



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-36-15-5
August 28, 2015

Maryvale Village Planning Committee Meeting Date: September 9, 2015

Planning Commission Hearing Date: October 13, 2015

Request From: PUD PCD (50.86 Acres)

Request To: R1-6 (50.86 Acres)

Proposed Use: Single Family Residential

Location: Northwest corner of 91st Avenue and Campbell Avenue alignment

Owner: Algodón AG Revocable Land Trust

Applicant/Representative: Stephen W. Anderson, Gammage & Burnham; Erik Molina, Standard Pacific Homes

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Current: Mixed Use (Commercial/Industrial)	
		Proposed (GPA-MV-1-15-5): Residential 3.5-5 du/acre	
Street Map Classification	91st Avenue	Arterial	55-foot half street
	Campbell Avenue alignment	Minor Collector	30-foot half street
	95th Avenue	Minor Collector	30-foot half street
<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>			

To the north, east and west are existing single-family subdivisions. The proposed development will be compatible in density and scale with the existing subdivisions as well as provide a buffer to the planned commercial, industrial, and multifamily uses permitted at the Algodón Center PUD directly to the south.

LAND USE ELEMENT, GOAL 9 DIVERSE HOUSING MIX: A RANGE OF HOUSING CHOICES, DENSITIES, AND PRICES IN EACH VILLAGE SHOULD BE ENCOURAGED.

The proposed single family subdivision will provide additional housing choices for area residents.

NEIGHBORHOOD ELEMENT, GOAL 1: NEW NEIGHBORHOOD DESIGN: POLICY 6: PROMOTE DESIGN THAT WILL INCREASE OPPORUNITIES FOR PEOPLE TO INTERACT BOTH WITHIN THE NEIGHBORHOOD AND WITH EXISTING OR FUTURE ADJACENT NEIGHBORHOODS.

As stipulated, the proposed development will provide design elements, including detached sidewalks and pedestrian connectivity, to enhance opportunities for community interaction within the development and with adjacent neighborhoods.

