



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-57-15-2
November 20, 2015

Desert View Village Planning Committee Meeting Date: December 1, 2015

Planning Commission Hearing Date: December 8, 2015

Request From: S-1 (10.00 acres)
 RE-35 (10.00 acres)

Request To: R1-18 (20.00 acres)

Proposed Use: Single Family Residential

Location: Northwest corner of 56th Street and Lone Mountain Road

Owner: Evert Farmer, EJFarmer, LLC

Applicant/Representative: Heather Davenport, Woodside Homes Sales AZ, LLC; Matthew Klyzeiko, Michael Baker International

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 0-2 du/acre	
Street Map Classification	56th Street	Arterial	0 feet west half street (55 feet to be dedicated per stipulation #6)
	Lone Mountain Road	Arterial	0 feet north half street (65 feet to be dedicated per stipulation #5)
<p><i>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.</i></p> <p>The proposed development is consistent with the scale, design, and appearance of the surrounding area. The proposal provides a high percentage of open space, integration of natural washes, and increased perimeter setbacks.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.

The proposed development desires to provide single story homes to protect the view sheds of existing adjacent properties and has configured the lot layout to protect the natural washes that currently run through the subject property.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES AND WATERWAYS; CODES TOOL: Require developments adjacent to canal banks, major washes, rivers, and drainage corridors to utilize current standards and guidelines.

The proposed development is integrating natural washes into the site plan. The proposal also provides an increased landscape setback along the south property line with grading and landscape to mimic the natural desert environment.

Area Plan

North Land Use Plan designates this area as Residential 0-1.5 du/ac. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposed 1.94 du/acre project exceeds the North Land Use Plan density cap of 1.5 du/acre however the proposal meets the intent of the North Land Use Plan by preserving the naturally occurring wash and reestablishing a natural desert landscape within the development constraints of the subject site.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant residence and equestrian facilities	S-1, RE-35
North	Single Family Residential	R1-18 PRD
South	Single Family Residential	RE-35
East	Single Family Residential	S-1 and R1-18 PRD
West	Single Family Residential	RE-35

R1-18 Single Family		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	20 acres
Total Number of Units	-	39 units
Density	2.05; 2.34 with bonus	1.94 – met
Typical Lot Size	None	80' x 130' – met
Subject to Single Family Design Review	Site plan per Section 507	Yes
Open Space	5%	24% – met
Perimeter	20 feet adjacent to public streets	20 feet - met
Lot Coverage	Primary structure 25%, Total 30%	Not Shown

Background/Issues/Analysis

SUBJECT SITE

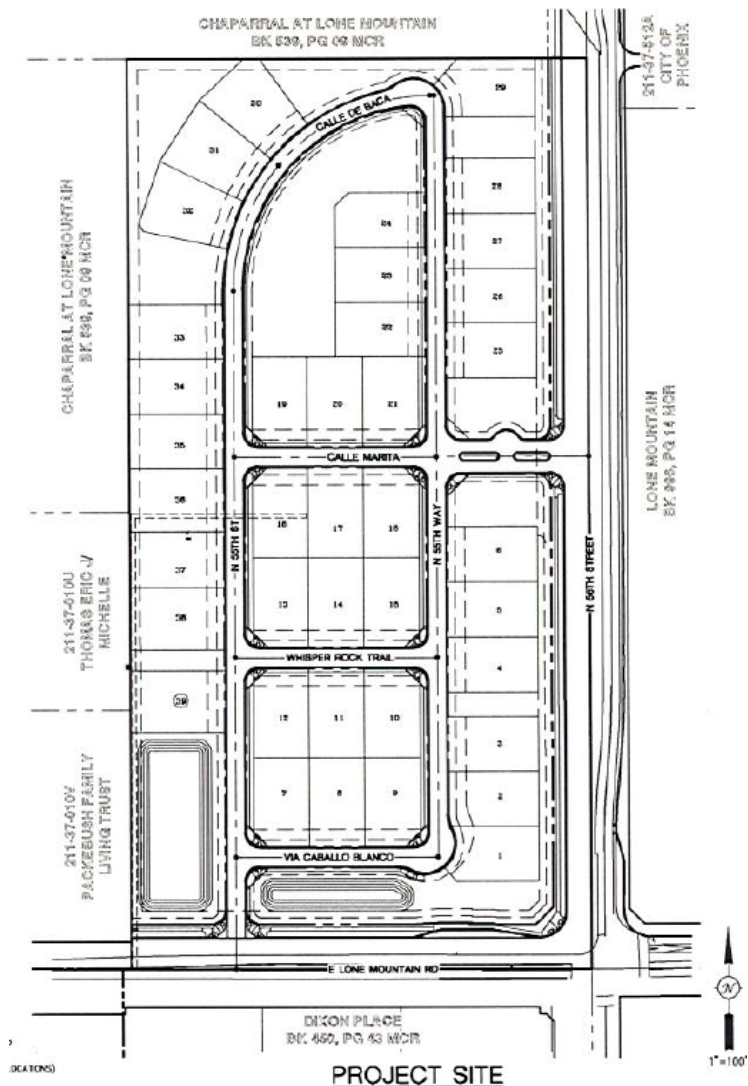
1. This request is to rezone a 20 acre site located at the northwest corner of 56th Street and Lone Mountain Road from S-1 (Farm Residence) and RE-35 (Large Lot Residential) to R1-18 (Single Family Residential) to allow Single Family Residential.
2. The subject site is currently a vacated residence and equestrian facilities. To the north, south and west are single family residential uses.
3. The General Plan Land Use Map designation is Residential 0-2 du/acre with a density cap of 1.5 du/acre. The request for R1-18 zoning between 0-2 du/acre is consistent with the Large Lot Residential product type. Residential requests that do not change from one type of residential product to another do not require a General Plan Amendment.



