



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-24-15-8
June 30, 2015

South Mountain Village Planning Committee Meeting Date: July 14, 2015
Planning Commission Hearing Date: August 11, 2015
Request From: RE-24 (14.38 Acres)
Request To: R1-6 (14.38 Acres)
Proposed Use: Single Family Residential
Location: Northeast corner of 28th Street Alignment and Southern Avenue
Owner: Univision Television Group Inc.
Applicant/Representative: TRS 10, LLC; Joe Walsh, Walsh Design Group
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	Southern Avenue	Arterial	50-foot half street
<p><i>NEIGHBORHOOD ELEMENT, GOAL 2 COMPATIBLE NEIGHBORHOOD DEVELOPMENT, POLICY 3 CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACTS ON THE RESIDENTIAL PROPERTIES.</i></p> <p>As stipulated, the proposed development will provide more than the required open space and a significant landscape setback along Southern Avenue. Additionally stipulations addressing pedestrian connections to the Estaban Trail network have been included to ensure development will be compatible with the surrounding neighborhood.</p>			

LAND USE ELEMENT, GOAL 6 PEDSTRIAN ORIENTED DEVELOPMENT, POLICY 2 FACILITATE NEIGHBORHOOD ACCESS TO SHOPPING, PUBLIC FACILITIES, SCHOOLS, OPEN SPACE AND PARKS, THROUGH NEIGHBORHOOD DESIGN, PEDESTRIAN PATHS, AND BICYCLE LANES.

Staff recommended stipulations to encourage pedestrian oriented development that facilitates neighborhood access through internal pedestrian connectivity and connections to the Estaban Trail network.

Area Plan

Estaban Park Area Plan is located in the city of Phoenix South Mountain Village. The boundaries of the Estaban Park Area Plan (EPAP) are Roeser Road to the north, Southern Avenue to the south, 36th Street alignment to the east and 24th Street to the west. The EPAP examines the area’s history and existing characteristics, as well as land uses, circulation, safety, drainage, and recreation concerns identified by area stakeholders.

The site is within the Estaban Park Area Plan and the proposed single family development is consistent with the intent of the following goals:

- *Goal 3 – Neighborhood Preservation.* The requested zoning will provide expanding housing opportunities that are compatible with existing uses and consistent with adopted plans.
- *Goal 4 – Transportation Safety. Objective A.* The proposed site plan offers a variety of transportation options, including a multi-use trail system for pedestrians, equestrians and bicyclists that connect seamlessly to the broader trail network.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-24
North	Commerce/Business Park	IND PK
South	George Gervin Preparatory Academy and Univision Television complex	S-1
East	Vacant	R1-6
West	Single Family Residential	R1-6

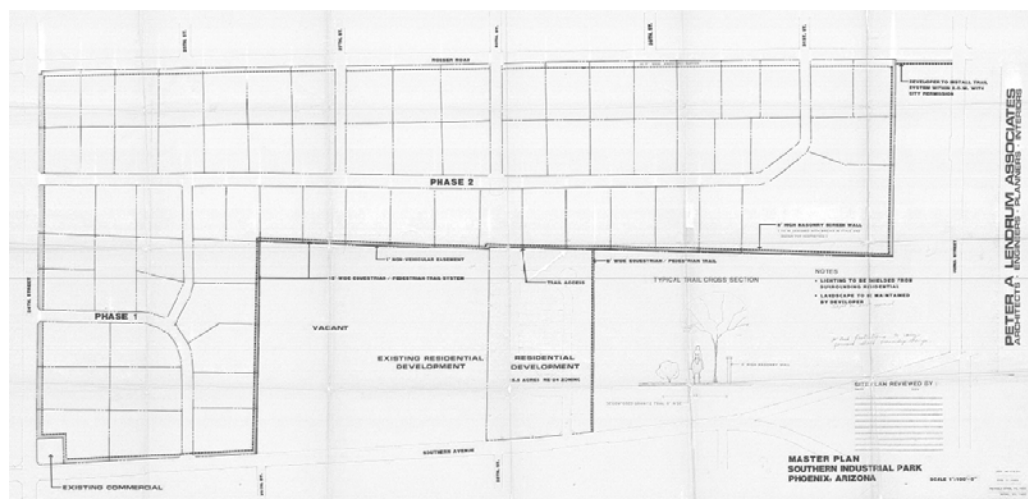
Single Family		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage		14.38
Total Number of Units		80
Density	5.5, 6.5 with bonus du/ac	5.5
Typical Lot Size	Varies	45'x110'
Subject to Single Family Design Review	Yes	Yes
Open Space	5%	15%

Background/Issues/Analysis

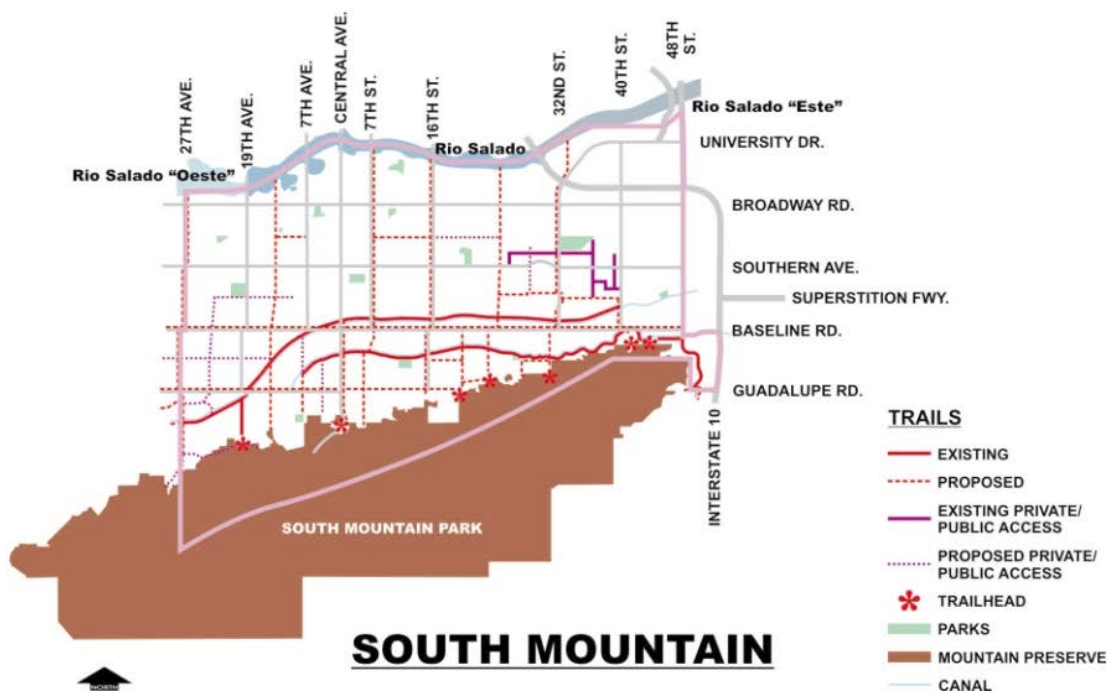
1. The subject 14.38 acre parcel is located at the northeast corner of 28th Street Alignment and Southern Avenue. This is a request to rezone the parcel from RE-24 (Large Lot Residential) to R1-6 (Single Family Residential).



2. Currently the subject parcel is vacant, undeveloped land. The request is to rezone a portion of the proposed site. To the north of the site is a Commerce Park/Business Park complex designated IND.PK. (Industrial Park); to the west is Single Family Residential designated R1-6 (Single Family Residential); to the east is vacant, undeveloped land designated R1-6 (Single Family Residential); and to the south is the George Gervin Preparatory Academy and Univision Complex designated S-1 (Ranch or Farm Residence).
3. The General Plan Land Use Map designation for this property is Residential 3.5 to 5 dwelling units per acre. The proposed residential subdivision has a density of 5.5 dwelling units per acre. The General Plan Land Use element identifies exceptions to the 10 gross acre rule not requiring an amendment. Residential requests that do not change from one type of residential product to another type of residential product as shown in Figure 38 of the 2002 General Plan, do not require an amendment.
4. Rezoning case Z-164-80 was denied as filed, but approved to rezone approximately 125.57 acres on the south side of Roeser Street between 24th Street and a point 334.35' west of 32nd Street to Industrial Park and approximately 15.39 acres on the north side of Southern Avenue and 28th Street to RE-24. Stipulations required that the developer install a system of equestrian/pedestrian trails at locations in substantial compliance with the 1980 Master Plan presented by the developer. Further noted was a stipulation to "include access leading from the interior of the residential development to the trail on the north property line of the residential development". The 1980 Master Plan shows a north-south trail connection through the subject site between the north property line and Southern Avenue. The property north of the subject site has been developed and provided the required east-west trail easement. A stipulation requiring the developer to provide pedestrian connections to the already established trail easement on the north property line has been provided. The stipulation is written to allow the developer flexibility to locate the required pedestrian connections outside the boundaries of the subject parcel as a means to support the intent of the 1980 Master Plan.



