



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-86-17-1
 February 2, 2018

Deer Valley Village Planning Committee February 15, 2018
Hearing Date

Planning Commission Hearing Date March 1, 2018

Request From: S-1 (5.07 acres)
Request To: R1-6 (5.07 acres)
Proposed Use Single-Family Residential
Location Approximately 320 feet north of the northeast corner of 31st Avenue and Pinnacle Vista Drive

Applicant/Representative Iplan Consulting- Mario Mangiamele, AICP

Owner Funk Family Enterprises, Inc.
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 2 to 5 du / acre	
Street Map Classification	31st Avenue	Local	33-foot east half street
<p><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></p> <p>As stipulated, the proposed development will be compatible with the existing single-family residential uses surrounding the site. The General Plan designation for this area is 2 to 5 dwelling units per acre. The proposed a density of 2.79 dwelling units per acre is consistent with the General Plan designation. The applicant has agreed to construct only single-story homes to encourage compatibility with the surrounding area.</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 walkability along 31st Avenue and within the subdivision.

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 develop an undeveloped property at a scale that is compatible with the surrounding area. This is a unique area that was primarily developed in Maricopa County with larger single-family residential lots. When the properties were annexed, they were designated the equivalent zoning of S-1 (Ranch or Farm Residence District).

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>
On Site	Vacant/ Undeveloped	S-1
North	Single-Family Residential	S-1
South	Vacant/ Undeveloped	S-1
East	Vacant/ Undeveloped	S-1
West	Vacant/ Undeveloped	S-1

Background/Issues/Analysis

1. This is a request to rezone a 5.07-acre site located approximately 320 feet north of the northeast corner of 31st Avenue and Pinnacle Vista Drive from S-1 (Ranch or Farm Residence District) to R1-6 (Single-Family Residence District) to allow for single-family residential.



Source: City of Phoenix Planning & Development Department

2. The subject site is surrounded on three sides by undeveloped properties zoned S-1. The subject site is located one parcel to the west of the I-17 Black Canyon Freeway.
3. The General Plan Land Use map designation for the subject parcel is Residential 2 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 2 to 5 dwelling units per acre

South: Residential 2 to 5 dwelling units per acre

East: Residential 2 to 5 dwelling units per acre

West: Residential 2 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. The elevations provided were the front elevations. To ensure high quality design on all four-sides of the homes, staff is recommending Stipulation 2 that requires the development to comply with the Single-Family Design Review standards in the Phoenix Zoning Ordinance. Stipulation 1 was also added for general compliance with the front elevations submitted.

5. General Conformance of the site plan submitted has not been recommended as a stipulation. Even though it is not stipulated, the site plan will be required to meet the standards of the Zoning and Subdivision Ordinance.
6. 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.
7. 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 6 requires that the developer provide a detached sidewalk and plant shade trees 20 feet on center or in equivalent groupings along all street frontages. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.
8. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that all sidewalks be detached from the curb and a landscape strip planted between the curb and the sidewalk. Trees planted on the west side of the 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. These provisions are addressed in Stipulation 6.
9. At the time the staff report was written, 8 letters of concern and opposition from surrounding residents have been received by staff. Their concerns are summarized below:
 1. The proposed development will have a negative impact on the rural character of the area.
 2. Decrease in property values.
 3. Increase in traffic.
 4. School capacity issues.
 5. Ingress and egress issues.
 6. Lack of public Transit.
10. To improve safety of existing washes and proposed open space, staff is recommending Stipulation 3 which requires that the development utilize view fencing for homes that back and side 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.

11. The applicant has held several neighborhood meetings with adjacent residents. As part of the citizen outreach, the applicant has agreed to limit homes to single-story, with a maximum of 20-feet in height. This is addressed in Stipulation 4.

STREETS

12. The Street Transportation Department has indicated that the developer shall match the existing improvements on the north and west of the development and update all existing off-street improvements to current ADA guidelines. This is addressed in Stipulation 5.

FLOODPLAIN

13. 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

14. 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

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

AVIATION

16. The City of Phoenix Aviation Department has noted that the site is within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace. This is addressed in Stipulation 7.

ARCHAEOLOGY

17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Stipulations #8, #9 and #10.

OTHER

18. 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 to 5 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses.

