avenue and sports facilities to the south.
2. The project shall not exceed 190 lots.
  3. A minimum of 28 percent of the gross site area shall be retained as open space, as approved by the Planning and Development Department.
  4. A minimum 50 foot wide landscape setback shall be provided and maintained along 107th Avenue as approved by the Planning and Development Department. Landscaping within the setback shall include a minimum of a mixture of 1 ½ inch (50%) and 2-inch (50%) caliper trees planted at a minimum of 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
  5. A landscaped entry and monument sign shall be provided at both entryways into the development from Ball Park Boulevard. The landscaped entries shall be a minimum of 250 square feet and be planted and maintained with a variety of at least three different plant materials as approved by the Planning and Development Department.
  6. A 10-foot public multi-use trail shall be constructed in accordance with the MAG standard detail along the west side of 107th Avenue as approved by the Parks and Recreation Department and the Planning and Development Department.
  7. Internal trails identified on the site plan date stamped March 2, 2015 shall be at a minimum of 8 feet in width.
  8. All sidewalks shall be detached with a minimum five 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 in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the property owner.
  9. Covered porches a minimum of 60 square feet in area with a depth of at least

- six feet shall be provided in the front yard for a minimum of 33% of the dwelling units as approved by the Planning and Development Department.
10. A one-foot vehicular non-access easement shall be dedicated adjacent to the lots located on the east and south property lines as approved by the Planning and Development Department.
  11. The developer shall extend Ball Park Boulevard (full width) to the north end of the development. A temporary cul-de-sac shall be constructed at the end of the full improvements as approved by the Planning and Development Department.
  12. The developer shall construct a minimum of 20 feet of paving (face of curb to monument line) for 107th Avenue adjacent to the site. South of the permanent improvements, the developer shall provide 20 feet of paving, west of the monument line, for 830 feet (tie into existing pavement), instead of a 1000 foot taper. This should prevent the creation of a bottleneck just north of Camelback Road.
  13. The developer shall coordinate with the City of Glendale on the right-of-way improvements to 107th Avenue and Ball Park Boulevard, as approved by the Planning and Development Department and the Street Transportation Department. A letter of design acceptance shall be provided to the Planning and Development Department prior to preliminary site plan approval.
  14. The applicant shall submit a drainage study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any abandonments and required improvements as recommended by the approved drainage study.
  15. The property owner shall grant an Avigation and Noise Easement and release to the City of Glendale for Glendale Municipal Airport recorded prior to issuance of a building permit. Such Avigation Easement to be duly noted on all plats, public reports and notices of title.
  16. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Glendale Municipal Airport to future owners or tenants of the property.
  17. Applicant shall provide with building plans, certification by an acoustical engineer or registered architect specifying that the construction practices and/or materials of the unit will achieve a maximum interior noise of 45 dB.

