



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-16-15-8
June 25, 2015

Laveen Village Planning Committee Hearing Date	July 13, 2015
Planning Commission Hearing Date	August 11, 2015
Request From:	S-1 (19.96 acres)
Request To:	R1-8 (19.96 acres)
Proposed Use	Single-Family Residential
Location	Approximately 600 feet north of the northwest corner of 27 th Avenue and Baseline Road
Owner	Brimet II, LLC
Applicant's Representative	Jeff Giles, Clouse Engineering
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Current: Residential 0 to 1 du/acre	
		Proposed (GPA-LV-1-15-8): Residential 3.5 to 5 du/acre	
Street Map Classification	27 th Avenue	Arterial	55-foot west half street
<i>HOUSING ELEMENT: GOAL 1, POLICY 2: Encourage quality design of new housing and housing developments.</i>			
The proposed single-family development incorporates design provisions that provide connectivity and open space to ensure the development's compatibility with surrounding single-family subdivisions.			
<i>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.</i>			
As stipulated, the proposed subdivision will provide design elements, including detached sidewalks and pedestrian connectivity, to enhance opportunities for interaction both within the development and with adjacent neighborhoods.			

Area Plan
Laveen Southwest Growth Study. See Item No. 5 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Single Family Residence	S-1
North	Single Family Residential	MUA / S-1
South	Single Family Residential	S-1
East	Single Family Residential	County RU-43 / S-1 / R1-10
West	Single Family Residential	R1-8

R1-8 (Single-Family Residence District), Planned Residential Development Option		
Standards	Requirements	Proposed
Typical Lot Size	Varies	50 feet x 115 feet
Density	4.5 (5.5 with bonus) du/acre	Met - 4.57 du/acre
Minimum Perimeter Building Setbacks		
<i>Street (front, rear or side)</i>	15 feet	N/A
<i>Rear</i>	15 feet (1-story) 20-feet (2-story)	Met – 15 feet (1-story) 20 feet (2-story)
<i>Side</i>	10 feet (1-story) 15 feet (2-story)	N/A
Minimum Interior Building Setbacks		
<i>Front</i>	10 feet	Met – 10 feet
<i>Rear</i>	None (Building Code)	None specified
<i>Street Side</i>	10 feet	Met – 10 feet
<i>Side</i>	None (Building Code)	None specified
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	Met – Primary structure, not including attached shade structures: 40% Total: 50%

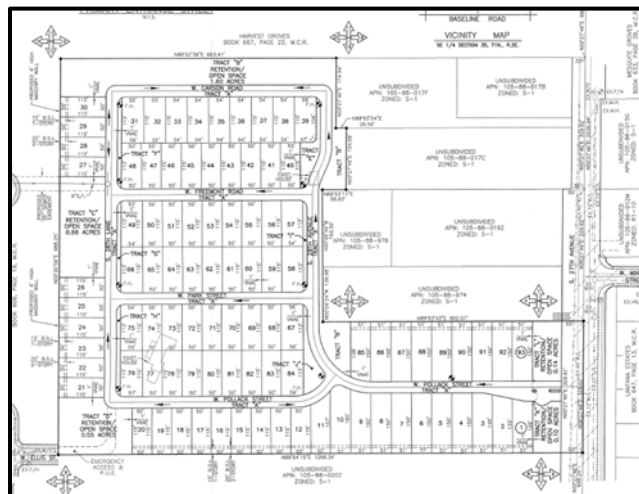
Background/Issues/Analysis

1. This is a request to rezone a 19.96 acre parcel from S-1 (Ranch or Farm Residence) to R1-8 (Single-Family Residence District) to allow for a single-family subdivision.

and general plan amendment were later repealed in 2010 per Referendum Petitions R-1-08 and R-2-08.

5. Adopted in 1998, the Laveen Southwest Growth Study provides guidance for land use decisions in the Laveen Village, including recommended design guidelines. The Growth Study identifies several design guidelines including the use of view fencing for perimeter walls, central open space elements, landscaped subdivision entries and detached sidewalks on local streets. The proposed development, as stipulated, is consistent with these design recommendations by providing view fencing along some open space areas, including open space areas dispersed throughout the subdivision, landscaped tracts along 27th Avenue and by providing detached sidewalks along both sides of the residential streets.

