



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-66-19-2
February 21, 2020

Desert View Village Planning Committee March 3, 2020
Meeting Date:
Planning Commission **Hearing Date:** April 2, 2020
Request From: C-O/G-O HGT/WVR DVAO
 (Commercial Office District, General
 Office Option, Height Waiver, Deer
 Valley Airport Overlay District) (6.61
 acres)
 R1-6 DVAO (Single-Family
 Residence District, Deer Valley
 Airport Overlay District) (32.82 acres)
Request To: R1-6 DVAO (Single-Family
 Residence District, Deer Valley
 Airport Overlay District) (39.43 acres)
Proposed Use: Single-family residential
Location: Southwest corner of Cave Creek
 Dam Road and the Desert Peak
 Parkway alignment
Owner: Patrick Neil Brown, DR Horton
Applicant: Joshua Robinson, Hilgart Wilson,
 LLC
Representative: Benjamin Tate, Withey Morris, PLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 5 dwelling units per acre Preserves / 2 to 3.5 and 3.5 to 5 dwelling units per acre Preserves / Floodplain Preserves / Hillside	
<u>Street Map Classification</u>	Cave Creek Dam Road	Local	30-foot west half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character and destabilize land values.

The proposed development is compatible with the existing Hillstone Master Planned Community, which is the planned single-family residential subdivision to the east of the site. This project will be an extension of the existing neighborhood and will ensure that the character of the area remains intact as a residential community.

BUILD THE SUSTAINABLE DESERT CITY; RIVERS, WASHES & WATERWAYS; LAND USE PRINCIPLE: Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.

The development is directly adjacent to a wash and flood area to the west. As stipulated, this proposal will ensure that the wash area remains undisturbed and will follow all FEMA-approved guidelines for development along an active floodplain area.

BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Plant drought tolerant vegetation and preserve existing mature trees in new development and redevelopment.

The project site is located in an area that contains considerable native vegetation, with natural recreation areas to the north and south of the site. To ensure compatibility with the existing natural conditions of the surrounding area, staff is recommending that all new trees and plants be of drought-tolerant desert varieties.

Applicable Plans, Overlays and Initiatives

[North Land Use Plan](#) – See Background Item No. 4.

[Deer Valley Airport Overlay District](#) – See Background Item No. 5.

[Tree and Shade Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

[Reimagine Phoenix](#) – See Background Item No. 10.

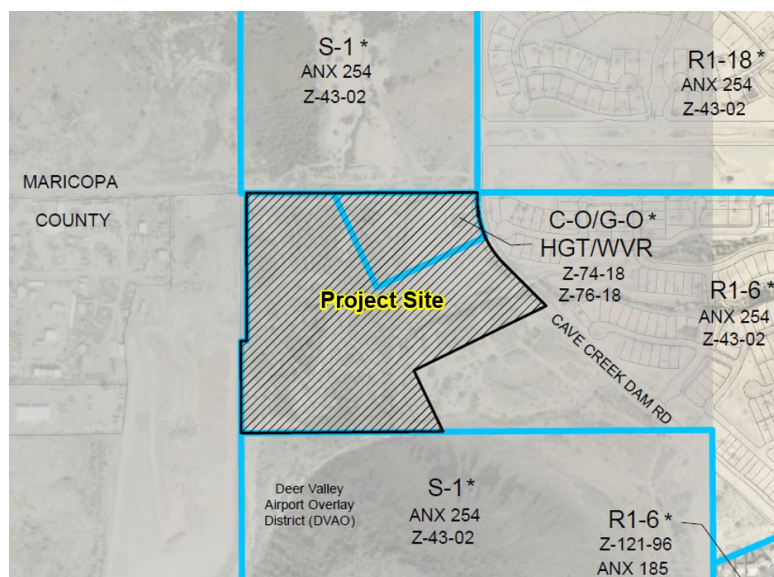
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant Land	C-O/G-O HGT/WVR DVAO and R1-6 DVAO
North	Vacant Land	S-1 DVAO
South	Vacant Land	S-1 DVAO
East	Single-family residential subdivision under construction	R1-6 DVAO
West	Industrial storage, wash	County RU-43