Stipulations

1. The development shall be in general conformance with the elevations date stamped December 8, 2017, as approved by the Planning and Development Department.
2. The development shall comply with the Single-Family Design Review standards outlined in Section 507.Tab A.II.C.8.1 through 8.4 of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
3. All lots that abut the northern drainage tract B shall provide a minimum of 3-feet of view fencing and the tract shall be gated at the eastern and western edges to prevent pedestrian access, as approved by the Planning and Development Department.
4. The development shall be limited to single-story with a maximum of 20-feet in height.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.
6. 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 or homeowners association.

7. 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.
8. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
9. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
10. 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

2/8/2018

Team Leader

Joshua Bednarek

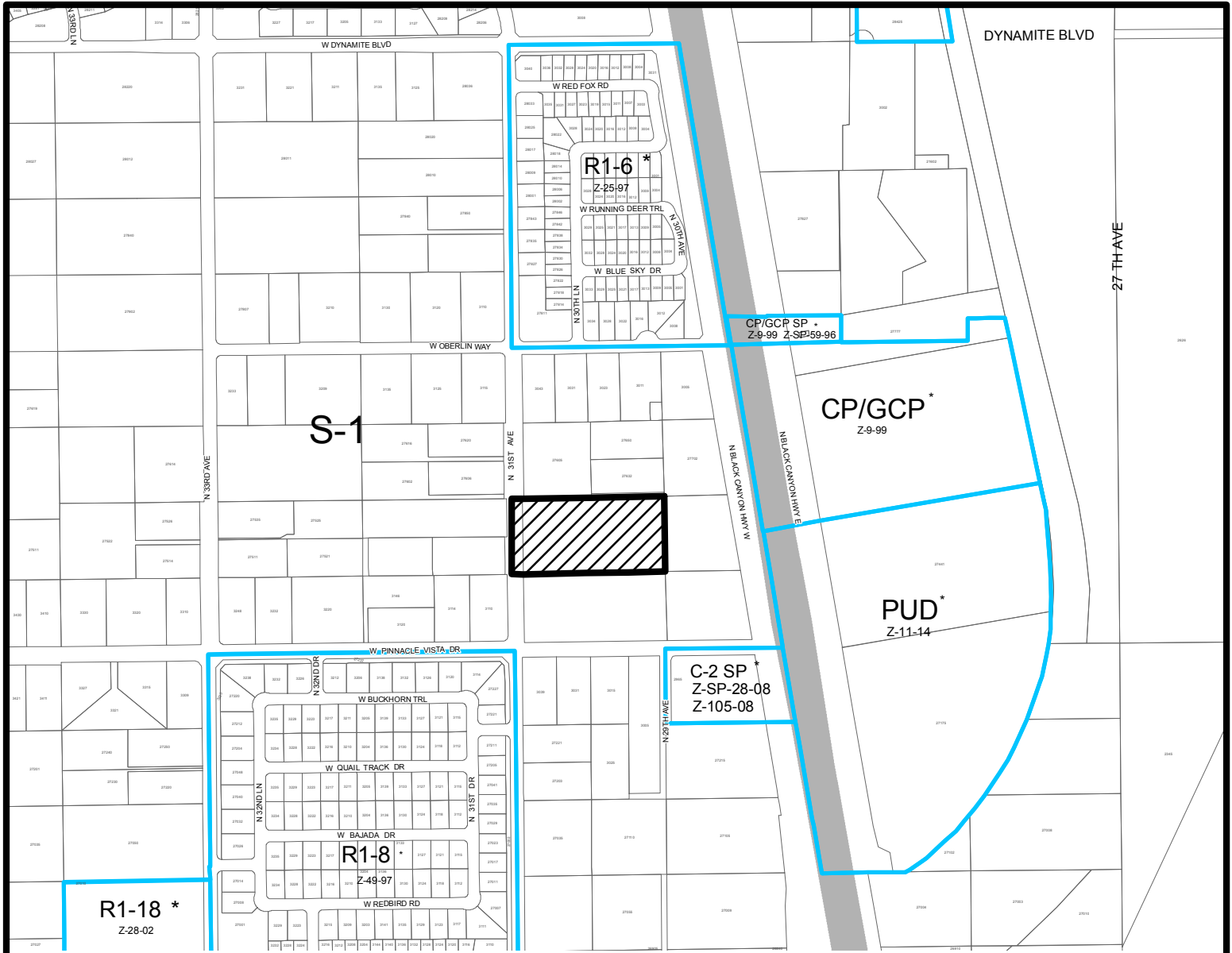
Exhibits

Sketch Map

Aerial

Site Plan date stamped December 8, 2017 (2 pages)