6. The conceptual site plan depicts a gated single-family subdivision consisting of 93 lots with five open space tracts shown, both along 27th Avenue and located throughout the perimeter of the subdivision. The open space areas will be utilized for open space, landscaping and retention. The individual parcels have a minimum lot width of 50 feet, which is in excess of the 45-foot minimum required by the Zoning Ordinance. The proposed density of 4.57 dwelling units per acre is below the maximum of 5.5 dwelling units per acre, including bonus, permitted by the Zoning Ordinance. Access to the site will be provided from 27th Avenue.



PROPOSED SITE PLAN

7. In order to match the character of the surrounding single-family subdivisions, staff is recommending stipulations of general conformance to the site plan, a limit of the number of lots to 93 lots and a provision that a minimum of 14% open space be provided.

8. This proposed development is subject to Single-Family Design Review. The review guidelines are to provide house designs with sufficient variation in elevations and detailing which address the goal of diversity while maintaining an identifiable image for the subdivision. Review of the elevations includes materials, massing, front yard plant palette, garage treatments, and safety.

9. Conceptual elevations were not provided as part of the rezoning application. To ensure compatibility with the recommendations of the Laveen Southwest

Growth Study, staff is proposing a stipulation that conceptual elevations be administratively approved prior to preliminary site plan approval. Similarly, in order to incorporate the recommendation of view fencing provided in the Growth Study, an additional stipulation has been proposed to provide view fencing along the western property line. The addition of view fencing in this area will serve to enhance the adjacent landscaped area of the abutting subdivision.

10. In order to provide increased connectivity between the proposed project and the surrounding community, stipulations have also been added to provide detached sidewalks throughout the subdivision, a secondary vehicular access point and pedestrian/bicycle access along the west property line.
11. The Street Transportation Department has proposed a stipulation regarding improvement of 27th Avenue for the length of the property. Plans are to be submitted and approved through Maricopa County, as this portion of 27th Avenue is under county jurisdiction.
12. The Aviation Department has reviewed the rezoning application 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 City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. A stipulation has been added to address this request.
13. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
14. The City of Phoenix Floodplain Management division of the Street Transportation 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 2215 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. 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 abandonment may be required.

Findings

1. The development will provide additional housing choices for Laveen Village residents.
2. The proposal is compatible with existing residential developments in the area.
3. As stipulated, the development will provide enhanced connectivity and increased open space, thereby providing additional amenities for residents that further policies of the General Plan and the Laveen Southwest Growth Study.

Stipulations

1. The development shall be in general conformance with the site plan date stamped June 22, 2015, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be limited to a maximum of 93 lots, as approved by the Planning and Development Department.
3. A minimum of 14% open space shall be provided, as approved by the Planning and Development Department.
4. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
5. 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.
6. An additional vehicular ingress/egress for the subdivision shall be provided at the southwest portion of the property, as approved by the Planning and Development Department.
7. Pedestrian and bicycle access shall be provided along the western property line, as approved by the Planning and Development Department.
8. The development shall utilize view fencing along the western property line, as approved by the Planning and Development Department.
9. Curb, gutter, sidewalk, paving and incidentals shall be provided on 27th Avenue for the length of the project. Plans to be submitted and permitted through Maricopa County Department of Transportation.
10. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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.

Writer

Samantha Keating
06/25/15

Staff Report: Z-16-15-8
June 25, 2015
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Team Leader