R1-6 Single Family (Planned Residential Development Option)		
<i>*if variance required</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Gross Acreage	-	39.43 acres
Total Number of Units	Maximum 256	33 – Met
Density (du/ac)	5.5; 6.5 with bonus	0.84 – Met
Minimum lot width	45 feet minimum	45 feet – Met
Minimum lot depth	None, except 110 feet adjacent to freeway or arterial	120 feet – Met
Common landscaped setback adjacent to perimeter streets	15 feet average, 10 feet minimum	15 feet average, 10 feet minimum – Met
Minimum Perimeter Setbacks	<u>Street</u> (Cave Creek Dam Road): 15 feet (in addition to landscape setback) <u>Rear</u> : 15 feet (1-story), 20 feet (2-story) <u>Side</u> : 10 feet (1-story), 15 feet (2-story)	<u>Street</u> (Cave Creek Dam Road): 15 feet – Met <u>Rear</u> : Approximately 765 feet – Met <u>Side (north)</u> : Approximately 70 feet – Met <u>Side (south)</u> : Approximately 350 feet – Met
Minimum Interior Setbacks	<u>Front</u> : 10 feet <u>Rear</u> : None (established by Building Code); <u>Street side</u> : 10 feet <u>Side</u> : None (established by Building Code)	<u>Front</u> : 10 feet – Met <u>Rear</u> : 15 feet (1-story), 20 feet (2-story) – Met <u>Street side</u> : 10 feet – Met <u>Side</u> : 5 feet – Met

	R1-6 Single Family (Planned Residential Development Option)	*if variance required
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Lot Coverage	40%; 50% including shade structures	Not shown
Common Areas	Minimum 5% of gross area	84.2% – Met

Background/Issues/Analysis

1. This is a request to rezone a 39.43-acre site located at the southwest corner of Cave Creek Dam Road and the Desert Peak Parkway alignment to allow single-family residential. A portion of the site was recently rezoned to C-O/G-O HGT/WVR DVAO (Commercial Office District, General Office Option, Height Waiver, Deer Valley Airport Overlay District) to allow for the relocation of D.R. Horton's regional office. However, due to the limited size of the property, the relocation of these offices to this site did not materialize and the applicant is requesting to rezone the property to R1-6 DVAO (Single-Family Residence District, Deer Valley Airport Overlay District) to allow the extension of D.R. Horton's existing Hillstone residential master plan.



Source: City of Phoenix Planning and Development Department

2. The subject site was annexed into the City of Phoenix on November 14, 2001, with Annexation No. 257. The properties surrounding the subject site are currently all vacant. The site and the properties to the south and east are part of the planned residential community called Hillstone, which is zoned R1-6 DVAO and is currently under construction. To the north of the site is vacant land zoned S-1 (Farm or Ranch Residence District). The property to the west of the site, west of the wash, is currently within unincorporated Maricopa County and is being utilized as outdoor industrial storage.

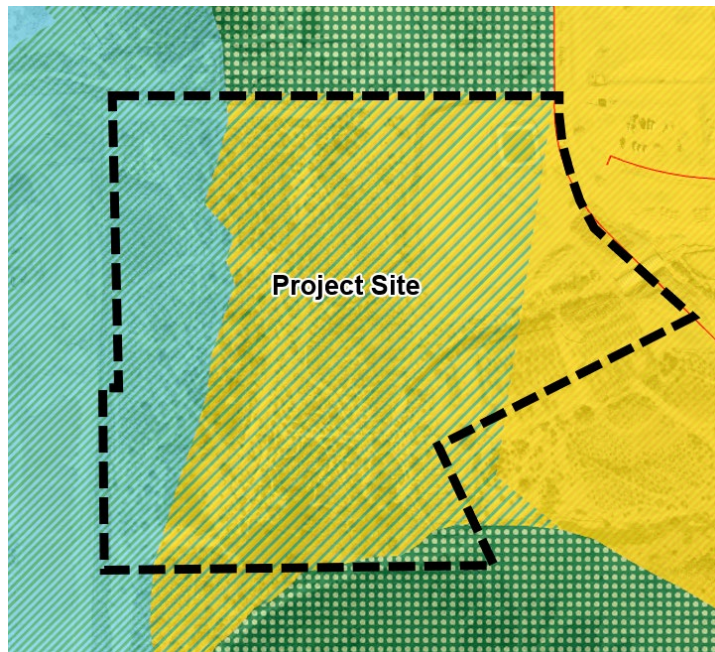


Source: Maricopa County Historical Aerials Map

3. The site (within proposed rezoning area) has General Plan Land Use map designations of Preserves / Floodplain, Preserves / 2 to 3.5 or 3.5 to 5 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, and Preserves / Hillside.

The proposed development area falls within the Preserves / 2 to 3.5 or 3.5 to 5 dwelling units per acre and Residential 2 to 5 dwelling units per acre designations.

