



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-24-20-2**  
**July 20, 2020**

**Paradise Valley Village Planning Committee Meeting Date:** August 3, 2020  
**Planning Commission Hearing Date:** August 6, 2020  
**Request From:** R-3 SP (0.93 acres)  
**Request To:** R-3 (0.93 acres)  
**Proposed Use:** Removal of Special Permit for traditional single-family residential  
**Location:** Southwest corner of 29th Street and Beverly Lane  
**Owner:** Maurilio Padron Garcia  
**Applicant:** Guillermo Padron  
**Representative:** Guillermo Padron  
**Staff Recommendation:** Approval

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Map Designation</a></u>		Residential 3.5 to 5 dwelling units per acre	
<u><a href="#">Street Map Classification</a></u>	29th Street	Minor Collector	30-foot west half street
	Beverly Lane	Local	25-foot south half street

***CELEBRATE OUR DIVERSE COMMUNITIES CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

The proposed Special Permit removal will allow single-family homes in an area transitioning from mobile homes to traditional single-family homes. This allows for an additional mix of housing types in the vicinity.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the***

***character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.***

The proposal allows traditional single-family homes that will contribute to enhancing this redeveloping area in a way that is compatible and complementary. There are several parcels on the same block that have gone through the Special Permit removal process to build new single-family residences.

**Applicable Plans, Overlays and Initiatives**

**Reimagine Phoenix Initiative**: See Background Item No. 7.

**Surrounding Land Uses/Zoning**

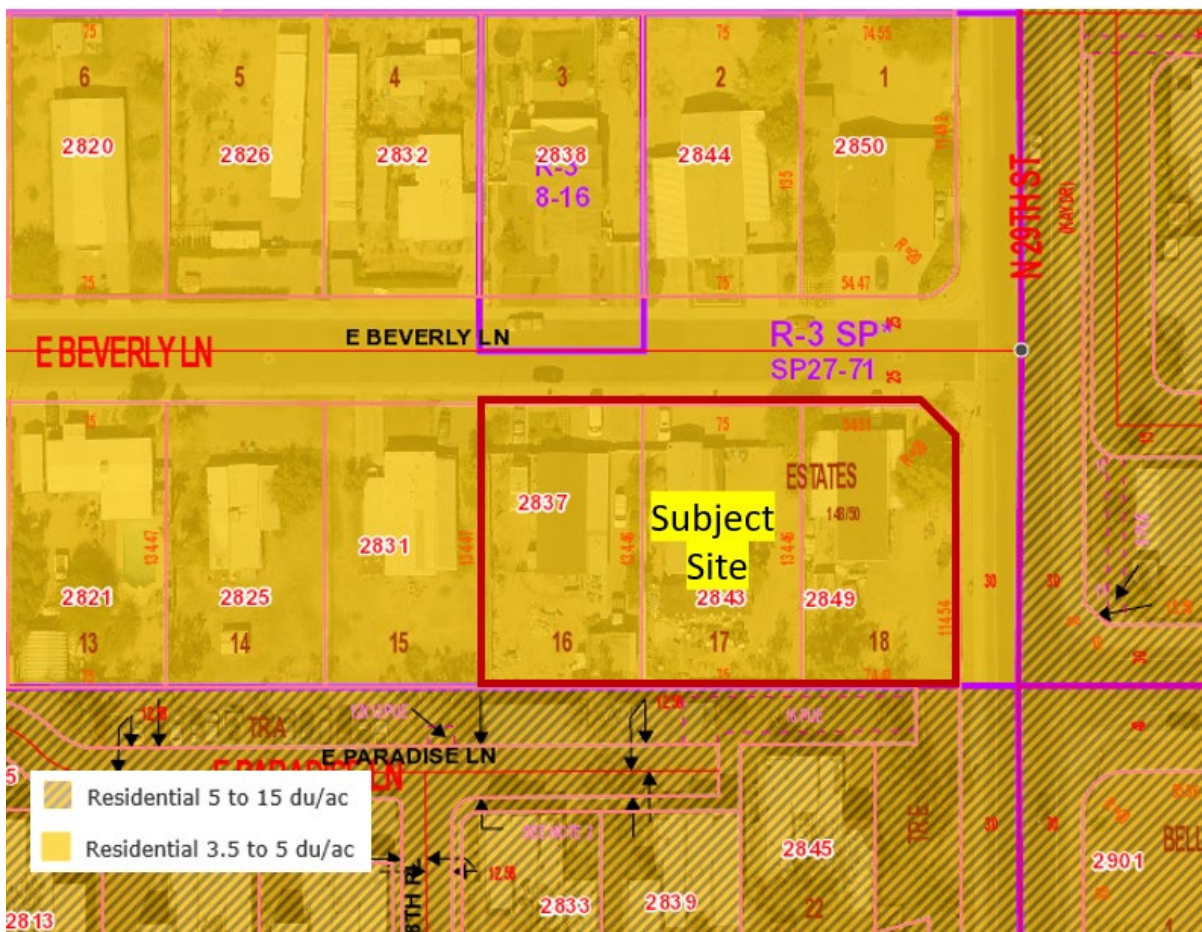
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Mobile homes	R-3 SP
<b>North (across Beverly Lane)</b>	Traditional single-family home, mobile homes	R-3, R-3 SP
<b>South</b>	Apartment Complex/Multifamily Housing	PAD-13
<b>East (across 29th Street)</b>	Arbor Manor Mobile Home Park	PAD-11
<b>West</b>	Mobile Homes	R-3 SP