PROPOSAL

4. The site plan depicts a 39 unit gated subdivision with existing washes that run through the north half of the subject parcel. The typical lot size of 10,400 square feet (80-foot x 130-foot) with 24% open space. Primary ingress and egress will be provided from 56th Street with a secondary egress provided along Lone Mountain Road.

5. The site plan depicts additional open space tracts along 56th Street to provide “breaks” in the contiguous lots. Staff is recommending a stipulation that linear frontage of lots and/or subdivision walls adjacent to 56th Street shall not exceed approximately 320 feet in length without providing a minimum break of 35 feet to be held in common ownership.



6. To improve safety of existing washes and proposed open space, staff is recommending a stipulation that the development utilize a combination CMU block wall and view fencing for homes that back and side the natural wash amenity and common open space tracts. View fencing provides visual access to open spaces to allow passive enjoyment and visual monitoring in order to discourage undesirable activity.

7. The site plan depicts a 60 foot landscape setback along the south property line adjacent to Lone Mountain Road. Staff is recommending a stipulation to ensure the 60 foot landscape setback is to be graded and planted to mimic the natural desert landscape.

8. The site plan includes lot coverage calculations depicting the total lot coverage of 30% (5,040 square feet) for the primary structure and attached shade structure. The development narrative indicates the desire to increase the allowable lot coverage through a variance request as a means to maintain single story homes and protect the view sheds of existing adjacent properties.

STREETS

9. The Streets Transportation Department has indicated that the developer shall dedicate 65 feet of right-of-way for the north half of Lone Mountain Road, A stipulation has been recommended to address this request.
10. The Streets Transportation Department has indicated that the developer shall dedicate 55 feet of right-of-way for the west half of 56th Street. A stipulation has been recommended to address this request.
11. The Streets Transportation Department has indicated that the developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program. A stipulation has been recommended to address this request.
12. The Streets Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation has been recommended to address this request.

OTHER

13. 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 proposal is consistent with the General Plan Land Use designation of Residential.
2. The proposed site plan, as stipulated, is compatible with the surrounding land use patterns in the area.
3. The development character respects the natural topography of the area and incorporates existing washes into the overall design.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 13, 2015 and elevations date stamped September 23, 2015, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - A. The development shall not exceed 39 lots.
 - B. A minimum of 20% open space shall be provided.
2. A minimum 60-foot landscape setback shall be graded and planted to mimic natural desert landscape along the south property line, as approved by the Planning and Development Department.
3. The development shall utilize a combination of CMU block wall and view fencing for the homes that back and side the natural wash amenity and common open space tracts, as approved by the Planning and Development Department.
4. That the linear frontage of lots and/or subdivision walls adjacent to 56th Street shall not exceed 320 feet in length without providing a minimum open space break of 35 feet to be held in common ownership. Such open space shall not include wash profiles, but may include land adjacent to washes as approved by Planning and Development Department.

STREETS

5. Right-of-way totaling 65 feet shall be dedicated for the north half of Lone Mountain Road, as approved by the Planning and Development Department.
6. Right-of-way totaling 55 feet shall be dedicated for the west half of 56th Street, as approved by the Planning and Development Department.
7. 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.
8. 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.

