



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-6-15-2
 April 3, 2015

Deer Valley Village Planning Committee Meeting Date: April 16, 2015

Planning Commission Hearing Date: May 12, 2015

Request From: R1-8 (2.07 acres), R-2 (1.04 acres)

Request To: R1-6 (3.11 acres)

Proposed Use: Single-Family residential

Location: Approximately 340 feet south of the southeast corner of 7th Avenue and Utopia Road

Owner: First Church of the Nazarene Inc.

Applicant/Representative: Greg Hancock, Paul Gilbert, Beus Gilbert PLLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	7th Avenue	Arterial	50 foot half street width
<p>LAND USE ELEMENT, GOAL 3 INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER FOR THE AREA.</p>			
<p>The subject property is currently vacant. While not located in an Infill Incentive District, the surrounding properties had developed years ago. The proposal is a single-family residential development that will be consistent in both scale and character with the adjacent land uses.</p>			
<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</p>			

PLANS.

The subject site is located in an established residential neighborhood. The subject parcel has single-family neighborhoods to the east, south, and west and is being sold from the First Church of the Nazarene. The Church is located directly adjacent to the north making the proposal consistent in scale and character to the adjacent land uses.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-8, R-2
North	Church	R1-6
South	Single-Family Subdivision	R1-6
East	Single-Family Subdivision	R1-8
West	7th Avenue, Single-Family Subdivision	R1-8

R1-6 - Single Family Residential Planned Residential Development Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		3.11
Total Number of Units	-	15
Density	5.5 (6.5 with bonus) max.	4.83 du/acre (met)
Typical Lot Size	Varies	5,400 sq. ft. (45'x120')
Subject to Single-Family Design Review	Yes	Yes
Open Space	Minimum 5% gross area	Not provided by applicant.
Minimum perimeter building setbacks		
Street side (front, rear or side)	15' (in addition to landscape setback)	15' (in addition to landscape setback)
Rear	15' (1-story), 20' (2-story)	15' (1-story), 20' (2-story)
Side	5' (1-story), 20' (2-story) 10' (1-story), 15' (2-story)	15' (1-story), 20' (2-story) 10' (1-story), 15' (2-story)
Minimum interior building setbacks		
Front	10'	10'
Rear	Building Code	15' (1-story), 20' (2-story)
Street Side	10'	10' (1-story), 15' (2-story)
Sides	Building Code	10' (1-story), 15' (2-story)
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	Not provided by applicant.

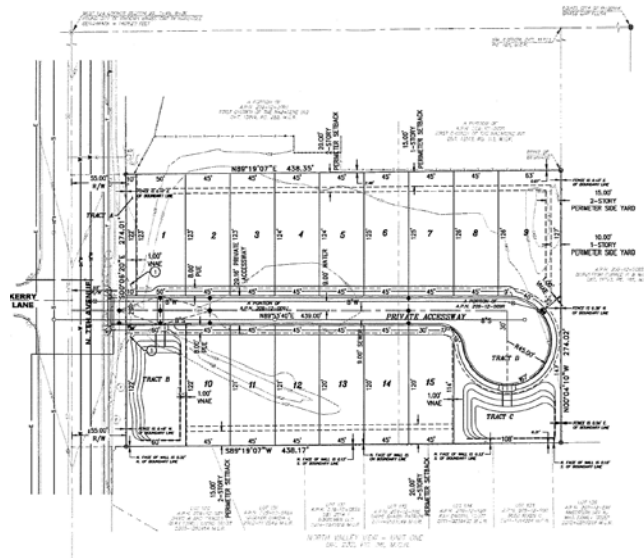
Background/Issues/Analysis

1. This is a request to rezone a 3.11 acre parcel of land located approximately 340 feet south of the southeast corner of 7th Avenue and Utopia Road. The request is to rezone from R1-8 (Single-Family Residential) and R-2 (Multifamily Residential) to R1-6 to allow a new single-family residential development consisting of 15 units. The property is vacant.



