



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-20-15-3
 July 6, 2015

Deer Valley Village Planning Committee Meeting Date: July 16, 2015
Planning Commission Hearing Date: August 11, 2015
Request From: S-1 (20.02 acres)
Request To: R1-6 (20.02 acres)
Proposed Use: Single-family residential subdivision
Location: Northeast corner of 3rd Avenue and Greenway Parkway
Owner: Moon Valley Bible Church, Inc.
Applicant/Representative: EPS Group, Inc. - Josh Hannon
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	Greenway Parkway	Arterial	Varies, 55+ feet half street width
	3rd Avenue	Local	30 feet half street width
<p>HOUSING ELEMENT, GOAL 6, HOUSING DEVELOPMENT AND COMMUNITY CHARACTER: HOUSING DEVELOPMENT OF ALL TYPES AND PRICES IN EACH URBAN VILLAGE SHOULD ENHANCE THE CHARACTER OF THE URBAN VILLAGE AND FACILITATE ORDERLY NEIGHBORHOOD AND COMMUNITY DEVELOPMENT.</p> <p>The proposed single-family residential subdivision will provide additional single-family residential product in the area that will be consistent in both scale and character with the adjacent land uses.</p>			
<p>NEIGHBORHOOD ELEMENT, GOAL 2, COMPATIBLE NEIGHBORHOOD DEVELOPMENT: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.</p> <p>The subject site is located in an area with established single-family residential neighborhoods. The proposed rezoning is compatible with the existing residential uses in the area.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Church	S-1
North	Mobile home park	R-3 SP
South	Single-family subdivision	R-2
East	Single-family subdivision	R1-6
West	Single-family subdivision	R-2

R1-6, Single-family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>		20.02 acres
Total Number of Units	N/A	96
Density (dwelling units/acre)	5.5, maximum 6.5 with bonus	4.80
Typical Lot Size	Minimum 45' wide	Typical 45' wide
Subject to Single-Family Design Review	If 10% or more lots are equal to or less than 65' wide	Yes
<i>Building Setbacks</i>		
Perimeter	<u>Street (front, rear or side):</u> 15' (in addition to landscape setback) <u>Rear:</u> 15' (1-story), 20' (2-story) <u>Side:</u> 10' (1-story), 15' (2-story)	Greenway Parkway: 27' to +55' 3 rd Avenue: 17' to +34' Perimeter Rear: Not provided Perimeter Side: Not provided
Front	10' Front loaded garage setback: 18' from back of sidewalk	Not provided
Rear	Per Building Code	Not provided
Side	Street side: 10' Other: Per Building Code	Not provided
<i>Landscape Setbacks</i>		
Perimeter Street	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)	Greenway Parkway: 27' to +55' 3 rd Avenue: 17' to +34'
Building Height	2 stories and 30'	2 stories and 30'
Lot Coverage	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%	Not provided
Common Area	Minimum 5% of gross area	Approximately 17%

Background/Issues/Analysis

1. This is a request to rezone a 20.02 acre site located at the northeast corner of 3rd Avenue and Greenway Parkway. The request is to rezone from S-1 (Ranch or Farm Residence) to R1-6 (Single-family Residential) to allow a new single-family residential development consisting of 96 units.

2. The General Plan Land Use Map designation for the subject site is Residential 3.5 - 5 dwelling units per acre and falls within the Traditional Lot Housing Type. The requested R1-6 zoning district allows for a density of up to 6.5 dwelling units per acre, however a General Plan Amendment is not required because the R1-6 zoning district also falls within the Traditional Lot Housing Type. The proposed residential subdivision has a density of 4.80 dwelling units per acre. The proposal conforms to the Land Use Map designation on the subject site.



