



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-33-15-1
September 4, 2015

Deer Valley Village Planning Committee Meeting Date: September 17, 2015

Planning Commission Hearing Date: October 13, 2015

Request From: S-1 (84.17 acres)

Request To: R1-10 (84.17 acres)

Proposed Use: Single-Family Residential

Location: Southeast corner of Pyramid Peak Parkway and the Central Arizona Project Canal

Owner: Arizona State Land Department c/o Mark Edelman

Applicant/Representative: Curt Johnson, CVL Consultants

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity (2002)			
General Plan Land Use Designation		Residential 2 – 3.5 dwelling units/acre Parks / Open Space or 1 dwelling units/acre	
Street Map Classification	Pyramid Peak Parkway	Major Arterial	130 feet full right-of-way width
<p><i>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.</i></p> <p>The proposed single-family residential subdivision/s will provide additional single-family residential product in the area that will be consistent in both scale and character with the adjacent land uses. The streets proposed as part of the subdivision will enhance both pedestrian and vehicular circulation in the area.</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.

The subject site is located in an area with established single-family residential neighborhoods. The proposed rezoning is consistent with the General Plan Land Use designation of Residential 2 – 3.5 dwelling units/acre and Parks / Open Space or 1 dwelling units/acre.

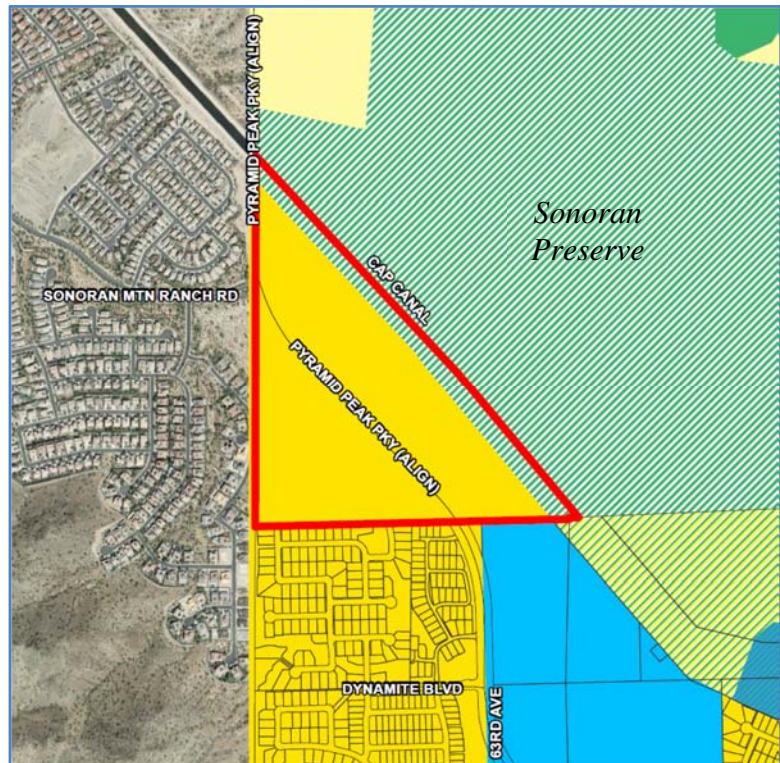
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1
North	Canal, Vacant (Sonoran Preserve)	S-1
South	Single-family residential	R1-8
East	Canal, Vacant (Sonoran Preserve)	S-1
West	Single-family residential	Peoria PAD zoning