2. The General Plan Land Use Map designation for the subject parcel is Residential 3.5 - 5 dwelling units per acre. The proposed residential subdivision has a density of 4.83 dwelling units per acre. The proposal conforms to the Land Use Map designation and a General Plan Amendment is not required.
3. The subject parcel is vacant and will no longer be developed as a part of the adjacent First Church of the Nazarene located to the north. The Church plans to sell the property to Hancock Companies who will subdivide the parcel and develop homes.
4. The site is located in an established neighborhood. To the north is the aforementioned Church of Nazarene zoned R1-6 (Single-Family Residential); to the east and west are homes zoned R1-8 (Single-Family Residential); to the south are homes zoned R1-6 (Single-Family Residential).
5. The proposed site plan shows 15 lots and two open space tracts. Staff is proposing a stipulation to limit the number of lots to 15 as proposed by the applicant to maintain consistent scale and character with adjacent land uses. The open tracts, located in the southwest and southeast area of the parcel, will be utilized as open space, landscaping and retention. The site plan also shows a minimum 10-foot landscape setback along 7th Avenue with primary vehicular access provided off 7th Avenue via a private access way. The parcels depicted on the site plan meet the minimum lot width of 45 feet as required by the Zoning Ordinance. The maximum permitted density is 5.5 dwelling units per

acre, and the applicant is proposing 4.83 dwelling units per acre, which meets the maximum permitted by the Zoning Ordinance.



6. Staff is proposing a stipulation of general conformance to the site plan date stamped March 27, 2015 to ensure the proposed development matches the character of the immediate neighborhood.
7. The Water Services Department has noted that the developer will be required to put in all required water and sewer main extensions.
8. The Floodplain Management division of the Street Transportation Department determined that the parcel/location is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1290 L of the Flood Insurance Rate Maps (FIRM) date October 16, 2013.
9. The subject parcel is located in proximity to the Deer Valley Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.
10. 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 3.5 - 5 dwelling units per 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 the site plan date stamped March 27, 2015, as approved by the Planning and Development Department.
2. The development shall be limited to a maximum of 15 lots.
3. The property owner shall record documents that disclose the existence and operational characteristics of the Phoenix Deer Valley 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.
4. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.