**Multifamily Residential Subdivision Option (R-3)**

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum Lot Dimensions	60 feet width, 94 feet depth	Met – 74 feet width, 135 feet depth
<i>Minimum Building Setbacks</i>		
Front	25 feet	Met – 25 feet
Rear	15 feet	Met – 52 feet
Side	10 feet and 3 feet	Met – 10 feet and 23 feet
Maximum Lot Coverage	45%	Met – 15.3%
Maximum Building Height	2 stories and 30 feet	Met – 23 feet

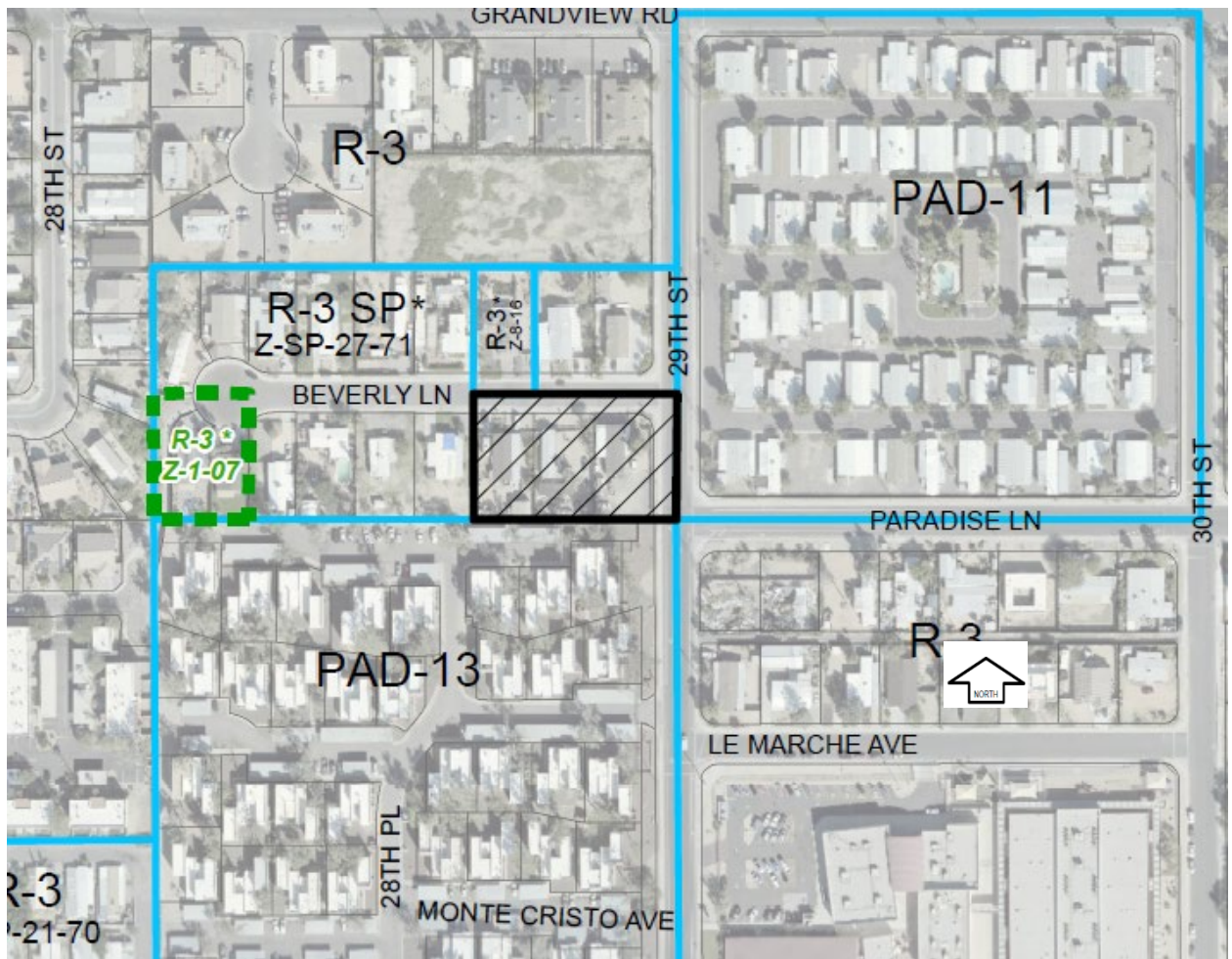
### Background/Issues/Analysis

1. This is a request to rezone a 0.93 acre site from R-3 SP (Multifamily Residence District, Special Permit) to R-3 (Multifamily Residence District) to allow for three new single-family residential homes to be built on the three separate lots. The subject parcels were rezoned R-3 SP in 1971 (Z-SP-27-71) to allow for a mobile home development. The applicant is requesting to remove the mobile home Special Permit to build the three single-family residences.