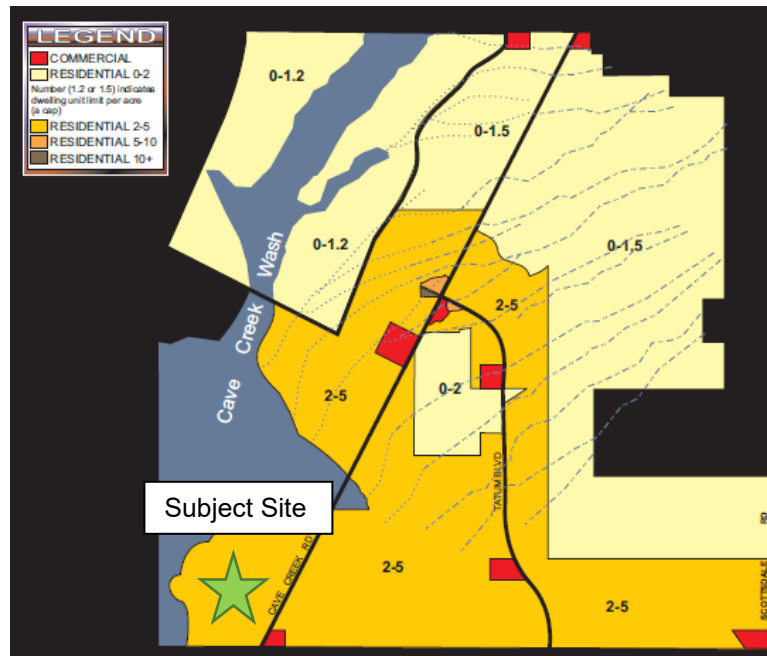
The proposal is consistent with these designations, at a density of 0.84 dwelling units per acre.



- Preserves / Floodplain
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac
- Residential 3.5 to 5 du/ac
- Preserves / Hillside

Source: City of Phoenix Planning and Development Department

4. The subject site is located within the North Land Use Plan boundary. The North Land Use Plan was created in 1997 with the purpose of establishing growth patterns while preserving the desert landscape and character of the area. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The North Land Use Plan designated this site for

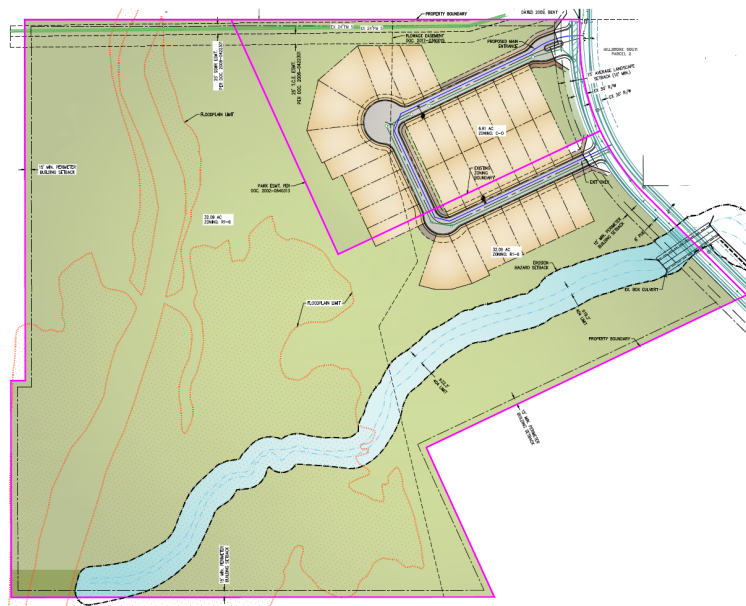


Source: City of Phoenix Planning and Development Department

2 to 5 dwelling units per acre. The proposed development has a total of 33 homes on a 39.43-acre site, resulting in a density of 0.84 dwelling units per acre, which is considerably lower than what is designated on the North Land Use Plan. To ensure compatibility with the General Plan and with the character of the North Land Use Plan, staff is recommending that the developer not build beyond the proposed 33 residential lots. This is addressed in Stipulation No. 1.

5. The subject site is located within the Deer Valley Airport Overlay District (DVAO), Area 1. The Deer Valley Overlay District was established to promote uses and height restrictions that are compatible with the airport. Area 1 of the DVAO is the least restrictive of the three areas and only prohibits residential land uses on property zoned A-1 (Light Industrial District). Standard Aviation Department comments regarding aviation notice requirements and disclosures given the property's proximity to the Deer Valley Airport are also applicable. These are addressed in Stipulation Nos. 15 and 16.

6. The proposed site plan depicts 33 residential lots that fall under the Planned Residential Development (PRD) option of the R1-6 zoning district. Development of the site is limited due to the location of washes on the western and southern portions of the site. As such, the proposed subdivision will be limited to the northeastern portion of the site.