Writer

Joél Carrasco

March 27, 2015

Team Leader

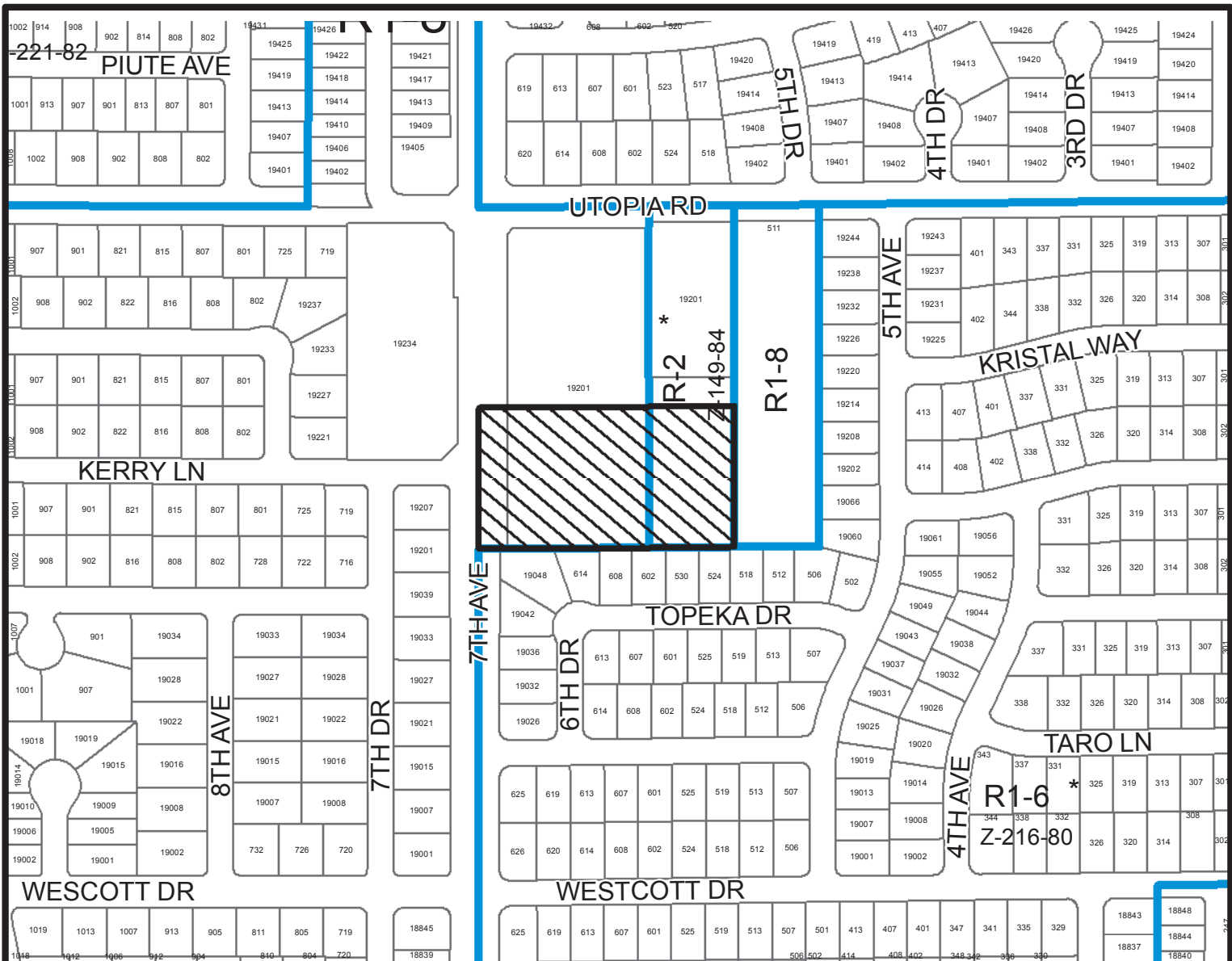
Joshua Bednarek

Attachments

Zoning sketch

Aerial

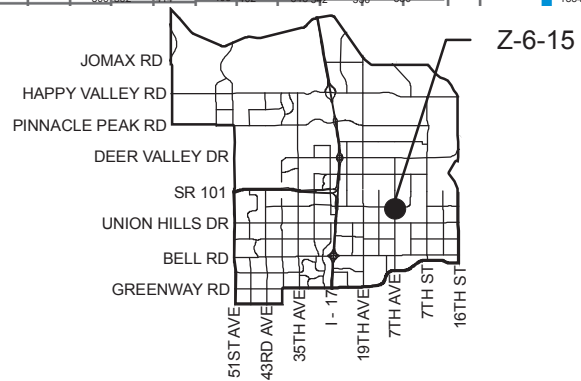
Site plan dated March 27, 2015 (2 pages)