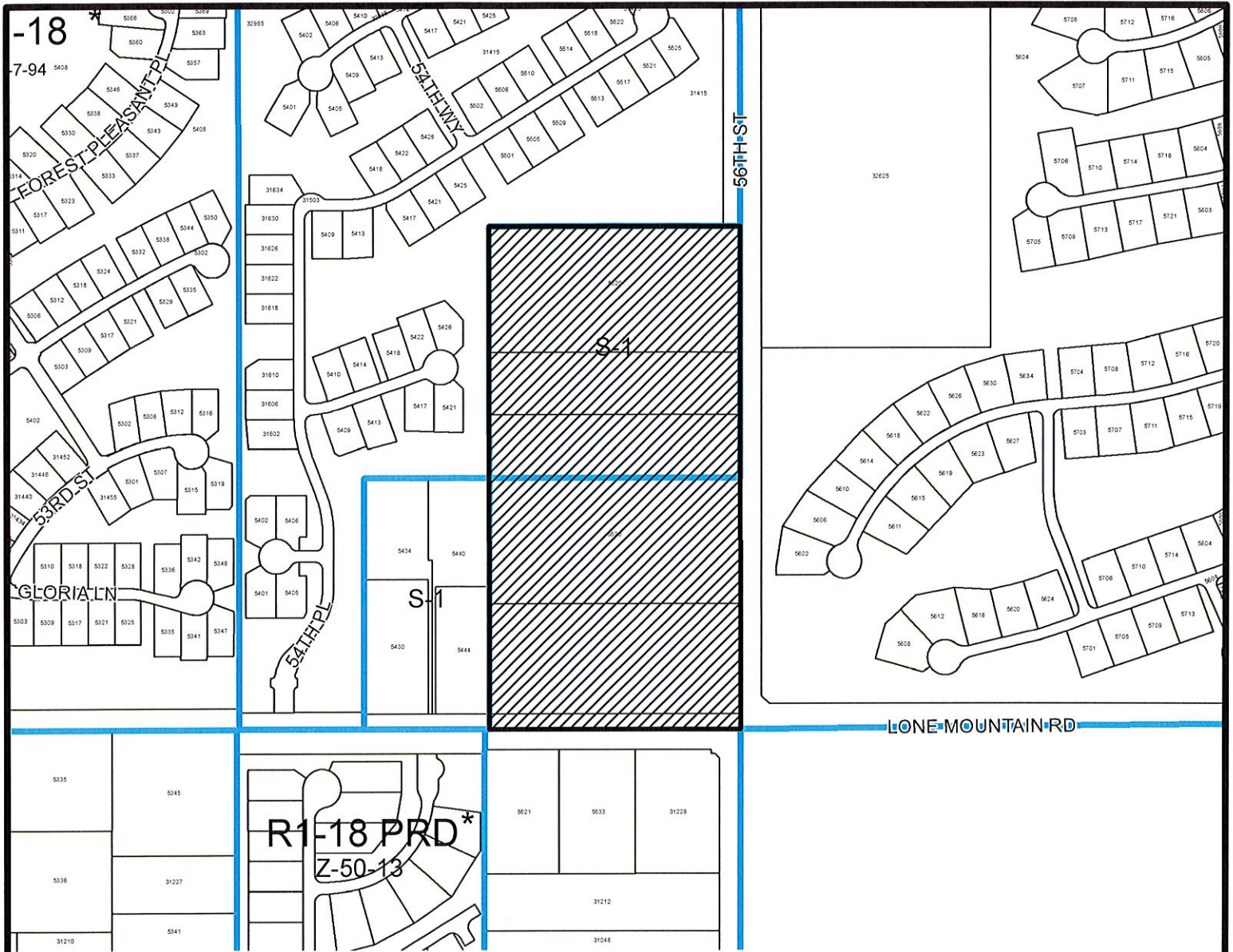
Staff Report: Z-57-15-2
November 20, 2015
Page 7 of 7

Writer

Joél Carrasco
November 13, 2015
Joshua Bednarek

Attachments

Zoning sketch
Aerial
Site plan dated November 13, 2015 (3 pages)
Elevations dated September 23, 2015 (2 pages)

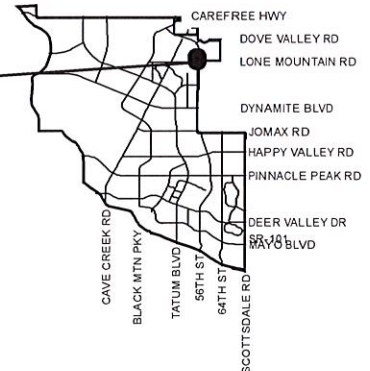


CITY OF PHOENIX PLANNING DEPARTMENT

DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

Z-57-15



APPLICANT'S NAME:

Woodside Homes Sales AZ, LLC Heather Davenport

APPLICATION NO.

Z-57-15

DATE:

10/6/15

REVISION DATES:

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

20.00 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 55-40

ZONING MAP

Q-11

REQUESTED CHANGE:

FROM: RE-35 (10.00 a.c.)
S-1 (10.00 a.c.)

TO: R-18 (20.00 a.c.)