5. Adopted in 2003, the Esteban Park Area Plan is a policy document that establishes a coordinated land use pattern for the area bounded by Roeser Road on the north, 24th Street on the west, Southern Avenue on the south, and 36th Street on the east. The Plan establishes a trail network formalizing the trails originating from case Z-164-80, and shows the original north-south trail connection through the subject site at a location more closely aligned with 28th Street. A stipulation requiring the developer to provide a trail easement to connect the Esteban Trail network to the north and 28th Street to the south has been provided.
6. The General Plan South Mountain Village Trails map identifies a proposed north-south private/public access in alignment with 28th Street and connecting to the existing east-west private/public access along the north property line of the subject property.



7. The Water Services Department has noted that the developer will be required to put in all required water and sewer main extensions and sewer.
8. The site is within the flight path of the Phoenix Sky Harbor International Airport and as such, is subject to over flights of aircrafts. The prospective occupants/owners of the development should be notified of the proximity to the busy and growing airport. A stipulation has been added to address notification.
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 requested rezone is consistent with the goals and policies of the General Plan and Estaban Park Area Plan.
2. The proposed site plan, as stipulated, is compatible with the surrounding neighborhood and adjacent property.
3. The proposal is consistent with the surrounding residential land uses.

Stipulations

1. The Development shall be in general conformance with the site plan date stamped June 30, 2015 and elevations date stamped May 12, 2015 as approved by the Planning and Development Department with specific regard to the following:
 - A. A minimum landscape setback of 30 feet with an average of 50 feet shall be required along south property line as approved by the Planning and Development Department.
 - B. A minimum of 12% open space shall be provided as approved by the Planning and Development Department.
2. A minimum 30-foot wide pedestrian trail easement shall be provided between the Estaban Trail network to the north and Southern Avenue to the south in alignment with 28th Street. The trail connection shall be installed by the developer and maintained by the HOA. Location of the pedestrian trail easement may be outside the subject parcel boundaries as approved by the Planning and Development Department.
3. A minimum of two 15-foot wide pedestrian connections to the Estaban trail network shall be provided along the north property line. Location of pedestrian connections may be outside the subject boundaries as approved by the Planning and Development Department.
4. A minimum of three 15-foot wide connections to the Estaban trail network along the 28th Street alignment shall be provided as approved by the Planning and Development Department. Location of pedestrian connections may be outside the subject boundaries as approved 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 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 HOA.
6. That the property owner shall record documents that disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International 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.

Writer

Joél Carrasco

June 26, 2015

Joshua Bednarek

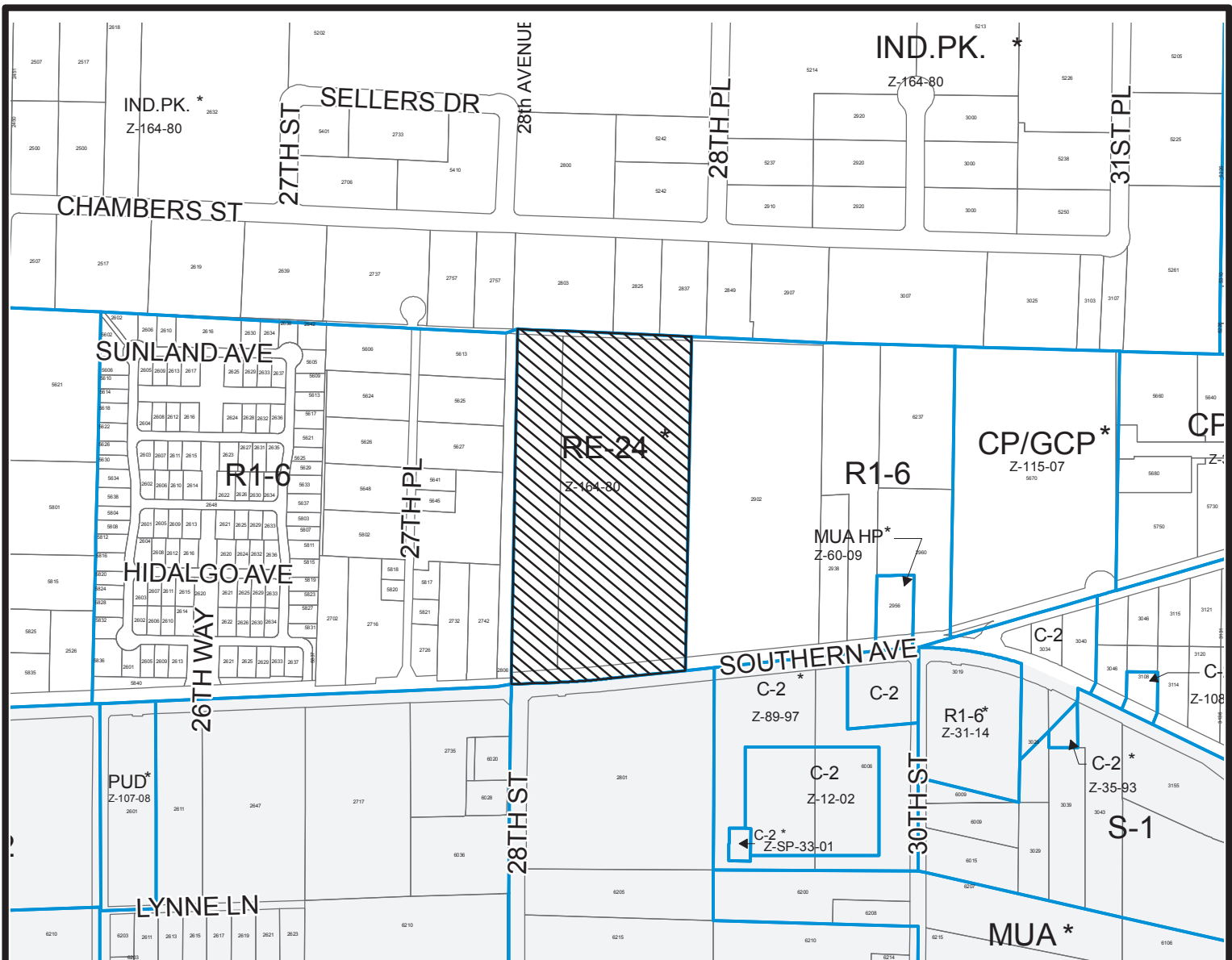
Attachments

Zoning sketch

Aerial

Site plan (date stamped June 30, 2015)

Elevations (date stamped May 12, 2015)



APPLICANT'S NAME: TRS 10, LLC

REQUESTED CHANGE:

FROM: RE-24, (14.38 a.c.)

APPLICATION NO. Z-24-15

DATE: 5/29/2015
REVISION DATES:

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

14.38 Acres

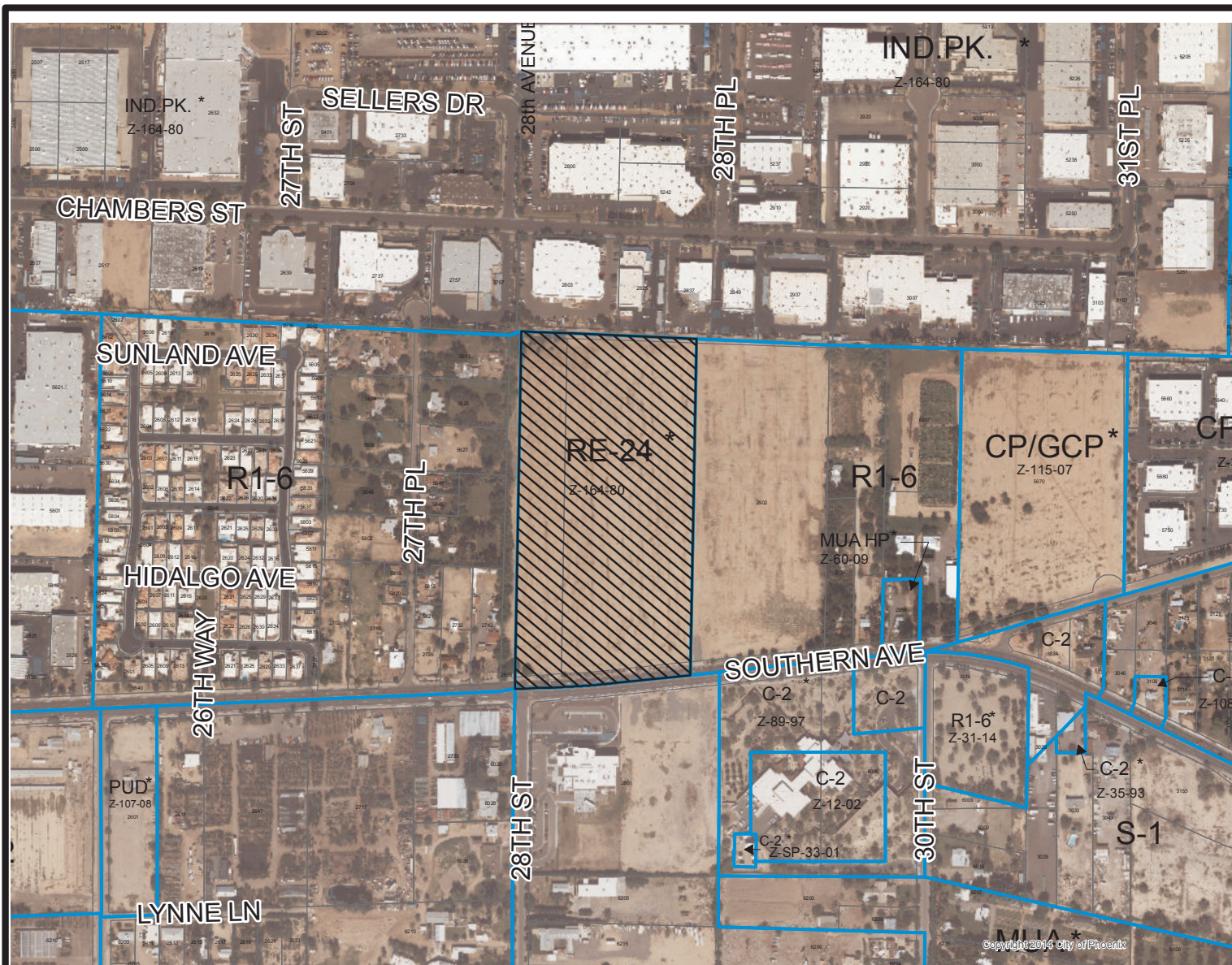
AERIAL PHOTO & QUARTER SEC. NO. QS 3-34

ZONING MAP D-10

TO: R1-6, (14.38 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
RE-24	19	N/A
R1-6	71	91

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

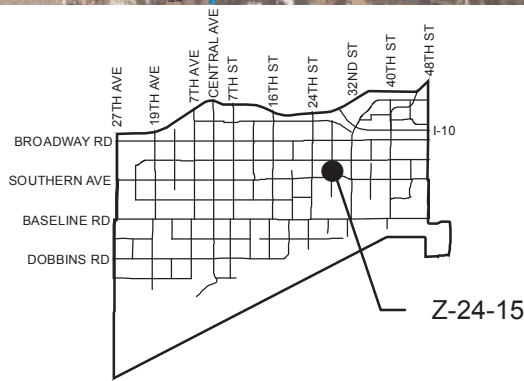


500 250 0 500 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: TRS 10, LLC		REQUESTED CHANGE: FROM: RE-24, (14.38 a.c.)	
APPLICATION NO. Z-24-15	DATE: 5/29/2015 REVISION DATES:	TO: R1-6, (14.38 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 14.38 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 3-34		
MULTIPLES PERMITTED RE-24 R1-6	CONVENTIONAL OPTION 19 71	* UNITS P.R.D. OPTION N/A 91	

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

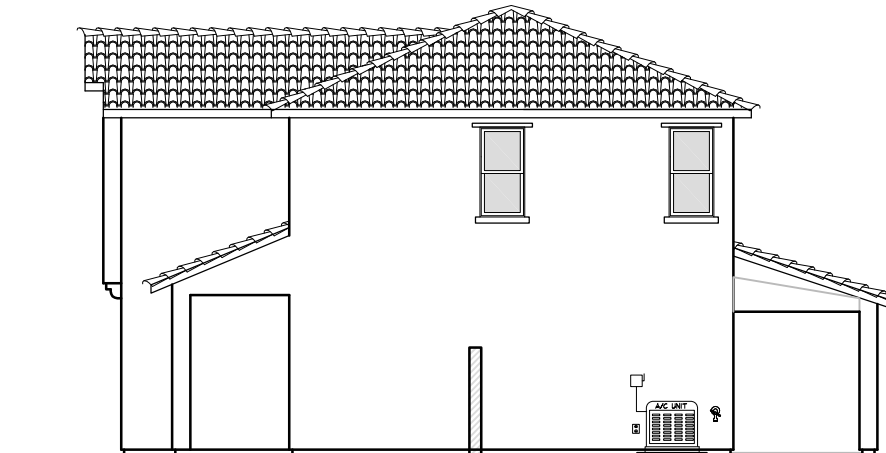
102.5

ELEVATIONS
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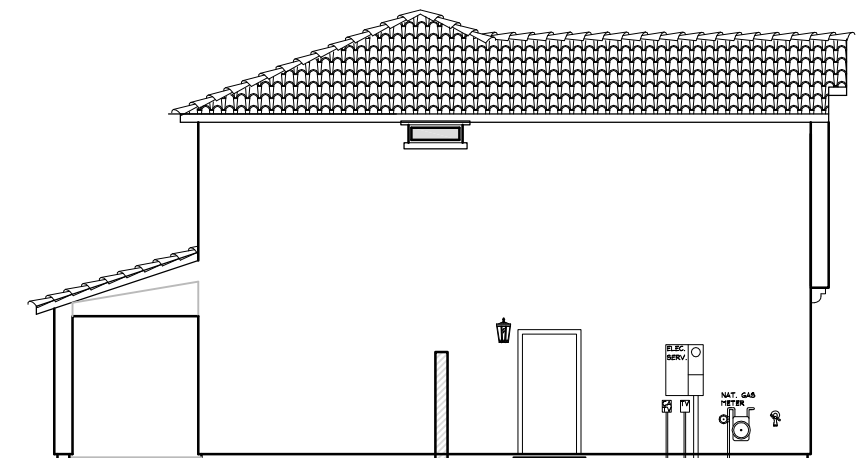
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

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Department

102.5

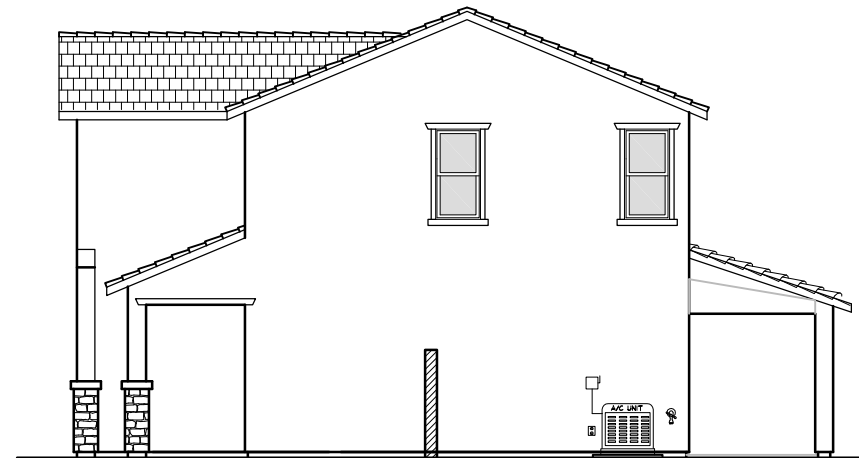
ELEVATIONS
CRAFTSMAN 'C'

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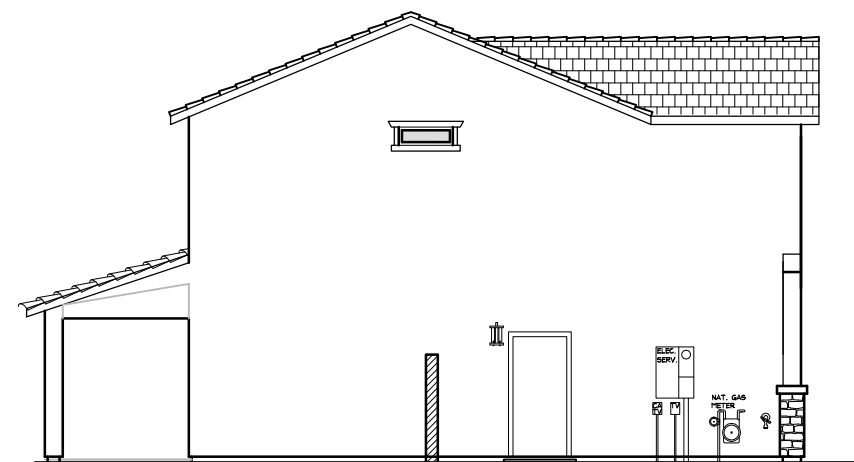
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