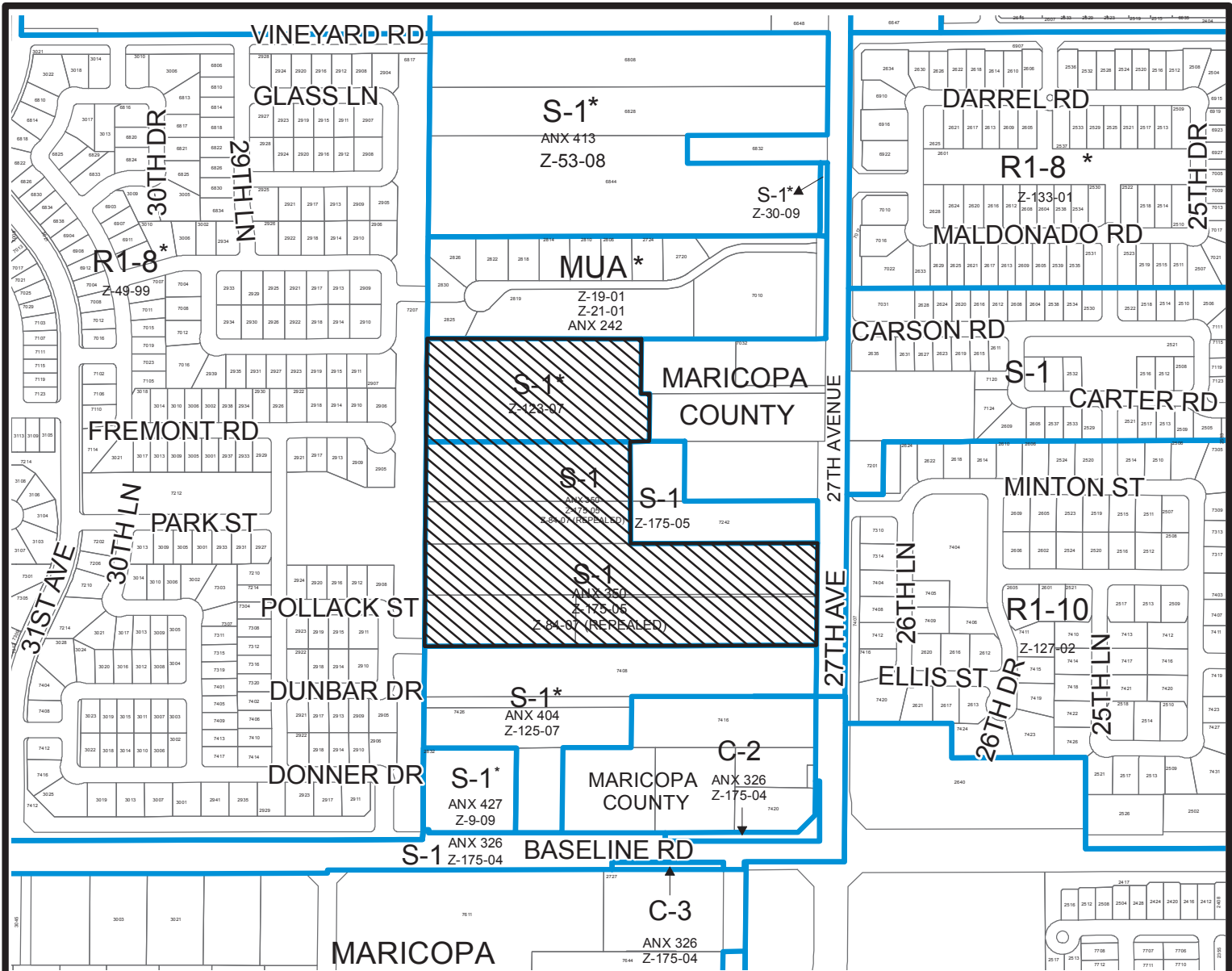
Joshua Bednarek

Attachments

Sketch Map

Aerial

Site Plan (date stamped June 22, 2015)

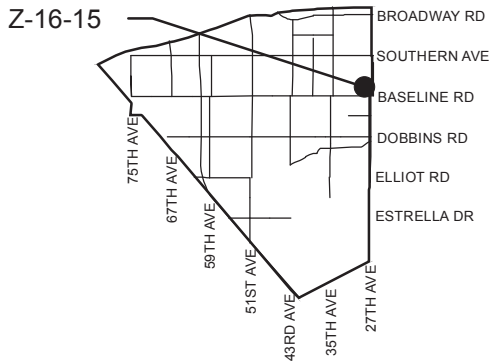


500 250 0 500 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: **Brimet II, LLC**

REQUESTED CHANGE:

FROM: S-1, (19.96 a.c.)

