



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-119-14-3**  
December 17, 2014

**Paradise Valley Village Planning Committee Meeting Date**      January 12, 2015

**Planning Commission Hearing Date**      January 13, 2015

**Request From:**      S-1 (2.97 Acres)

**Request To:**      R1-6 (2.97 Acres)

**Proposed Use**      Single-Family Residential

**Location**      Approximately 180 feet west of the northwest corner of 18th Street and Winchcomb Drive

**Representative**      Jason Morris, Withey Morris PLC

**Staff Recommendation**      Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Parks / Open Space - Public	
<b>Street Map Classification</b>	Winchcomb Drive	Local Street	25-foot half street width
<p><b><i>HOUSING ELEMENT, GOAL 2: HOUSING CHOICE: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.</i></b></p> <p>The proposed development will provide additional housing choices for those who wish to reside in this area.</p>			
<p><b><i>NEIGHBORHOOD ELEMENT: GOAL 2: COMPATIBLE NEIGHBORHOOD DEVELOPMENT: NEW DEVELOPMENT AND EXPANSION OF REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.</i></b></p> <p>The subject site is located in an established residential neighborhood in the City of Phoenix. The scale of the proposed single family residential development is sensitive to the scale and character of the surrounding neighborhood.</p>			

Area Plan
N/A

<b>Surrounding Land Uses/Zoning</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Single-Family home	S-1
<b>North</b>	Single-Family residences	R1-6
<b>South</b>	Single-Family residences	R1-10
<b>East</b>	Single-Family residences	R1-6
<b>West</b>	Vacant, undeveloped Phoenix Mountain Preserve	S-1

<b>R1-6 District – Single-Family Residential *PRD option</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		2.97 gross acres
Total Number of Parcels		15
Perimeter standards	20' adjacent to a public street 15' adjacent to property line	20'+ (met) 15'+ (met)
Building setbacks Front	10'	18' (met)
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 45%	40%/45% (met)
Density	5.5 du/acre (6.5 with bonus)	5.0 du/acre (met)

### **Background/Issues/Analysis**

1. This is a request to rezone a residentially zoned property from S-1 (Ranch or Farm Residence) to R1-6 (Single-family Residential) to allow for a new single-family development consisting of 15 parcels.
2. The General Plan Land Use Map designation for this property is Parks / Open Space - Public. The proposed residential subdivision does not conform to the Land Use Map designation, but a General Plan Amendment is not required due to the site being less than 10 acres in size.
3. The subject 2.97 acre property is located approximately 180 feet west of the northwest corner of 18th Street and Winchcomb Drive. The site is currently a single family home with numerous accessory structures. To the north and east of the site are single-family homes zoned R1-6; and to the south are single-family homes zoned R1-10. Immediately to the west is natural desert zoned S-1 within the Phoenix Mountain Preserve.
4. The proposed site plan shows the subdivision of the 2.97 acre property into 15 parcels. The site plan depicts a new private street circling 10 parcels for residences and two parcels that will serve as the required retention / open space. The Zoning Ordinance permits up to two stories or 30 feet in height. The applicant does not

indicate if the proposed homes will be one or two stories. Along the western portion of the site are the remaining five parcels adjacent to the Phoenix Mountain Preserve. Immediately south of the site is a public pedestrian / bicycle path. In an effort to avoid creating a "canyon effect" along the south property line and to improve interaction with the adjacent Phoenix Mountain Preserve, staff is proposing a stipulation requiring a minimum of 50% view fencing along the western and southern property lines.

5. The Street Transportation Department has proposed stipulations regarding right-of-way improvements such as the removal of the existing turn-around at the west end of Winchcomb Drive and replacing it with continuous paving, curb, gutter and sidewalk as well as off-street improvements to meet ADA requirements.
6. The Water Services Department has noted that there are no water or sewer issues associated with the proposed development. Comments from the Water Services Department were provided to the applicant during the Development Services pre-application meeting in July 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 1735L: of the October 16, 2013 maps.
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 does not conform to the General Plan Land Use Map designation of Parks / Open Space – Public but a General Plan Amendment is not required because the site is less than 10 acres in size.
2. The development will provide additional housing choices for area homebuyers.
3. The proposal is compatible with the existing residential developments surrounding the site.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped November 4, 2014, as approved by the Planning and Development Department.
2. The development shall utilize view fencing along the southern and western property lines, as approved by the Planning and Development Department.
3. The developer shall remove the existing turn-around at the west end of Winchcomb Drive and replace with continuous paving, curb, gutter and sidewalk, as approved by the Planning and Development Department.