102.5

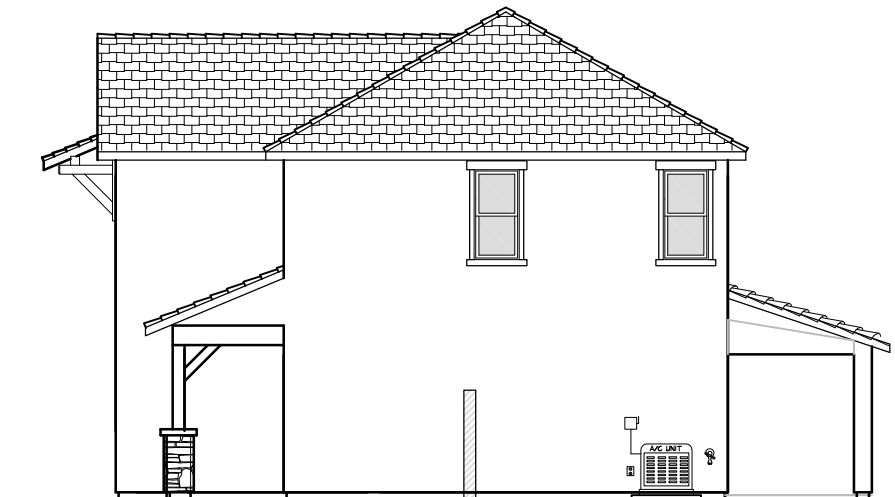
ELEVATIONS
FRENCH 'F'

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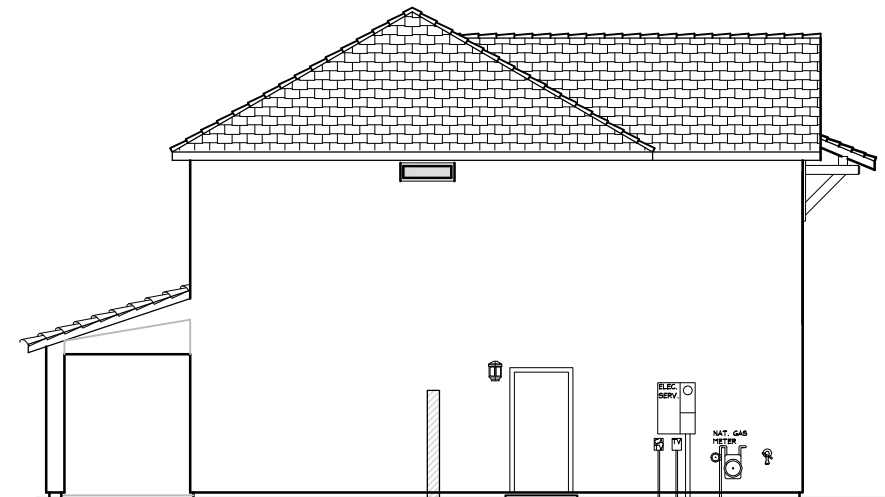
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

104.2

ELEVATIONS
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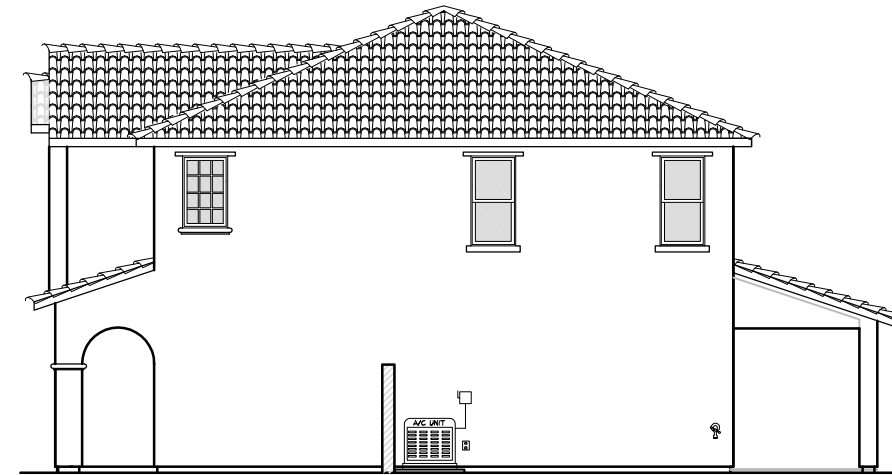
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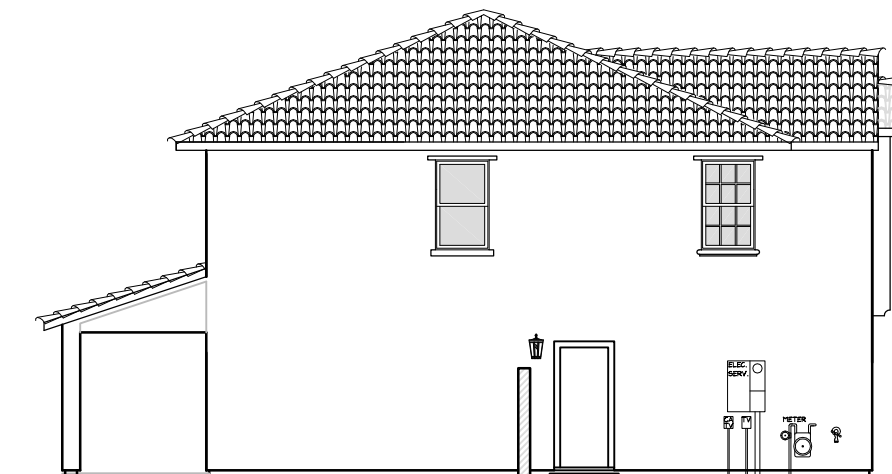
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

104.2

ELEVATIONS
CRAFTSMAN 'C'

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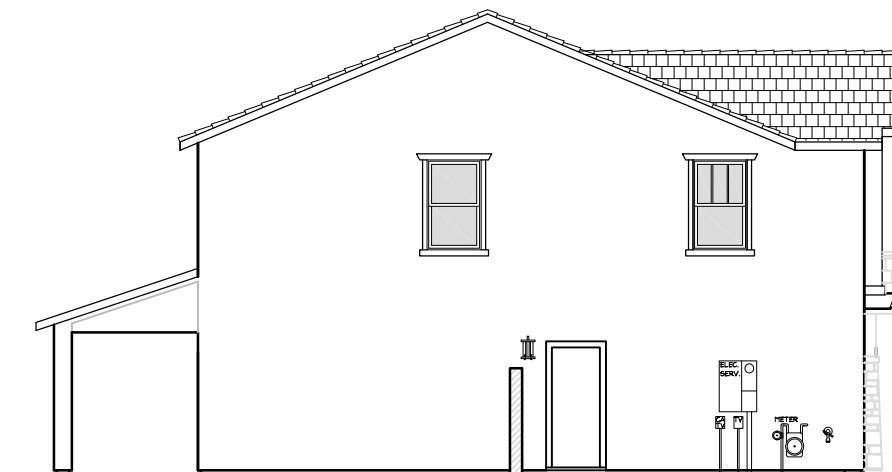
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

104.2

ELEVATIONS
FRENCH 'F'

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MAY 12 2015

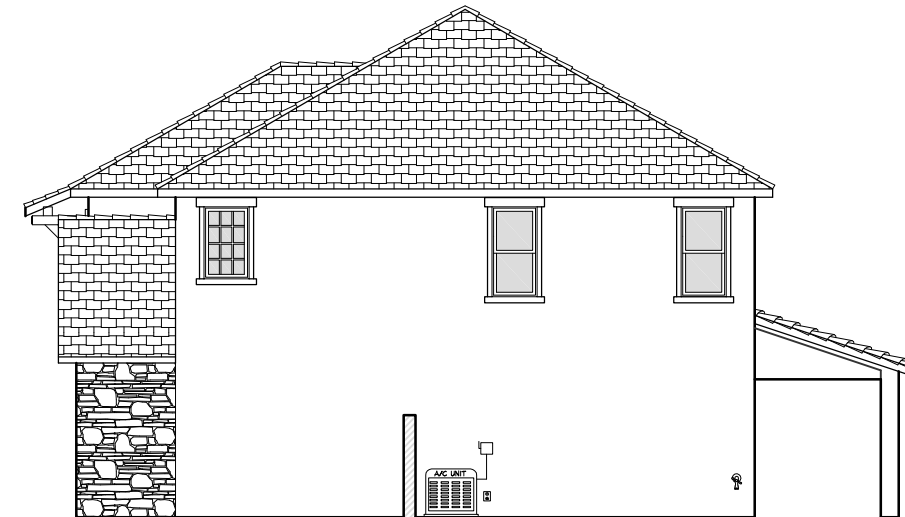
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FRONT ELEVATION (1/1)
Front Elevation