Surrounding Land Uses/Zoning

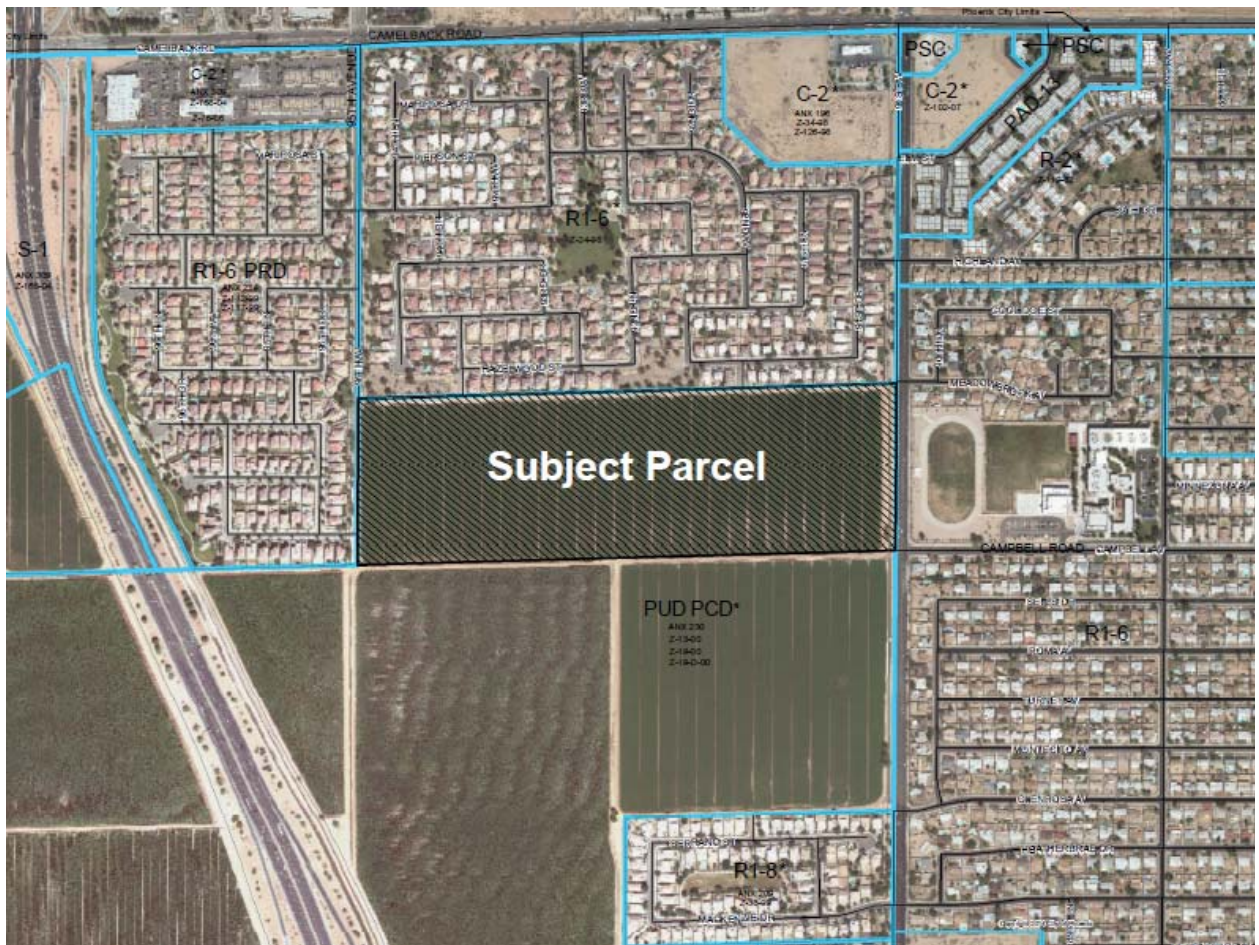
	<u>Land Use</u>	<u>Zoning</u>
On Site	Agriculture (farming)	PUD PCD (Algodón Center)
North	Single Family Residential	R1-6
South	Agriculture (farming)	PUD PCD (Algodón Center)
East	Westwind Elementary School	R1-6
West	Single Family Residential	R1-6

R1-6 (Single Family Residential), Planned Residential Development

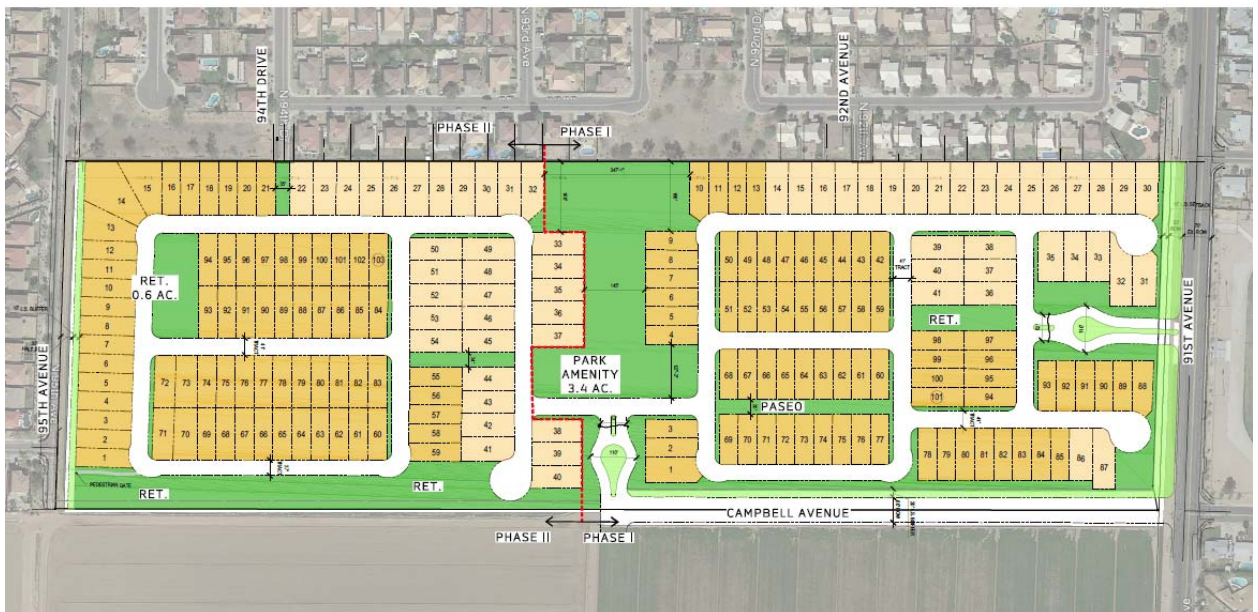
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	50.86
Total Number of Units	-	204
Density	5.5, 6.5 with bonus du/acre	Met - 4.06 du/acre
Typical Lot Size	Varies	45'x120' 55'x120'
Subject to Single Family Design Review	Yes	Yes
Open Space	5%	Met - 15%