2. The General Plan Land Use Map designation for the property is Residential 3.5 to 5 dwelling units per acre, which is consistent with the request. The General Plan Land Use Map designation to the east and south is Residential 5 to 15 dwelling units per acre. The General Plan Land Use Map designation to the north and to the west are Residential 3.5 to 5 dwelling units per acre.



Source: Planning and Development Services

- The subject site is composed of three parcels, which formerly had three mobile homes located on them. These three parcels are a part of an 18-lot subdivision developed for mobile homes. There are existing mobile homes and single-family residences to the west of the site. To the east is a mobile home park. Multifamily housing is located to the south. There is one single-family home and two mobile homes to the north of the site, which was approved through Rezoning Case No. Z-8-16-2.



Source: Planning and Development

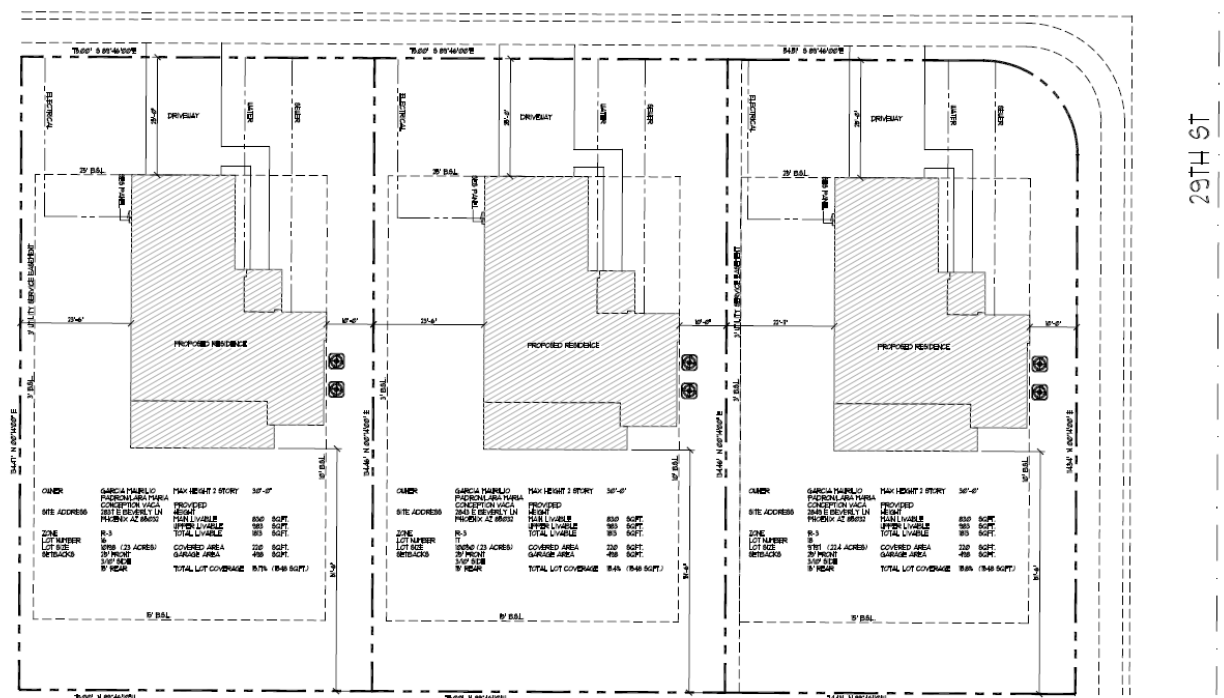
- In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