APPLICATION NO. **Z-16-15**

DATE: **4/29/15**
REVISION DATES:

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

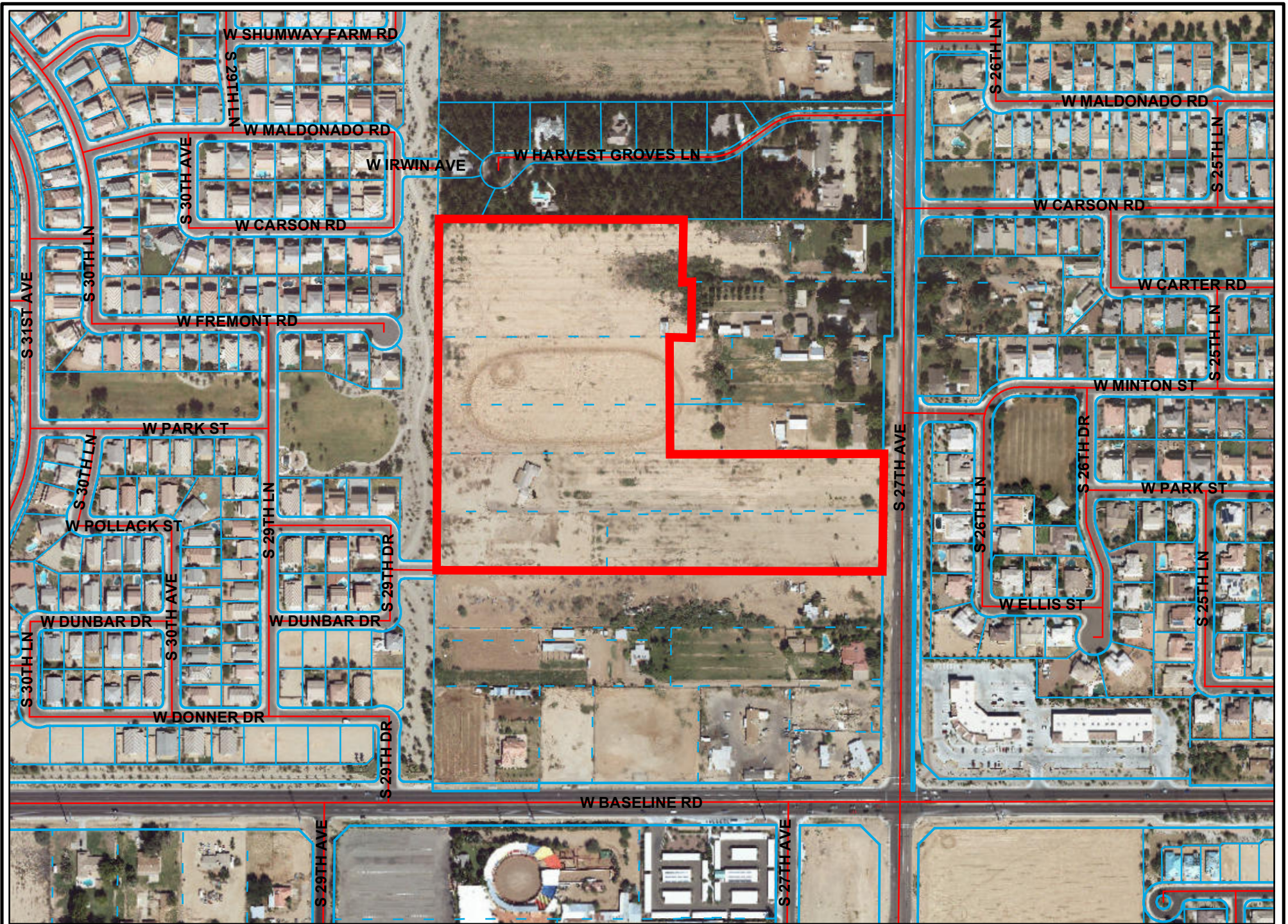
19.96 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 1-22**
ZONING MAP **D-7**