MULTIPLES PERMITTED

RE-35, S-1

R1-18

CONVENTIONAL OPTION

10, 11

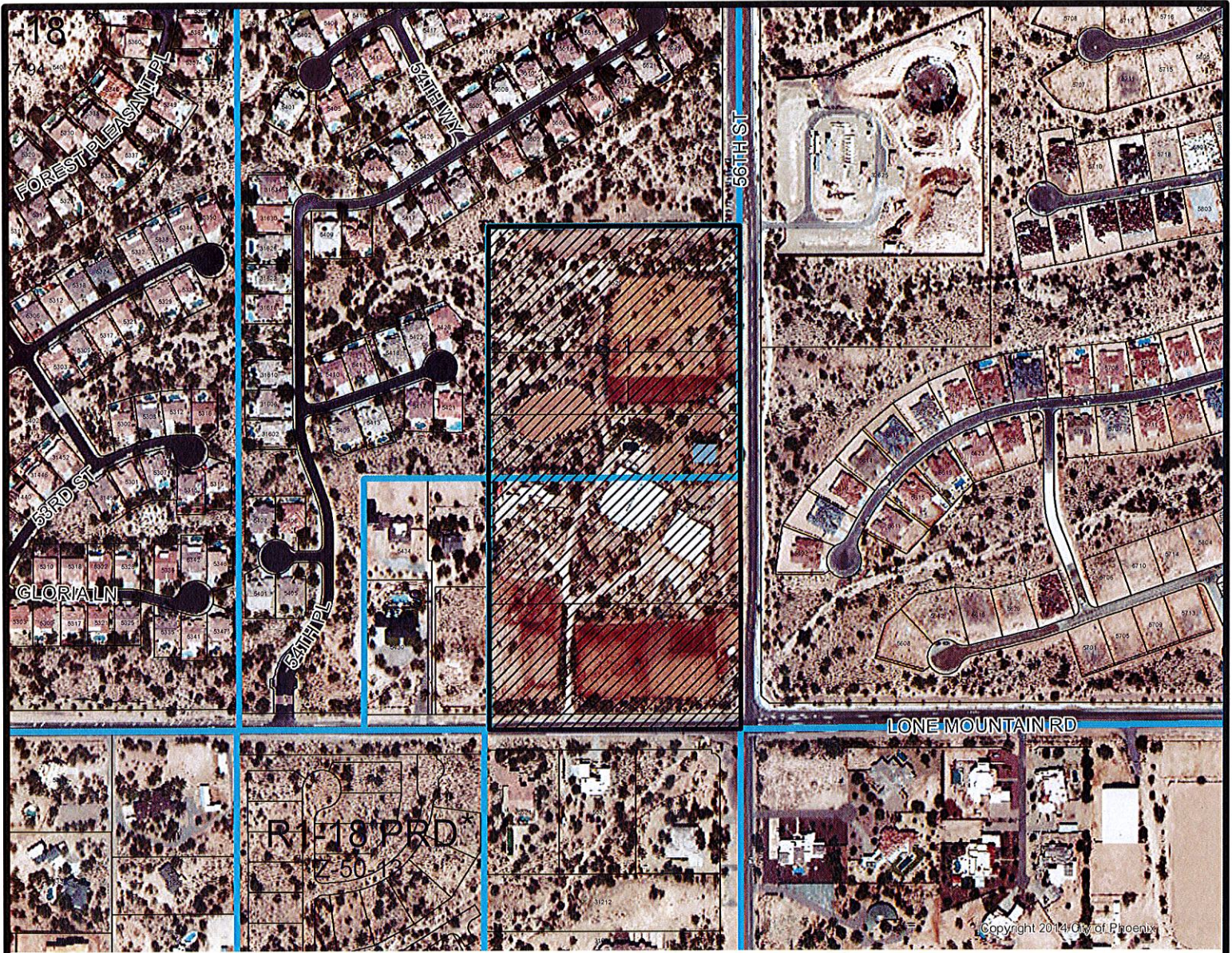
39

* UNITS P.R.D. OPTION

10, 13

46

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



CITY OF PHOENIX PLANNING DEPARTMENT

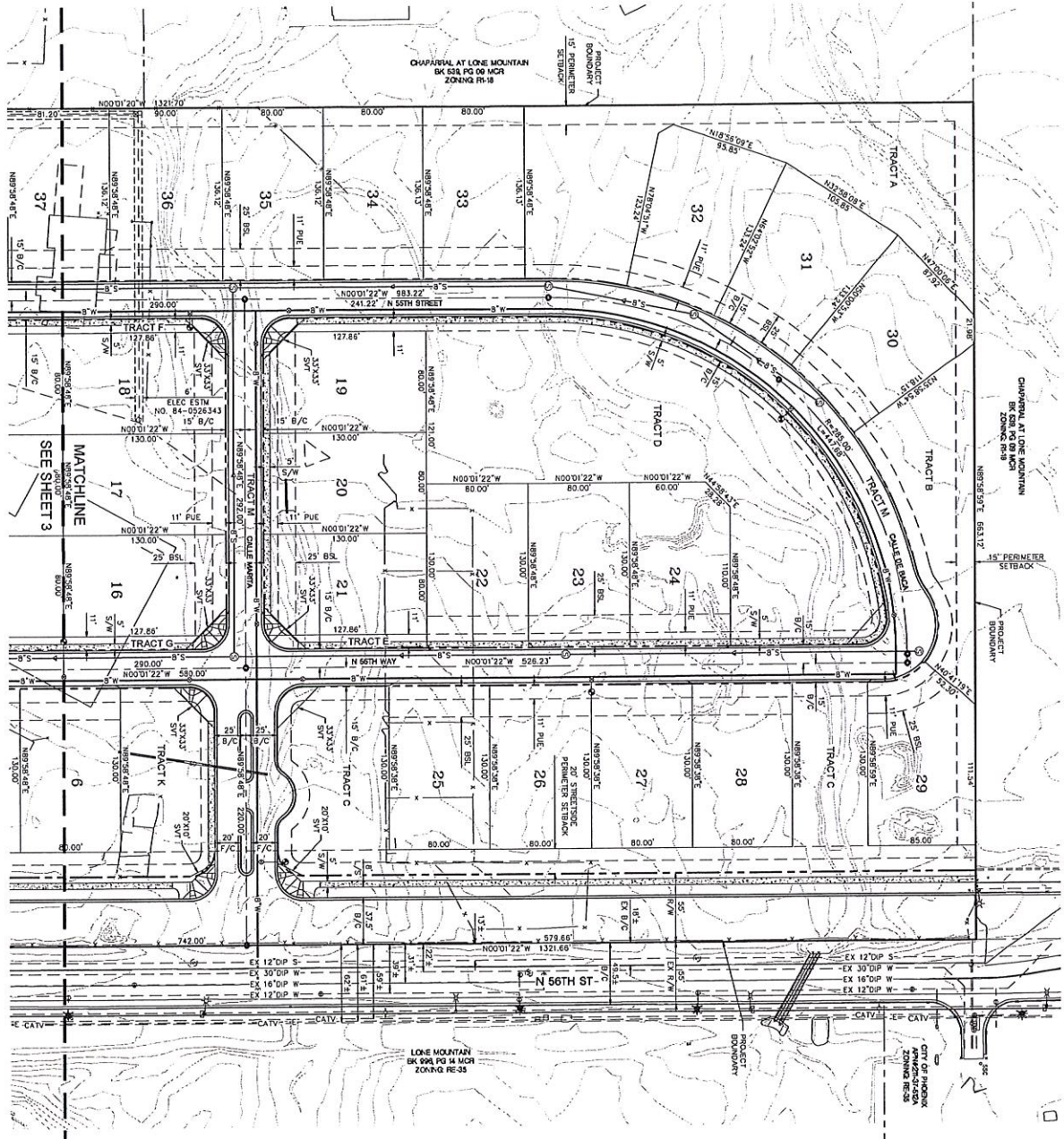
DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2

Z-57-15



APPLICANT'S NAME: Woodside Homes Sales AZ, LLC Heather Davenport		REQUESTED CHANGE: FROM RE-35 (10.00 a.c.) S-1 (10.00 a.c.)	
APPLICATION NO. Z-57-15	DATE: 10/6/15 REVISION DATES:	TO: R-18 (20.00 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 20.00 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-40		
MULTIPLES PERMITTED RE-35, S-1 R-18	CONVENTIONAL OPTION 10, 11 39		* UNITS P.R.D. OPTION 10, 13 46