The following General Plan Land Use Map designations are surrounding the site:

North: Residential 5 - 10 / 10 - 15

East: Residential 3.5-5 and Parks/Open Space

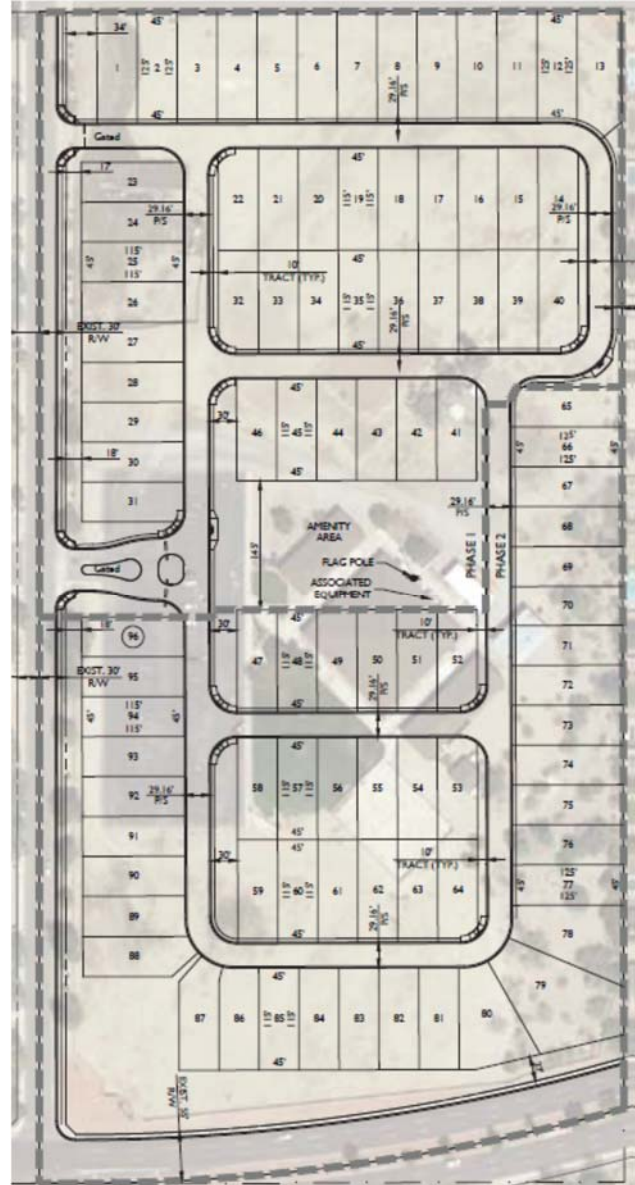
South: Residential 5 - 10 and Parks/Open Space

West: Residential 5 - 10

3. The subject site is currently used for a church and a large portion of the site is vacant. There is also a disguised wireless communication facility (WCF) on the site, designed as a flag pole. The Church plans to sell the property to a residential developer, Woodside Homes, who will subdivide the lot and develop homes.
4. The site is located in an established neighborhood. To the north is a mobile home park zoned R-3 with a Special Permit for the mobile home park; to the east there is a small single-family residential subdivision zoned R1-6; to the south there is a narrow-lot single-family residential subdivision zoned R-2; and to the west there is a single-family residential subdivision zoned R-2. In the past, prior to the development of the subdivision to the east, there was a wash corridor through the property. The wash was redesigned with the construction of previous developments in the area. The drainage now runs into

a culvert on the south side of the site, under Greenway Parkway and into the wash corridor on the south side of Greenway Parkway.

5. The proposed site plan shows a 96-lot, gated single-family residential subdivision. The maximum permitted density is 5.50 dwelling units per acre and 6.5 dwelling units per acre with a density bonus. The applicant is proposing 4.80 dwelling units per acre, which meets the maximum permitted by the Zoning Ordinance. The subdivision is proposed with private streets, a centralized open space near the entry, and a smaller open space/retention area at the immediate corner of 3rd Avenue and Greenway Parkway. The landscape setbacks adjacent to the streets exceed the minimum required. The proposed subdivision is compatible at the proposed location as it is consistent in both scale and character with the adjacent land uses.



6. Staff is proposing a stipulation of general conformance to the site plan with specific regard to the landscape setback along Greenway Parkway to ensure that the enhanced landscape setback will be provided along this busy arterial street.
7. Staff is also requiring that a pedestrian path be provided within the open space area located on the southwest portion of the site, to connect to the sidewalk on either 3rd Avenue or Greenway Parkway. This will allow for more convenient access to the transit and recreational facilities along Greenway Parkway.