Source: HILGARTWILSON

- Although elevations were submitted as part of the request, staff is not recommending general conformance due to the size of the proposed lots. The lots will measure 45 feet by 120 feet which, under the PRD development option, which will require that the development be subject to Single-Family Design Review. To ensure high quality building design and compatibility with the surrounding desert environment, staff is recommending the use of enhanced building materials and features, a color scheme that blends with the desert, and enhanced garage treatments on all homes. These recommendations are addressed in Stipulations 3 through 5.
7. The project site is located in an area that contains significant undisturbed desert landscape. As such, it is important that the development minimize visual disruption of the desert environment and implement design and materials that will help enhance the views in the area. To help minimize the visual impact of this development on the surrounding area, staff is recommending that all retention basins and drainage channels be designed to look natural and organic in shape. This is addressed in Stipulation No. 10.

As this is a residential development and solid perimeter walls will be provided for privacy, it is imperative that the materials used on the walls that face the desert incorporate enhanced materials to ensure aesthetic compatibility. Staff is recommending the use of faux stone, stone veneer, stonework, or other enhanced building materials be used on all perimeter walls, per Stipulation No. 11.

8. 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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. To support the City's urban forestry efforts and to ensure compatibility with the Hillstone subdivision, staff is recommending that the applicant provide a 25-foot landscape setback along Cave Creek Dam Road, per Stipulation No. 6.

Staff is also recommending that the sidewalk along Cave Creek Dam Road be detached with a 5-foot landscape strip between the sidewalk and back of curb, with trees planted on both sides of the sidewalk to provide pedestrians with adequate shade, per Stipulation No. 7. Staff is also recommending that the developer plant at minimum two trees per residential lot to promote shade on the proposed attached sidewalks interior to the subdivision, per Stipulation No. 8.

Further, as this is an area that is characterized by the Sonoran Desert landscape, staff is recommending that the development provide a minimum 70 percent of the gross site as open space, and that all trees and other plant materials be of drought-tolerant varieties. This is addressed in Stipulation Nos. 2 and 9 and will ensure that the desert landscape remains largely undisturbed and that any new trees and plants are compatible with the existing vegetation.

9. In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles, which are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles, staff is recommending that the sidewalk along Cave Creek Dam Road be detached to maximize pedestrian safety by providing a landscape buffer between the pedestrian pathway and vehicular travel lanes. This is addressed in Stipulation No. 7.
10. 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.

COMMUNITY INPUT SUMMARY

11. At the time the staff report was written, there has not been any written concern regarding the request.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department is requesting that the developer be responsible for the installation of all drainage improvements to the adjacent roadways, and that all streets be constructed with all required improvements and comply to current ADA standards. These are addressed in Stipulation Nos. 12 and 13.
13. Floodplain Management has determined that the parcel is located in a Special Flood Hazard Area called Zone AE Floodplain & Floodway on panel 1285 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The developer will be required to follow all Floodplain Management guidelines for development on or near a floodplain, which are addressed in Stipulation No. 14.
14. The site is located within the noise contour area of the Phoenix Deer Valley Airport (DVT). Staff is recommending that the property owner grant and record an avigation notice to the City of Phoenix, and record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in Stipulation Nos. 15 and 16.
15. 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 Stipulation Nos. 17, 18 and 19.
16. 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 Map and North Land Use Plan designations and will contribute to the overall residential character of the area.
2. As stipulated, the building design and plant palette will ensure compatibility with the surrounding desert environment and will minimize visual impact to the surrounding area.
3. The development will include detached sidewalks and trees along Cave Creek Dam Road which will provide increased connectivity as well as promote pedestrian-oriented design in the area.

Stipulations

1. The development shall not exceed 33 lots.
2. A minimum of 70 percent of the gross project area shall be retained as open space, including washes and hillside areas as approved by the Planning and Development Department.
3. All elevations shall contain three of the following architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, stone veneer wainscoting, decorative gable pipe details, decorative wooden shutters, or similar features, as approved by the Planning and Development Department.
4. Building and wall colors shall be muted and blend with rather than contrast strongly with the surrounding desert environment. as approved by the Planning and Development Department.
5. All elevations shall have decorative garage treatments, including but not limited to, windows, raised or recessed panels, architectural trim, and/or single garage doors, as approved by the Planning and Development Department.
6. A minimum landscape setback of 25 feet shall be required along Cave Creek Dam Road.
7. The sidewalks along Cave Creek Dam Road shall be detached with a minimum 5-foot-wide landscaped area located between the sidewalk and back of curb. Minimum 2-inch caliper shade trees shall be planted on both sides of the sidewalk (minimum of 20 feet on center or equivalent groupings), as approved by the Planning and Development Department.