Background/Issues/Analysis

1. The subject 50.86 acre parcel is located at the northwest corner of 91st Avenue and Campbell Avenue. This request is to rezone the parcel from PUD PCD (Mixed Use Commercial/Industrial) to R1-6 (Single Family Residential).
2. Rezoning case Z-19-E-00-5 and GPA-MV-1-15-5 are companion cases running concurrently with this request. Z-19-E-00-5 is a request to remove the subject parcel from the Algodón Center PUD PCD boundary. GPA-MV-1-15-1 is a request to amend the existing General Plan Land Use Map designation from Mixed Use (Commercial/Industrial) to Residential 3.5-5 du/acre for the subject parcel.
3. Currently the subject parcel is undeveloped and used for agriculture purposes. To the north of the site is subdivision designated R1-6 (Single Family Residential); to the west is a subdivision designated R1-6 (Single Family Residential); to the east is Westwind Elementary School designated R1-6 (Single Family Residential); and to the south is undeveloped land used for agriculture purposes designated PUD PCD (Algodón Center).



4. The proposed site plan shows a subdivision with 204 parcels and green space utilized as landscaping, retention, and a park. The parcels depicted on the site plan meet the minimum lot width as required by the Zoning Ordinance. The maximum density permitted is 5.5 dwelling units per acre and the applicant is proposing 4.06 dwelling units per acre subject to single family design review. Staff is proposing a stipulation of general conformance to the site plan and a stipulation limiting the number of lots to 204, to ensure the proposed development matches the character of the adjacent neighborhoods.
5. The proposed site plan shows 20 percent open space integrated into the subdivision as a park amenity, paseo, and retention areas. A stipulation has been recommended requiring a minimum 15 percent open space is provided to ensure compatibility with the scale and character of existing neighborhoods is not compromised with any future alteration to the subdivision layout. To improve safety of the proposed open space, a stipulation has been added for the applicant to utilize a combination of CMU block wall and view fencing for the eleven homes that back the park amenity and the eighteen homes that back the Paseo. View fencing provides visual access to open spaces to allow passive enjoyment and visual monitoring in order to discourage undesirable activities.



6. The site plan depicts a single pedestrian and bicycle access to the adjacent neighborhood to the west, but does not depict access to the adjacent neighborhood to the north. Pedestrian and bicycle connectivity to the existing subdivisions to the north and west will create a larger integrated neighborhood and serve to create interaction between residents. A stipulation requiring the developer to provide pedestrian and bicycle access to the north and west property lines has been recommended by staff. The stipulation is written to allow developer flexibility in locating the proposed pedestrian and bicycle access points. Vehicular access to the subdivision will be off of 91st Avenue and off of the Campbell Avenue alignment.