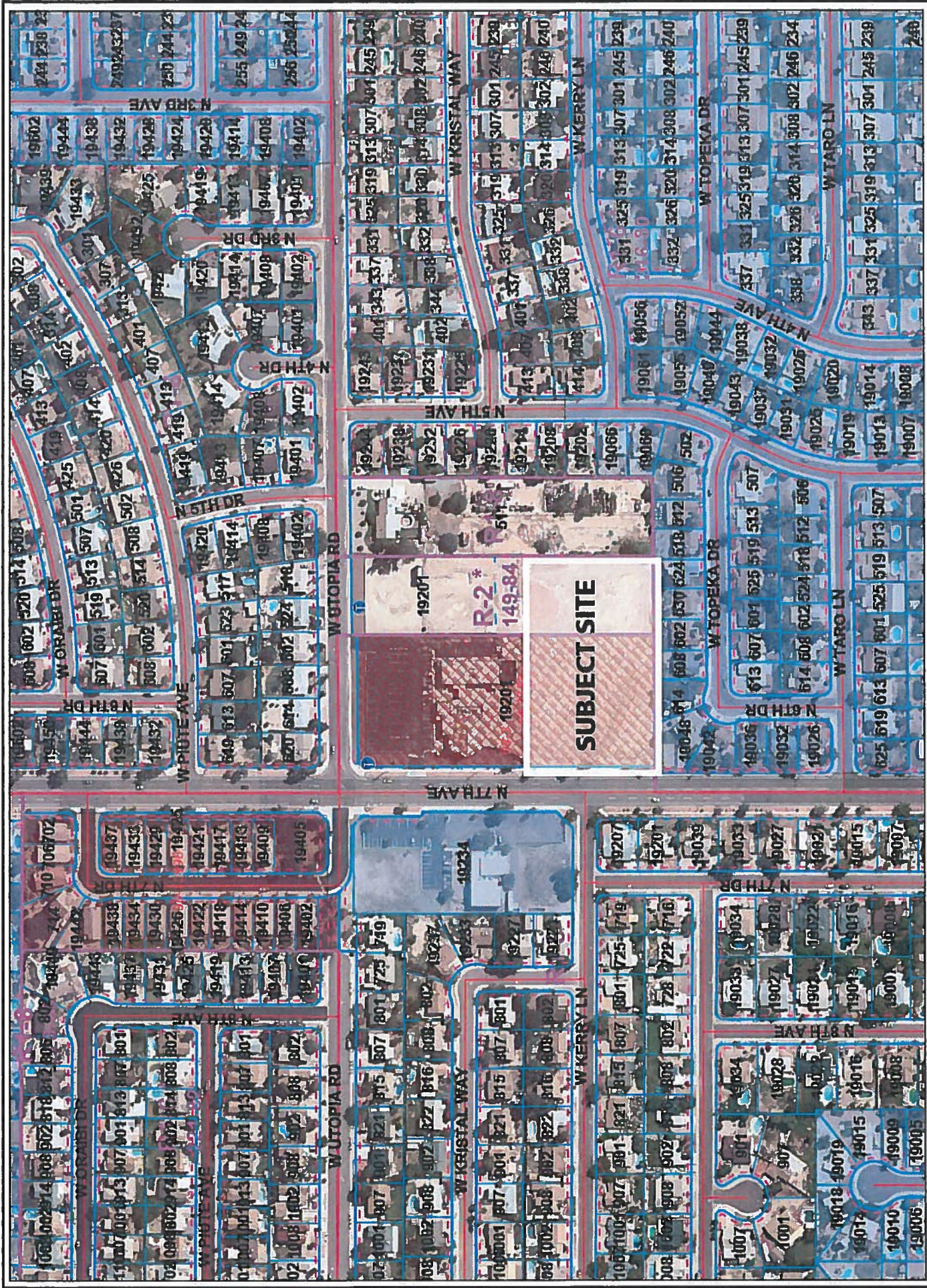
CITY OF PHOENIX PLANNING DEPARTMENT

DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Greg Hancock		REQUESTED CHANGE: FROM: R1-8, (2.07 a.c.) R-2, (1.04 a.c.) TO: R1-6, (3.11 a.c.)										
APPLICATION NO. Z-6-15	DATE: 3/9/15 <small>REVISION DATES:</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small></td> <td style="padding: 5px;"><small>AERIAL PHOTO & QUARTER SEC. NO.</small></td> <td style="padding: 5px;"><small>ZONING MAP</small></td> </tr> <tr> <td style="padding: 5px; text-align: center;">3.11 Acres</td> <td style="padding: 5px; text-align: center;">QS 39-27</td> <td style="padding: 5px; text-align: center;">M-8</td> </tr> </table>		<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small>	<small>AERIAL PHOTO & QUARTER SEC. NO.</small>	<small>ZONING MAP</small>	3.11 Acres	QS 39-27	M-8			
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px; text-align: center;">MULTIPLES PERMITTED</td> <td style="padding: 5px; text-align: center;">CONVENTIONAL OPTION</td> <td style="padding: 5px; text-align: center;">* UNITS P.R.D. OPTION</td> </tr> <tr> <td style="padding: 5px; text-align: center;">R1-8, R-2</td> <td style="padding: 5px; text-align: center;">8, 10</td> <td style="padding: 5px; text-align: center;">10, 12</td> </tr> <tr> <td style="padding: 5px; text-align: center;">R1-6</td> <td style="padding: 5px; text-align: center;">15</td> <td style="padding: 5px; text-align: center;">19</td> </tr> </table>		MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION	R1-8, R-2	8, 10	10, 12	R1-6	15	19	<p>* Maximum Units Allowed with P.R.D. Bonus</p>	
MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION										