8. On interior streets, shade trees shall be planted adjacent to sidewalks at a rate of a minimum of two, 2-inch caliper or greater shade tree provided at a spacing of 20 to 30 feet on center, depending on species, within the front yard of each residential lot and where sidewalks are adjacent to common area tracts, as approved by the Planning and Development Department.
9. All landscape material shall be drought tolerant plant types, as approved by the Planning and Development Department.
10. All retention areas shall be natural and organic in shape to blend with the natural desert area, as approved by the Planning and Development Department.
11. Perimeter walls shall incorporate stone veneer, stonework, faux stone, or integral color CMU block, as approved by the Planning and Development Department.

STREET TRANSPORTATION

12. The developer shall be responsible for the installation of all associated drainage improvements to the adjacent roadways in accordance with the City of Phoenix, Storm Water Design Manual.
13. 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.

FLOODPLAIN MANAGEMENT

14. This parcel is located in Special Flood Hazard Areas called a Zone AE Floodplain & Floodway on panel 1285 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
 - a. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries.
 - b. The Architect/Engineer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - c. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.

- d. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.

AVIATION

15. The developer shall grant and record an aviation notice to the City of Phoenix Aviation and Planning and Development Departments for the site, per Zoning Ordinance Section 658D and per the content and form provided prior to final site plan approval.
16. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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.

ARCHAEOLOGY

17. 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.
18. 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.
19. 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

Sofia Mastikhina

February 21, 2020

Team Leader

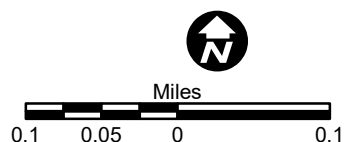
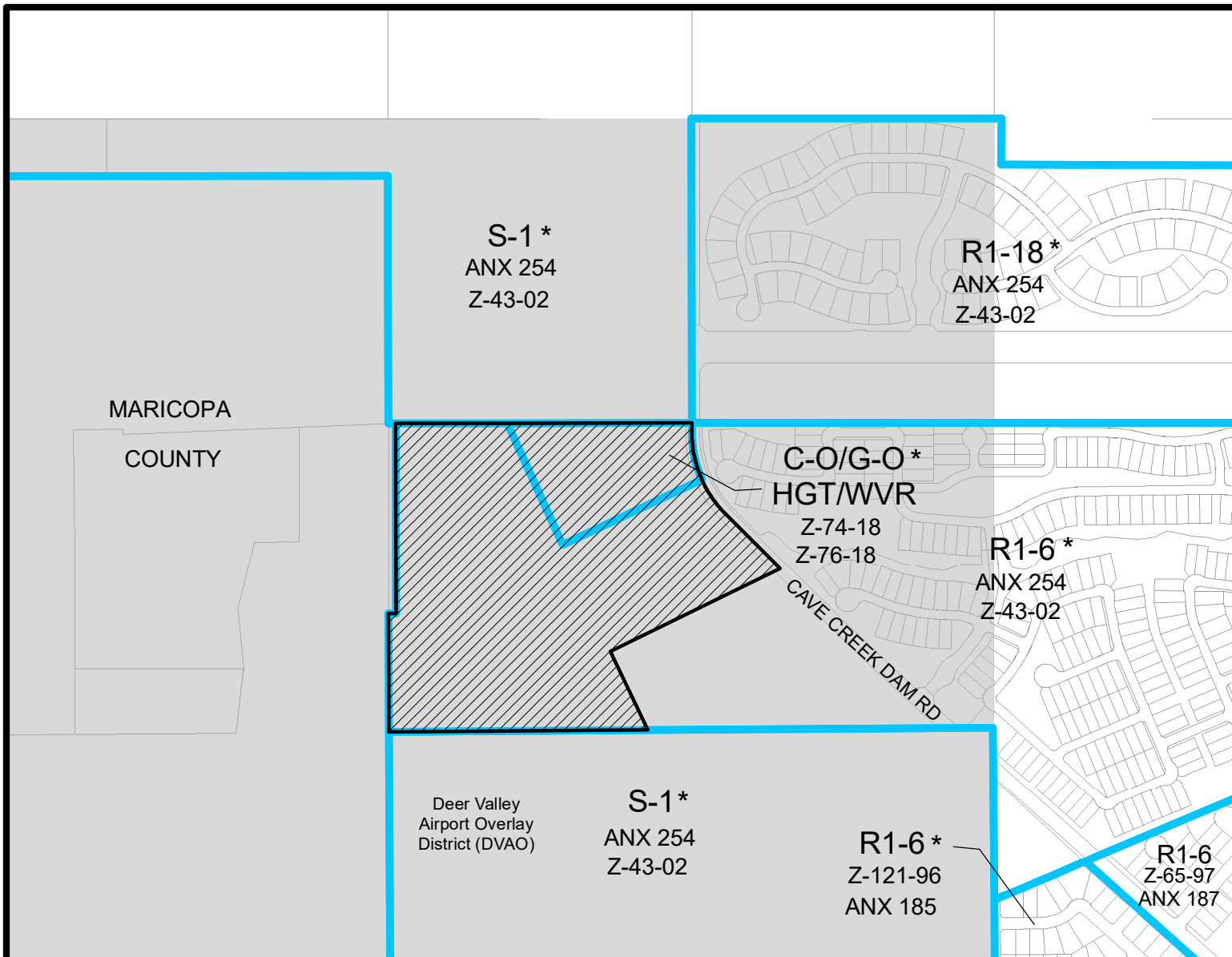
Samantha Keating

