



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-67-18-7
December 7, 2018

Estrella [Village Planning Committee](#) Meeting Date December 18, 2018
[Planning Commission](#) Hearing Date January 3, 2019
Request From: [S-1](#) (Ranch or Farm Residence) (29.85 acres)
Request To: [R1-6](#) (Single-Family Residence District) (29.85 acres)
Proposed Use Single-family residential
Location Approximately 310 feet south of the southwest corner of 83rd Avenue and Elwood Street
Owner Gerben Boshma Family Trust
Applicant/Representative George Pasquel, Withey Morris, PLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 2 to 3.5 dwelling units per acre	
Street Map Classification	83rd Avenue	Arterial	33-foot west half right-of-way
<p><i>BUILD THE SUSTAINABLE DESERT CITY; TREE & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i></p> <p>The conceptual site plan depicts features such as increased open space within the development. Staff has stipulated an increased landscape setback, enhanced landscaped entry feature, and trees to be planted along both sides of detached sidewalks, in order to incorporate trees and shade into the development.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; SAFE NEIGHBORHOODS – TRAFFIC; DESIGN PRINCIPLE: Develop housing so that it does not front directly on, or have direct access to, arterial streets, unless large lot size, buffering techniques, and/or site design can adequately mitigate both negative traffic impacts and adverse noise impacts.</i></p>			

The conceptual site plan depicts no homes fronting the arterial street, 83d Avenue. As stipulated, detached sidewalks and an increased 50-foot landscape setback will serve as a buffer from the arterial street and the residences.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

As stipulated, enhanced landscape setbacks, entry features, detached sidewalks, and compliance with the Estrella Village Arterial Street Landscaping Program will convey a sense of character and continuity throughout the development and area.

Applicable Plans, Overlays, and Initiatives

[Estrella Village Arterial Street Landscaping Program](#)

See Background Item No. 6.

[Tree and Shade Master Plan](#)

See Background Item No. 7.

[Complete Street Guidelines](#)

See Background Item No. 7.

[Reimagine Phoenix](#)

See Background Item No. 8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural land	S-1
North	Agricultural land, utility corridor, vacant land, and a single-family subdivision	S-1 and R1-8
South	Agricultural land, large lot single-family homes	S-1, Approved R1-8
East (across 83rd Avenue)	Undeveloped subdivision	R1-6 PCD
West	Agricultural land	R1-8

R1-6 Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	29.85 acres
Total Number of Units	Maximum 164-194	119
Dwelling Unit Density (units/gross acre)	4.5; 5.5 with bonus	Met – approximately 4.25
Minimum Lot Width	Minimum 45 feet	Met – 45-foot and 55-foot
Minimum Lot Depth	None, except 110 feet adjacent to freeway or arterial	Met – 115-foot
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	Not shown
Maximum Building Height	2 stories and 30 feet (except that 3 stories not exceeding 30 feet are permitted when approved by the design advisor for demonstrating enhanced architecture)	Not shown
Common Areas	Minimum 5% of gross area	Met – approximately 16% See Stipulation No. 1
Minimum Perimeter Building Setbacks	Street: 15 feet, in addition to landscape setback Rear: 15 feet (1-story) and 20 feet (2-story) Side: 10 feet (1-story) and 15 feet (2-story)	Not shown
Perimeter Landscape Setbacks	15 feet average, 10 feet minimum (Does not apply to lots fronting onto perimeter streets)	See Stipulation No. 3
Minimum Interior Building Setbacks	Front: 10 feet; Rear: 10 feet; Combined front and rear: 35 feet Street side: 10 feet; sides: 13 total (3 feet minimum, unless 0 feet)	Not shown

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 29.85-acre site, located at approximately 310 feet south of the southwest corner of 83rd Avenue and Elwood Street from S-1 (Ranch or Farm Residence) to R1-6 (Single-Family Residence District) to allow a single-family residential development.