- The site plan proposes three two-story, 1,813 square foot single-family residences. The first floor has 830 square feet of livable space, while the second floor has 983 square feet of livable space. The lot coverage proposed for the lots are approximately 15.3 percent.

The site plan proposes two-car garages that are 498 square feet. The site plan also shows the residences positioned towards the north property lines, which provides for large backyards.

The lots have access from Beverly Lane, which is classified as a local street.



Source: Design AR Studio

- A Special Permit authorizes a use not otherwise permitted in the underlying zoning district. In this case, the underlying zoning district is R-3 and as such, the current request is to remove the Special Permit and utilize the existing R-3 zoning for single-family residences. No stipulations or conditions can be placed on this request to remove the Special Permit.

## STUDIES AND POLICIES

### 7. Reimagine Phoenix

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals, however the City of Phoenix provides this service.

## COMMUNITY INPUT SUMMARY

8. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

## INTERDEPARTMENTAL COMMENTS

9. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
10. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
11. The subject site is not in a Special Flood Hazard area, but is located in a Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Street Transportation Department is requesting that all off-site improvements comply with ADA guidelines.
13. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
14. 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 request is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.
2. The proposed use is consistent with the single-family residential development pattern in the area.
3. The proposed zoning is consistent with several goals and policies of the General Plan including providing a mix of housing types in the area.

### **Writer**

David Simmons

July 20, 2020

### **Team Leader**

Samantha Keating

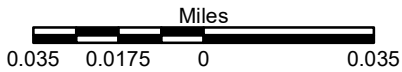
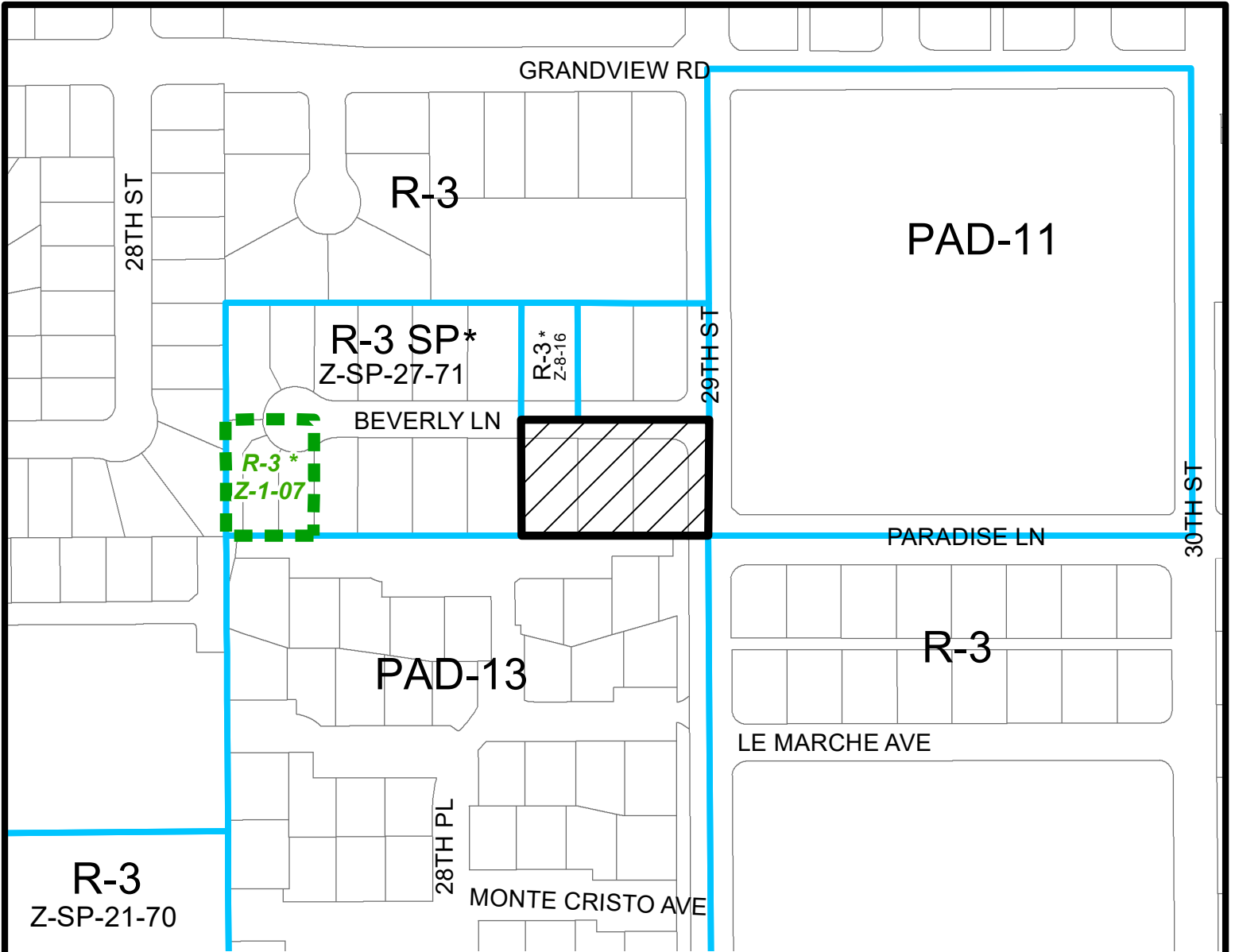
### **Attachments**

