



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-73-17-3**  
January 6, 2018

**Deer Valley Village Planning Committee Hearing Date** January 18, 2018  
**Planning Commission Hearing Date** February 1, 2018

**Request From:** RE-35 (2.37 acres)  
**Request To:** R1-6 (2.37 acres)  
**Proposed Use** Single-Family Residential  
**Location** Approximately 180 feet north of the northwest corner of 22nd Avenue and Carolina Drive

**Applicant** Hillstone Homes- Lou Turner  
**Owner** Aijaz Ansari and Srinivas Nemani  
**Representative** Land Solutions, Inc. - David Maguire  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 3.5 to 5 du / acre	
<b>Street Map Classification</b>	22nd Avenue	Local	25-foot west half street
	Tierra Buena Lane (alignment)	Right-of-way abandoned, PUE retained	25 foot south half street (no street improvements)
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.</i></b></p> <p>The proposed development will be compatible with the single-family residential uses surrounding the majority of the site. The project site is located at the end of a cul-de-sac. The applicant is currently developing a similar subdivision further south on 22nd Avenue.</p>			

**CELEBRATE OUT DIVERSE COMMUNITIES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLES: ESTABLISH DESIGN STANDARDS AND GUIDELINES FOR PARKING LOTS AND STRUCTURES, SETBACKS, AND BUILD-TO-LINES, BLANK WALL SPACE, AND OTHER ELEMENTS AFFECTING PEDESTRIANS, TO ENCOURAGE PEDESTRIAN ACTIVITY AND IDENTIFY OPTIONS FOR PROVIDING PEDESTRIAN-ORIENTED DESIGN IN DIFFERENT TYPES OF DEVELOPMENT.**

The proposed development, as stipulated, will provide detached sidewalks and trees to encourage walking and provide shaded frontages on all streets.

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: SUPPORT REASONABLE LEVELS OF INCREASED INTENSITY, RESPECTFUL OF LOCAL CONDITIONS AND SURROUNDING NEIGHBORHOODS.**

The proposed development offers an opportunity to redevelop a property at a density and scale that is compatible with the surrounding area. Currently, the project site contains one single-family residence.

### Area Plan / Policy / Principles

Reimagine Phoenix – see number 5 below.

Tree and Shade Master Plan – see number 6 below.

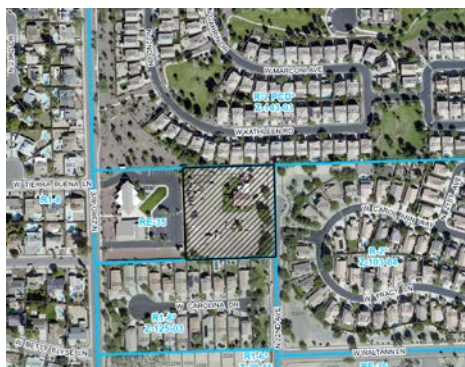
Guiding Principles for Complete Streets – see number 7 below.

### Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Existing Single-Family Residential	RE-35
<b>North</b>	Single-Family Residential	R-2 PCD
<b>South</b>	Single-Family Residential	R1-6
<b>East</b>	Single-Family Residential	R-2
<b>West</b>	Church	RE-35

### Background/Issues/Analysis

1. This is a request to rezone a 2.37-acre site located approximately 180 feet north of the northwest corner of 22nd Avenue and Carolina Drive from RE-35 (Single-Family Residence District) to R1-6 (Single-Family Residence District) to allow development of single-family residences.



Source: City of Phoenix Planning & Development Department

2. The subject site is surrounded by residential zoning districts, all of which are developed with single-family residences at varying densities. The proposed zoning district of R1-6 is compatible with the surrounding developments.
3. The General Plan Land Use map designation for the subject parcel is Residential 3.5 to 5 dwelling units per acre. The proposed rezoning is consistent with the General Plan Land Use designation.

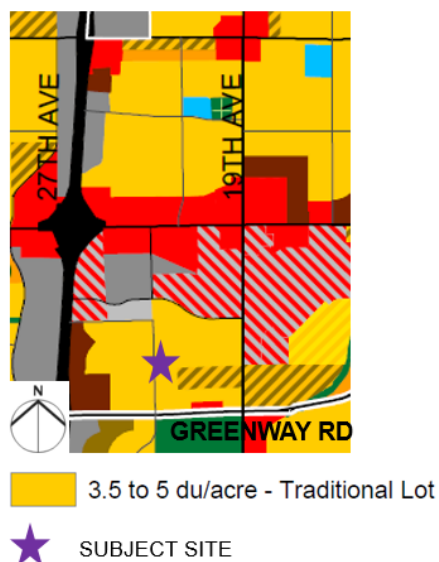
The following General Plan Land Use Map designations are surrounding the site:

**North:** Residential 3.5 to 5 dwelling units per acre

**South:** Residential 3.5 to 5 dwelling units per acre

**East:** Residential 5 to 15 dwelling units per acre

**West:** Residential 3.5 to 5 dwelling units per acre



Source: City of Phoenix Planning & Development Department

4. The developer has provided an assortment of elevation types that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes. Since the applicant is proposing lots that are less than 65-feet wide, the site will be required to comply with the Single-Family Design Review standards in the Phoenix Zoning Ordinance to ensure a quality of design.
5. 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 City of Phoenix offers recycling collection for all single-family residences. 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.
6. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation 1 requires that the developer provide a detached sidewalk and plant shade trees on each side of the sidewalk, 20 feet on center or in equivalent groupings along all street frontages. Planting trees adjacent sidewalks provides for the thermal comfort of pedestrians.

7. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that the sidewalk along 22nd Avenue be detached from the curb and a landscape strip planted between the curb and the sidewalk. Trees planted on the west side of sidewalk will provide shade from the western sun. The combined landscaping with trees, detached sidewalk and landscape strip, are consistent with a complete streets environment. This provision is addressed in Stipulation 1.

#### STREETS

8. The Street Transportation Department has indicated that the developer shall match the existing improvements to the west of the development and update all existing off-street improvements to current ADA guidelines. This is addressed in Stipulation 2.

#### FLOODPLAIN

9. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel 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) dated June 2, 2017.

#### WATER

10. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development, however there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

#### FIRE

11. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

#### AVIATION

12. The Aviation Department has noted that the site is within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace. This is addressed in Stipulation 3.

#### ARCHAEOLOGY

13. 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 4.

#### OTHER

14. 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 Residential 3.5 to 5 dwelling units per acre General Plan Land Use Map designation and surrounding entitlements.
2. As stipulated, the proposal is compatible with the surrounding land uses.

### **Stipulations**

1. 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 two-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 adjacent property owners.
2. 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.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of 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. 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.

### **Writer**

Kaelee Wilson

1/6/2018

### **Team Leader**

Joshua Bednarek

### **Attachments**

Staff Report: Z-73-17-3

January 6, 2018

Page 6 of 6

Sketch Map

Aerial

Conceptual Site Plan date stamped October 27, 2017

Conceptual Elevations date stamped October 27, 2017 (5 pages)

# Plan 35-2875 Elevations



**CITY OF PHOENIX**

**OCT 27 2017**

**Planning & Development  
Department**

These representations are for marketing purposes only and may not reflect the actual color scheme and/or options chosen. All stone and brick shown is optional.

# Plan 35-2380 Elevations



**CITY OF PHOENIX**

**OCT 27 2017**

**Planning & Development  
Department**

These representations are for marketing purposes only and may not reflect the actual color scheme and/or options chosen. All stone and brick shown is optional.



# Plan 35-1992 Elevations



**CITY OF PHOENIX**

**OCT 27 2017**

**Planning & Development  
Department**

These representations are for marketing purposes only and may not reflect the actual color scheme and/or options chosen. All stone and brick shown is optional.

# Plan 35-1744 Elevations



**CITY OF PHOENIX**

**OCT 27 2017**

**Planning & Development  
Department**

These representations are for marketing purposes only and may not reflect the actual color scheme and/or options chosen. All stone and brick shown is optional.