7. Ensuring that the proposed development contributes to the larger neighborhoods connectivity is an important part of its contribution to the area's livability. A stipulation to require detached sidewalks and street trees has been included to encourage the creation of a shaded internal pedestrian network for connectivity and reduction of the urban heat island.
8. The Street Transportation Department has proposed stipulations regarding the dedication of property for right-of-way use, curb, gutter, sidewalks as well as off-street improvements to meet ADA requirements; the abandonments for un-used 92nd Avenue and 94th Drive stub streets; and the submittal of a Developer Project Information Form for the MAG Transportation Improvement Program.
9. The Public Transit Department identified 91st Avenue as a future bus route with projected bus stop locations north of the subject property.
10. The Water Services Department has noted that the developer will be required to put in all required water and sewer main extensions and to install a public fire hydrant at the entrance off of 91st Avenue to provide the required coverage and spacing standards.
11. The site is within the flight path of the Glendale Municipal 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.
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 site plan, as stipulated, is compatible with the surrounding land use patterns in the area.
2. The development will provide additional housing choices for Maryvale Village residents.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped June 23, 2015, as modified by the following stipulations and approved by the Planning and Development Department.

2. A minimum of 15% open space shall be provided, as approved by the Planning and Development Department.
3. The development shall be limited to a maximum of 204 lots.
4. Right-of-way totaling 30 feet shall be dedicated for the east half of 95th Avenue, as approved by Planning and Development Department.
5. Right-of-way totaling 30 feet shall be dedicated for the north half of Campbell Avenue from 91st Avenue to 95th Avenue. An additional 5 feet shall be dedicated for the south half of Campbell to allow for a minimum 24 feet of paving on Campbell Avenue, as approved by the Planning and Development Department.
6. Campbell Avenue shall be flared at the intersection of 91st Avenue to align with the existing improvements on the east side of the intersection, as approved by Planning and Development Department.
7. The developer shall apply, with the relevant owners consent via the City of Phoenix Right of Way Abandonment petition process, to abandon the un-used 92nd Avenue and 94th Drive stub streets.
8. Pedestrian and bicycle access shall be provided along the north and west property lines, as approved by the Planning and Development Department.
9. The development shall utilize a combination of CMU block wall and view fencing for the eleven homes that back the park amenity and the eighteen homes that back the Paseo, as approved by the Planning and Development Department.
10. 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.
11. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of the City of Glendale 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.
12. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

13. 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 or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.