Exhibits

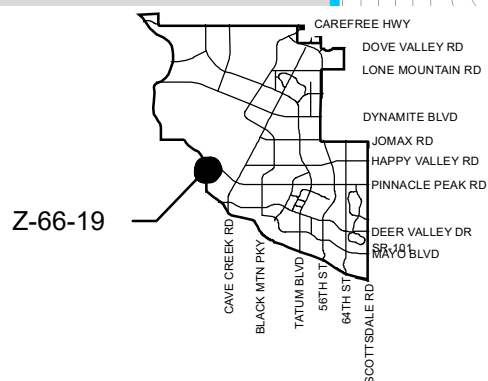
Zoning sketch map

Aerial sketch map

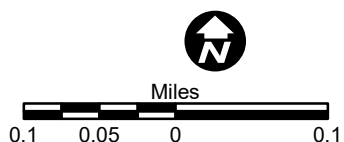
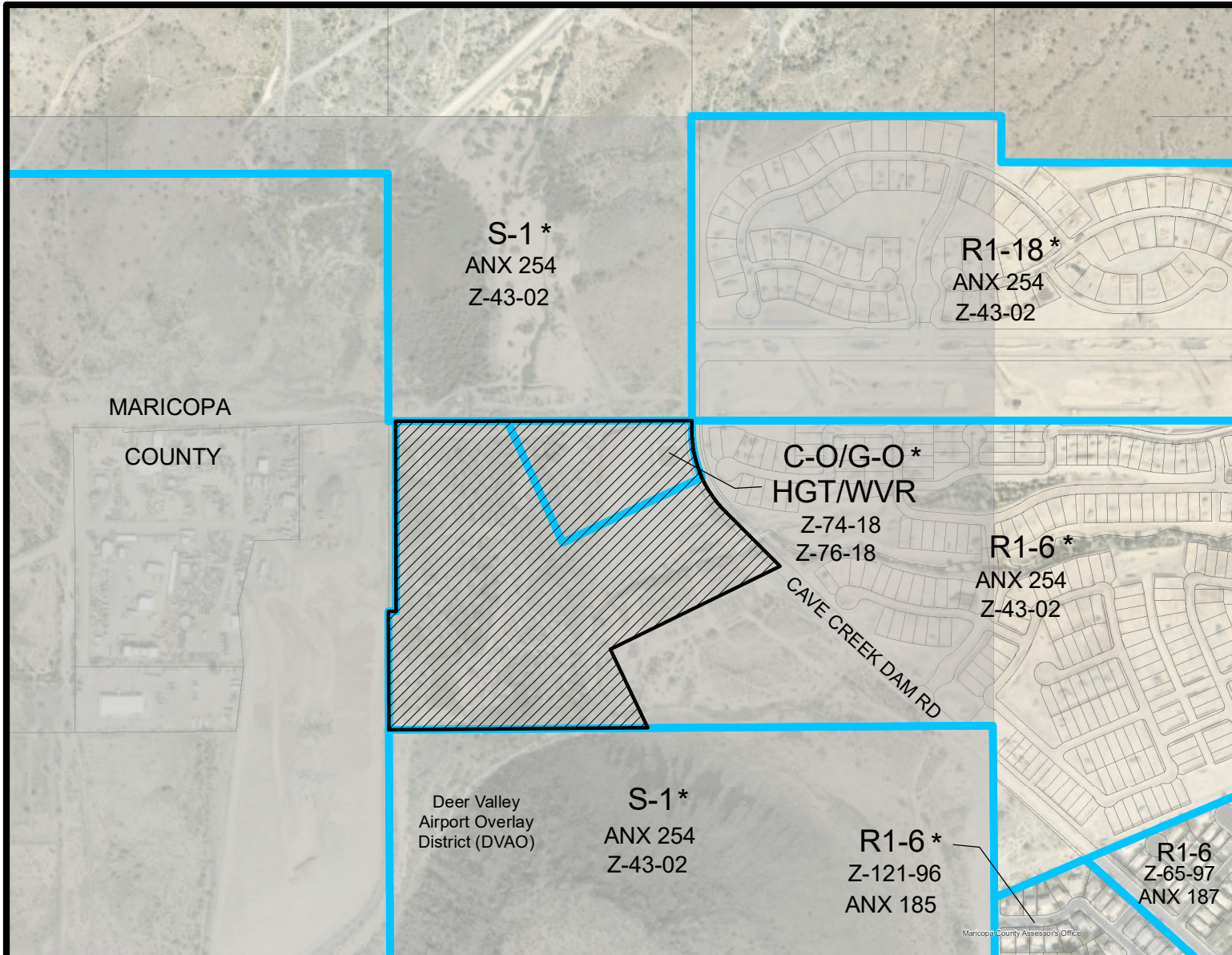
Site plan date stamped February 20, 2020