4. Dual curb ramps shall be installed at all four corners of the 17th Place / 17th Street and Winchcomb Drive intersections, as approved by the Planning and Development Department.
5. 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.

**Writer**

Craig Mavis

12/17/14

**Team Leader**

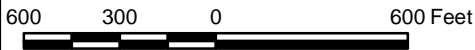
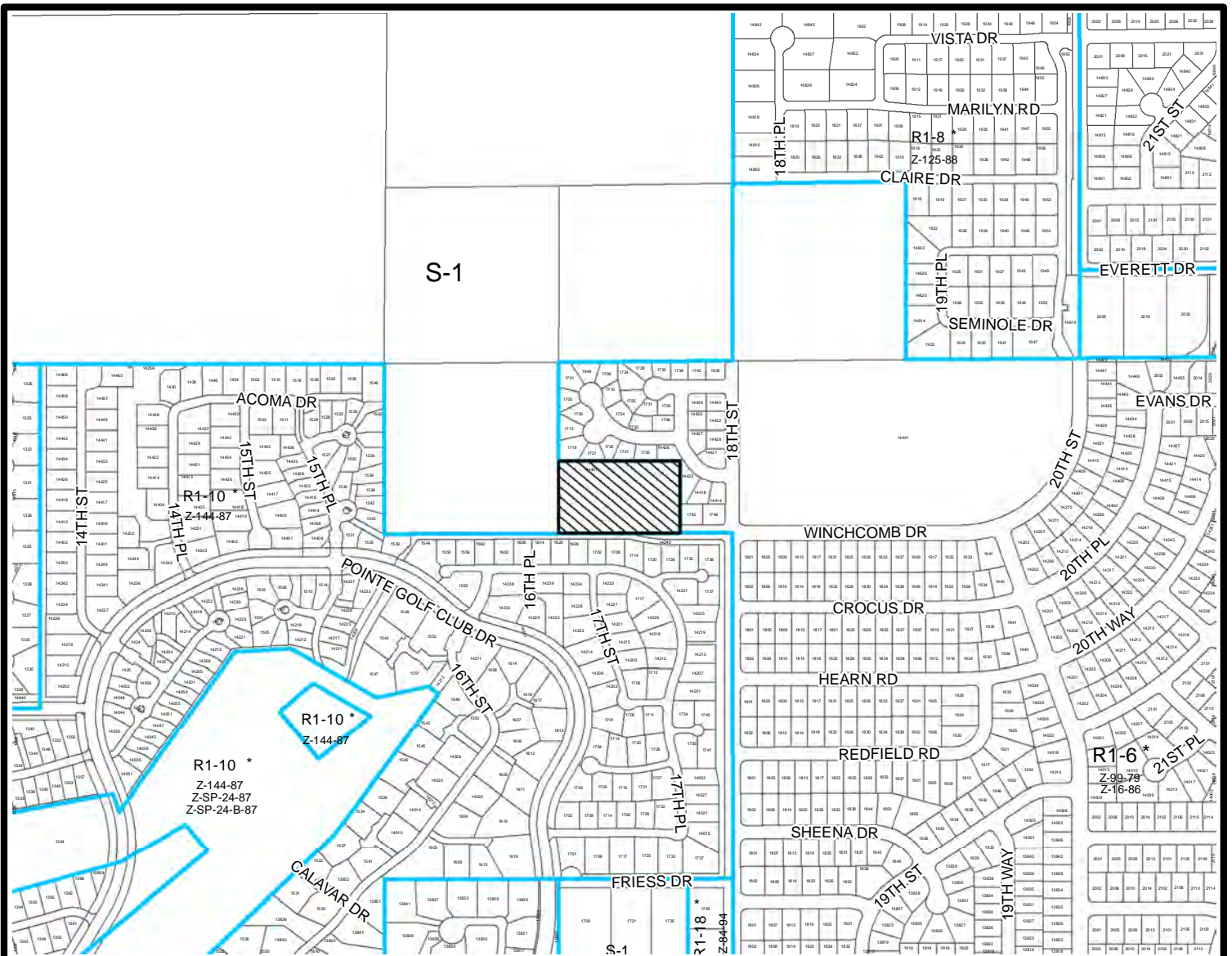
Joshua Bednarek