Writer

Joél Carrasco

August 21, 2015

Joshua Bednarek

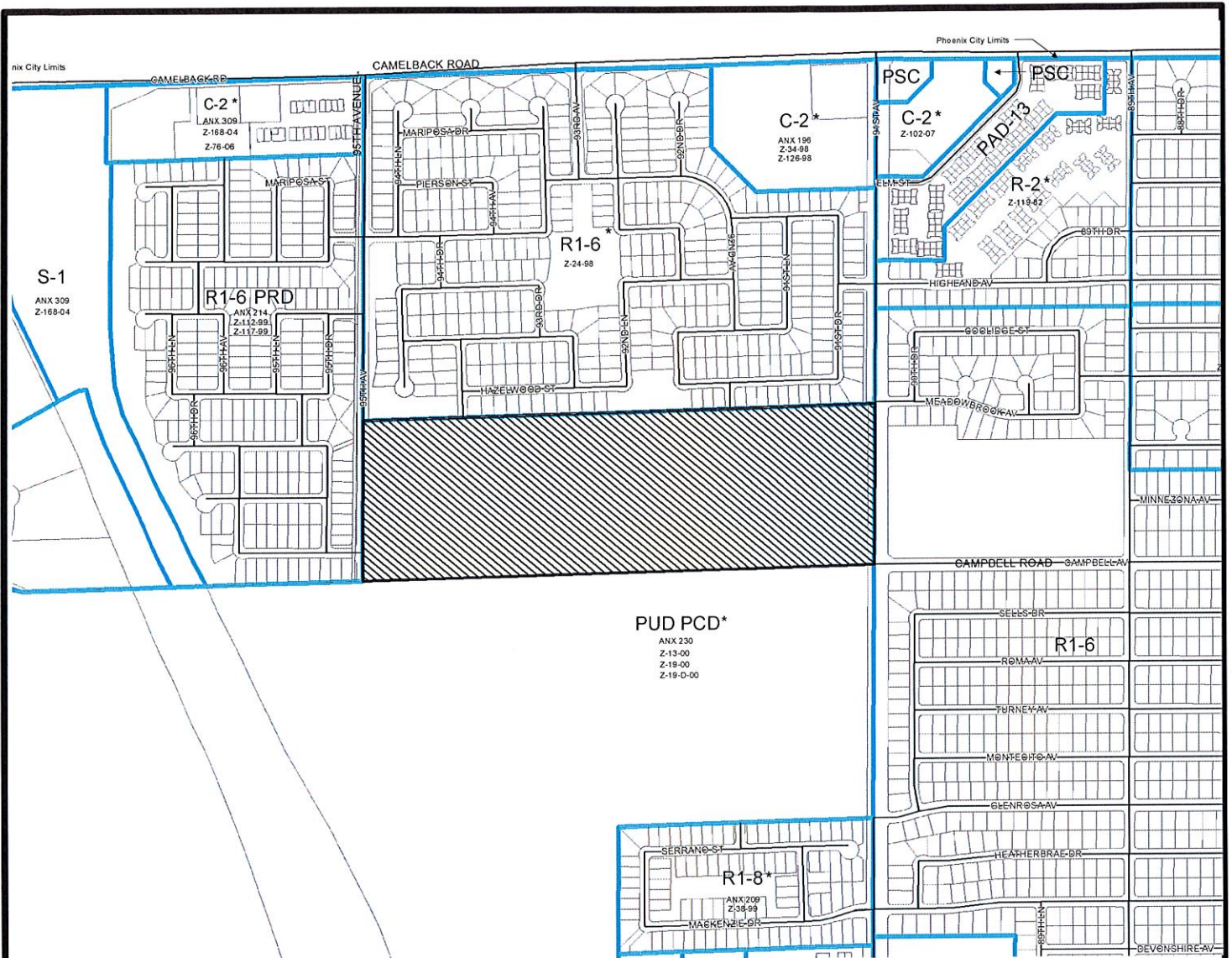
Attachments

Zoning sketch

Aerial

Site plan (date stamped June 23, 2015)

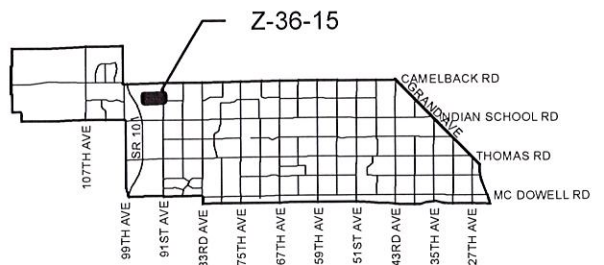
Elevations (date stamped June 23, 2015)



CITY OF PHOENIX PLANNING DEPARTMENT

MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: **Standard Pacific Homes, c/o Erik Molina**

REQUESTED CHANGE:

FROM: PUD PCD (50.86 a.c.)

APPLICATION NO. **Z-36-15**

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

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

50.86 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 17-5** ZONING MAP **H-3**