Conceptual Elevations date stamped December 8, 2017 (3 pages)



Feet

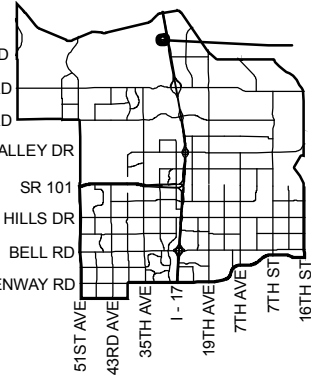
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DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-86-17

APPLICANT'S NAME: Iplan Consulting		REQUESTED CHANGE: FROM: S-1 (5.07 a.c.) TO: R1-6 (5.07 a.c.)	
APPLICATION NO. Z-86-17	DATE: 12/21/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.07 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 50-22	ZONING MAP P-7	
MULTIPLES PERMITTED S-1 R1-6	CONVENTIONAL OPTION 5.07 27		* UNITS P.R.D. OPTION N/A 33

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



Feet

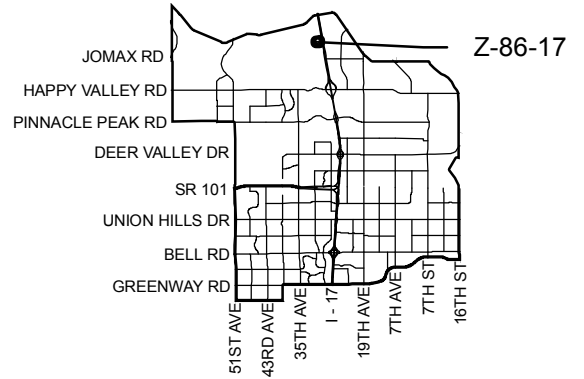
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DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Iplan Consulting**

APPLICATION NO. **Z-86-17**

DATE: **12/21/2017**
REVISION DATES:

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

5.07 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 50-22

ZONING MAP
P-7

REQUESTED CHANGE:

FROM: **S-1 (5.07 a.c.)**

TO: **R1-6 (5.07 a.c.)**

MULTIPLES PERMITTED

S-1

R1-6

CONVENTIONAL OPTION

5.07

27

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

N/A

33

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

SITE PLAN FOR BELLA MONTAGE

A R1-6 PRD SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT

**LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA**

PROJECT DESCRIPTION

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD UNDER THE R1-6 ZONING DISTRICT WITH PUBLIC STREETS.

APPLICANT

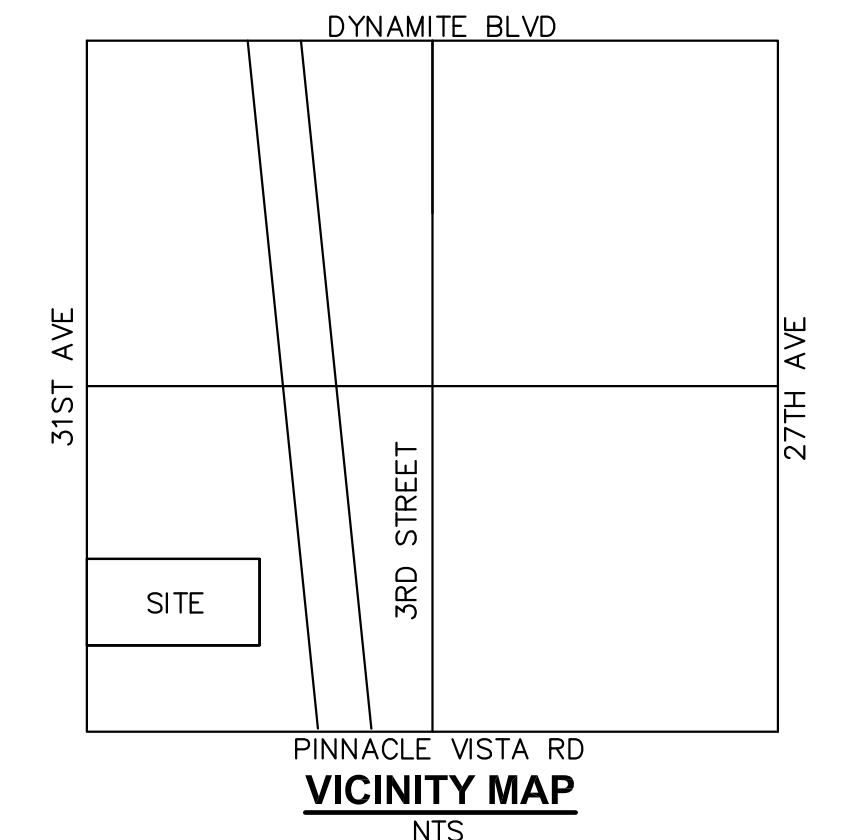
FUNK FAMILY ENTERPRISES
ATTN: MARK FUNK
1806 N. LINDSAY ROAD SUITE 102
MESA, AZ 85213
PHONE 480-468-8881