TO: **R1-8, (19.96 a.c.)**

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1	20	N/A
R1-8	80	103

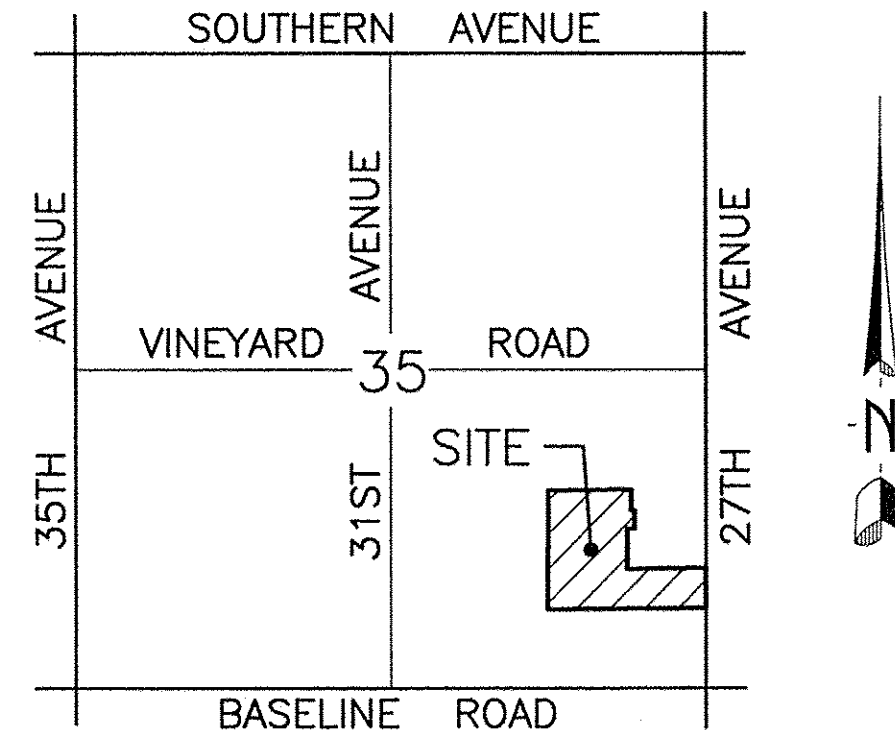
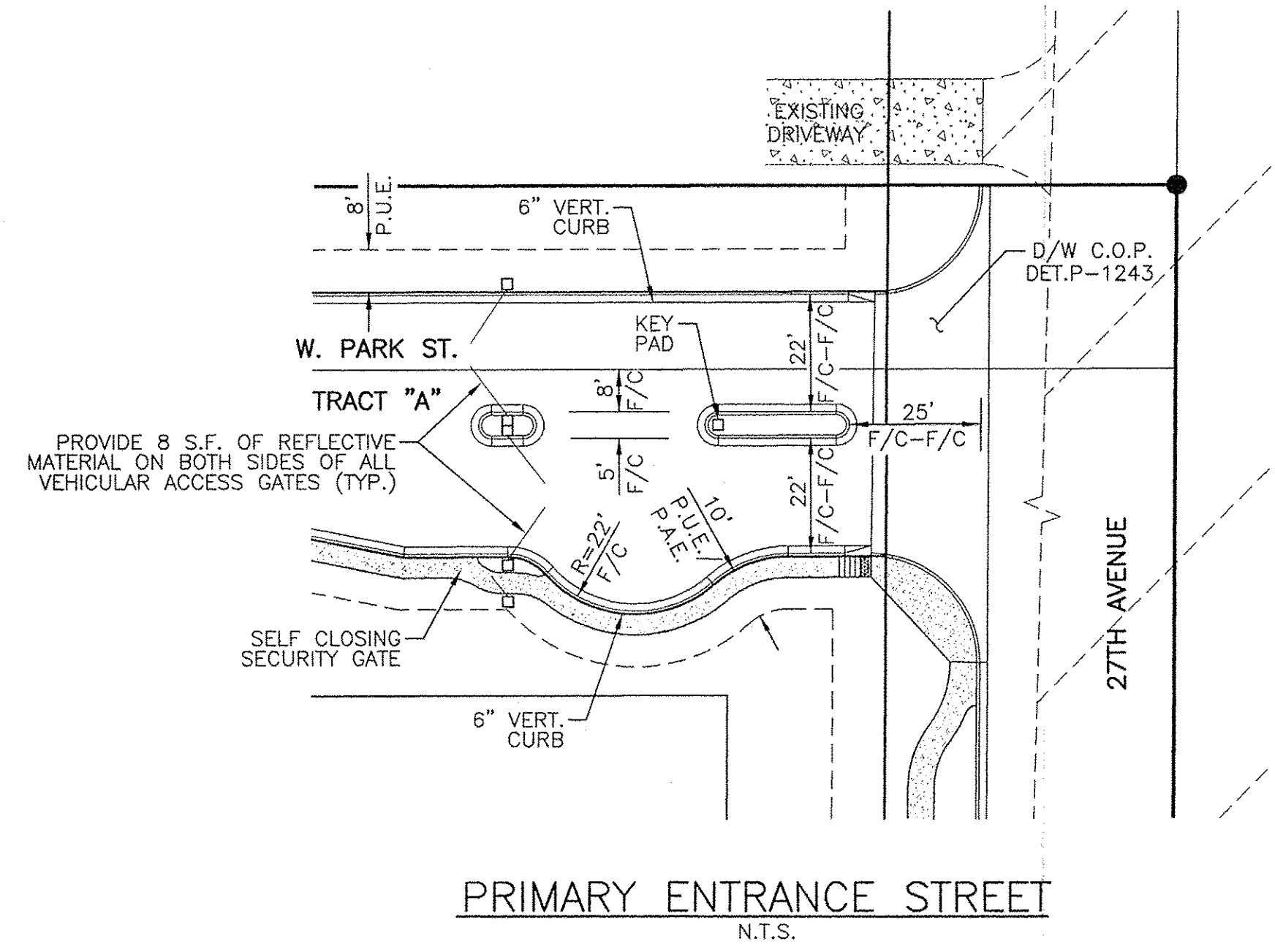
* Maximum Units Allowed with P.R.D. Bonus