Sketch Map

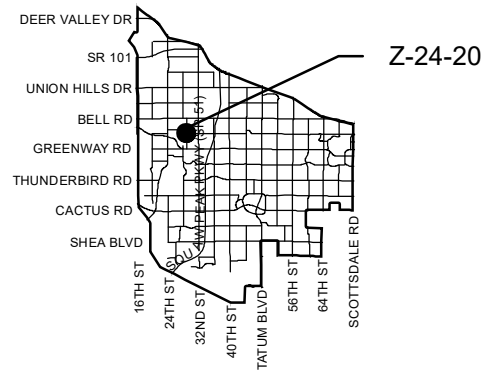
Aerial Map

Conceptual Site Plan date stamped June 24, 2020

Conceptual Elevations date stamped June 24, 2020



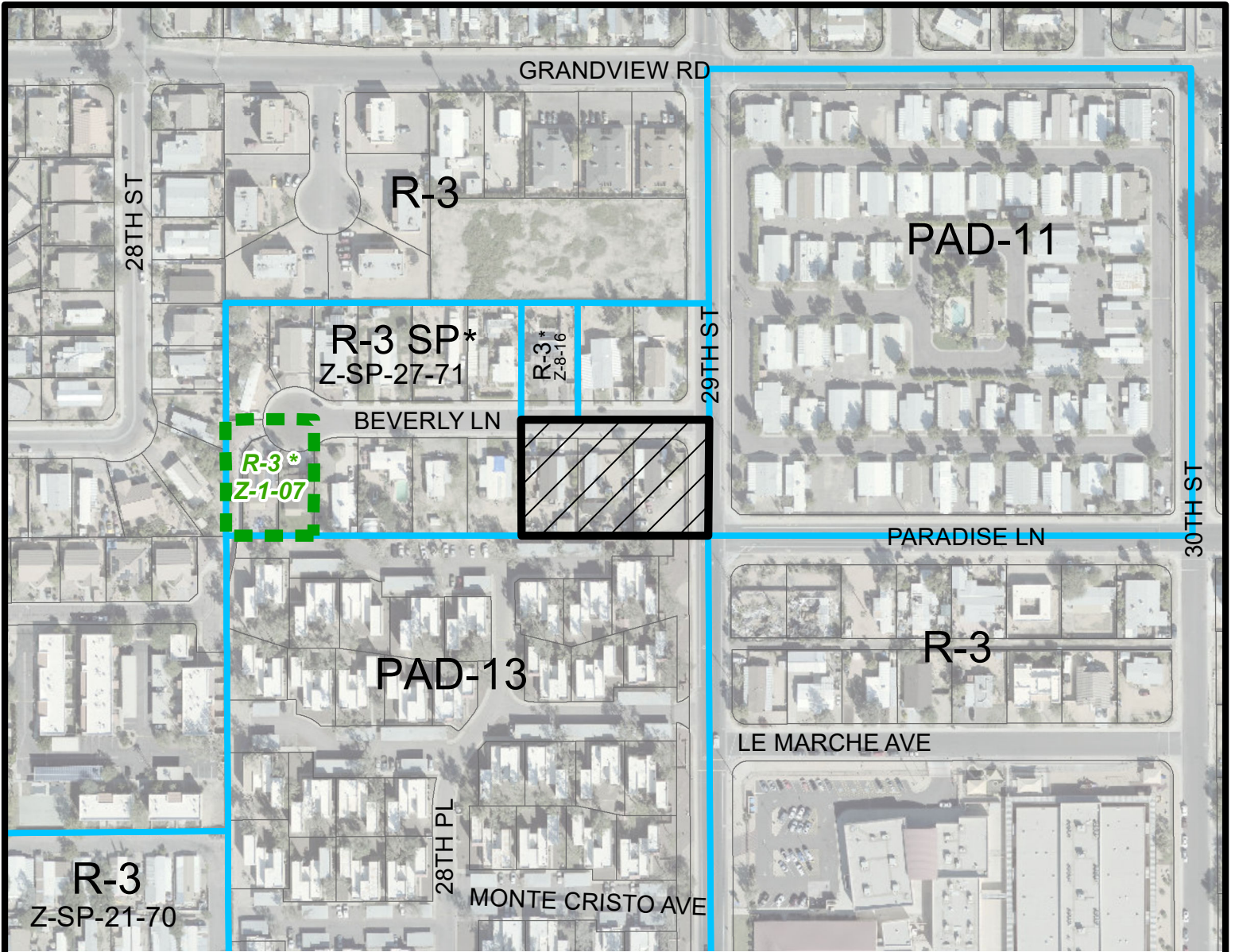
**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 2