R1-10, Single-family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>		84.17 acres
Total Number of Units	N/A	234
Density (dwelling units/acre)	Maximum 4.5 with bonus	2.78 (met)
Typical Lot Size	Minimum 45' wide	50 feet x 120 feet (met) 65 feet x 120 feet (met) 70 feet x 130 feet (met)
Subject to Single-Family Design Review	If 10% or more lots are equal to or less than 65 feet wide	Yes, as required and per Stipulation No. 2
<i>Building Setbacks</i>		
Perimeter	<u>Street & Canal (front, rear or side):</u> 15 feet (in addition to landscape setback); <u>Rear:</u> 15 feet (1-story), 20 feet (2-story); <u>Side:</u> 10 feet (1-story), 15 feet (2-story)	<u>Street & Canal:</u> Minimum 20 feet (met) <u>Rear:</u> 15 feet (1-story), 20 feet (2-story) (met); <u>Side:</u> 10 feet (1-story), 15 feet (2-story) (met)
Front	10 feet Front loaded garage setback: 18 feet from back of sidewalk	10 feet (met) Front loaded garage setback: 18 feet from back of sidewalk (met)
Rear	Per Building Code	Per Building Code
Side	Street side: 10 feet Other: Per Building Code	Street side: 10 feet (met) Other: Per Building Code

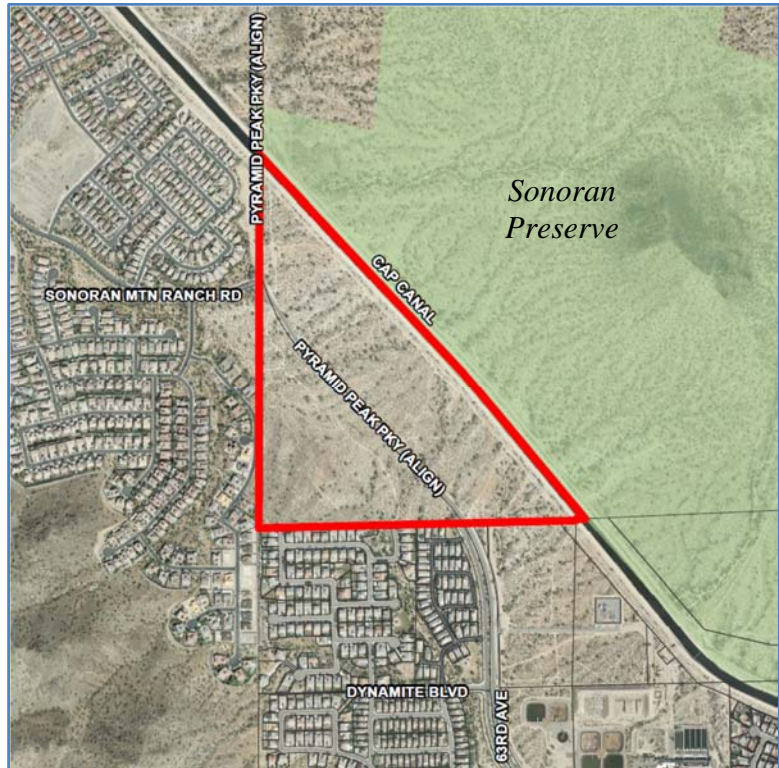
Standards	Requirements	Proposed
<i>Landscape Setbacks</i>		
Perimeter Street & Canal	15 feet average, 10 feet minimum	Varies, Minimum 20 feet (met)
Building Height	2 stories and 30 feet	2 stories and 30 feet (met)
Lot Coverage	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50% (met)
Common Area	Minimum 5% of gross area	25% (met)

Background/Issues/Analysis

1. This is a request to rezone an 84.17-acre site located at the southeast corner of Pyramid Peak Parkway and the Central Arizona Project Canal. The request is to rezone the site from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) to allow a single-family residential subdivision with 234 lots.
2. The General Plan Land Use Map designation for the subject site is Residential 2 – 3.5 dwelling units/acre. Parks / Open Space or 1 dwelling units/acre is designated along the canal. The proposed residential subdivision has a density of 2.78 dwelling units per acre. The proposal conforms to the General Plan Land Use Map designation.



3. The subject site is state trust land that is currently vacant. The north and east sides of the site are bound by the Central Arizona Project Canal and the Sonoran Preserve. To the south are single-family residences comparable in size to the proposed single-family lots and a City of Glendale water treatment facility. To the west of the site is within the City of Peoria and also has single-family residences comparable in size to the proposed single-family lots.