SURROUNDING USES AND ZONING

2. North of the subject site is agricultural land, vacant land, and a utility corridor owned by Maricopa County Flood Control District, zoned S-1 (Ranch or Farm Residence). Additionally, north of the subject site is the Hurley Ranch single-family subdivision zoned R1-8 (Single-Family Residence District).

South of the subject site, is undeveloped agricultural land and two large lot single-family homes zoned S-1 (Ranch or Farm Residence) and S-1, approved R1-8 (Ranch or Farm Residence, approved Single-Family Residence District).

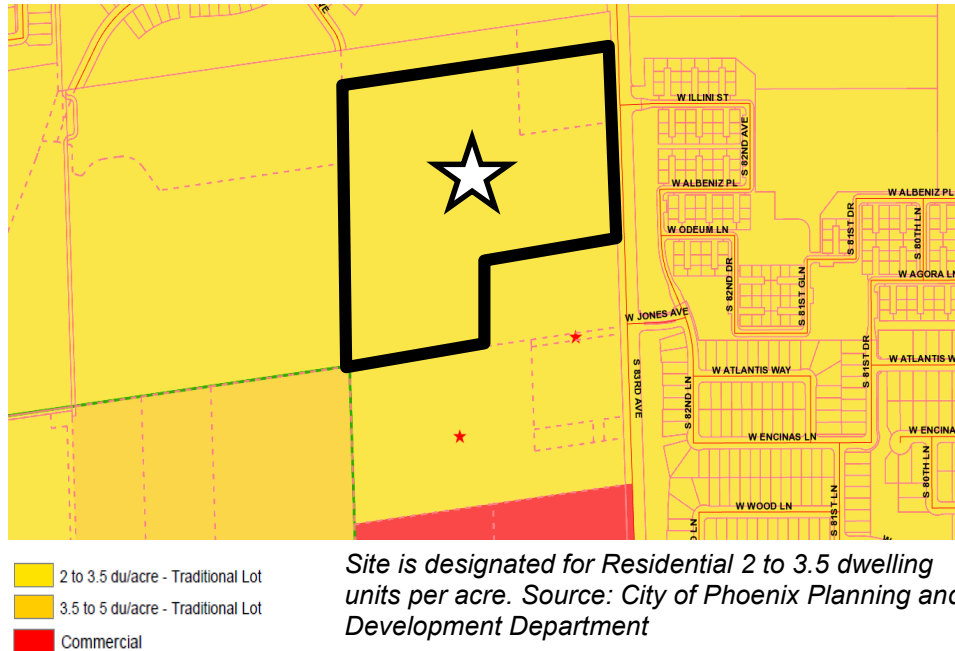
West of the subject site, is agricultural land zoned R1-8 (Single-Family Residence District).

East of the subject site, across 83rd Avenue is an undeveloped subdivision zoned R1-6 PCD (Single-Family Residence District, Planned Community District).



Source: City of Phoenix Planning and Development Department

3. The subject site is designated Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map. The request to develop at a density of 4.25 dwelling units per acre does not conform with the General Plan Land Use Map designation. Though the site is not in conformance with the General Plan Land Use designation, the requested residential zoning district is consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.



PROPOSAL

4. Site Plan, Landscaping, and Trails

The conceptual site plan proposes 119 single-family residential units. The proposed lots are 45 feet and 55 feet in width and 115 feet in depth.