TO: **R1-6 (50.86 a.c.)**

MULTIPLES PERMITTED

PUD

R1-6

CONVENTIONAL OPTION

2,655

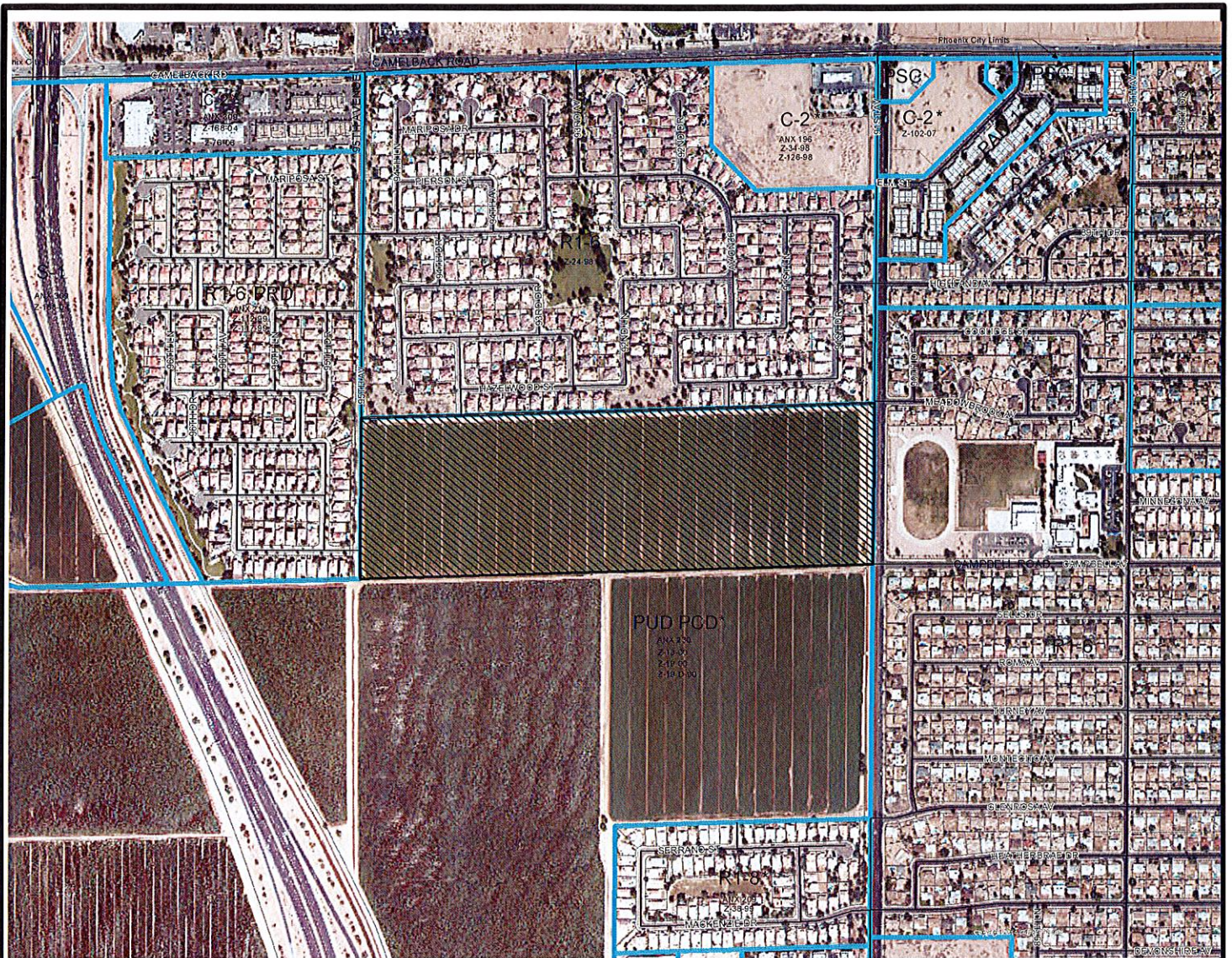
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*** UNITS P.R.D. OPTION**