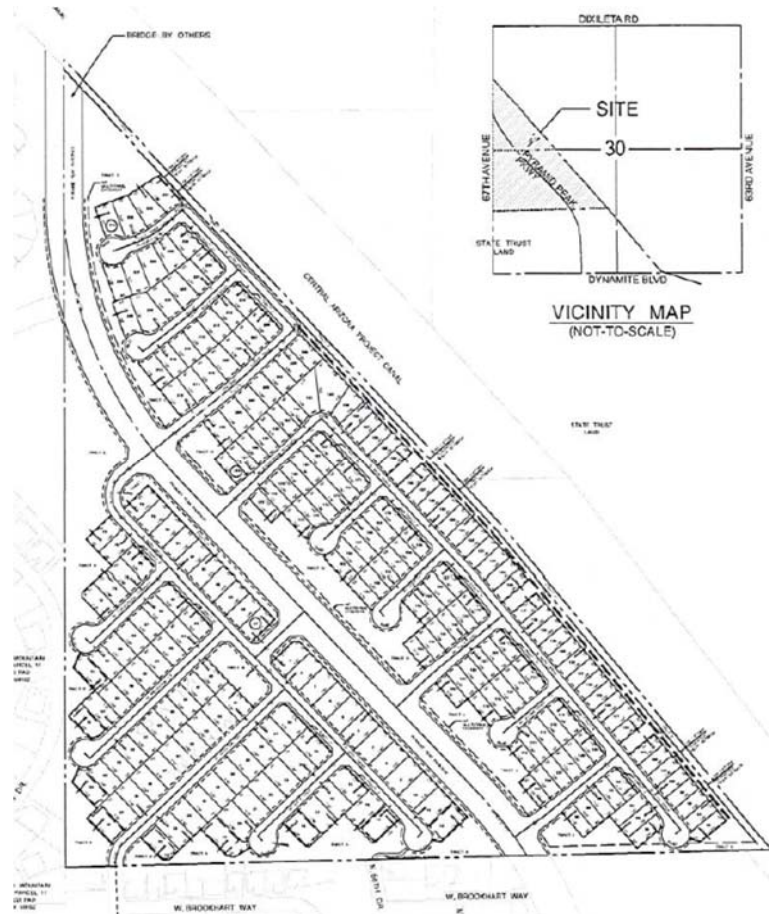


4. The conceptual site plan shows 234 lots, using the R1-10 zoning standards with the Planned Residential Development (PRD) subdivision option. The maximum permitted density for the proposed development option is 3.50 dwelling units per acre and 4.5 dwelling units per acre with a density bonus. The applicant is proposing 2.78 dwelling units per acre, which is well under the maximum permitted within the R1-10 zoning district with the PRD subdivision option.

Since there are two (2) different home builders proposed the residential development may be developed as one subdivision or phased as two (2) separate subdivisions divided by Pyramid Peak Parkway. The lots proposed on the west side of Pyramid Peak Parkway are larger with typical lot sizes ranging from 65 feet wide by 120 feet in depth (7,800 square feet) and 75 feet wide by 130 feet in depth (9,750 square feet). The lots proposed on the east side of Pyramid Peak Parkway are smaller with typical lot sizes ranging from 50 feet wide by 120 feet in depth (6,000 square feet) and 65 feet wide by 120 feet in depth (7,800 square feet).

West Subdivision: The west portion of the proposed development has larger lots to the south and transitions to smaller lots to the north, as referenced above. There is open space provided at the perimeters, with one larger centralized open space near the main entry into the proposed subdivision. Although not shown on the site plan, a multi-use trail will be required along the west side of Pyramid Peak Parkway, as stipulated.