R1-8, R-2	8, 10	10, 12										
R1-6	15	19										



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

Planning and Development

City of Phoenix

1 inch = 257.884 ft.

0 100 200 300 Feet

N

7TH AVENUE & UTOPIA ROAD

A PORTION OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 28, T14N, R3E, G & S R.B.M., MARICOPA COUNTY, ARIZONA

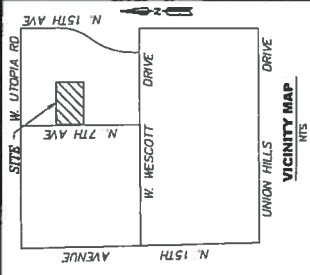
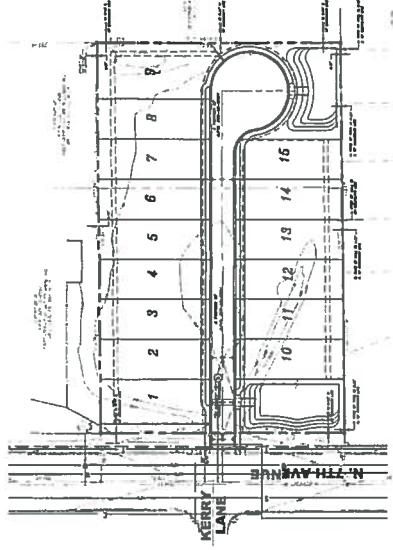
PRELIMINARY SITE PLAN

LEGAL DESCRIPTION
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, T14N, R3E, G & S R.B.M., MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 88 DEGREES 20 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 643.59 FEET TO THE NORTHWEST CORNER OF THE CORNER PROPERTY RECORDED IN DOCKET 11773, PAGE 180, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 04 DEGREES 04 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID PROPERTY 388.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWEST 89 DEGREES 04 MINUTES 10 SECONDS EAST, ALONG SAID WEST LINE 274.02 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, ALSO BEING ON THE NORTHERLY LINE OF NORTH VALLEY WALK, A SUBDIVISION RECORDED IN DOCKET 232 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 89 DEGREES 19 MINUTES 07 SECONDS WEST, ALONG SAID SOUTH AND NORTHERLY LINE 438.17 FEET TO JAST SAID WEST LINE 274.02 FEET; THENCE NORTH 89 DEGREES 19 SECONDS WEST, ALONG SAID WEST LINE 438.17 FEET TO THE POINT OF BEGINNING.

BENCHMARK
 THE BENCHMARK USED FOR THIS SURVEY IS THE WEST QUARTER CORNER OF SECTION 29, BEING MARKED BY A CITY OF PHOENIX BENCH MARK, BEING THE INTERSECTION OF 7TH AVENUE AND UTOPIA ROAD, HAVING AN ELEVATION OF 1,409.20 FEET (MVD032), CITY OF PHOENIX DATUM.