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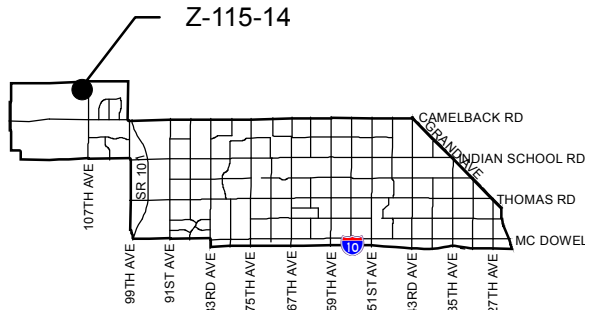
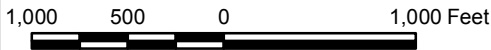
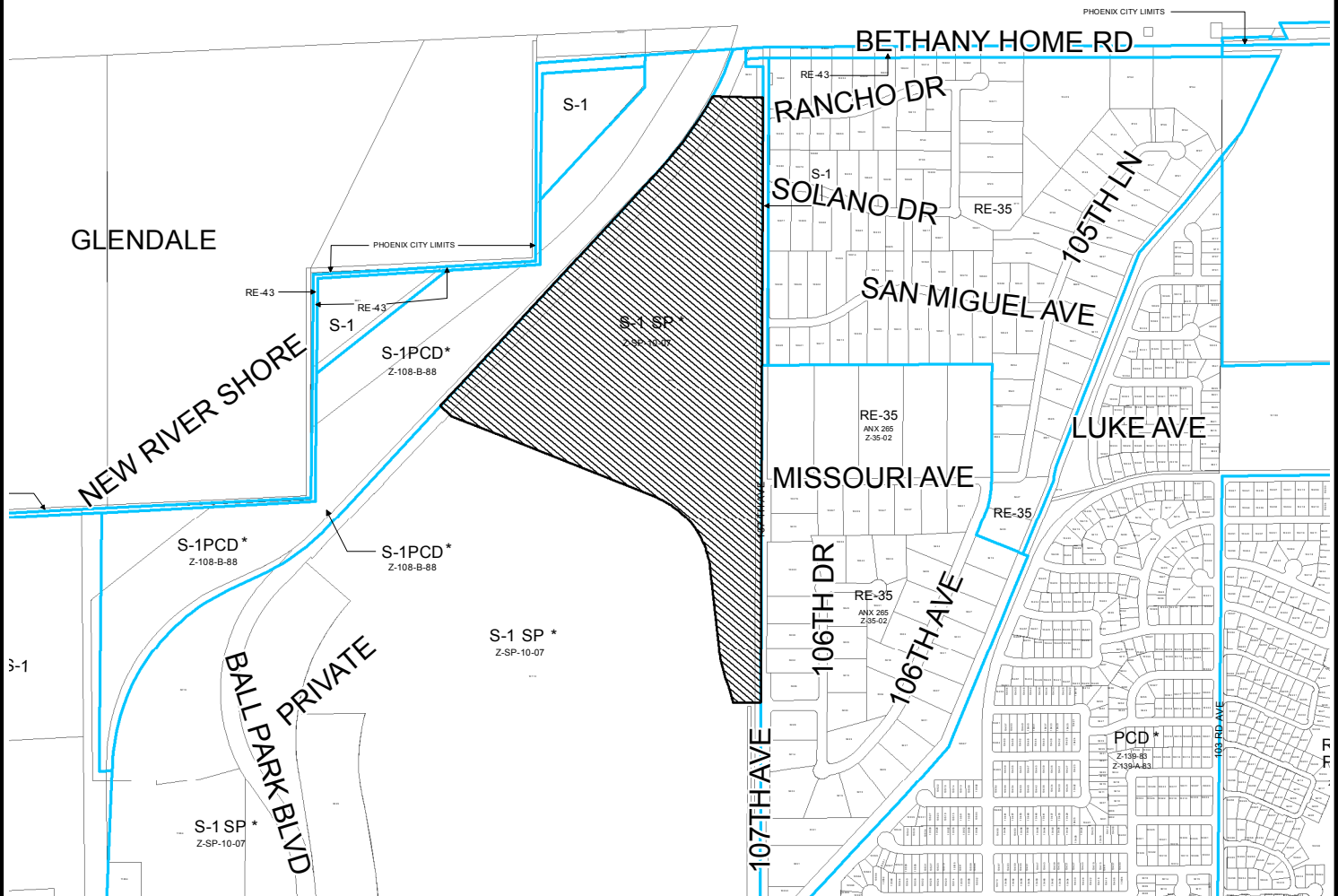
**Writer**

J.Bednarek  
March 4, 2015

**Attachments**

Zoning sketch map  
Site plan date stamped March 2, 2015





CITY OF PHOENIX PLANNING DEPARTMENT

**MARYVALE VILLAGE**

CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME: **Hudd Hassell/Bela Flor Communities LLC**

**REQUESTED CHANGE:**

FROM: S-1 SP, (66.65 a.c.)

TO: R1-10, (66.65 a.c.)