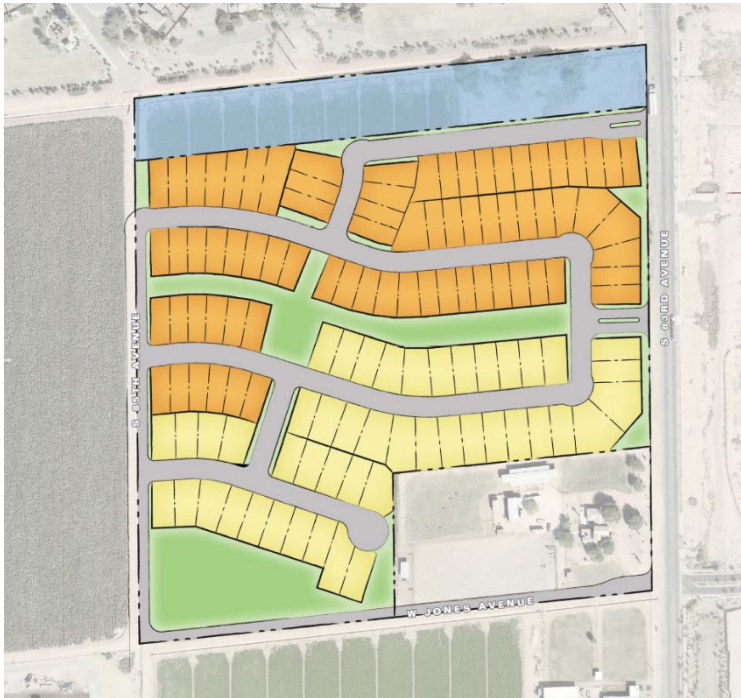
The site plan depicts 16 percent open space which exceeds the five percent required by the Zoning Ordinance. Staff has stipulated that a minimum of 15 percent of the project area be retained as open space. This is addressed in Stipulation No. 1.

Staff has stipulated an increased minimum landscape setback of 50 feet along 83rd Avenue. The increased landscape setback will help to provide a streetscape along 83rd Avenue that is consistent with the development to the north. This is addressed in Stipulation No. 3.

In order to further convey a sense of character throughout the development, staff stipulated that the developer provide minimum 40 by 40-foot landscaped entry

features on both sides of the main entrance along 83rd Avenue. This is addressed in Stipulation No. 2.

Additionally, staff has stipulated that a 10-foot wide public multi-use trail (MUT) be constructed within a 30-foot wide multi-use trail easement (MUTE) along the north side of Jones Avenue. This trail will contribute to connectivity with trails in the surrounding area and offer an improved pedestrian experience. This is addressed in Stipulation No. 6.



Source: CVL Consultants

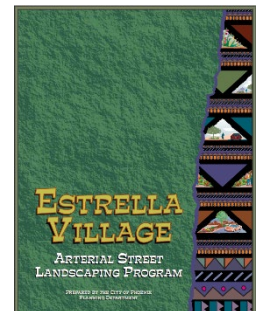
5. **Building Elevations**

No elevations were submitted as part of this rezoning request.

STUDIES AND POLICIES

6. **Estrella Village Arterial Street Landscaping Program**

The Estrella Village Arterial Street Landscaping Program was adopted by the City Council on March 17, 1999, and provides a landscape palette for major streets within the Estrella Village. This guide helps to identify the community's character through the use of common trees and complimentary landscaping located along public streets. The color, variety, and long-term care of the public street landscaping adds to the aesthetic pleasure and joy of traveling through Estrella communities. Staff has stipulated that



the landscaped area adjacent to 83rd Avenue comply with this plan. This is addressed in Stipulation No. 5.

7. **Tree and Shade Master Plan and Complete Streets Guidelines**

Per the Tree and Shade Master Plan and Complete Streets Guidelines, staff has stipulated that all sidewalks be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center, or equivalent groupings, along both sides of the sidewalk. This is addressed in Stipulation No. 4

8. **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. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.

COMMUNITY INPUT SUMMARY

9. From the time the case was filed to the time the staff report was written, no correspondence by the public was received by staff.

INTERDEPARTMENTAL COMMENTS

10. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development.
11. The Floodplain Management division indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
12. The Street Transportation Department commented on right-of-way dedications for 83rd Avenue and that all existing off-site street improvements be updated to address ADA guidelines. These are addressed in Stipulation Nos. 7 and 8.
13. The Parks and Recreation Department commented that a 30-foot MUTE be provided along the north side of the future Jones Avenue alignment and construct a 10-foot MUT within the easement. This is addressed in Stipulation No. 6.
14. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.

15. 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. This is addressed in Stipulation No. 9.
16. The Public Transit and Aviation Departments did not have comments regarding this zoning case.