There are two (2) streets proposed to provide access to Pyramid Peak Parkway. There is one street proposed to connect to an existing stub street within the subdivision to the south (the Preserve at Boulder Mountain North Amended), connecting Mazatzal Drive to 66th Lane. The other stub street within the Preserve at Boulder Mountain North Amended, 65th Drive, is not proposed to connect to streets within the proposed development, however there is pedestrian access



proposed. The city would prefer to have both stub streets (66th Drive and 65th Lane) connect to the proposed subdivision in order to allow more efficient connectivity, however the adjacent neighborhood would prefer not to have any connectivity. The city has agreed to only allow one vehicular connection between the two subdivisions. There is a temporary turnaround easement provided within the Preserve at Boulder Mountain North Amended Subdivision that serves as a turnaround for vehicles on the north end of 65th Drive.

East Subdivision: As referenced above, the east portion of the proposed development has smaller lots to the south and transitions to the larger lots to the north to provide a transition into the existing lots to the west, as well as the proposed lots to the southwest. There are large open space areas provided along Pyramid Peak Parkway. A multi-use trail is proposed along the east side of Pyramid Peak Parkway and a multi-use trail will also be required along the canal, as stipulated. There are four (4) streets proposed to provide access to Pyramid Peak Parkway.

5. Staff is proposing a stipulation of general conformance to the site plan to ensure that the subdivision will be developed as proposed.
6. Staff is also proposing a stipulation that requires Single-Family Design Review for all lots to ensure that there are high quality, diverse housing products. The Zoning Ordinance only requires Single-Family Design Review for subdivisions with lots that are 65 feet wide or less. A portion of the proposed residential development does include lots that are over 65 feet wide.
7. Pyramid Peak Parkway will eventually provide a major north-south connection to the Loop-303 freeway to the north. This parkway is designated as a major arterial street and may have a significant amount of traffic in the future. Therefore, staff is proposing several stipulations to ensure that there will be open and enhanced landscape setbacks along Pyramid Peak Parkway. An average 20-foot and minimum 15-foot landscape setback is recommended as a stipulation. The standard landscape setback required along a street per the Zoning Ordinance is 15-foot average and 10-foot minimum. The larger setbacks along the parkway will be beneficial to mitigate both negative traffic impacts and adverse noise impacts. Providing staggered walls and open view fencing is also recommended as a stipulation. The larger setbacks with staggered/meandering walls is a common feature found in other subdivisions along Pyramid Peak Parkway and 63rd Avenue. These features, as well as open view fencing, will complement and enhance the existing character of the area.
8. 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 1255 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. The Parks and Recreation Department is requiring a 10-foot wide public multi-use trail shall be constructed within a 30-foot wide multi-use trail easement along

the west side of Pyramid Peak Parkway and adjacent to the Central Arizona Project canal.

10. The Street Transportation Departments has provided comments regarding right-of-way dedications; construction of all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals; requiring that all improvements comply with all ADA accessibility standards; requiring submission of paving plans; requiring completion and submission of the Developer Project Information Form for the MAG Transportation Improvement Program; and finally comments related to median island openings and restricted access on the proposed streets. The comment related to median islands and restricted access can be resolved during the site plan review process. All remaining comments have been recommended as stipulations.
11. The Water Services Department has no water or sewer concerns for the proposed zoning change. Water and sewer capacity will be determined during the site plan review process.
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 2 – 3.5 dwelling units/acre and Parks / Open Space or 1 dwelling units/acre.
2. The proposal is compatible with the existing land use pattern in the area.

Stipulations

1. The development shall be in general conformance with site plan date stamped August 25, 2015, as approved by the Planning and Development Department.
2. The lots on the west side of Pyramid Peak Parkway shall comply with the Single-Family Design Review standards within Section 507.Tab A.II.C.8.1 of the Zoning Ordinance, utilizing the standards for 50-foot to 59-foot lots.
3. An average 20-foot, minimum 15-foot landscape setback shall be required along Pyramid Peak Parkway, as approved by the Planning and Development Department.
4. Walls adjacent to the landscape setback along Pyramid Peak Parkway shall stagger a minimum of four (4) feet every 400 lineal feet to visually reflect a meandering or staggered area, as approved by the Planning and Development Department.