# Plan 35-1507 Elevations

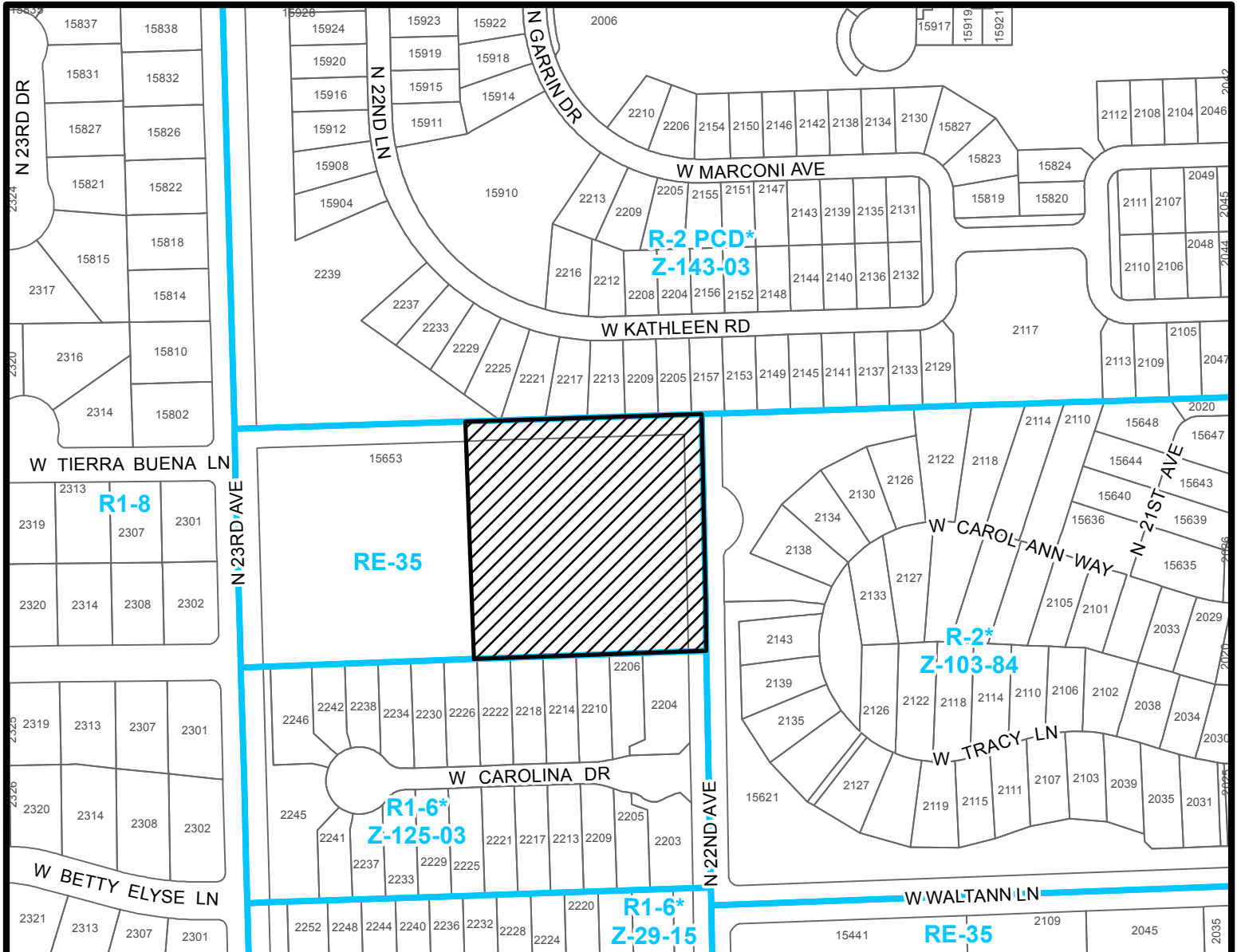


**CITY OF PHOENIX**

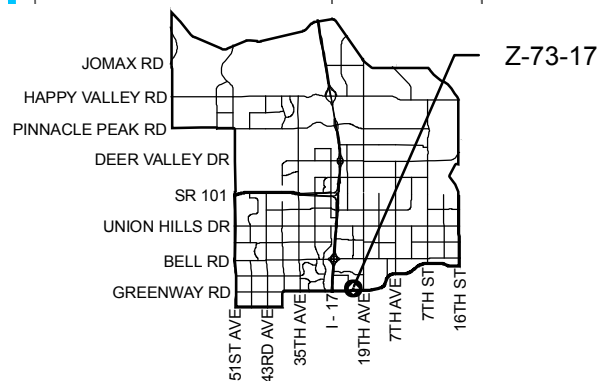
**OCT 27 2017**

**Planning & Development  
Department**

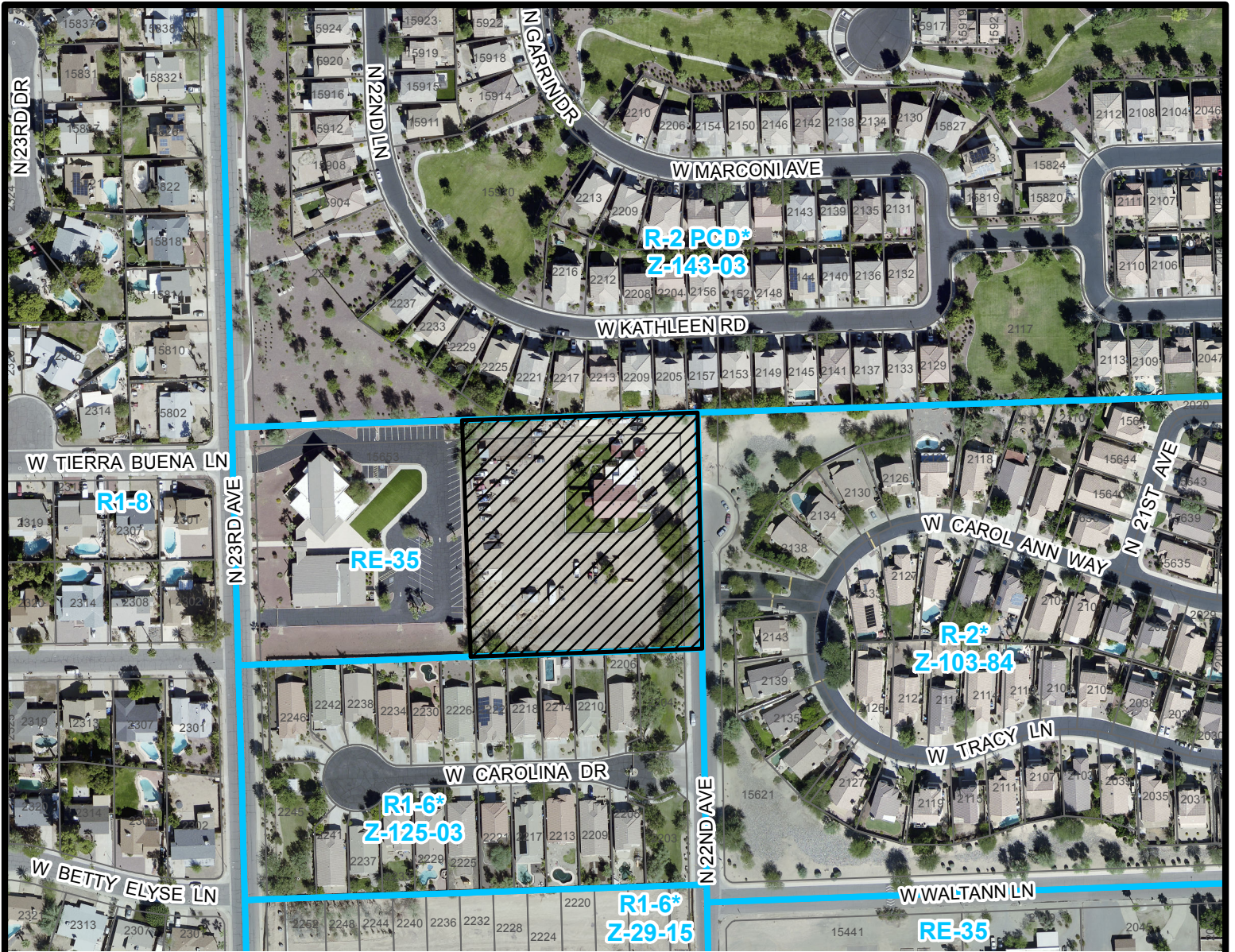
These representations are for marketing purposes only and may not reflect the actual color scheme and/or options chosen. All stone and brick shown is optional.



**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 3



<b>APPLICANT'S NAME:</b> Hillstone Homes - Lou Turner		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-73-17		<b>FROM:</b> RE-35 (2.37 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>2.37 Acres</b>		<b>TO:</b> R1-6 (2.37 a.c.)	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
RE-35		2	
R1-6		12	