Right Elevation



Rear Elevation



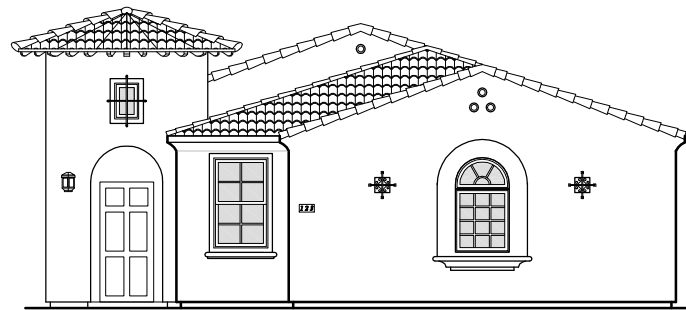
Left Elevation

116.2

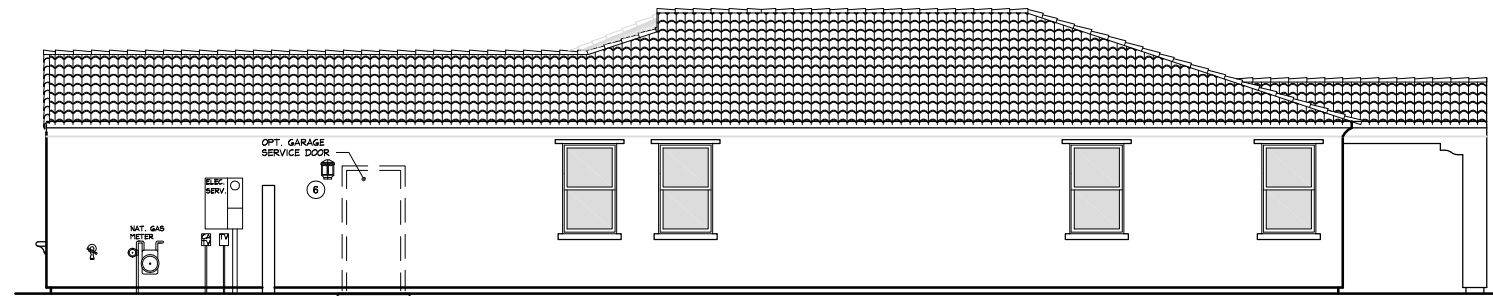
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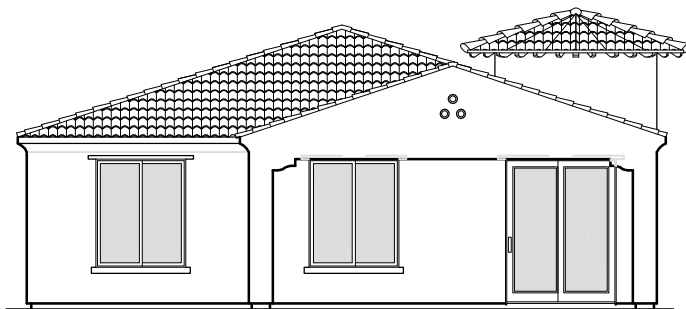
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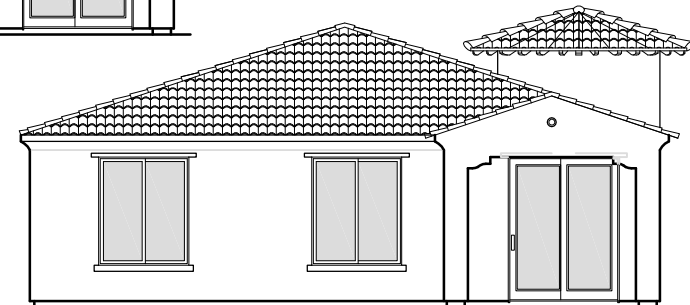
Front Elevation



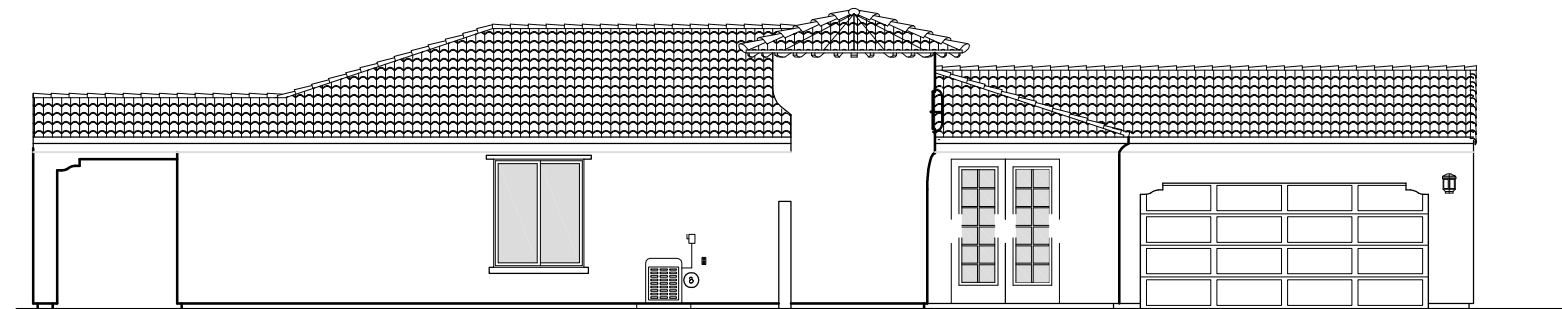
Right Elevation



Rear Elevation w/ Patio B



Rear Elevation



Left Elevation

116.2

ELEVATIONS
TUSCAN 'E'

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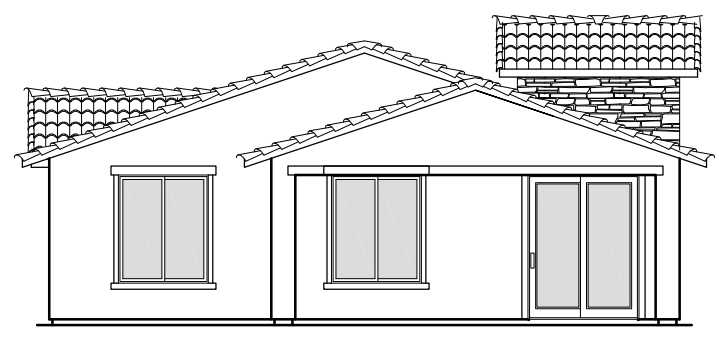
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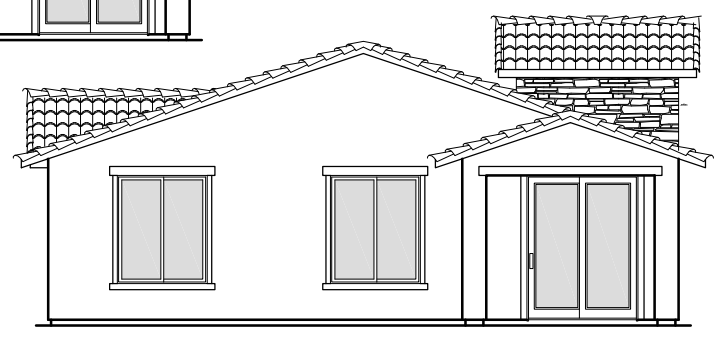
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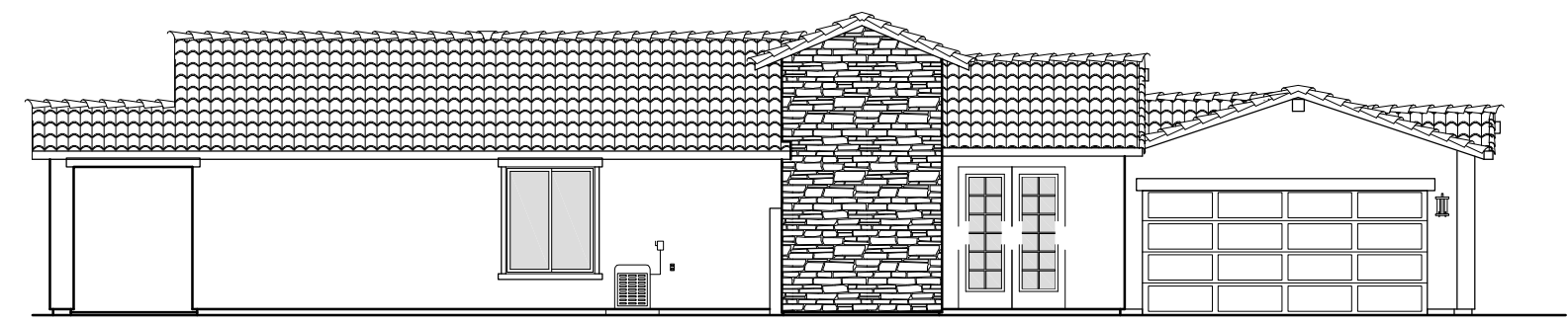
Right Elevation



Rear Elevation w/ Patio B



Rear Elevation



Left Elevation

116.2

ELEVATIONS
FRENCH COUNTRY 'F'