<b>APPLICANT'S NAME:</b> Guillermo Padron		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-24-20		<b>FROM:</b> R-3 SP ( 0.93 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>0.93 Acres</b>		<b>TO:</b> R-3 ( 0.93 a.c.)	
<small>DATE:</small> 6/01/2020 <small>REVISION DATES:</small>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 36-34 <small>ZONING MAP</small> M-10	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
R-3 SP		13	
R-3		13	
		<b>* UNITS P.R.D. OPTION</b>	
		16	
		16	

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





Miles

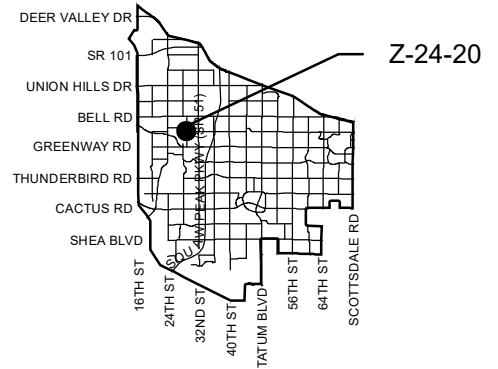
0.035 0.0175 0 0.035

**PARADISE VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 2



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Guillermo Padron**

**REQUESTED CHANGE:**

FROM: **R-3 SP ( 0.93 a.c.)**

APPLICATION NO. **Z-24-20**

DATE: **6/01/2020**  
REVISION DATES:

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

**0.93 Acres**

AERIAL PHOTO & QUARTER SEC. NO. **QS 36-34**      ZONING MAP **M-10**

TO: **R-3 ( 0.93 a.c.)**

**MULTIPLES PERMITTED**

R-3 SP  
R-3

**CONVENTIONAL OPTION**

13  
13

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

16  
16

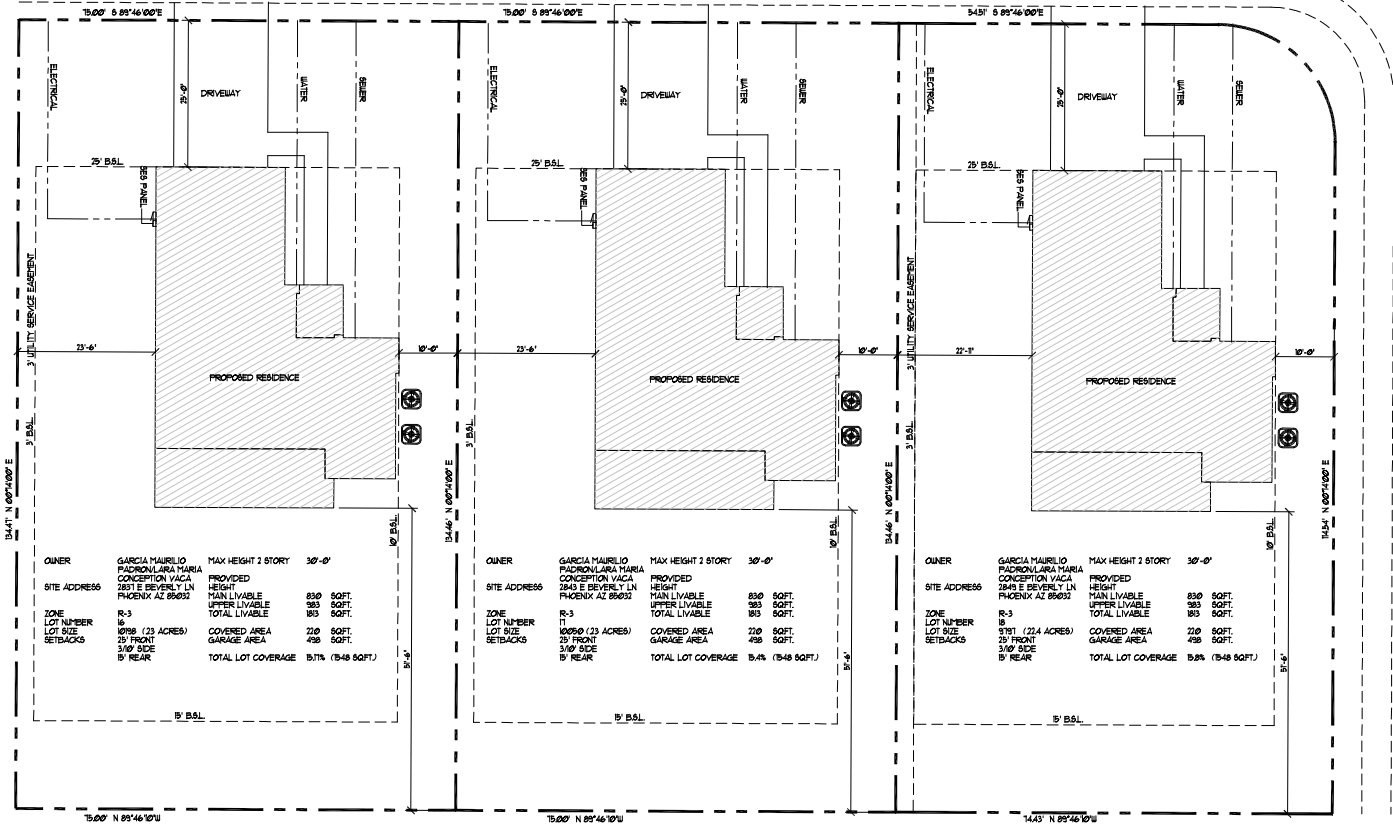
\* Maximum Units Allowed with P.R.D. Bonus

BEVERLY LN



SCALE: 1"=10'-0"

29TH ST



OWNER: GARCIA MAURELO RADONJARA MARIA  
 CONCEPCION VACA  
 3803 E BEVERLY LN  
 PHOENIX AZ 85032

MAX HEIGHT 2 STORY 30'-0"  
 PROVIDED HEIGHT  
 MAIN LIVABLE 830 SQFT.  
 UPPER LIVABLE 183 SQFT.  
 TOTAL LIVABLE 1013 SQFT.

ZONE R-3  
 LOT NUMBER 0718 (23 ACRES)  
 LOT SIZE 29' FRONT 310' SIDE 15' REAR  
 COVERED AREA 210 SQFT.  
 GARAGE AREA 438 SQFT.  
 TOTAL LOT COVERAGE 6.7% (748 SQFT.)

OWNER: GARCIA MAURELO RADONJARA MARIA  
 CONCEPCION VACA  
 2843 E BEVERLY LN  
 PHOENIX AZ 85032

MAX HEIGHT 2 STORY 30'-0"  
 PROVIDED HEIGHT  
 MAIN LIVABLE 830 SQFT.  
 UPPER LIVABLE 183 SQFT.  
 TOTAL LIVABLE 1013 SQFT.

ZONE R-3  
 LOT NUMBER 11  
 LOT SIZE 10050 (23 ACRES)  
 LOT SIZE 29' FRONT 310' SIDE 15' REAR  
 COVERED AREA 210 SQFT.  
 GARAGE AREA 438 SQFT.  
 TOTAL LOT COVERAGE 6.4% (748 SQFT.)