SITE PLAN FOR LAVEEN VILLAGE VILLAS

"AN R1-8 PLANNED RESIDENTIAL DEVELOPMENT"
"SUBJECT TO SINGLE FAMILY DESIGN REVIEW"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 2 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE DATA:

GROSS ACRES: 20.3417 ACRES OR 886,087 S.F.
NET ACRES: 19.9256 ACRES OR 867,959 S.F.
TOTAL LOTS: 93
DENSITY: 4.57 D.U. PER ACRE
TYPICAL LOT SIZE: 50'x115'
EXISTING ZONING: S-1
PROPOSED DEVELOPMENT OPTION: PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)
LOT SALES: YES
COMMON RETENTION
1/4 SECTION: 1-22

LOT COVERAGE:

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

(0.40) (19,9256 / 3,4204) (43,560) / 93 = 3,092 S.F. MAXIMUM ALLOWABLE AREA PER LOT. (ENCLOSED STRUCTURES)

(0.10) (19,9256 / 3,4204) (43,560) / 93 = 773 S.F. MAXIMUM ALLOWABLE AREA PER LOT. (ENCLOSED STRUCTURES)

OPEN SPACE CALCULATIONS:

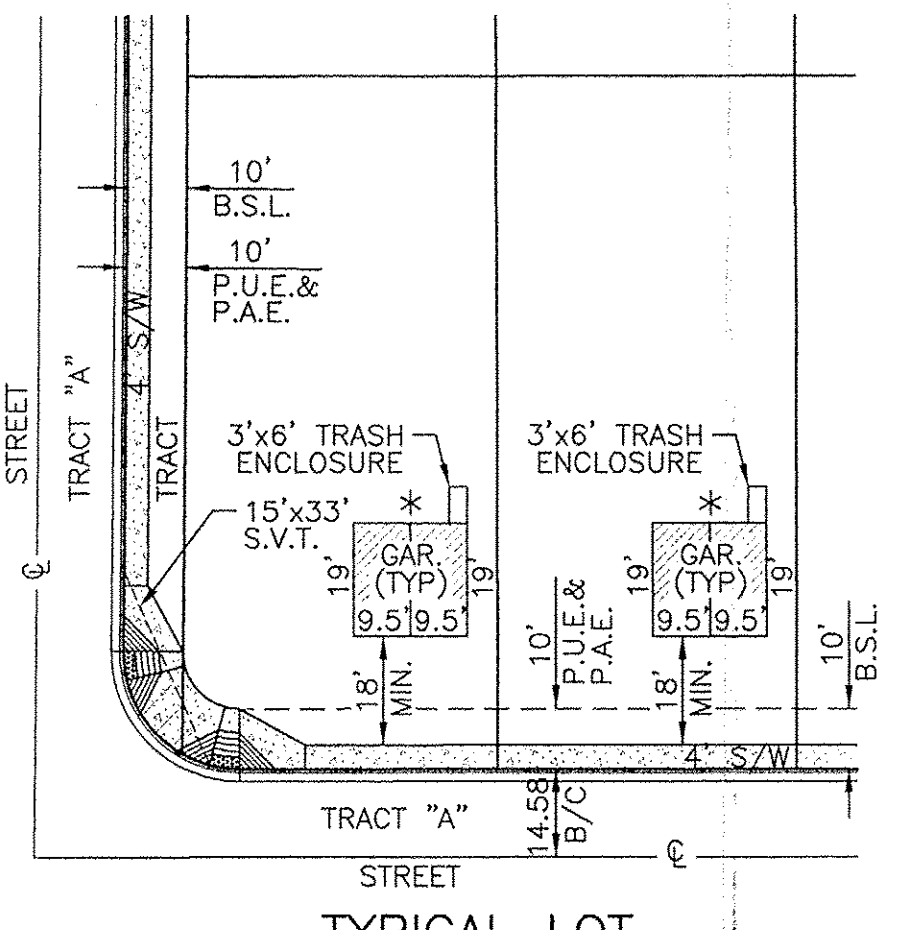
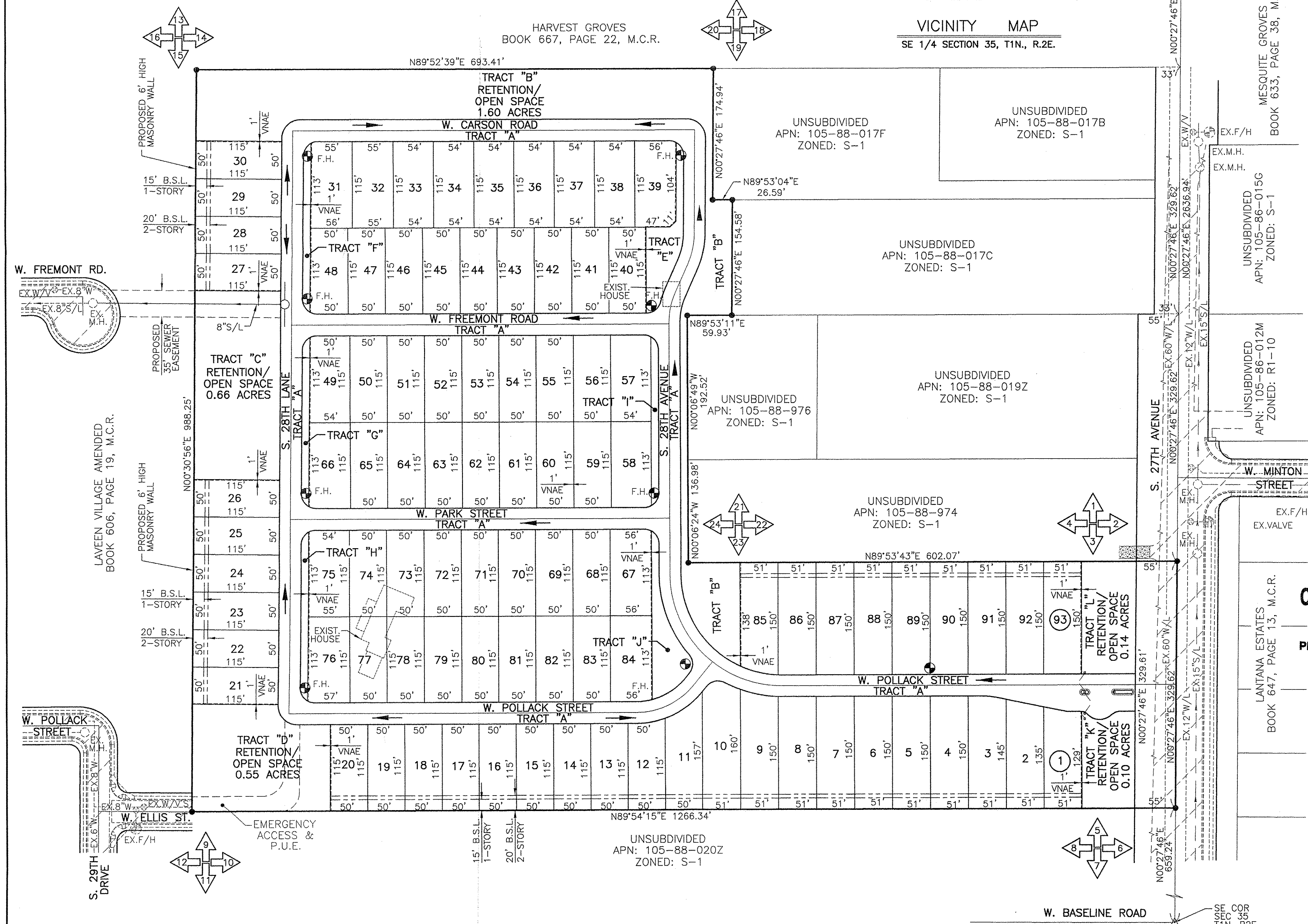
REQUIRED: 886,087 S.F. x .05 = 44,304 S.F.
PROVIDED: TRACT "B" = 69,500 S.F. TRACT "K" = 4,350 S.F.
TRACT "C" = 28,750 S.F. TRACT "L" = 6,100 S.F.
TRACT "D" = 23,900 S.F.
TOTAL PROVIDED: 132,600 S.F.