OTHER

17. 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 request is not in conformance with the General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre; however, the requested residential zoning district is consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.
2. As stipulated, the proposed development is appropriate at this location and is consistent with the scale and character of the existing zoning in the surrounding area.

Stipulations

1. A minimum of 15% of the gross project area shall be retained as open space, as approved by the Planning and Development Department.
2. A minimum 40 by 40-foot triangular landscape entry feature shall be provided on both sides of the main entrance of the development along 83rd Avenue, as approved by the Planning and Development Department.
3. A minimum 50-foot landscape setback shall be provided along 83rd Avenue, as approved by the Planning and Development Department.
4. Sidewalks along 83rd Avenue shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a 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.

5. The 83rd Avenue frontage shall comply with the Estrella Village Arterial Landscaping Program, as approved by the Planning and Development Department.
6. Right-of-way totaling 55 feet shall be dedicated for the west half of 83rd Avenue, as approved by the Planning and Development Department.
7. 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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
9. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property the existence and operational characteristics of nearby agricultural and farming activities that may cause adverse odors, dust, and other impacts. 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.

Writer

Elyse DiMartino

December 7, 2018

Team Leader

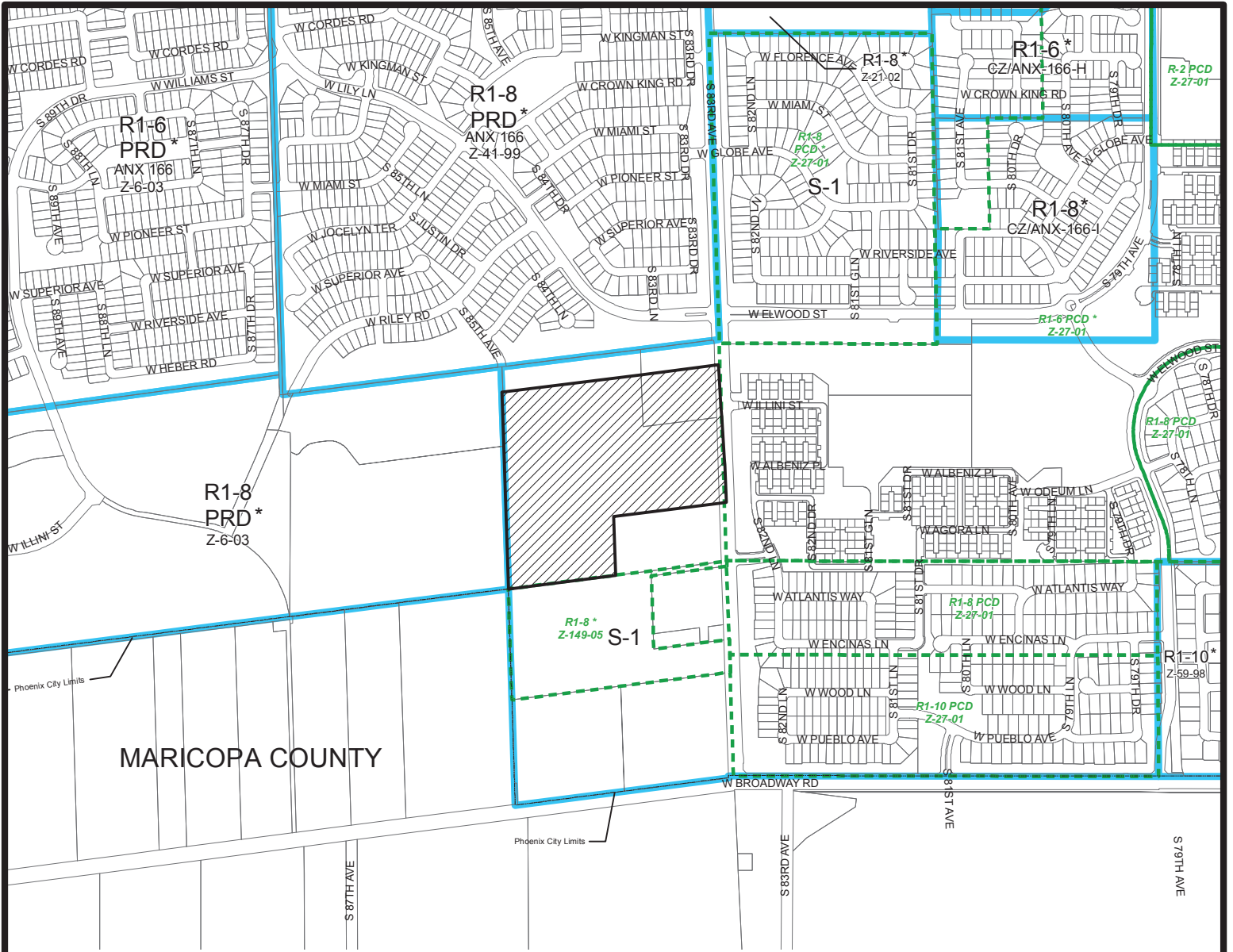
Samantha Keating

Exhibits

Sketch Map

Aerial Map

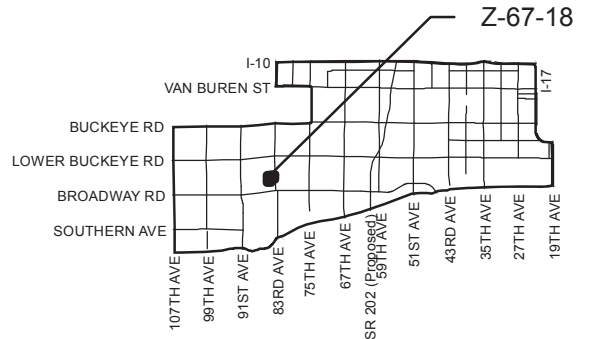
Site Plan Date Stamped October 2, 2018



Miles

5.5 2.75 0 5.5

ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Withey Morris PLC - George Pasquel**

APPLICATION NO. **Z-67-18**

DATE: **11/16/2018**
REVISION DATES:

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

29.85 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 5-8

ZONING MAP

E-3

REQUESTED CHANGE:

FROM: **S-1 (29.85 a.c.)**

TO: **R1-6 (29.85 a.c.)**

MULTIPLES PERMITTED

S-1

R1-6

CONVENTIONAL OPTION

30

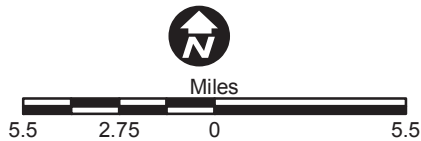
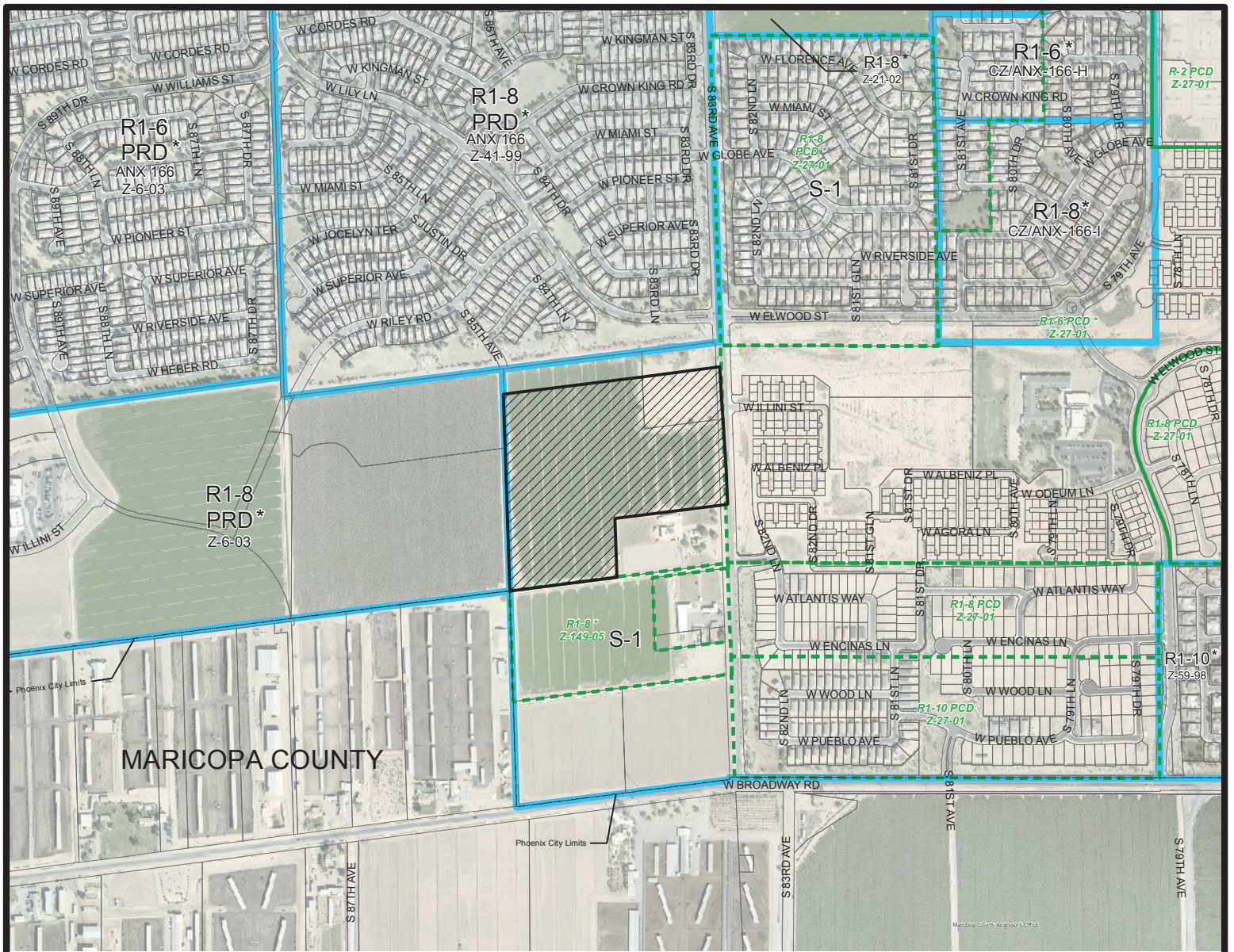
158

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

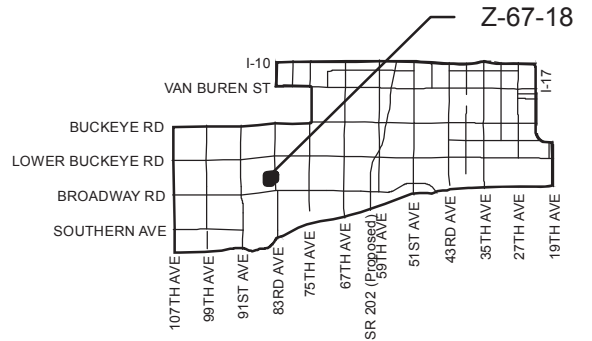
N/A

194

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



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Withey Morris PLC - George Pasquel		REQUESTED CHANGE:							
APPLICATION NO. Z-67-18		FROM: S-1 (29.85 a.c.)							
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <div style="text-align: center; font-size: 1.2em; font-weight: bold;">29.85 Acres</div>		TO: R1-6 (29.85 a.c.)							
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION							
S-1 R1-6		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">CONVENTIONAL OPTION</td> <td style="text-align: center;">UNITS</td> </tr> <tr> <td style="text-align: center;">30</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td style="text-align: center;">158</td> <td style="text-align: center;">194</td> </tr> </table>		CONVENTIONAL OPTION	UNITS	30	N/A	158	194
CONVENTIONAL OPTION	UNITS								
30	N/A								
158	194								