SITE DATA

APN 205-01-006A
GROSS AREA: 218685 SF (5.0203 AC)
OPEN SPACE REQUIRED: 10934 SF (5%)
EXISTING ZONING: S-1
PROPOSED ZONING: R1-6 PRD
LOTS: 14

OPEN SPACE

GROSS AREA: 218685 SF (5.0203 AC)
OPEN SPACE REQUIRED: 10934 SF (5%)
OPEN SPACE PROVIDED: 28161 SF (12.9%)



LEGEND

- FIRE HYDRANT
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT

APN 205-01-008
VACANT
ZONING: S-1

ENGINEER

GARNER GROUP ENGINEERING, LLC
ATTN: CLINTON J. GARNER, PE
2064 E. NORCROFT ST.
MESA, AZ 85213
PHONE 480-292-2673
CLINT@GARNERGROUPAZ.COM

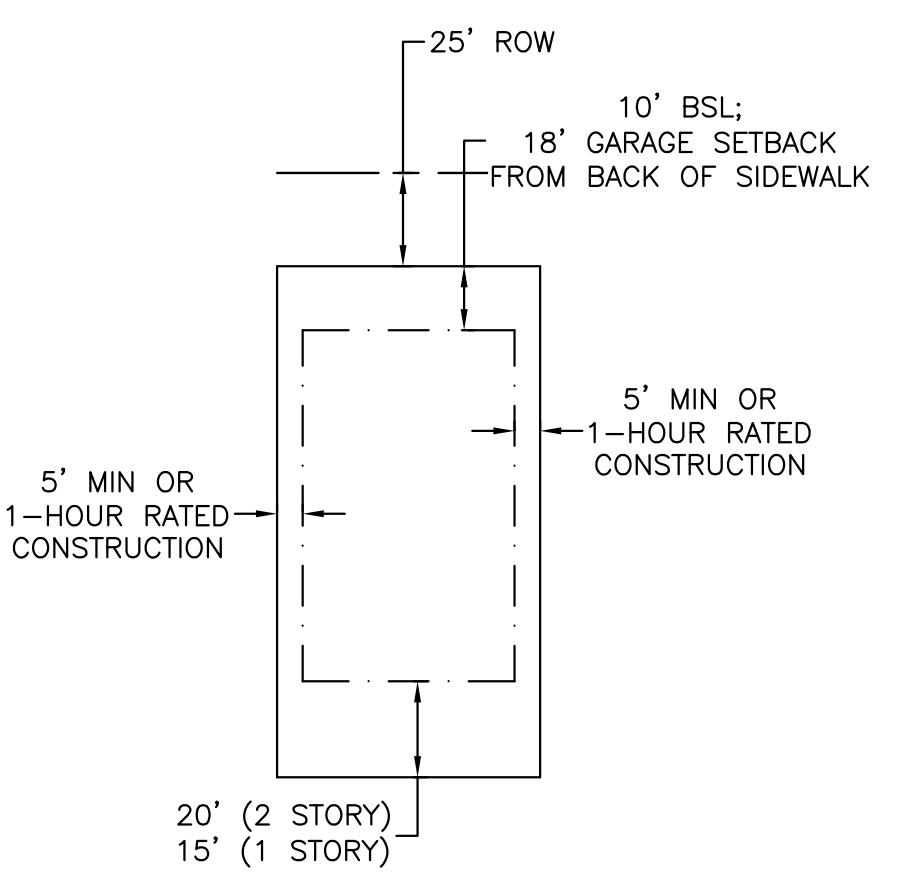
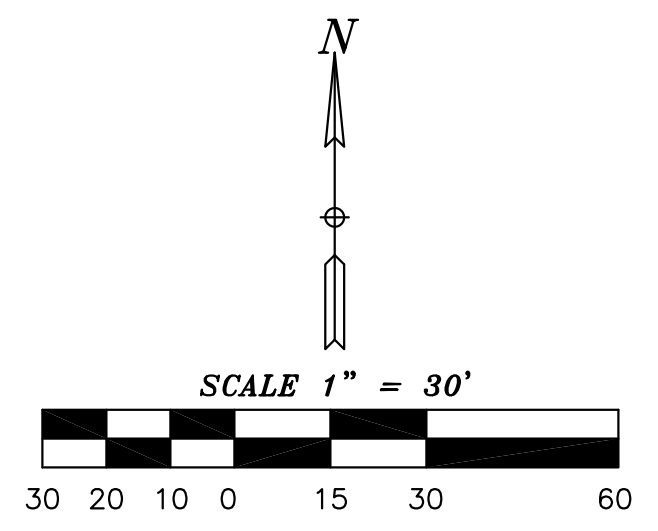
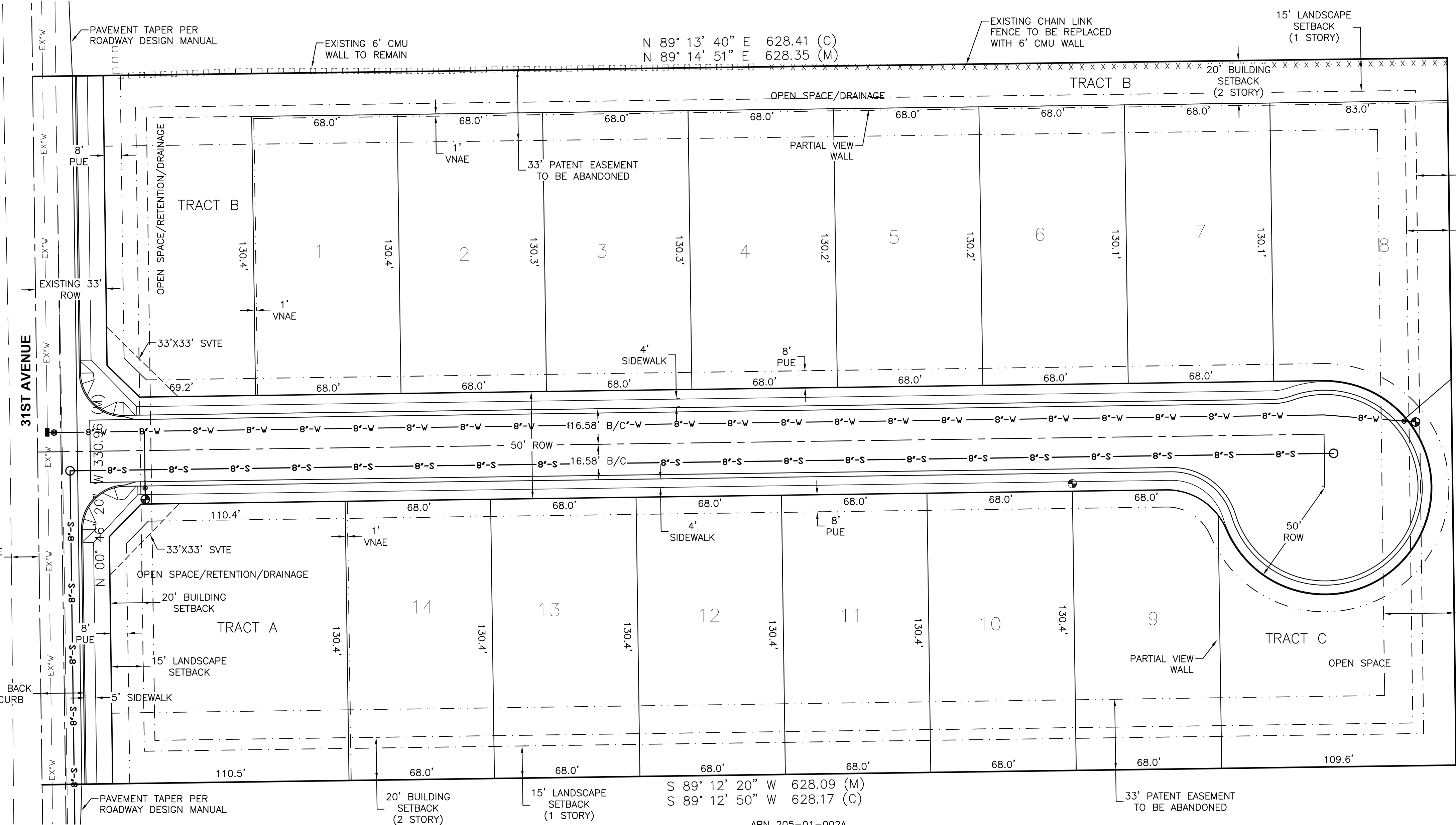
CITY OF PHOENIX