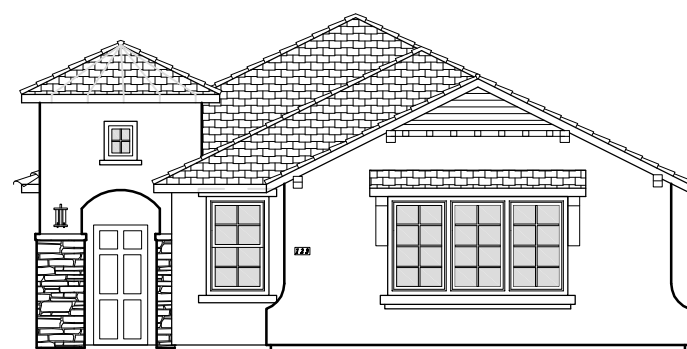
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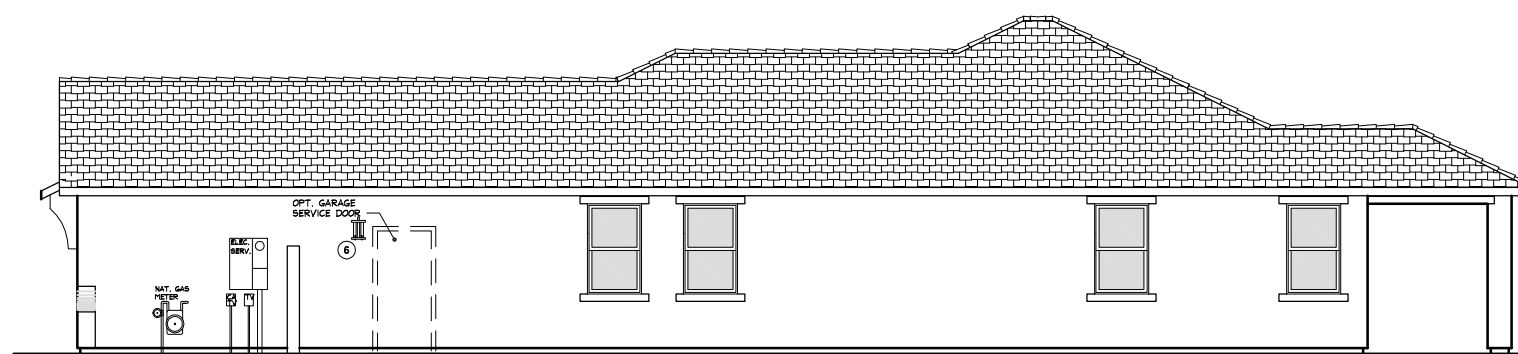
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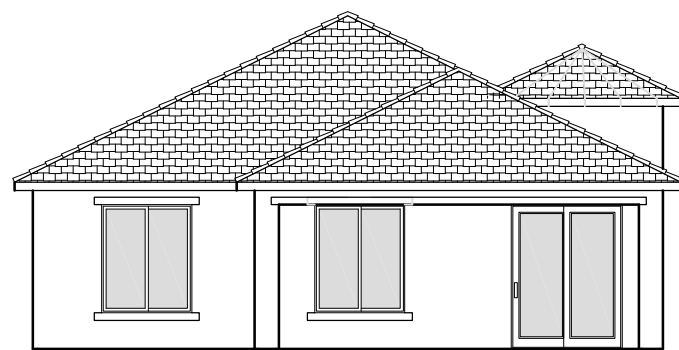
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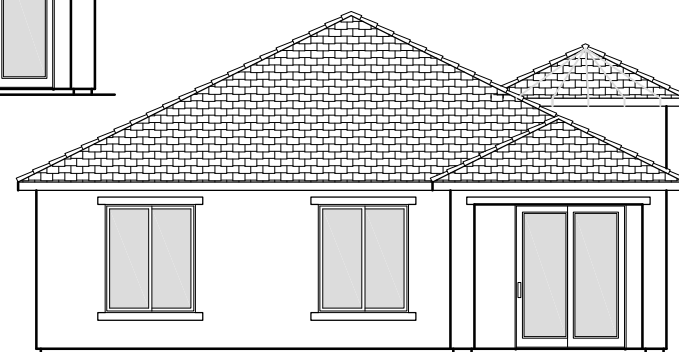
Front Elevation



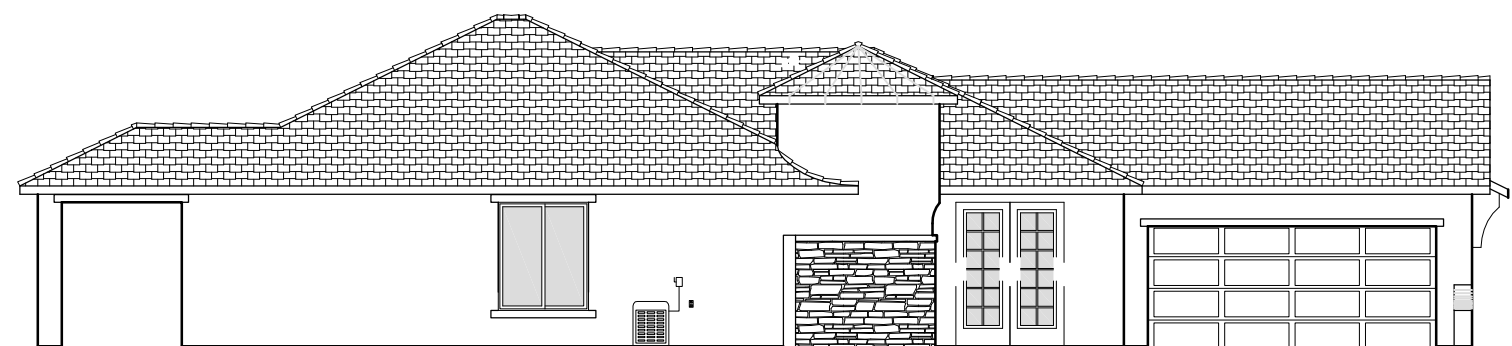
Right Elevation



Rear Elevation w/ Patio B



Rear Elevation



Left Elevation

121

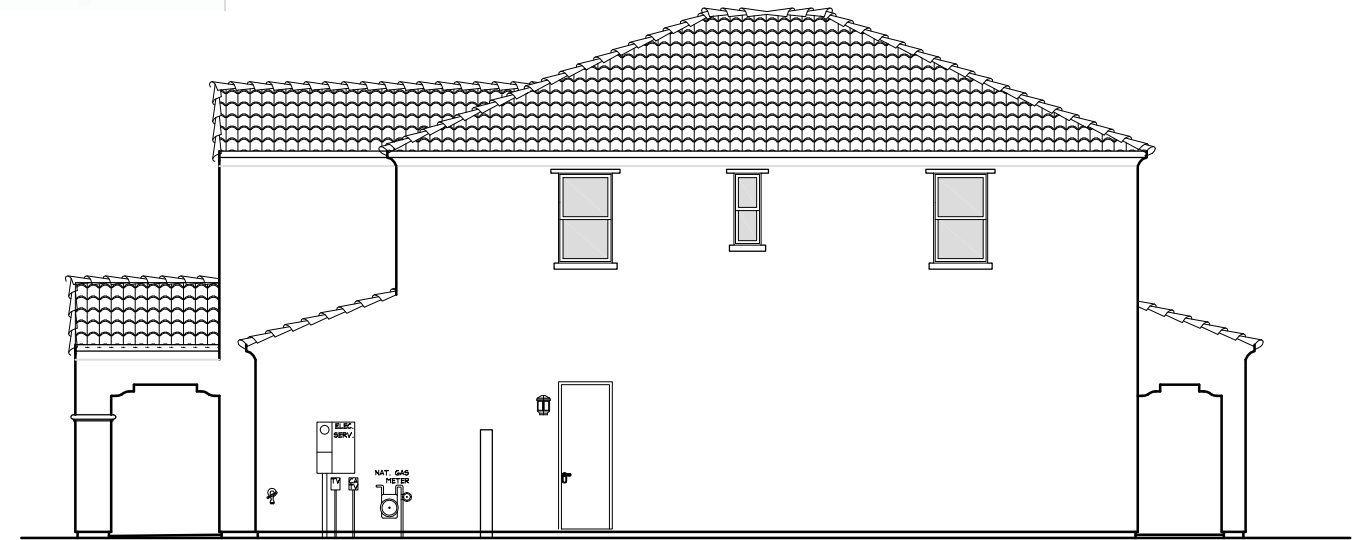
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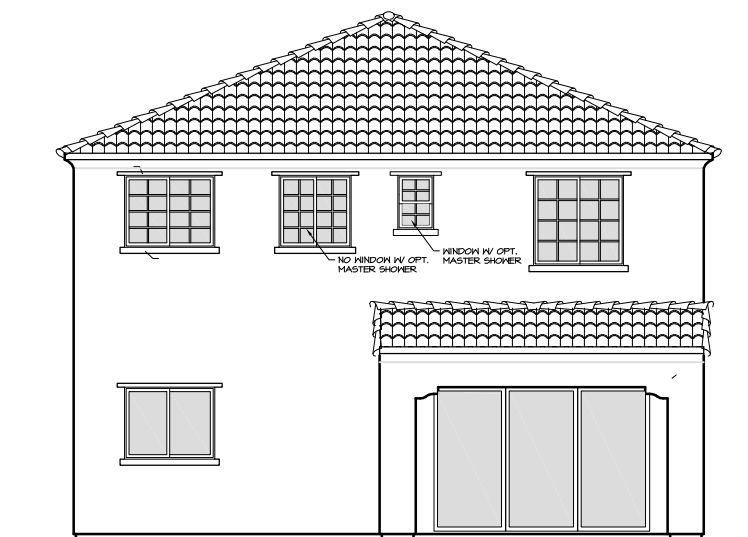
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Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Rear Elevation- w/ Opt. Patio B