8. The existing wireless communication facility (WCF) is proposed to remain on the site. Site plan approval was obtained for the WCF in 2003. At the time use permit approval was not required, so the WCF would be considered a legal non-conforming use and can remain as is or undergo upgrades and modifications per Section 715 (Satellite Earth Stations And Wireless Communication Facilities) of the Phoenix Zoning Ordinance and per the Federal Communications Commission regulations. A stipulation has been proposed to require that the equipment enclosure for the WCF either be reconstructed or painted to match the proposed subdivision walls.
9. The Water Services Department has noted that there are no water or sewer concerns for the proposed site.
10. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1290 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. The subject parcel is located in proximity to the Deer Valley Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.
12. 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 conforms to the General Plan Land Use Map designation of residential 3.5 - 5 dwelling units per acre.
2. The proposed rezoning is in conformance with several General Plan goals and policies.
3. The proposal is compatible with the existing land use pattern in the area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped April 30, 2015, with specific regard to the landscape setback along Greenway Parkway, as approved by the Planning and Development Department.

2. A pedestrian path shall be shaded (minimum 50% at maturity) and be provided within the open space area located on the southwest portion of the site, to connect to the sidewalk on either 3rd Avenue or Greenway Parkway, as approved by the Planning and Development Department.
3. The wall for the wireless communication facility equipment enclosure shall be either reconstructed or painted to match the subdivision walls.
4. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) 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 Phoenix 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. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the wireless communication facility. 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