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



CHAPARRAL AT LOPE MOUNTAIN
EX 553, PG 09 MCR
ZONING R-18

LOPE MOUNTAIN
EX 998, PG 14 MCR
ZONING RE-35

CHAPARRAL AT LOPE MOUNTAIN
EX 553, PG 09 MCR
ZONING R-18

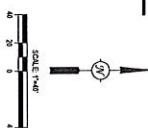
CITY OF PHOENIX
ZONING RE-35

CITY OF PHOENIX

NOV 13 2015

Planning & Development
Department

PAPP# 1503132
KVA# 15-2055
SOE# 1500384
O.S.# 55-40



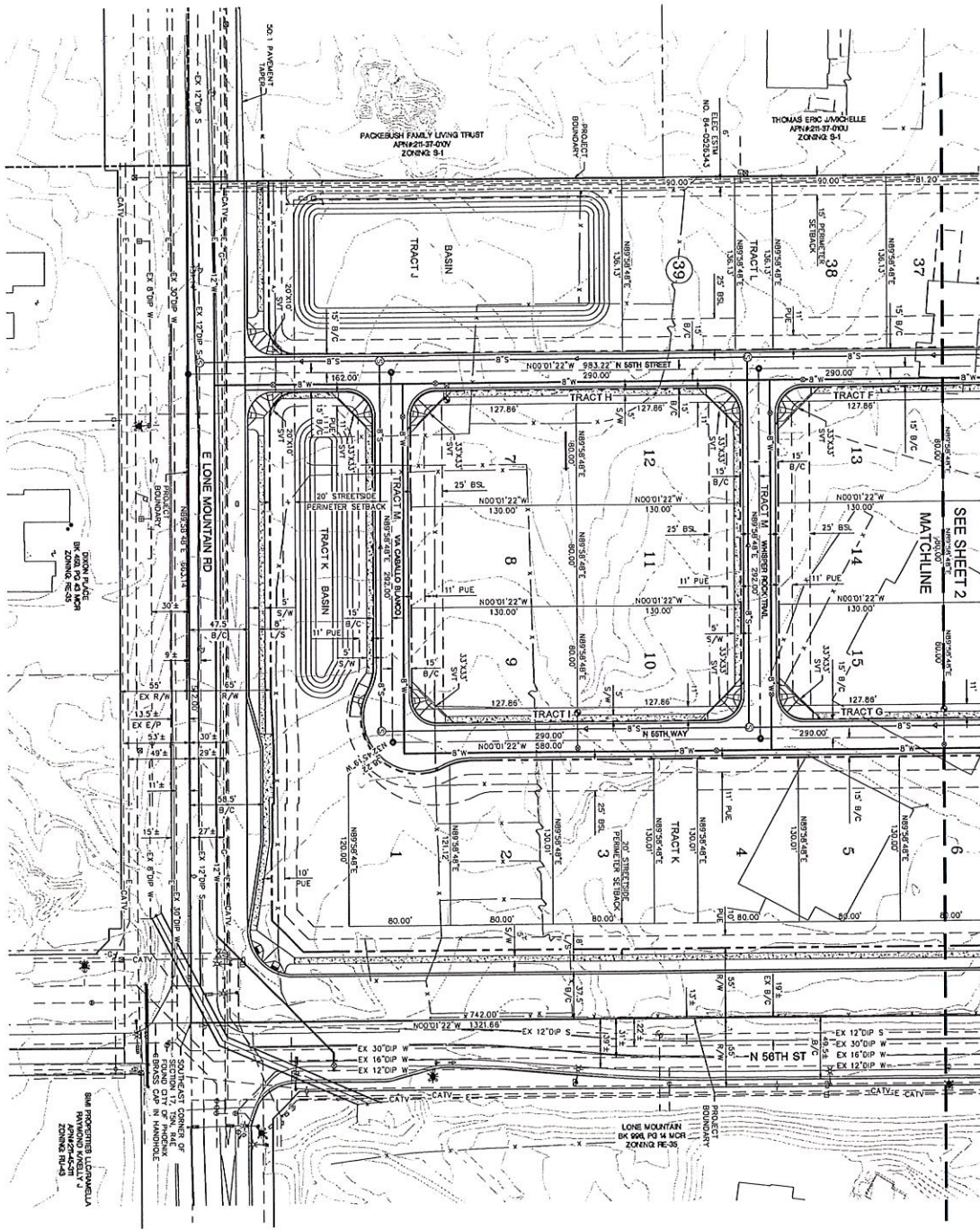
DATE	DESCRIPTION	BY
11/13/15	PRELIMINARY SITE PLAN	
11/13/15	SANTOLINA	
11/13/15	WOODSIDE HOMES	
11/13/15	PHOENIX, ARIZONA	



DATE	DESCRIPTION	BY
11/13/15	PRELIMINARY SITE PLAN	
11/13/15	SANTOLINA	
11/13/15	WOODSIDE HOMES	
11/13/15	PHOENIX, ARIZONA	

PRELIMINARY SITE PLAN
SANTOLINA
WOODSIDE HOMES
PHOENIX, ARIZONA

PHOENIX
9777 N 90TH ST, STE 150, SCOTTSDALE, AZ 85258
TEL: (602) 977-8000 FAX: (602) 977-4009
www.cardno.com
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

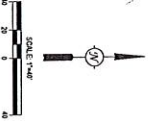


CITY OF PHOENIX

NOV 13 2015

Planning & Development
Department

PAP# 1503132
KVA# 15-2055
SO# 1500384
Q.S.# 55-40



DATE	DESCRIPTION	BY
11/10/2015	PRELIMINARY SITE PLAN	...
10/20/2015
09/20/2015
08/20/2015
07/20/2015
06/20/2015
05/20/2015
04/20/2015
03/20/2015
02/20/2015
01/20/2015