DEC 08 2017

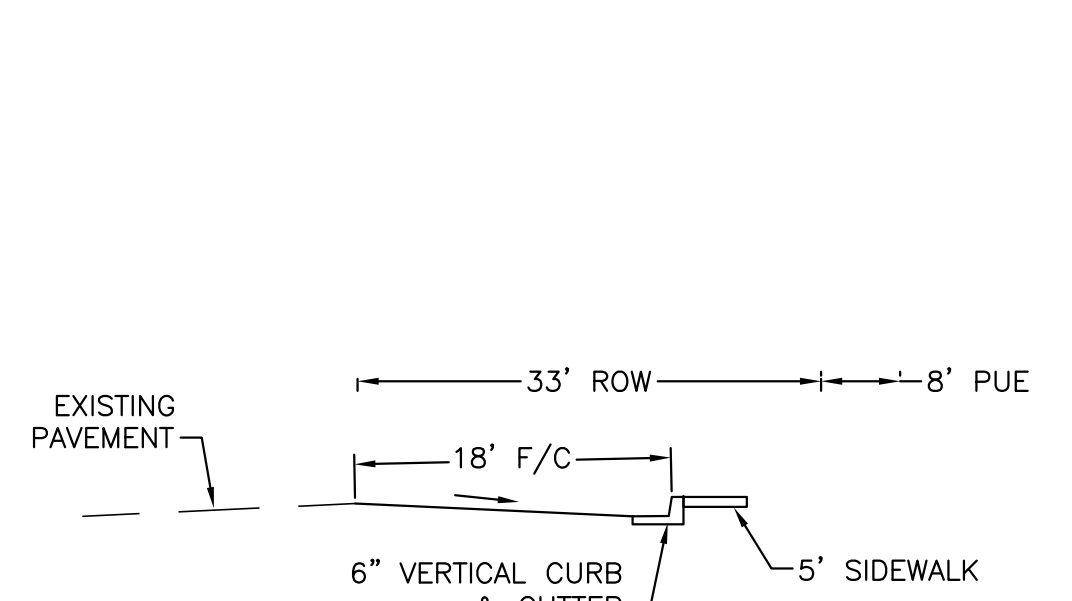
Planning & Development
Department



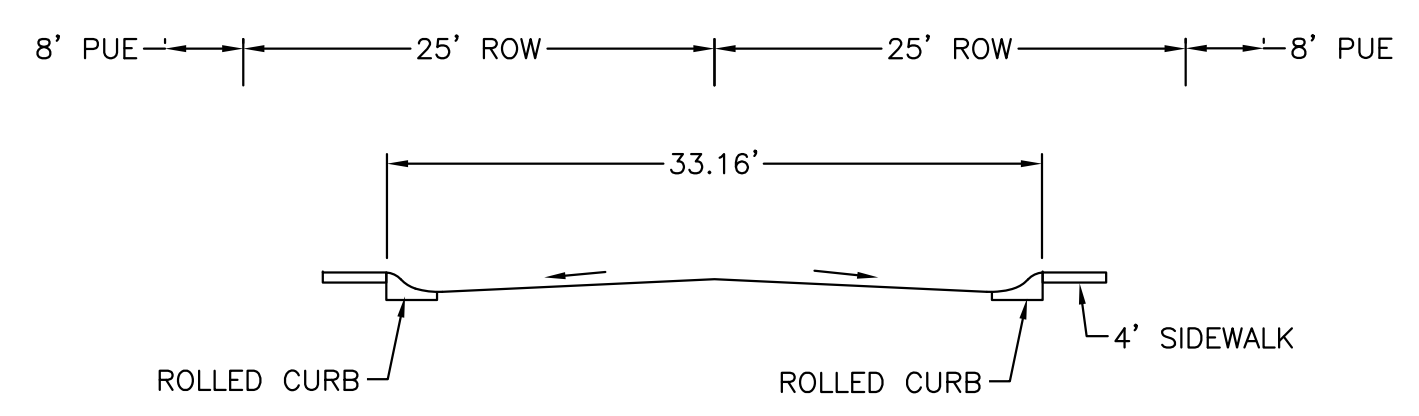
EXPIRES 03-31-2019



SETBACK EXHIBIT
NTS