PROJECT DESCRIPTION

A 93 LOT PLANNED RESIDENTIAL DEVELOPMENT WITHIN THE R1-8 ZONING DISTRICT. SUBJECT TO SINGLE FAMILY DESIGN REVIEW

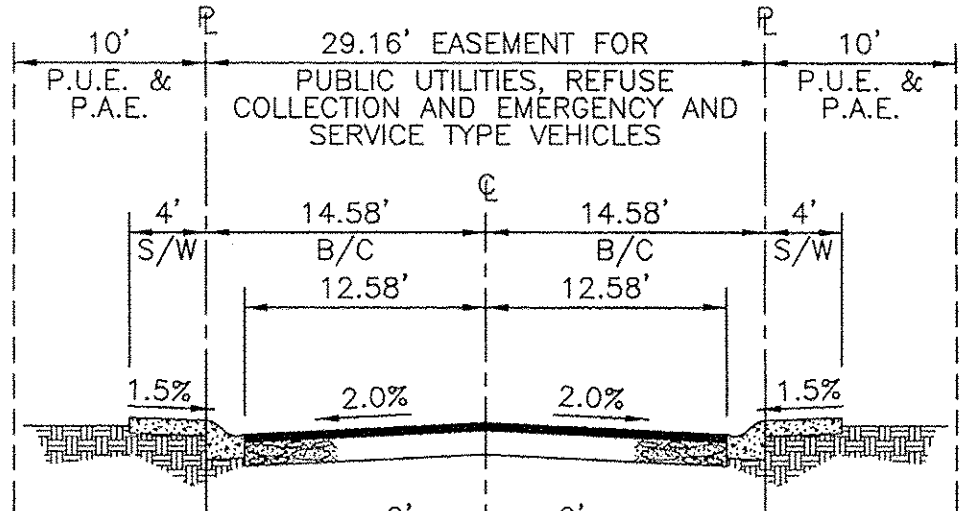
LEGEND:

- INDICATES DIRECTION OF PHOTO
- INDICATES DIRECTION OF DRAINAGE
- INDICATES SUBDIVISION CORNER
- INDICATES FIRE HYDRANT
- INDICATES PUBLIC UTILITY EASEMENT AND PEDESTRIAN ACCESS EASEMENT AT ALL LOT FRONTAGE UNLESS NOTED OTHERWISE.
- INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES MINIMUM BUILDING SETBACK LINES
- INDICATES PEDESTRIAN ACCESS EASEMENT



TYPICAL LOT

* MINIMUM 2 SPACES AT 9.5' X 19'

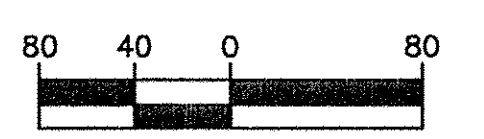


TYPICAL PRIVATE ACCESSWAY TRACT "A"

CITY OF PHOENIX

JUN 22 2015

Planning & Development Department



SCALE 1" = 80'

DEVELOPER

BRIMET II, LLC
2390 E. CAMELBACK ROAD
SUITE #320
PHOENIX, ARIZONA 85016
PHONE: 602-957-0604

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
1642 E. Orangewood Ave.
Phoenix, Arizona 85020
Tel: 602-395-8300 Fax: 602-395-8310

SITE PLAN
LAVEEN VILLAGE VILLAS
"AN R1-8 PLANNED RESIDENTIAL DEVELOPMENT"
PHOENIX ARIZONA

Revised

Date: 5-9-14
As-Built

Job No. 131214

1 OF 1