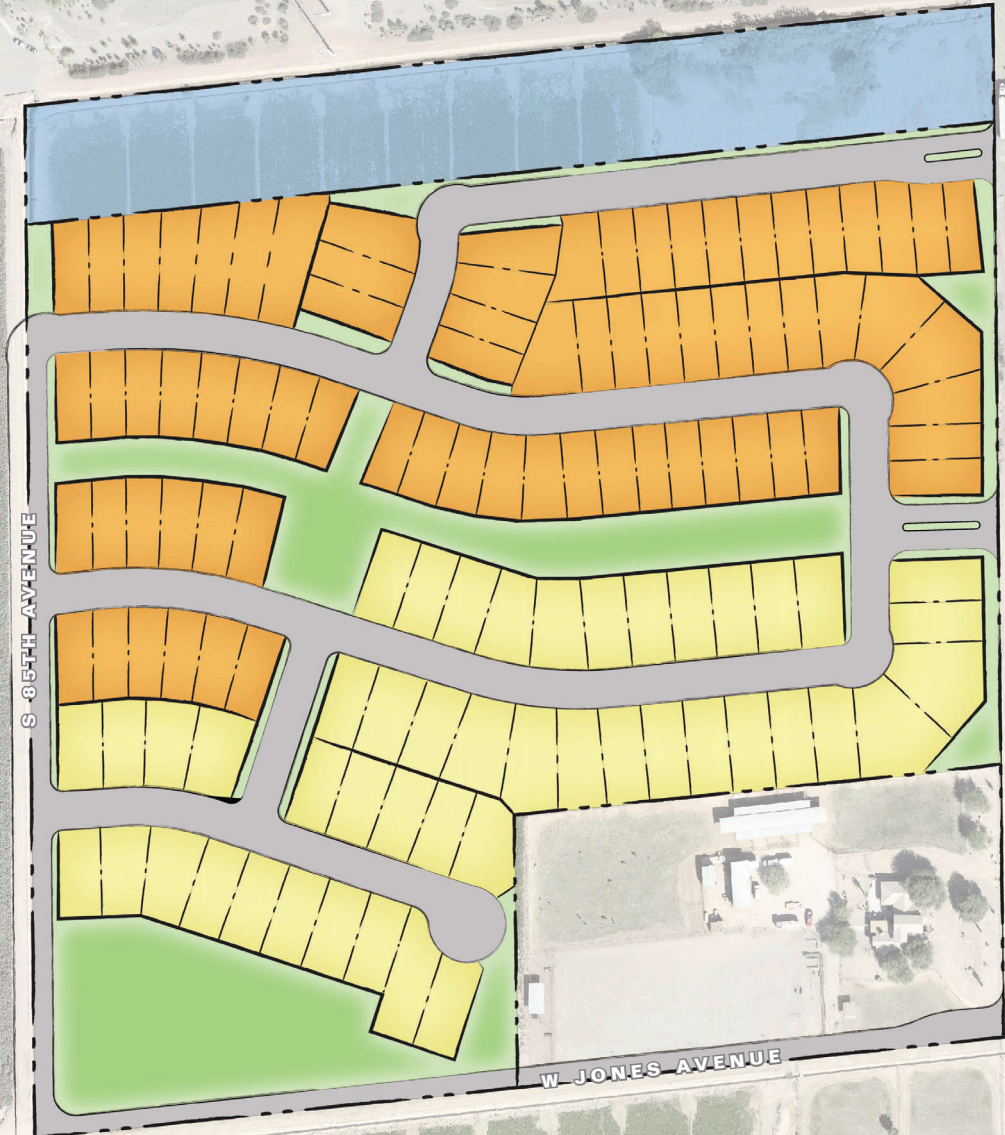
* Maximum Units Allowed with P.R.D. Bonus

83rd Ave & Jones Ave

Conceptual Site Plan

Site Data:

Proposed Zoning	R1-6 PCD	
Site Area	±28 ac.	
Site Yield		
45' x 115'	73	61%
55' x 115'	46	39%
Total Lots	119	100%
Site Density	4.25 du/ac	
Site Open Space	±4.5 ac	16%
Site Retention	±3.0 ac	11%



CITY OF PHOENIX

OCT 02 2018

Planning & Development
Department

Prepared by:



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