31ST AVENUE STREET SECTION
NTS



PUBLIC STREET SECTION
NTS

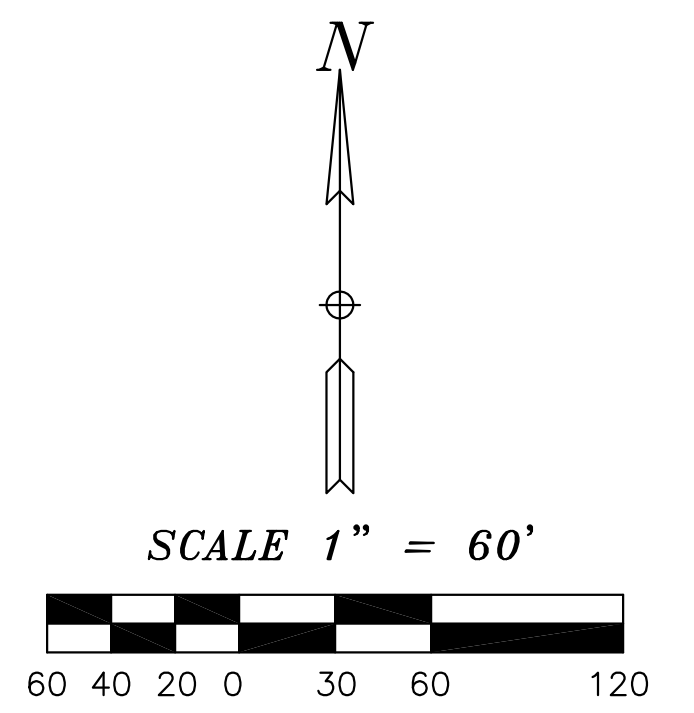
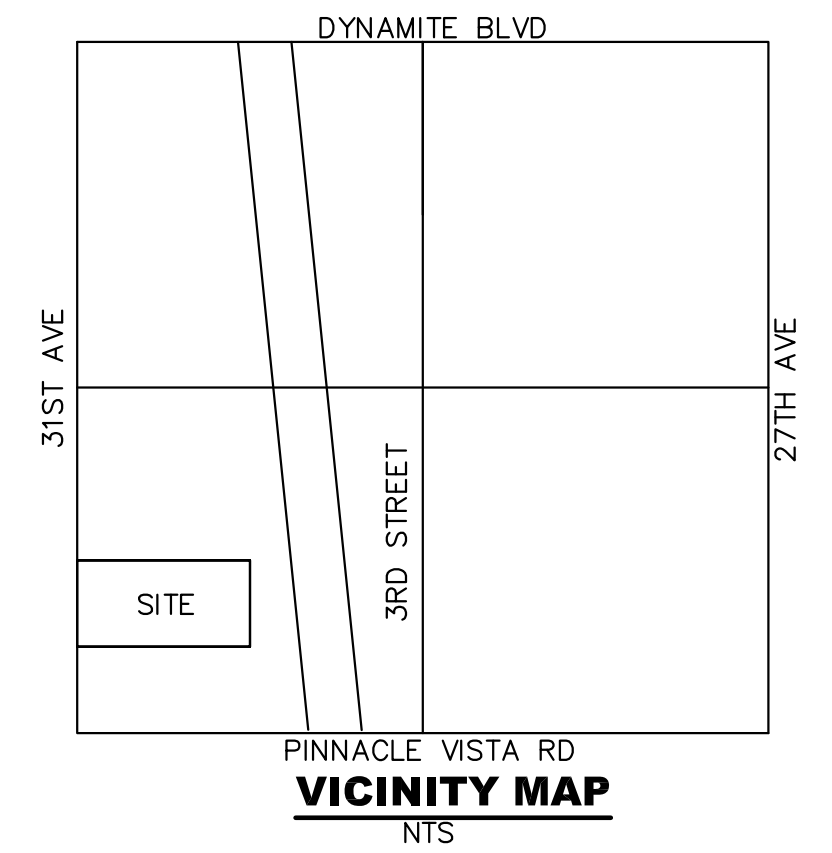
KVA 17-240
SDEV 1700049
PAPP 1704064
Q.S.# 50-22