<b>* UNITS P.R.D. OPTION</b>		<b>* UNITS P.R.D. OPTION</b>	
RE-35		3	
R1-6		15	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



Feet

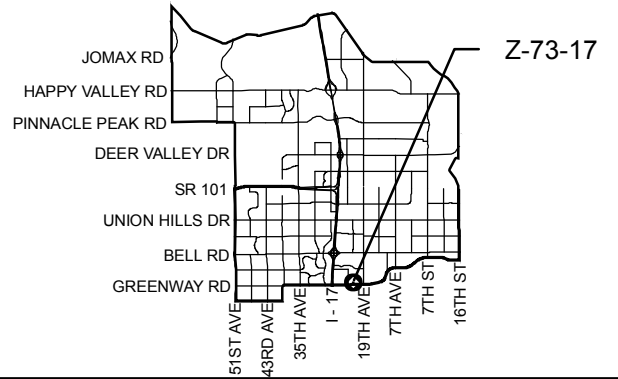
225 112.5 0 225

**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 3



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Hillstone Homes - Lou Turner

REQUESTED CHANGE:

FROM: RE-35 (2.37 a.c.)

APPLICATION NO. Z-73-17

DATE: 11/14/2017

REVISION DATES:	
1/9/2018	

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

2.37 Acres

AERIAL PHOTO & QUARTER SEC. NO.  
QS 35-24

ZONING MAP  
L-7

TO: R1-6 (2.37 a.c.)

**MULTIPLES PERMITTED**

RE-35

R1-6

**CONVENTIONAL OPTION**

2

12

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

3

15

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