**Attachments**

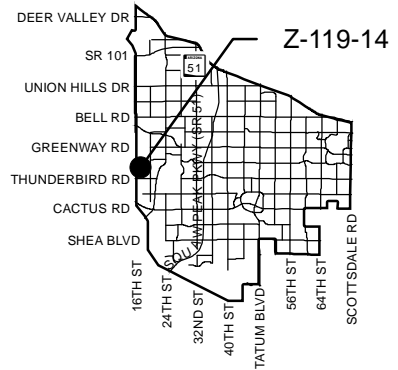
Sketch Map

Aerial

Site Plan (date stamped November 4, 2014)

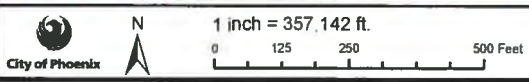
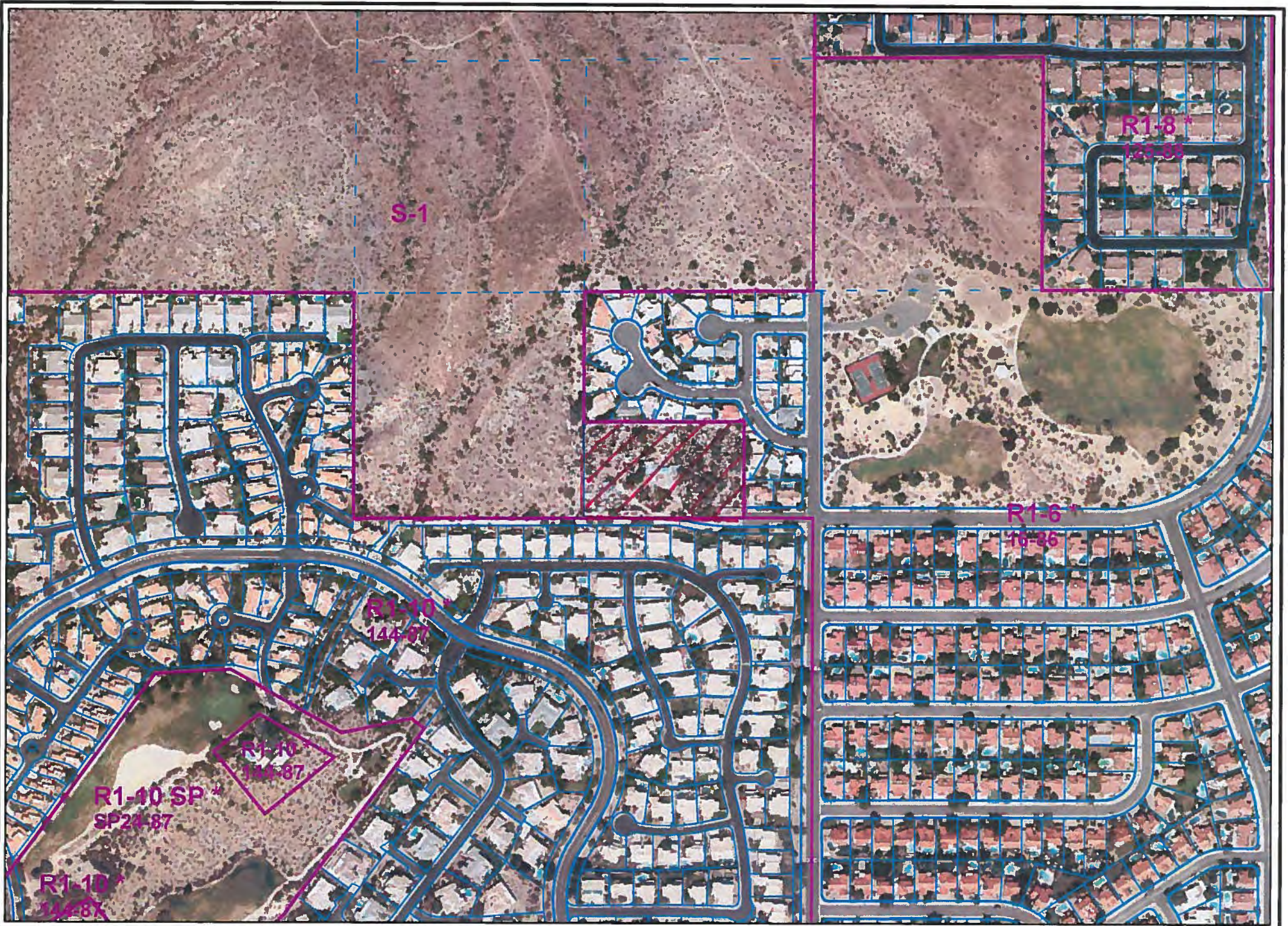