2,655

322

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

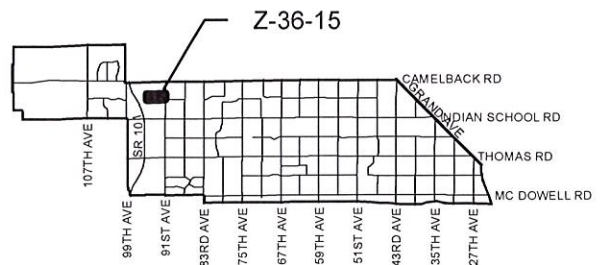


800 400 0 800 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 5



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ZONING MAP

H-3

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CONVENTIONAL OPTION

* UNITS P.R.D. OPTION

PUD

2,655

2,655

R1-6

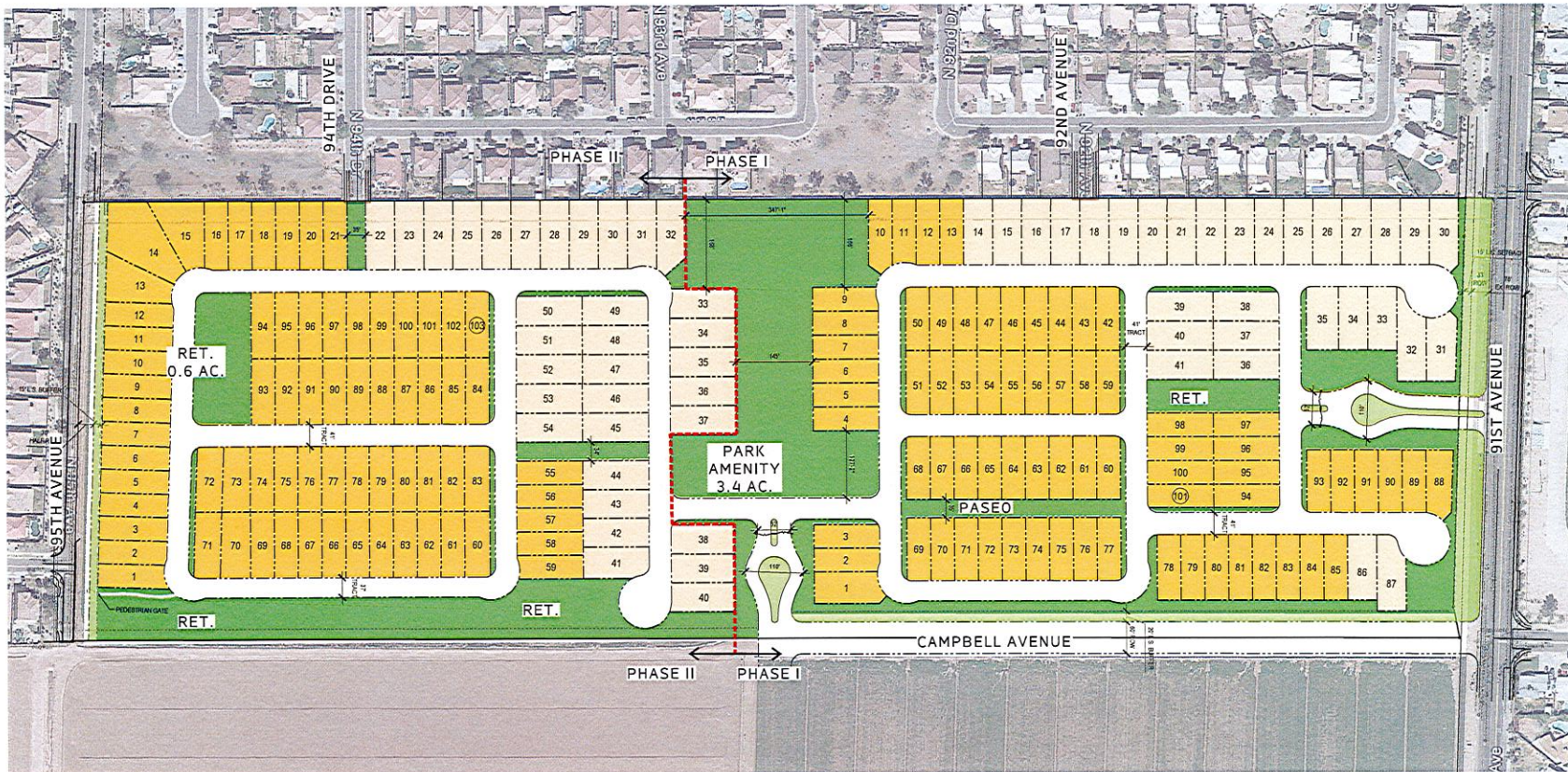
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322

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

Site Data	
Net Area	48.60 Ac.
Open Space	9.75 Ac.
Open Space %	20.06%

Unit type	Phase One	Phase Two	Totals	Mix
45'x120'	71	70	141	69.12%
55'x120'	30	33	63	30.88%
Totals	101	103	204	100.00%