Racelle Escolar

July 6, 2015

Team Leader

Joshua Bednarek

Attachments

Zoning sketch

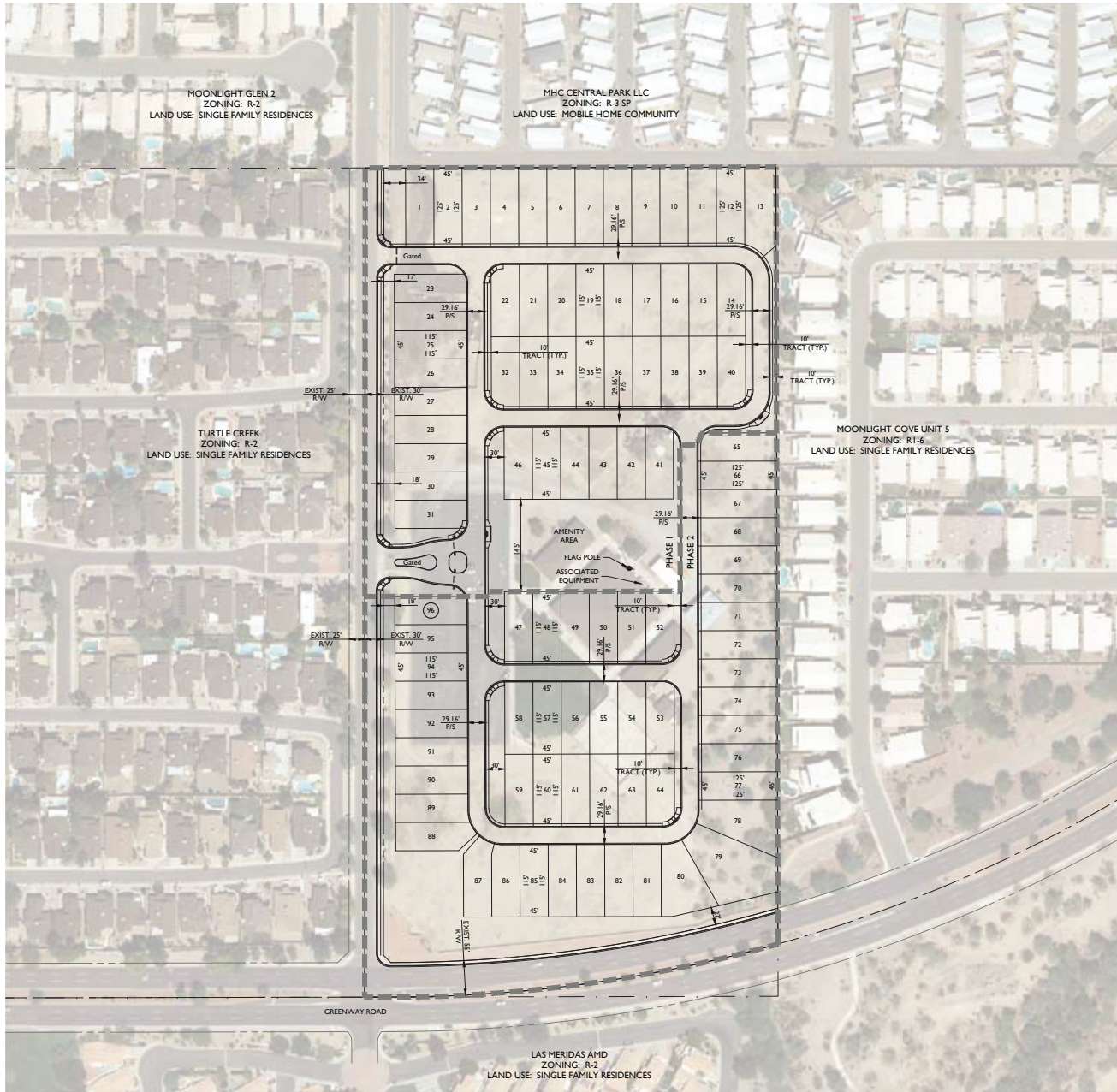
Aerial

Site plan dated April 30, 2015



0 200 400 Feet

mapservices@phoenix.gov

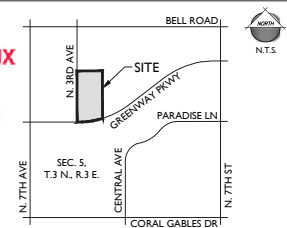


PRELIMINARY SITE PLAN FOR GREENWAY PARKWAY & 3RD AVENUE

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP

N.T.S.



CITY OF PHOENIX

APR 30 2015

Planning & Development
Department

PROJECT TEAM

DEVELOPER:
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MESA, AZ 85210
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CONTACT: HEATHER DAVENPORT

**PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
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TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOHN HANNON

PROJECT INFORMATION

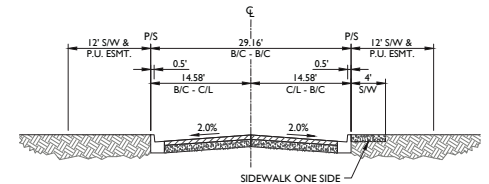
A.P.N.: 208-12-013C
LOCATION: N3C 3RD AVE & GREENWAY PKWY.
ADDRESS: 16207 N. 3RD AVE, PHOENIX, AZ 85023
CITY OF PHOENIX VILLAGE: DEER VALLEY
CURRENT LAND USE: RELIGIOUS USE (MOON VALLEY BIBLE CHURCH)
EXISTING GENERAL PLAN: 3.5 - S.D.U. / A.C. - TRADITIONAL LOT
EXISTING ZONING: SUBURBAN RANCH (S-1)
PROPOSED ZONING: R1-6 PRD
GROSS AREA: +/- 19.52 ACRES
NET AREA: +/- 17.91 ACRES
ARTERIAL & COLLECTOR R/W: +/- 1.71 ACRES
MIN. LOT SIZE: 45' x 115'
NO. OF LOTS: 96
GROSS DENSITY: 4.92 DU/AC.
NET DENSITY: 5.39 DU/AC.
OPEN SPACE: 3.32 ACRES (18.6% OF NET AREA)

PROJECT DESCRIPTION

THIS DEVELOPMENT PLAN CONSISTS OF A SINGLE-FAMILY RESIDENTIAL COMMUNITY CONTAINING 96 LOTS WITH A GROSS DENSITY OF 4.92 DWELLING UNITS PER ACRE. THE LOTS WILL BE DEVELOPED IN ACCORDANCE WITH THE PLANNED RESIDENTIAL DEVELOPMENT OPTION WITH WATER, SEWER, ROADWAY AND DRAINAGE IMPROVEMENTS. THIS COMMUNITY WILL CONSIST OF PRIVATE STREETS, COMMON AREAS AND AMENITIES TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT WILL CONFORM WITH THE R1-6 PLANNED RESIDENTIAL DEVELOPMENT STANDARDS.



PRIVATE STREET

N.T.S.



CITY OF PHOENIX CASE NUMBERS: QS# 36-27.