OWNER: GARCIA MAURELO RADONJARA MARIA  
 CONCEPCION VACA  
 2843 E BEVERLY LN  
 PHOENIX AZ 85032

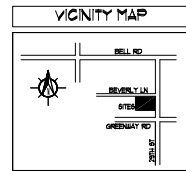
MAX HEIGHT 2 STORY 30'-0"  
 PROVIDED HEIGHT  
 MAIN LIVABLE 830 SQFT.  
 UPPER LIVABLE 183 SQFT.  
 TOTAL LIVABLE 1013 SQFT.

ZONE R-3  
 LOT NUMBER 0721 (22.4 ACRES)  
 LOT SIZE 29' FRONT 310' SIDE 15' REAR  
 COVERED AREA 210 SQFT.  
 GARAGE AREA 438 SQFT.  
 TOTAL LOT COVERAGE 6.8% (748 SQFT.)

CITY OF PHOENIX

JUN 24 2020

Planning & Development Department



PROPOSED CUSTOM HOME

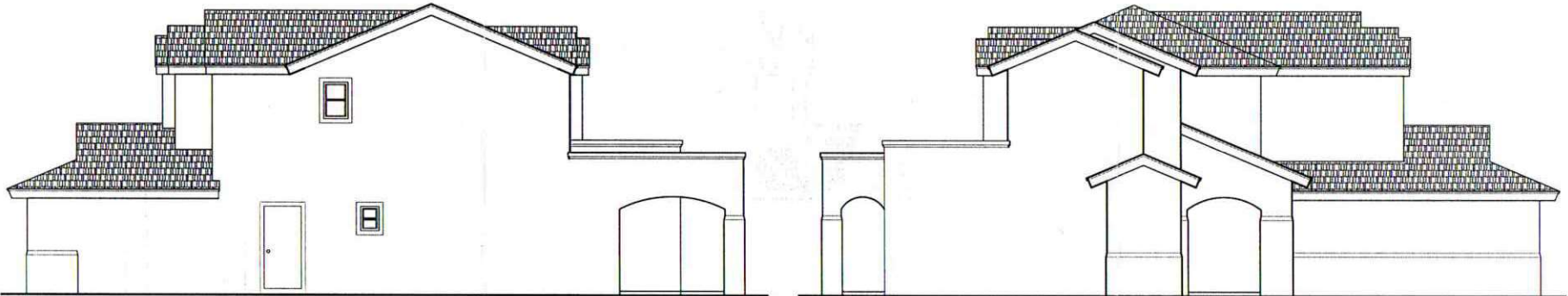
E. Beverly Lots 16/17/18

PHOENIX AZ



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OSAR-DVD-15001



**ELEVATION NOTES**

TYPICAL EXTERIOR FINISH NOTES:  
 THE FOLLOWING APPLIES TO BUILDING MATERIALS AS THEY OCCUR, UNLESS OTHERWISE NOTED:  
 SEE GENERAL NOTES FOR MORE INFORMATION.

WESTERN ONE NOTE BRIDGE SYSTEM  
 BRIDGE FINISH (SEE BRIDGE NOTE)

PAINT ONE COAT BRIDGE COMPLIANCE PROGRAM SHALL BE APPLIED BY MANUFACTURER APPROVED METHOD. AN APPROVED SEALER RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL TRAPING AND GOOD BARRIER BARRIER. SEE ALL CORNER.

WIND ROOFING (BRIDGE) RESISTIVE BARRIER  
 (CCP BRIDGE OVER APPLICABLE BARRIER OVER ENGINEERED ROOF TRUSS) - 2" OC, 1/2" TYPED BRIMS W/ 2" OC SCORER 1 IN 4" OC, 1/2" BY 1/2" (1/2" TYPED)

APPROVED CORROSION RESISTIVE FINISHES SHALL BE PROVIDED IN THE SOFT WALL, SHALL BE TO PREVENT ENTRY OF WATER INTO THE WALL JOINT OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING. CORROSION RESISTIVE FINISHES SHALL BE PROVIDED ON ALL CORNER JOINTS TO BE LEANROOF, AT THE INTERSECTION OF CHIMNEY'S OR OTHER FACTORY CONNECTIONS WITH WALLS OR BRIDGE WALLS AT WALL AND ROOF INTERSECTION AND AT BUILT IN GUTTER DETAILS.

**CITY OF PHOENIX**  
 JUN 24 2020  
 Planning & Development  
 Department

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CUSTOMERS

**E. Beverly Ln.**

CUSTOMER  
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DESIGN  
**AR**  
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