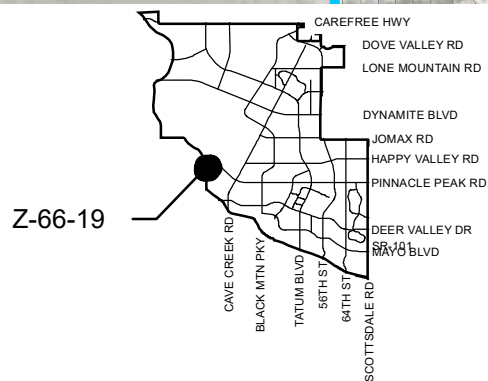
DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



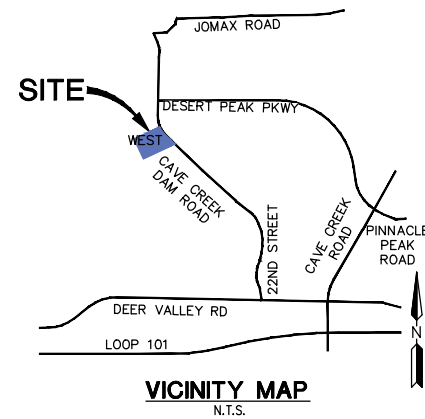
APPLICANT'S NAME: Josh Robinson Hilgartwilson, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-66-19	DATE: 1/13/2020 REVISION DATES:	FROM: C-O/G-O HGT/WVR DVAO (6.61 a.c.) R1-6 DVAO (32.82 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 39.43 Acres	2/14/2020	TO: R1-6 DVAO (39.43 a.c.)	
	AERIAL PHOTO & QUARTER SEC. NO. QS 46-31	ZONING MAP O-9	
MULTIPLES PERMITTED C-O/G-O HGT/WVR DVAO, R1-6 DVAO R1-6 DVAO	CONVENTIONAL OPTION N/A, 174 209		* UNITS P.R.D. OPTION N/A, 213 256
* Maximum Units Allowed with P.R.D. Bonus			