APPLICATION NO. **Z-115-14**

DATE: **10/10/14**

1/12/15

REVISION DATES:

2/24/15

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

**66.65 Acres**

AERIAL PHOTO & QUARTER SEC. NO.

**QS 19-2**

ZONING MAP

**I-2**

**MULTIPLES PERMITTED**

S-1

R1-10

**CONVENTIONAL OPTION**

66

200

**\* UNITS P.R.D. OPTION**

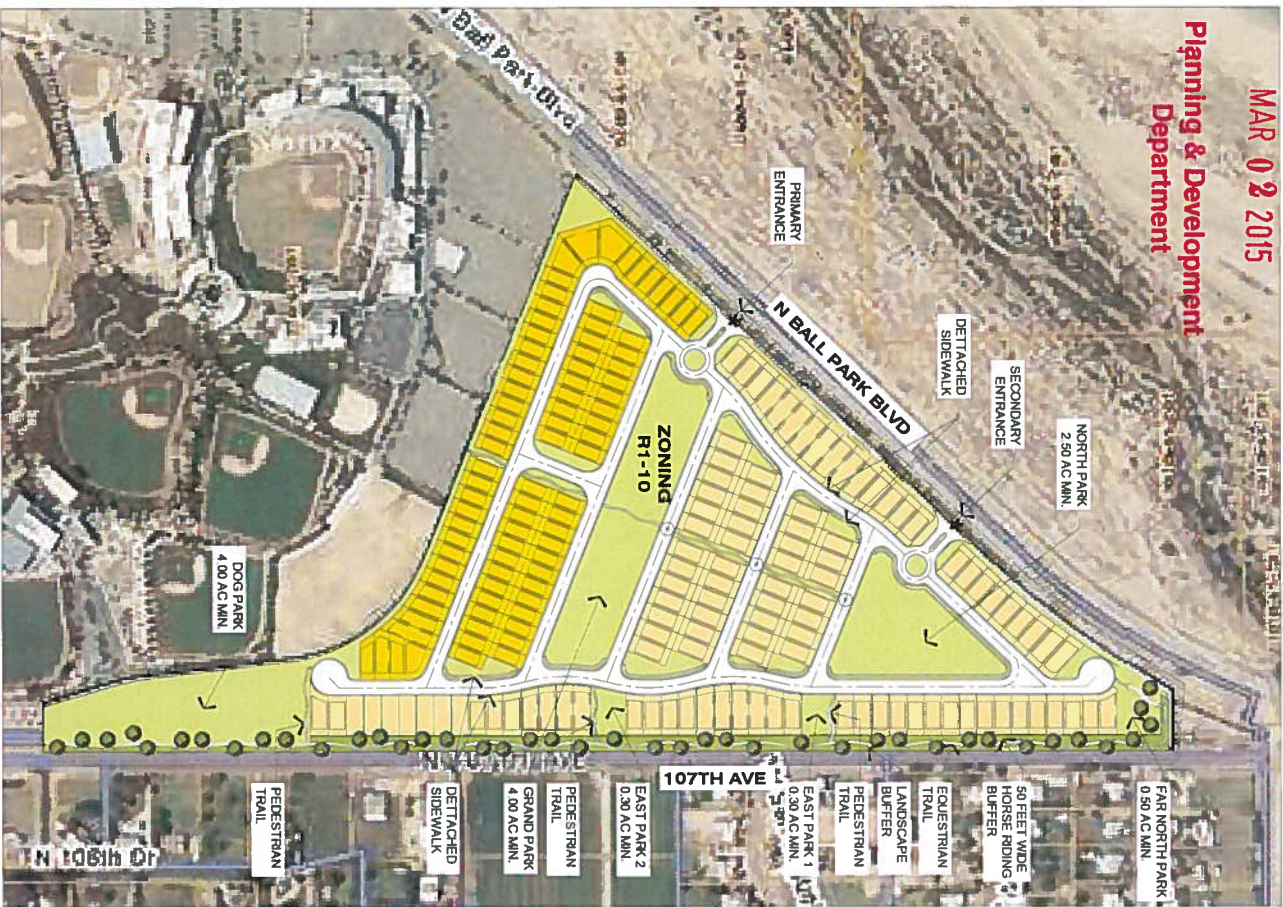
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280

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

MAR 02 2015

Planning & Development  
Department



CONCEPTUAL SITE PLAN

SCALE N.T.S.