CITY OF PHOENIX PLANNING DEPARTMENT  
**PARADISE VALLEY VILLAGE**  
 CITY COUNCIL DISTRICT: 3



<b>APPLICANT'S NAME:</b> Jason B, Morris, Withey Morris PLC		<b>REQUESTED CHANGE:</b> FROM: S-1, (2.97 a.c.) TO: R1-6, (2.97 a.c.)	
<b>APPLICATION NO.</b> Z-119-14	<b>DATE:</b> 11/19/14	<b>REVISION DATES:</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>2.97 Acres</b>	12/08/2014	<b>AERIAL PHOTO &amp;          QUARTER SEC. NO.</b> QS 33-31	<b>ZONING MAP</b> L-9
<b>MULTIPLES PERMITTED</b> S-1 R1-6	<b>CONVENTIONAL OPTION</b> 3 15	<b>* UNITS P.R.D. OPTION</b> 3 19	

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



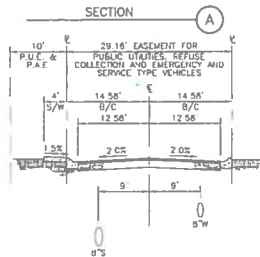
# Planning and Development

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.

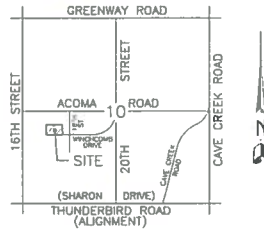
# PRELIMINARY SITE PLAN FOR LOOKOUT MOUNTAIN VILLAS

"AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT"  
"SUBJECT TO SINGLE FAMILY DESIGN REVIEW"

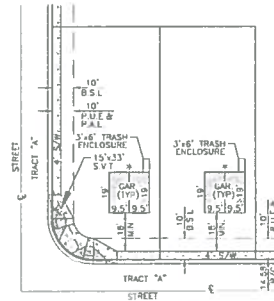
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



TYPICAL PRIVATE ACCESSWAY  
TRACT "A"



VICINITY MAP  
SW 1/4 SECTION 10, T3N, R3E



TYPICAL LOT  
\* MINIMUM 2 SPACES AT  
9'5" X 19'

**SITE DATA:**

GROSS ACRES: 2.9980 ACRES OR 130,594 S.F.  
NET ACRES: 2.9980 ACRES OR 130,594 S.F.  
TOTAL LOTS: 15  
DENSITY: 5.00 D.U. PER ACRE  
TYPICAL LOT SIZE: 50'x106'  
EXISTING ZONING: S-1  
PROPOSED DEVELOPMENT OPTION: PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)  
LOT SALES YES  
COMMON RETENTION  
1/4 SECTION: 33-3'

**LOT COVERAGE:**

CALCULATION:  
MAX. COVERAGE (%) X (NET AREA) = MAX. ALLOWABLE AREA UNDER ROOF PER LOT  
# OF LOTS

$(0.40) \left( \frac{2.9980}{0.7410} \right) (43,560) = 2,622$  S.F. MAXIMUM ALLOWABLE AREA PER LOT (ENCLOSED STRUCTURES)  
 $(0.10) \left( \frac{2.9980}{0.7410} \right) (43,560) = 655$  S.F. MAXIMUM ALLOWABLE AREA PER LOT (SHADE STRUCTURES)

**OPEN SPACE CALCULATIONS:**

REQUIRED:  $130,594 \text{ S.F.} \times 0.05 = 6,530$  S.F.  
PROVIDED: TRACT "B" = 5,232 S.F.  
TRACT "C" = 4,973 S.F.  
TRACT "D" = 3,301 S.F.  
TOTAL PROVIDED: 13,506 S.F.