DATE | DESCRIPTION | BY

PRELIMINARY SITE PLAN

SANTOLINA

WOODSIDE HOMES

PHOENIX, ARIZONA

DATE | DESCRIPTION | BY

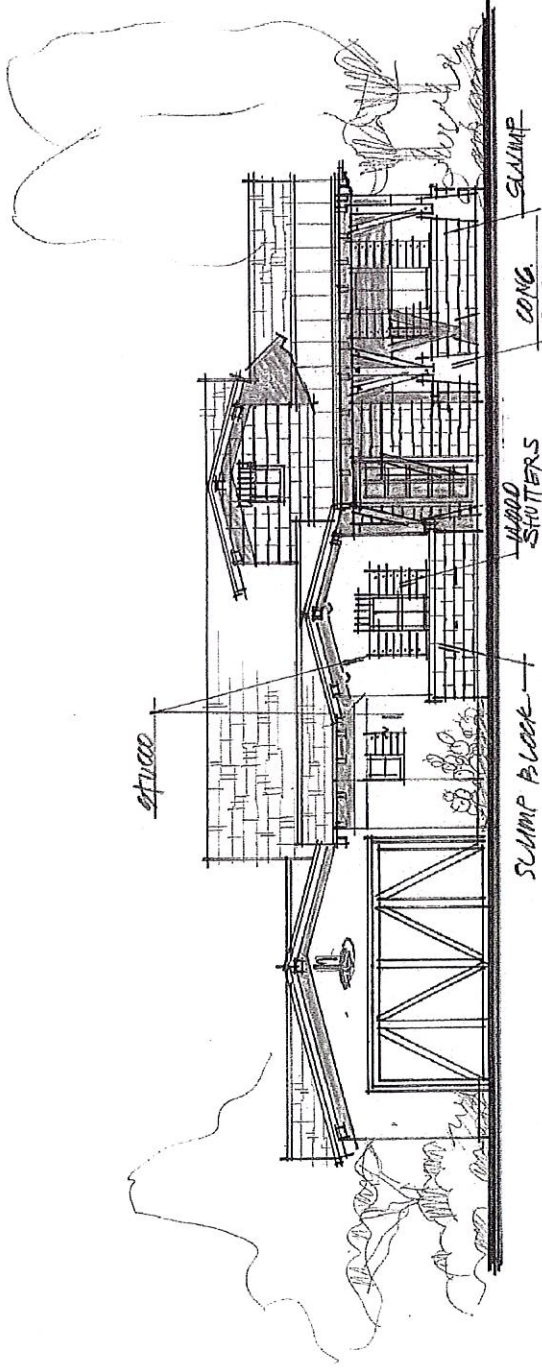
PRELIMINARY SITE PLAN

SANTOLINA

WOODSIDE HOMES

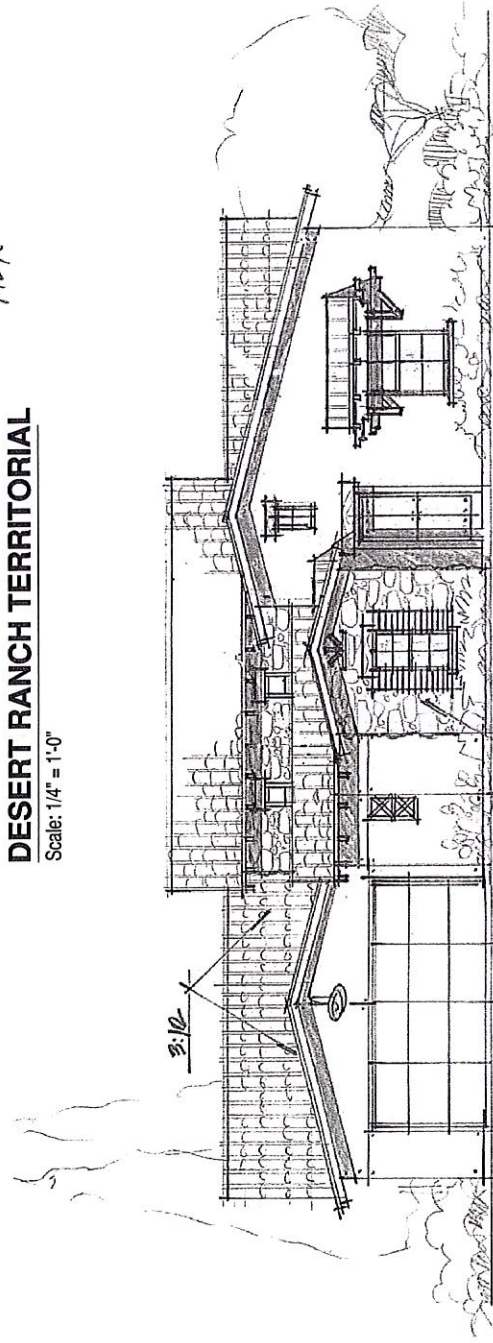
PHOENIX, ARIZONA

PHOENIX
5877 N 90TH ST, STE 150, SCOTTSDALE, AZ 85258
TEL: (602) 977-8000 FAX: (602) 977-4099
www.cardno.com
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS



DESERT RANCH TERRITORIAL

Scale: 1/4" = 1'-0"



ANDALUSIAN

Scale: 1/4" = 1'-0"

PROJECT # SF150406.00

Woodside Homes
A DIVISION OF DESIGN
Mesa, Arizona

Woodside Homes
A DIVISION OF DESIGN
Mesa, Arizona

Santolina Elevations
Phoenix, Arizona

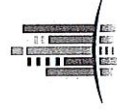
September 15, 2015

© 2015 BSB Design, Inc.