PROJECT NOTES

- NEVER PERMIT ANY USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS BEING AN ASSURED WATER SUPPLY.
- ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS AND PERMITS.
- ALL SIGNAGE REQUIREMENTS SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE CANOLES AT THE PROPERTY LINE, AND NOISE, ODOR, OR VIBRATION WILL BE LIMITED TO THAT WHICH DOES NOT EXCEED THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION OF THE NEIGHBORHOOD.
- OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING WITHIN THE BOUNDARY OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY.
- THE MAXIMUM LOT COVERAGE IS AS FOLLOWS:
 A. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT STRUCTURE, PLUS 10% FOR ATTACHED SHADE STRUCTURES.
 B. THE MAXIMUM LOT COVERAGE IS AS FOLLOWS:
 1. ALL STRUCTURES TO BE CONSTRUCTED WITHIN THE BOUNDARY OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL BE PERMITTED TO BE CONSTRUCTED WITHIN THE BOUNDARY OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY.
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 5. ALL STRUCTURES TO BE CONSTRUCTED WITHIN THE BOUNDARY OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL BE PERMITTED TO BE CONSTRUCTED WITHIN THE BOUNDARY OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY.
- AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO NOTIFY THE CITY OF PHOENIX PRIOR TO OCCUPANCY. INSPECTIONS SHALL BE REQUESTED AS A SITE INSPECTION. A MINIMUM 10-FEET SETBACK SHALL BE PROVIDED FROM THE BACK OF STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE AND 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE TRIANGLE. SIDEWALKS WILL BE MAINTAINED AT A MINIMUM HEIGHT OF 12 INCHES.
- ALL UTILITIES SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 12 INCHES.



OWNER / DEVELOPER
 HANCOCK COMPANIES, LLC
 6380 E. THOMAS ROAD, SUITE 318
 PHOENIX, ARIZONA 85018
 PHONE: 602-309-8200
 CONTACT: GREG HANCOCK

CIVIL ENGINEER
 TTD ENGINEERS
 4300 N. MILLER ROAD, SUITE 122
 PHOENIX, ARIZONA 85018
 PHONE: 602-371-1333
 FAX: 602-371-0825
 CONTACT: MERE JACKSON, PE

EXISTING ZONING
 RT-8 / R-2

PROPOSED ZONING
 RT-8 PRO

DEVELOPMENT SUMMARY
 TOTAL LOTS = 15
 GROSS AREA = 135,153 SF = 3.10 AC
 GROSS DENSITY = 4.83 DU/AC

SHEET INDEX
 SHEET 11 OF 11
 PS01 = SITE PLAN

UTILITY COMPANIES
 CITY OF PHOENIX WATER
 CITY OF PHOENIX SANITARY SEWER
 CITY OF PHOENIX UTILITY
 CITY OF PHOENIX GAS
 CITY OF PHOENIX FIRE PROTECTION
 CITY OF PHOENIX POLICE PROTECTION
 CITY OF PHOENIX SOUTHWEST GAS
 COX COMMUNICATIONS

100 YR. - 2 HR. VOLUME CALC
 TOTAL SITE AREA = 120,083 SF (2.75 AC)
 WEIGHTED RUNOFF COEFFICIENT (C) = 0.68
 100YR 2HR PRECIPITATION (NOMA 14) = 2.58"
 VR = P X C X A
 VR = 2.58 X 0.68 X 120,083 = 17,420 CF
 V₁₀₀ = 23,832 CF

ZONING

ZONING DISTRICT	MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MAX. BUILDING HEIGHT
RT-8 PRO	5,400 SQ. FT.	45'	10'	10'	15'
RT-8 PRO	5,400 SQ. FT.	45'	10'	10'	2-STORIES & 30'

* REAR SETBACK: 15' (1-STORY), 20' (2-STORY) SIDE SETBACK: 10' (1-STORY), 15' (2-STORY)

NO.	REVISION	DATE

DATE	12/15/2017
BY	TTG
CHECKED	TTG
DATE	12/15/2017
BY	TTG
CHECKED	TTG



PHOENIX, ARIZONA

7TH AVENUE & UTOPIA
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