**PROJECT DESCRIPTION**

A 15 LOT PLANNED RESIDENTIAL DEVELOPMENT WITHIN THE R1-6 ZONING DISTRICT SUBJECT TO SINGLE FAMILY DESIGN REVIEW

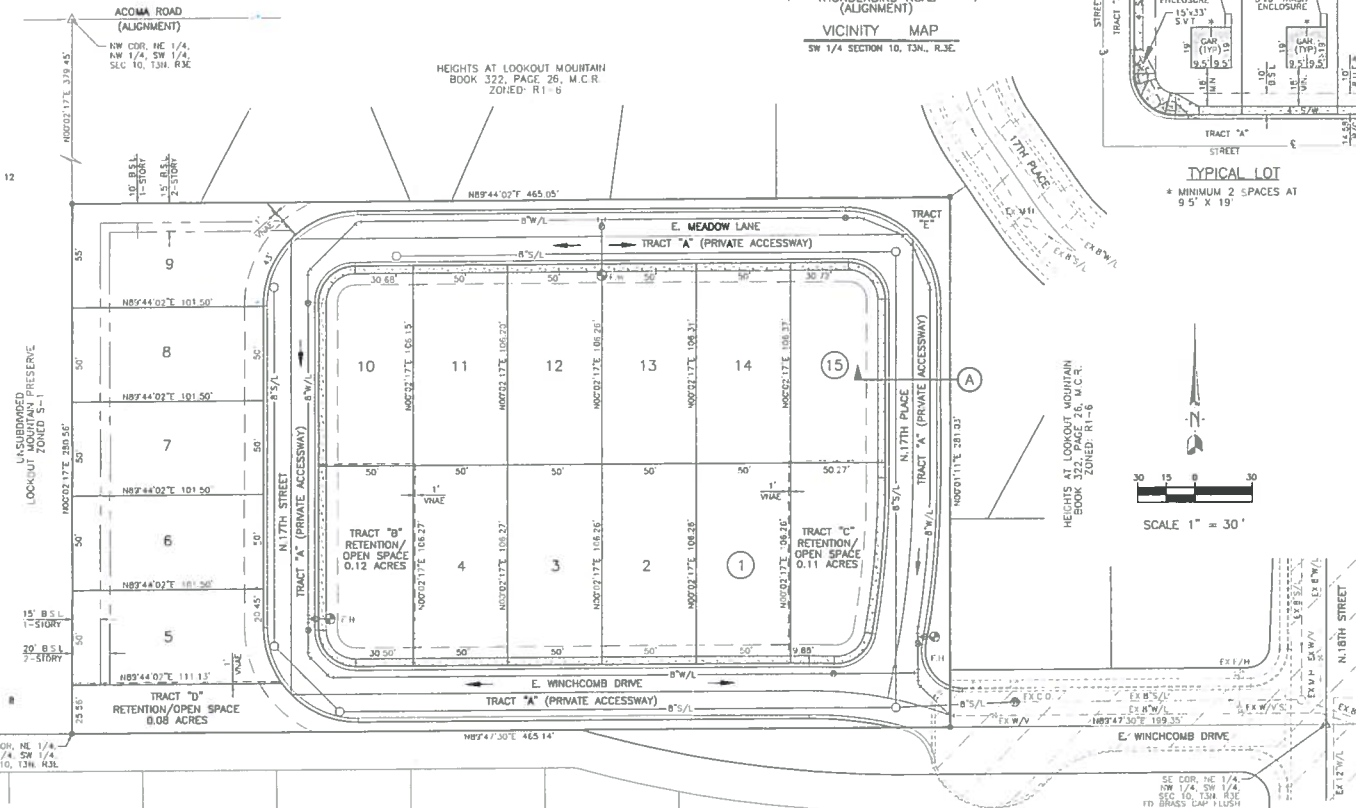
**LEGEND:**

- INDICATES DIRECTION OF DRAINAGE
- └┘ INDICATES SUBDIVISION CORNER
- ⊙ INDICATES FIRE HYDRANT
- INDICATES PUBLIC UTILITY EASEMENT AND PEDESTRIAN ACCESS EASEMENT AT ALL LOT FRONTS UNLESS NOTED OTHERWISE
- V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- B.S.L. INDICATES MINIMUM BUILDING SETBACK LINES
- P.A.E. INDICATES PEDESTRIAN ACCESS EASEMENT

CITY OF PHOENIX

NOV 04 2014

Planning & Development  
Department



SCALE 1" = 30'



CLOUSE ENGINEERING, INC. SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAKES BE FOUND MISSING OR DISTURBED

ESTATES AT TAPATIO CLIFFS  
BOOK 361, PAGE 08, M.C.R.  
ZONED: R1-10

**DEVELOPER**  
TIM BRINCO  
9157 N. 115TH STREET  
SCOTTSDALE, ARIZONA 85259  
PHONE: (480) 661-5259

**Clouse Engineering, Inc.**  
ENGINEERS • SURVEYORS  
1842 E. Overland Ave., Phoenix, Arizona 85023  
Tel: 602-335-1500 Fax: 602-335-1510

**PRELIMINARY SITE PLAN  
LOOKOUT MOUNTAIN VILLAS  
"AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT"**

Revised	Date
	6-17-14
	As-Built
	Job No.
	140506
1	OF 1