STANDARD PACIFIC HOMES

91ST AVENUE AND CAMPBELL AVENUE

Site Plan

50 100
plan scale 1:100
date: 08.18.15

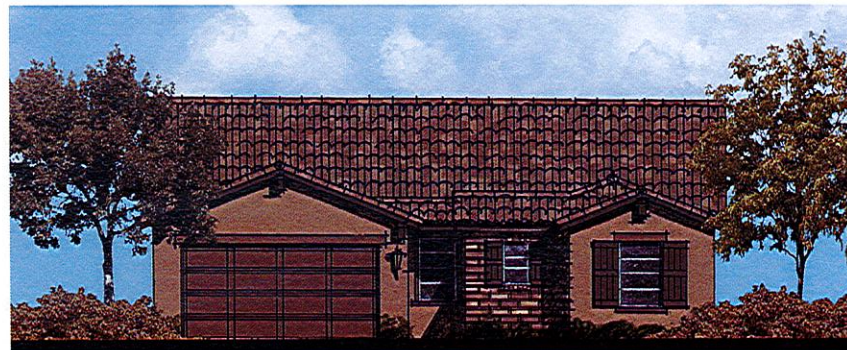
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European Cottage - D



Mediterranean - B



Ranch Adobe - C

PLAN 4522
FRONT ELEVATIONS

91st AVENUE & CAMPBELL AVENUE
Phoenix, Arizona



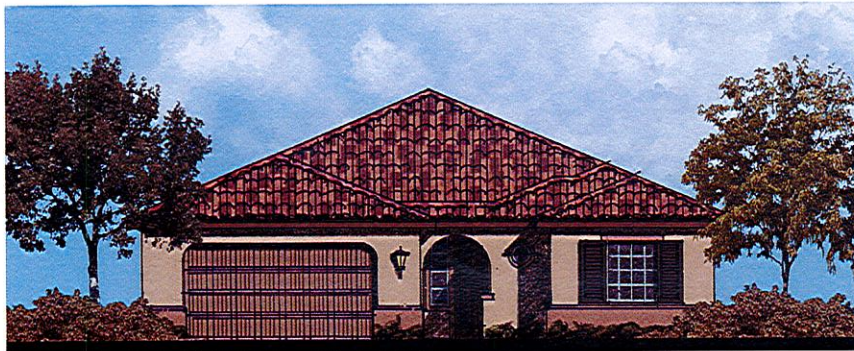
June 18, 2015



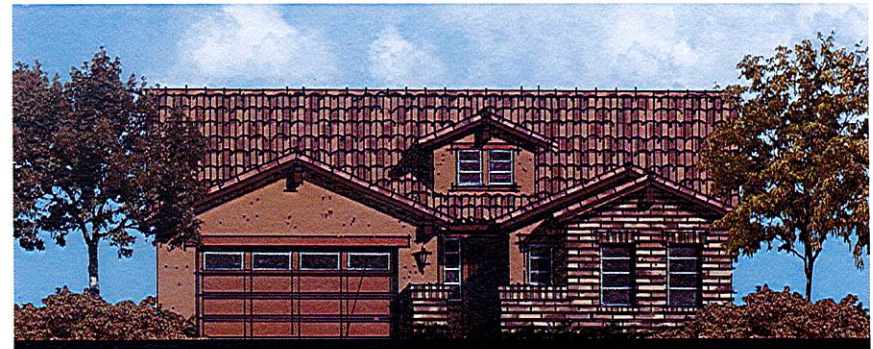
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European Cottage - D



Mediterranean - B



ELEVATION SHOWN WITH
OPTIONAL GARAGE DOOR WINDOWS

Ranch Adobe - C

PLAN 4523
FRONT ELEVATIONS

91st AVENUE & CAMPBELL AVENUE
Phoenix, Arizona



June 18, 2015



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Spanish - A



Mediterranean - B



Ranch Adobe - C

PLAN 4425
FRONT ELEVATIONS

91st AVENUE & CAMPBELL AVENUE
Phoenix, Arizona



June 18, 2015



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European Cottage - D



ELEVATION SHOWN WITH
OPTIONAL GARAGE DOOR WINDOWS

Mediterranean - B



Spanish - A

PLAN 4526
FRONT ELEVATIONS

91st AVENUE & CAMPBELL AVENUE
Phoenix, Arizona

STANDARD PACIFIC
HOMES

June 18, 2015



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