VILLAGES AT VERONA
Phoenix, Arizona

121

ELEVATIONS
CRAFTSMAN 'C'

CITY OF PHOENIX

MAY 12 2015

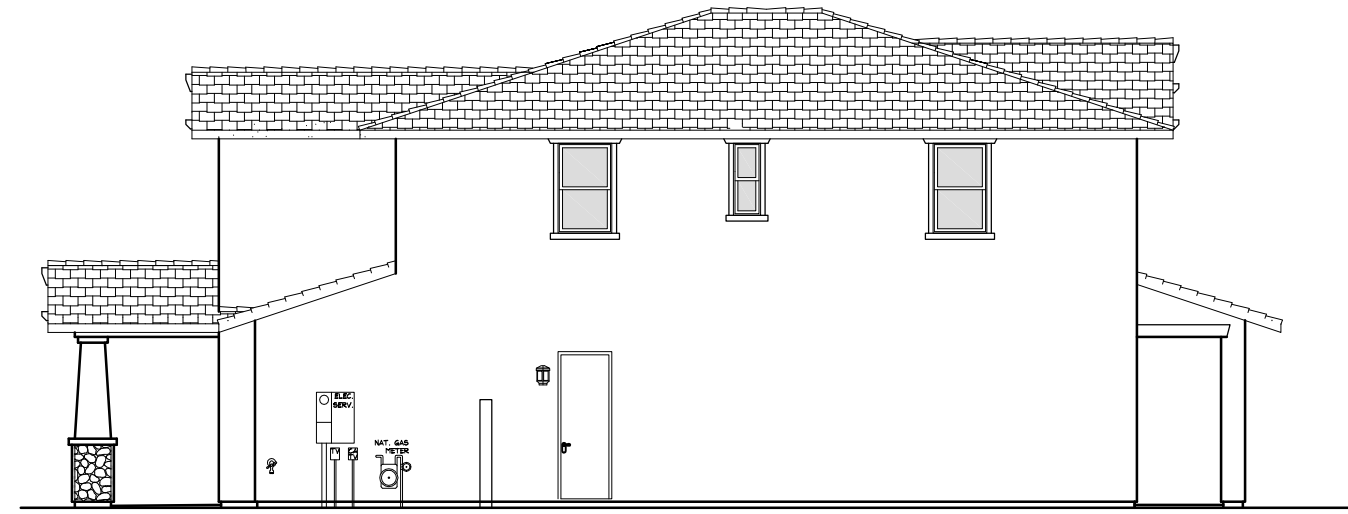
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Front Elevation



Right Elevation



Rear Elevation- w/ Opt. Patio B



Rear Elevation



Left Elevation

VILLAGES AT VERONA
Phoenix, Arizona

121

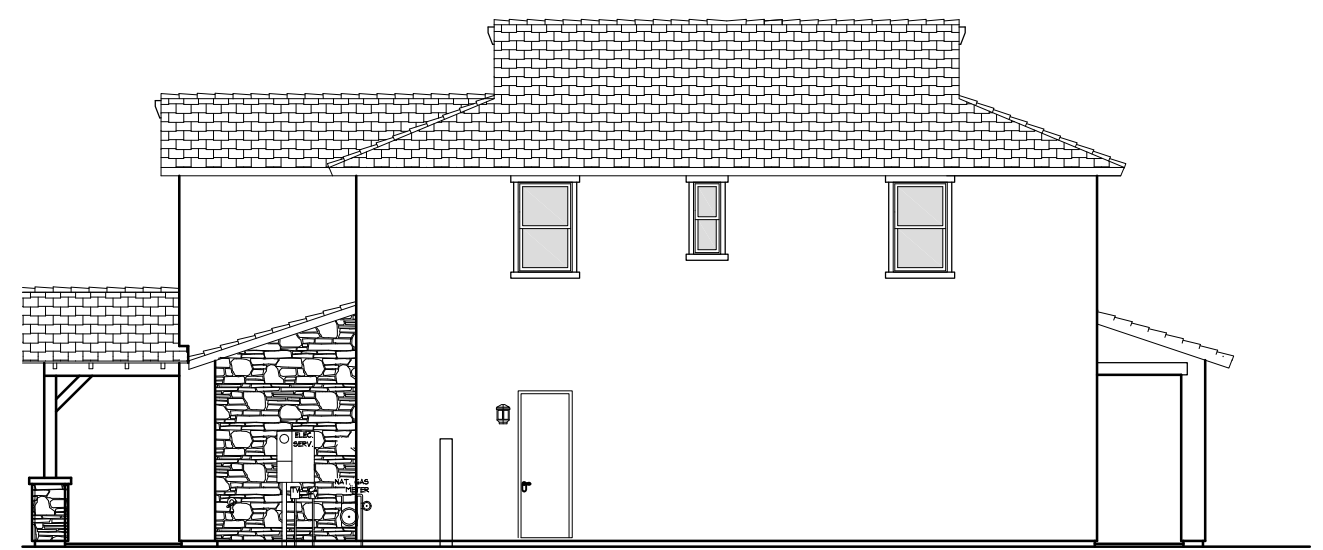
ELEVATIONS
RANCH TERRITORIAL 'H'

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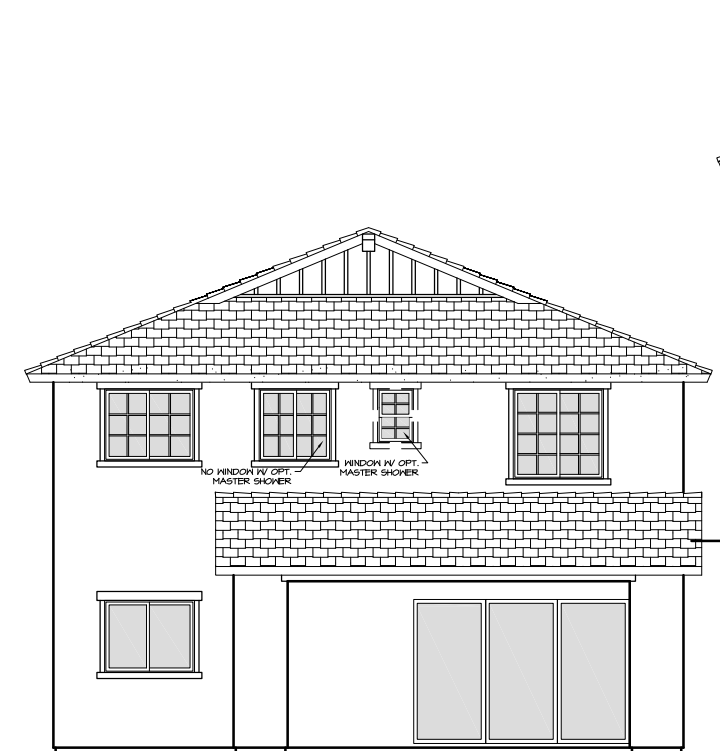
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Front Elevation