DEVELOPMENT STANDARDS

Standards	R1-10 DEVELOPMENT OPTION Planned Residential Development
Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area)	45' minimum (unless approved by either the design architect or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage (see Section 507 Tab A.2.12.1 B)(2)(b) [see]])
Minimum lot depth	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross area)	3.5 : 4.5 with bonus
Minimum perimeter building setback (unimproved area)	Street (front, rear or side): 15' (in addition to landscape setbacks); 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscape setback to perimeter	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: none (established by Building Code); street side: 10'; side: none (established by Building Code)
Minimum building setback	None
Maximum garage setback	15' from back of setback; for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60' 2 car width, for lots 60' to 70' 3 car width, for lots >70' no maximum
Maximum height	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design architect for demonstrating enhanced architecture)
Lot coverage	Primary structure, not including attached garage structures; 40% total; 50% Minimum 5% of gross area
Common areas	Single-family detached
Allowed uses	Development review per Section 507 and subdivision to create 4 or more lots
Required review	Public street or private accessway(1)
Street standards	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements
On-lot and common retention	Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 stands per standards
Landscape standards	(see use as a part of subdivision, or development neighborhoods, or to continue partial dedication)
	(1) For single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998, refer to the subdivision option in table B - 4 - 9
	(2) For purposes of this section, canal right-of-way shall be treated the same as public street right-of-way - 9

LEGEND

- MINI LOT SIZE 47X115  
NUMBER OF LOTS: 84 (44.21%)
- MINI LOT SIZE 55X125  
NUMBER OF LOTS: 106 (55.79%)

PROJECT DATA

APPLICANT: REESE L. ANDERSON  
CONTACT: PEW & LAKE, PLLC  
MAILING ADDRESS: 1744 S VAL VISTA SUITE 217 MESA, AZ 85204  
PHONE NUMBER: 480-461-4870  
E-MAIL: reese.anderson@gowandlake.com  
ARCHITECT: E PROJECT, LLC  
917 W KATHLEEN RD PHOENIX, AZ 85023  
PHONE: 602-481-9232  
FAX: 480-358-4407  
E-MAIL: eproject@cox.net CONTACT: EDMIR DZUDZA, AIA

SITE INFORMATION

PARCEL # 102-58-023  
PROPERTY ADDRESS: 5805 N BALL PARK BLVD PHOENIX, AZ 85037  
LOT SIZE: 2,897,106 SF (~ 59.21 AC)

LOT AREA CALCULATION

APN 102-59-023

NET AREA:	2,579,116 SF ~ 59.21 AC
GROSS AREA:	107TH AVE ROW= -33'-0" (1,302,844-210,351) X 33 = 115,935 SF ~ 2.66 AC
	BALL PARK BOULEVARD ROW= -50'-0" (1,805,524-822,803) X 50 = 208,216 SF ~ 4.78 AC
TOTAL GROSS AREA:	2,903,274 SF ~ 66.65 AC
TOTAL NUMBER OF LOTS:	190
TOTAL DENSITY:	2.85 D / U / AC
OPEN AREA:	FAR NORTH PARK: 0.50 AC MIN, NORTH PARK: 2.50 AC MIN, GRAND PARK: 4.00 AC MIN, EAST PARK 1: 0.30 AC MIN, EAST PARK 2: 0.30 AC MIN, DOG PARK: 4.00 AC MIN, HORSE RIDING BUFFER AREA: 2.80 AC MIN, MISCELLANEOUS OPEN AREAS: 4.15 AC MIN, TOTAL OPEN AREA: 18.35 AC MIN, 31.00% N.T.S.

Camelback Ranch

Residential Development  
5805 N Ball Park Blvd, Phoenix, AZ