5. View fencing consisting of a solid wall portion that shall not exceed four (4) feet in height, shall be provided on lots adjacent to open space areas, except where lots are adjacent to Pyramid Peak Parkway.
6. Solid walls shall not be located at the end of the cul-de-sacs that terminate at the open space adjacent to Pyramid Peak Parkway. The area shall either be open or have view fencing that consists of a solid wall portion that shall not exceed one (1) foot in height.
7. A 10-foot wide public multi-use trail shall be constructed within a 30-foot wide multi-use trail easement in accordance with the MAG supplemental detail, along the west side of Pyramid Peak Parkway and adjacent to the Central Arizona Project canal, as approved by the Parks and Recreation Department.
8. Right-of-way totaling 130 feet shall be dedicated for Pyramid Peak Parkway, as approved by the Planning and Development Department.
9. 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, as approved by the Planning and Development Department.
10. The applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Planning and Development Department.
11. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

Writer

Racelle Escolar
September 3, 2015

Team Leader

Joshua Bednarek

Attachments

Zoning sketch

Aerial

Conceptual Site Plan date stamped August 25, 2015

Conceptual Elevations date stamped June 17, 2015 (6 pages)

S-1

DIXILETA DR

Phoenix City Limits

Phoenix City Limits

68RD AVENUE (EXTENDED)

PEAK VIEW ROAD

PEAK VIEW ROAD (EXTENDED)

71 ST AVE

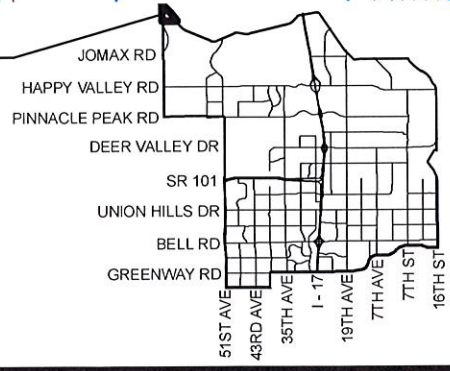
67 TH AVE



1,000 500 0 1,000 Feet

CITY OF PHOENIX PLANNING DEPARTMENT
DEER VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 1

Z-33-15



APPLICANT'S NAME: **Todd Skoro**

REQUESTED CHANGE:

FROM: S-1 (84.17 a.c.)

APPLICATION NO. **Z-33-15**

DATE: **7/15/15**
 REVISION DATES:

8/31/15

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

84.17 Acres

AERIAL PHOTO & QUARTER SEC. NO. **51-13, 51-14, 52-13**
 ZONING MAP **P-4, P-5, Q-4**

TO: **R-10 (84.17 a.c.)**

MULTIPLES PERMITTED

CONVENTIONAL OPTION

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

S-1

84

84

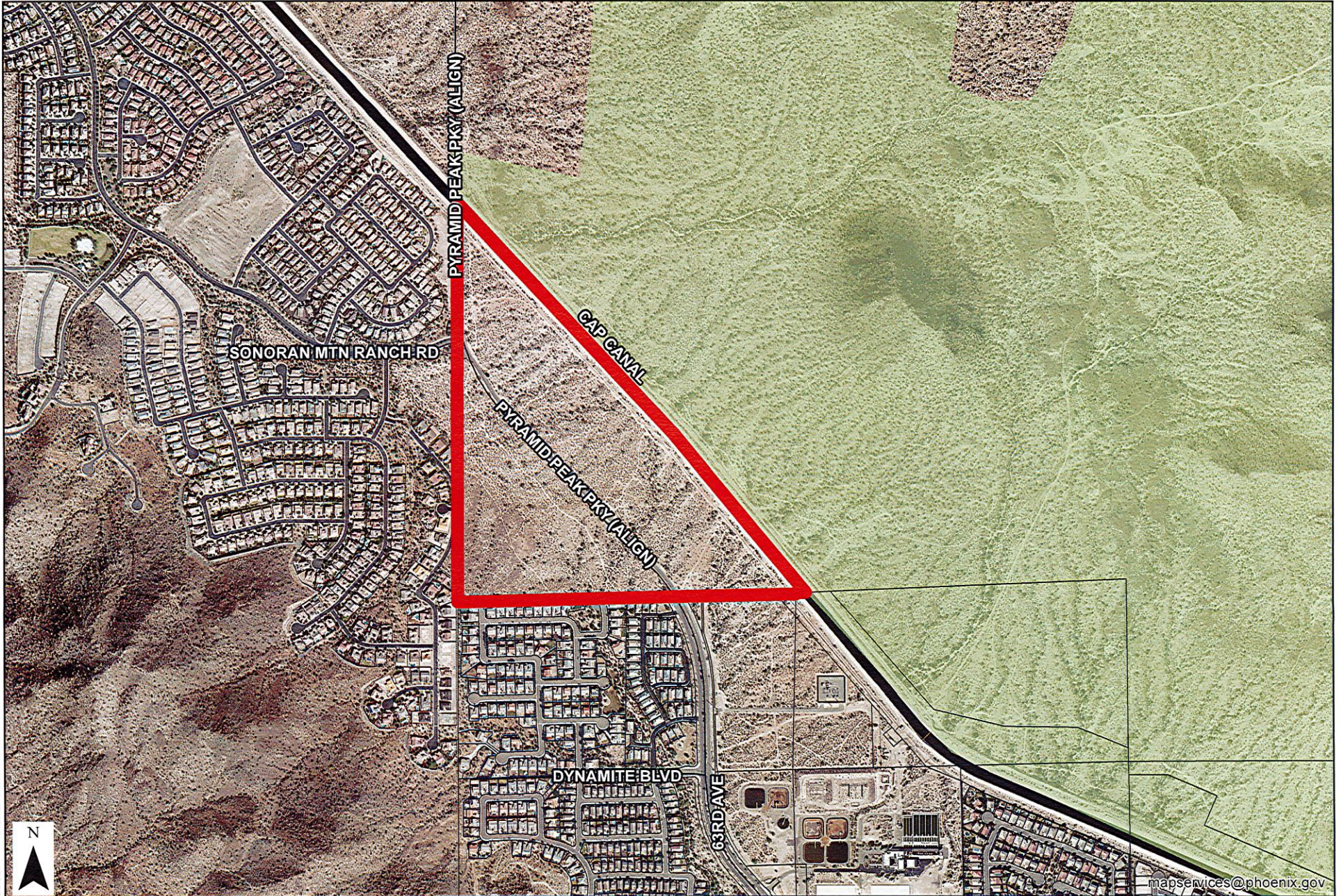
R1-10

252

353

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

Z-33-15-1 Aerial



RE 8/27/2015 Aerial Date: 2012



0 400 800 Feet

mapservices@phoenix.gov



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Pyramid Peak

Elevations

5029



5582



5080



6075



6081



5580



6080



CITY OF PHOENIX

JUN 17 2015

**Planning & Development
Department**



The product shown is proposed for the Pyramid Peak Community and any additional product will be submitted for Product Diversity Review and Approval.

Pyramid Peak

Elevations

Potenza 4016-8-A



Potenza 4016-8-B



Potenza 4016-8-C



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17 June 2015
N:\01\0235901\Graphics\exhibit\Pyramid Peak - Pulte Elevations.indd CVL
CONSULTANTS

Pyramid Peak

Elevations

Cosenza 4018-8-A



Cosenza 4018-8-B



Cosenza 4018-8-C



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Pyramid Peak

Elevations

Barletta 4019-8-A



Barletta 4019-8-B



Barletta 4019-8-C



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Pyramid Peak

Elevations

Trento 4025-8-A



Trento 4025-8-B



Trento 4025-8-C



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Pyramid Peak

Elevations

Prato 4028-8-A



Prato 4028-8-B



Prato 4028-8-C



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