DATE		REVISION	
A		A	
BELLA MONTAGE SITE PLAN PHOENIX, AZ			
JOB NUMBER	16-029	DRAWING	SITEPLAN
DATE	12-07-17	SHEET	1 OF 1

SITE DATA
 APN 205-01-006A
 GROSS AREA: 218685 SF (5.0203 AC)
 GROSS DENSITY: 2.79 DU/AC
 EXISTING ZONING: S-1
 PROPOSED ZONING: R1-6 PRD
 LOTS: 14

**SITE PLAN FOR
 BELLA MONTAGE**
**A R1-6 PRD SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT
 SUBJECT TO SINGLE FAMILY DESIGN REVIEW**

**LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION
 35, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT
 RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

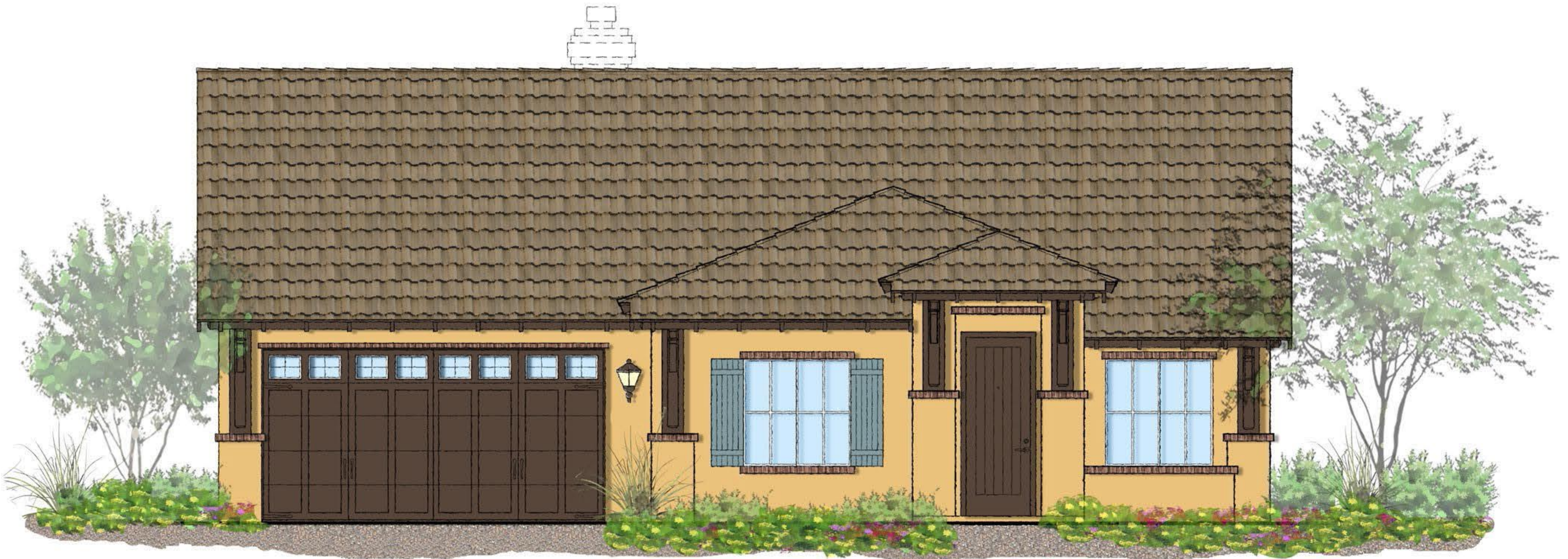


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 Planning & Development
 Department

GarnerGroup engineering EMAIL: CLINT@GARNERGROUP.COM (P) 480-292-2873 (F) 480-287-9019 2064 E. NORCROFT ST., MESA, AZ 85213	JOB NUMBER 16-029 DRAWING CIRCULATION DATE 11-20-17 SHEET 1 OF 1	REVISION A B C	DATE
	CIRCULATION PLAN BELLA MONTAGE		



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

CITY OF PHOENIX

DEC 08 2017

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PLAN 1704
BELLA MONTAGE

B
BELLAGO
HOMES



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 2300
BELLA MONTAGE

CITY OF PHOENIX

DEC 08 2017

Planning & Development
Department

B
BELLAGO
HOMES



FRONT ELEVATION D
SANTA BARBARA



FRONT ELEVATION E
MODERN



FRONT ELEVATION F
FARMHOUSE

CITY OF PHOENIX

DEC 08 2017

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Department

PLAN 2300
BELLA MONTAGE