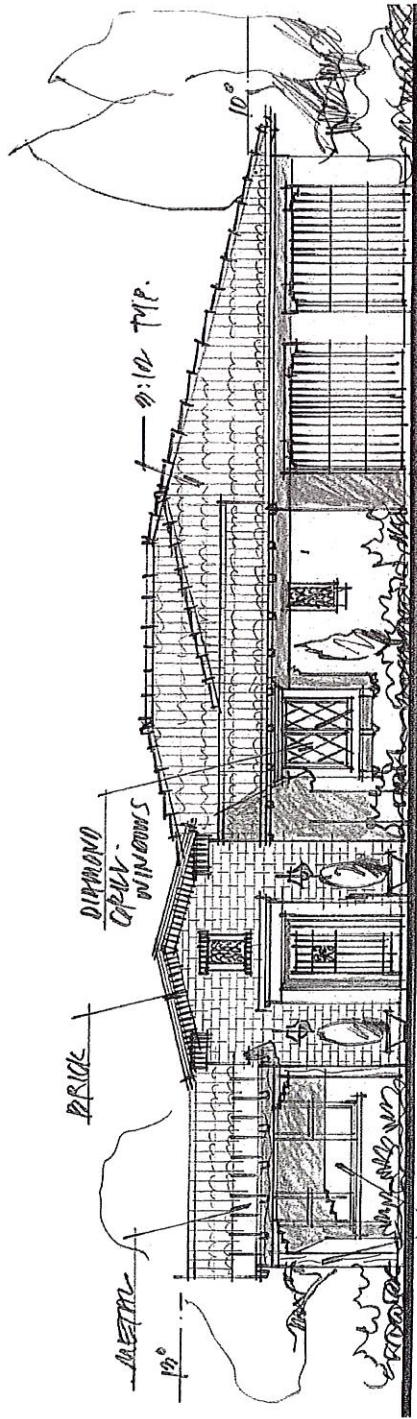
CITY OF PHOENIX

SEP 23 2015

Planning & Development
Department



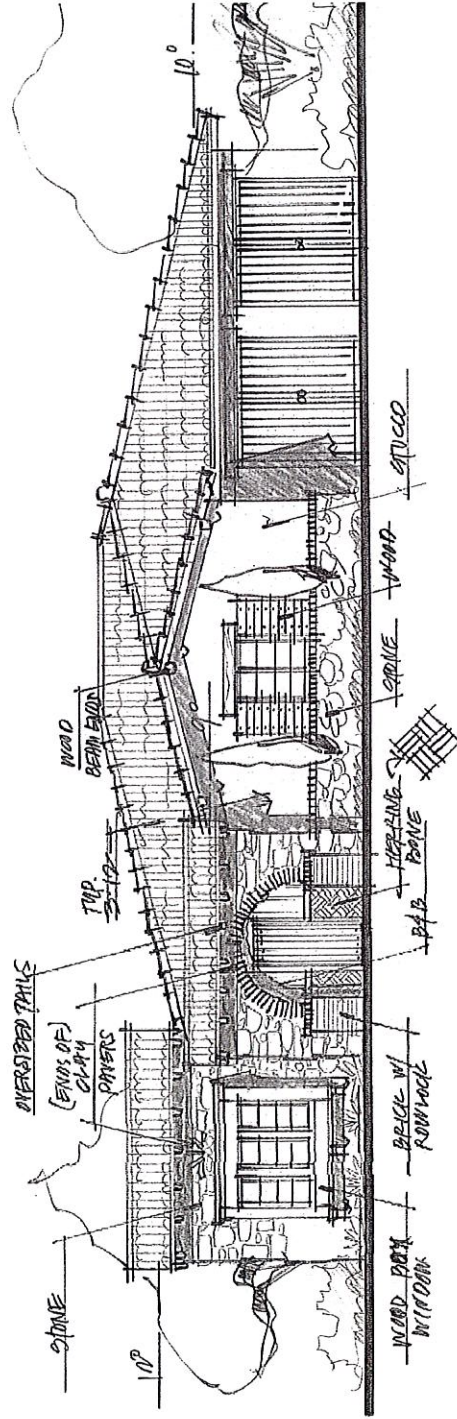
BSB
DESIGN



BRICK/SLUMP BRICK

DESERT HACIENDA

Scale: 1/4" = 1'-0"



TUSCAN

Scale: 1/4" = 1'-0"

PROJECT # SF150406.00

Woodside Homes®
LITTLE NY DESIGN
Mesa, Arizona

Woodside Homes®
LITTLE NY DESIGN
Mesa, Arizona

For questions, contact the architect or interior designer who prepared the drawings. The architect and interior designer are not responsible for the construction of the project.



Santolina Elevations
Phoenix, Arizona

September 15, 2015

© 2015 BSB Design, Inc.

CITY OF PHOENIX

SEP 23 2015

Planning & Development
Department