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Josh Robinson Hilgartwilson, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-66-19	DATE: 1/13/2020 REVISION DATES:	FROM: C-O/G-O HGT/WVR DVAO (6.61 a.c.) R1-6 DVAO (32.82 a.c.)	
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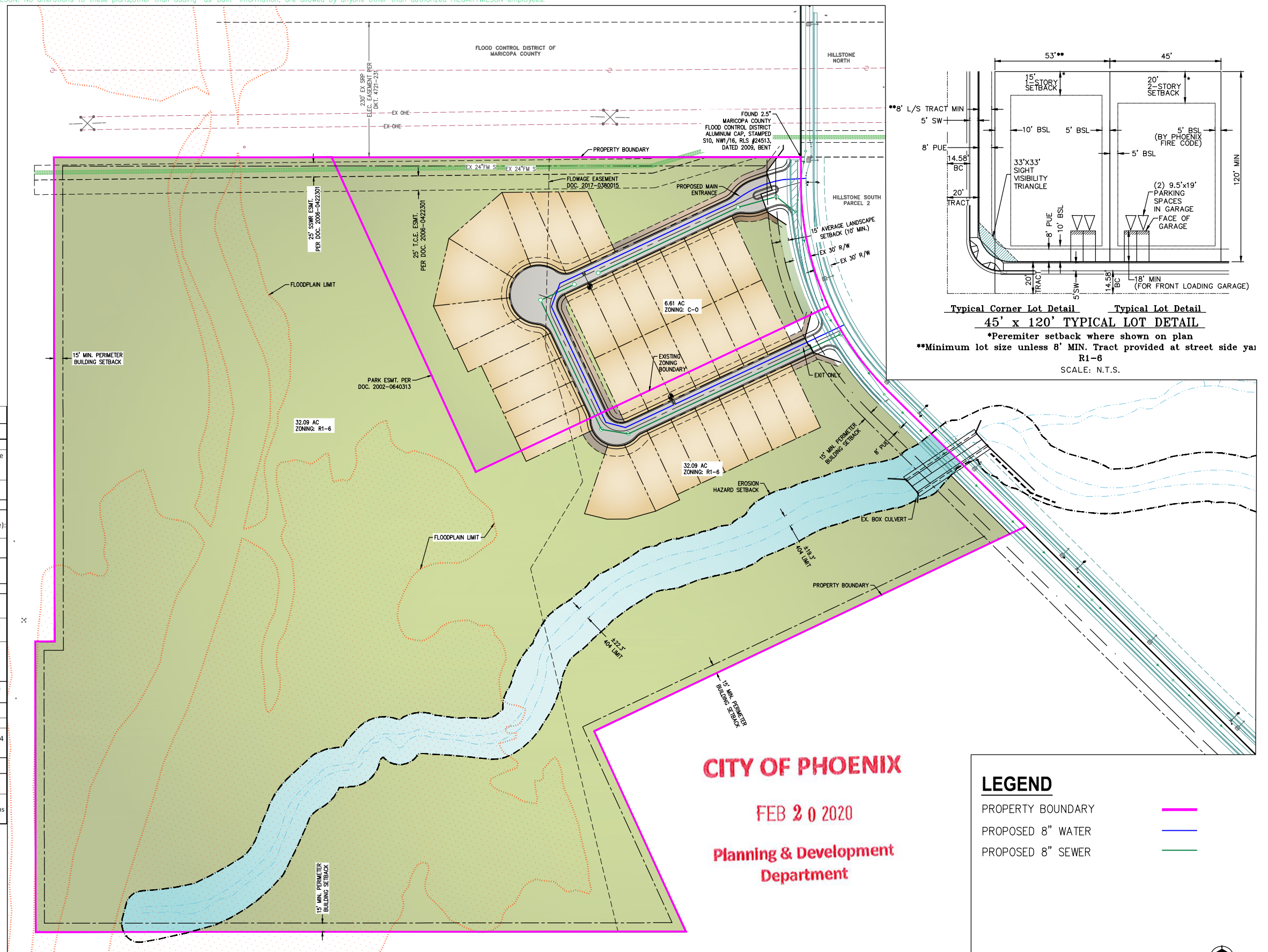


ENGINEER	OWNER/DEVELOPER
HILGARTWILSON 2141 EAST HIGHLAND AVENUE SUITE #250 PHOENIX, AZ 85016 PH: 602.490.0535 CONTACT: JOSH ROBINSON, PE	D.R. HORTON 20410 NORTH 19TH AVENUE SUITE 100 PHOENIX, AZ 85027 PH: 480.368.1065 CONTACT: PATRICK BROWN

<u>SITE DATE</u>	
ADDRESS:	DESERT PEAK PARKWAY AND CAVE CREEK DAM RD.
APPLICANT:	DR. HORTON
CONTACT:	JOSHUA ROBINSON
EXISTING ZONING:	C-O
PROPOSED ZONING:	R1-6 PRD

DEVELOPMENT STANDARD	
R1-6	
Description	PRD Option
Minimum lot width	45' minimum (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.5; 6.5 with bonus
Minimum perimeter building setbacks	Street (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets	15' average, 10' minimum (does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	Primary structure, not including attached shade structures: 40% Total: 50%
Common areas	Minimum 5% of gross area
Allowed uses	Single-family detached
Required review	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway(1)
On-lot and common retention	Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements
Landscape standards	Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

Site Area Table (ac)		
Approximate Gross Area	38.70	0.85 du/ac
Approximate Net Area	37.19	
Single-Family Parcel Net Area (ac)	4.40	
Private Accessway (tract) (ac)	0.87	
Right-of-Way (COP)(ac)	0.64	
Landscape Setback area (ac)	0.220	
Open Space Net Area(ac)	32.57	84.2%
Openspace Gross Area	32.79	
Single-Family Parcel Units	Qty	
45' x 120' Lots	33	



HILLSTONE WEST PRELIMINARY APPLICATION SITE PLAN PHOENIX, AZ

SCALE: N.T.S. NORTH

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.