Right Elevation



Rear Elevation- w/ Opt. Patio B



Rear Elevation



Left Elevation

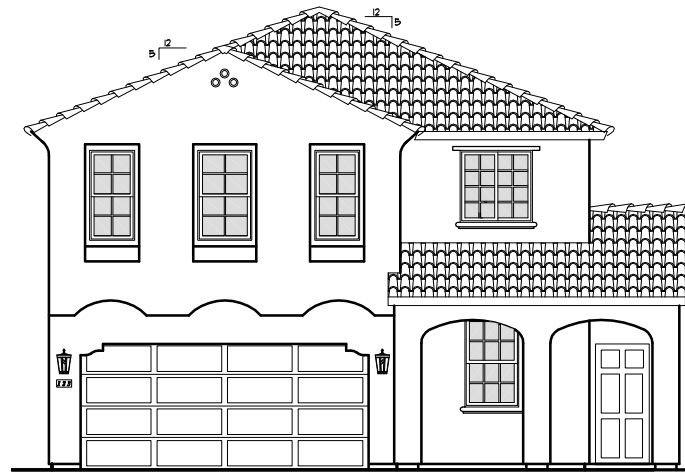
VILLAGES AT VERONA
Phoenix, Arizona

204.3

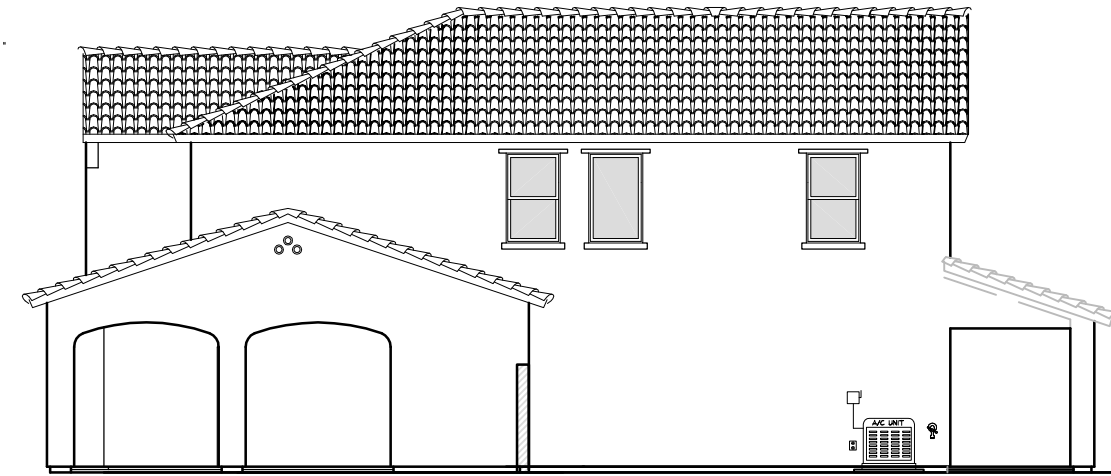
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SPANISH 'A'

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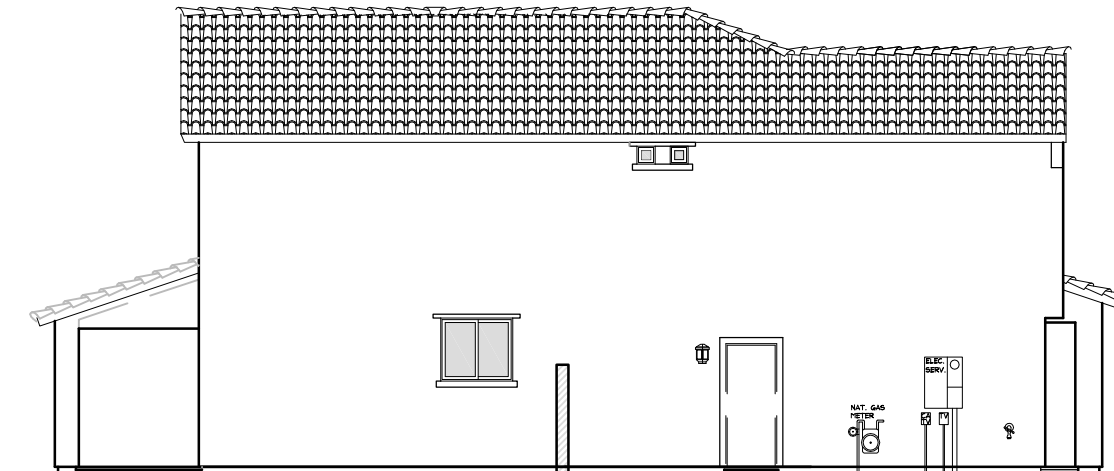
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

204.3

ELEVATIONS
CRAFTSMAN 'C'

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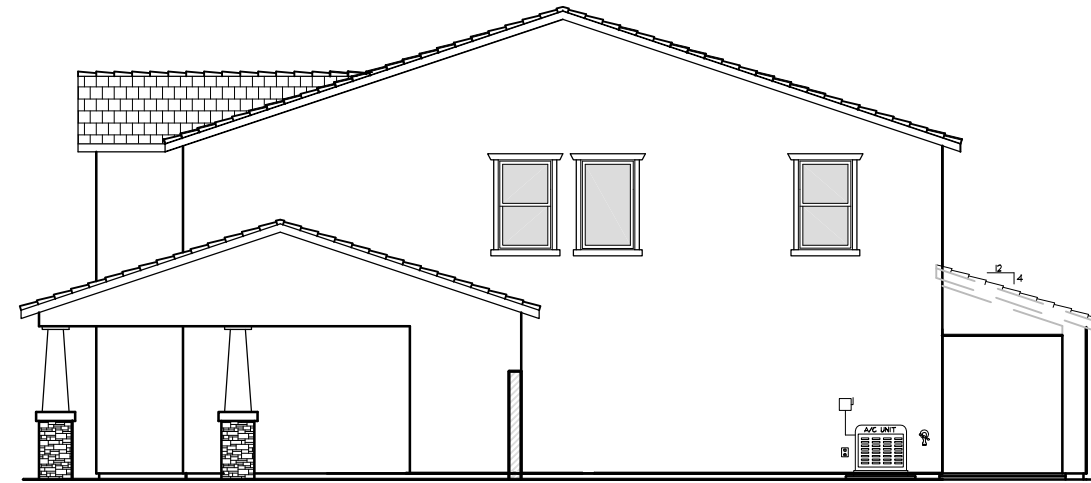
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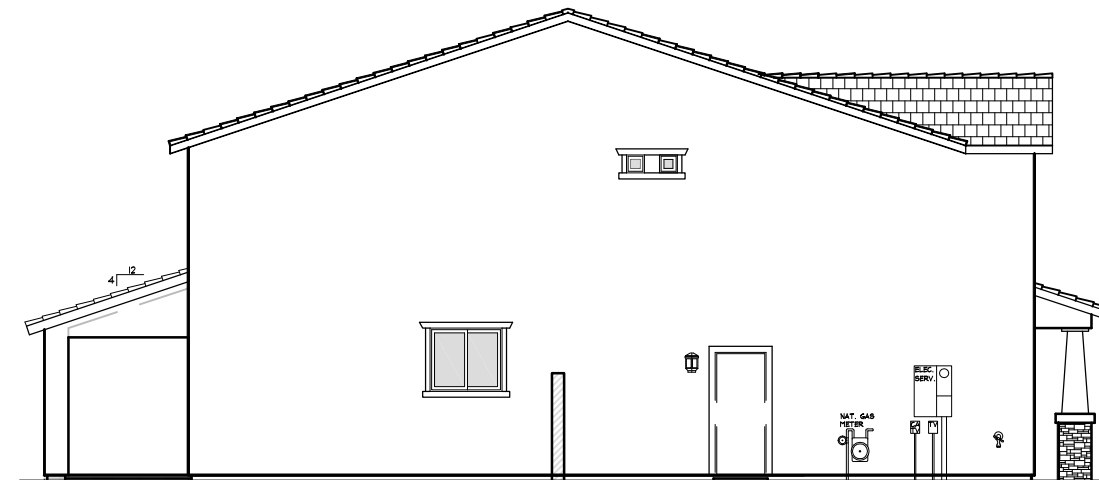
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

204.3
ELEVATIONS
FRENCH 'F'

CITY OF PHOENIX

MAY 18 2015

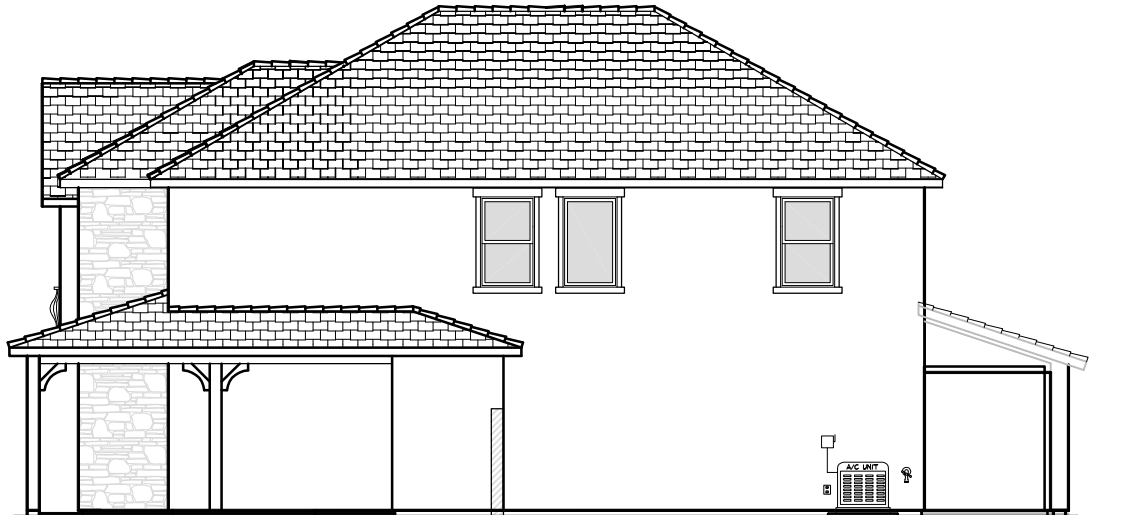
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Front Elevation



Right Elevation



Rear Elevation



Left Elevation