

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-8-18-8 May 24, 2018

South Mountain Village Planning Committee Hearing Date	June 12, 2018
Planning Commission Hearing Date	August 2, 2018
Request From	S-1 (Approved R1-18)
Request To	R1-10 (20.74 acres)
Proposed Use	Single-family residential
Location	Southwest corner of 19th Avenue and South Mountain Avenue
Owner	Miguel & Leticia Guerrero, Rosa Guerrero
Applicant	Scott Ward, Ward Development
Representative	Alan Beaudoin, Norris Design
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Residential 1 to 2 dwelling units per acre		
	Proposed Residential 2 to 3.5 dwelling units per acre (GPA-SM-1-18)		
Street Map Classification	19th Avenue	Arterial	33 feet west half street
	South Mountain Avenue	Minor Collector	33 feet south half street
<i>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
The proposed zoning district is consistent with the scale and character of existing residential development in the surrounding area.			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; LAND USE: 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.

As proposed and stipulated, the applicant is providing a large amount of open space within the subdivision, inclusive of a community garden. This community garden will further the character of the area while honoring the agricultural history and provide easy access to fresh fruit and vegetables for residents of the subdivision.

CONNECT PEOPLE AND PLACES; CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.

As stipulated, the proposal includes a 10-foot pedestrian pathway within a 35-foot landscape tract that connects the subdivision to 19th Avenue.

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, the proposal includes enhanced design elements regarding landscaping, entry monuments, fencing, and signage that are consistent with the rural and agricultural character of the area and the goals of the Rio Montaña Area Plan.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposal would allow the development of an underutilized parcel with single-family residential housing compatible with the land use pattern and character of the surrounding area.

Applicable Plans, Overlays and Initiatives

Rio Montaña Area Plan

The site is located within the boundaries of the Rio Montaña Area Plan. The Rio

Montaña Area Plan was adopted by the Phoenix City Council in 2000 and articulates a vision for development within the plan area including detailed design guidelines for single-family, multifamily, and commercial development. See Background Item # 7 for a discussion of these elements. The Rio Montaña Area Plan is not regulatory.

The Rio Montaña Proposed Land Use Plan designates the subject site for residential land uses at 0 to 1 dwelling units per acre for the site. While the request is consistent with the proposed residential land use, the proposed density exceeds that identified in the plan however, the proposed land use designation of Residential 2 to 3.5 dwelling units per acre is consistent with surrounding area.

Tree & Shade Master Plan

See Background Item #9.

Complete Streets Guiding Principles

See Background Item #9.

Reimagine Phoenix

See Background Item #15.

Surrounding Land Uses/Zoning		
	<u>Zoning</u>	<u>Land Use</u>
On Site	S-1 (Approved R1-18)	Agricultural uses
North	S-1	Single-family residential
South	S-1 (Approved R1-18)	Agricultural uses
East	S-1	Agricultural uses
West	S-1	Agricultural uses and single-family residential

R1-10 (Single- Family Residence District) Planned Residential Development			
<i>*if variance required</i>			
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>	<u>Met or Not Met</u>
Development Option	PRD	PRD	-
Gross Acreage	-	20.74	-
Total Number of Units	-	69	-
Density (units/gross acre)	3.5, 4.5 with bonus	3.33	-
Minimum Lot Width	45 feet	50 and 60 feet	Met

Subject to Single Family Design Review	Yes	Yes	Met
Open Space	Minimum 5% of gross area	22%	Met
Minimum Perimeter Building Setbacks			
Street (Front, Rear, Side)	15 feet (in addition to landscape setback)	25 feet	Met
Property Line (Rear)	15 feet (1 story) 20 feet (2 story)	Not Provided	-
Property Line (Side)	10 feet (1 story) 15 feet (2 story)	Not provided	-
Minimum Interior Building Setbacks			
Front	10 feet	Not provided	-
Rear	None	Not provided	-
Street Side	10 feet	Not provided	-
Side	None	Not provided	-
Lot Coverage	Primary structure, not including attached shade structures: 40% Total 50%	Not provided	-
Building Height	30 feet maximum	Not provided	-

Background/Issues/Analysis

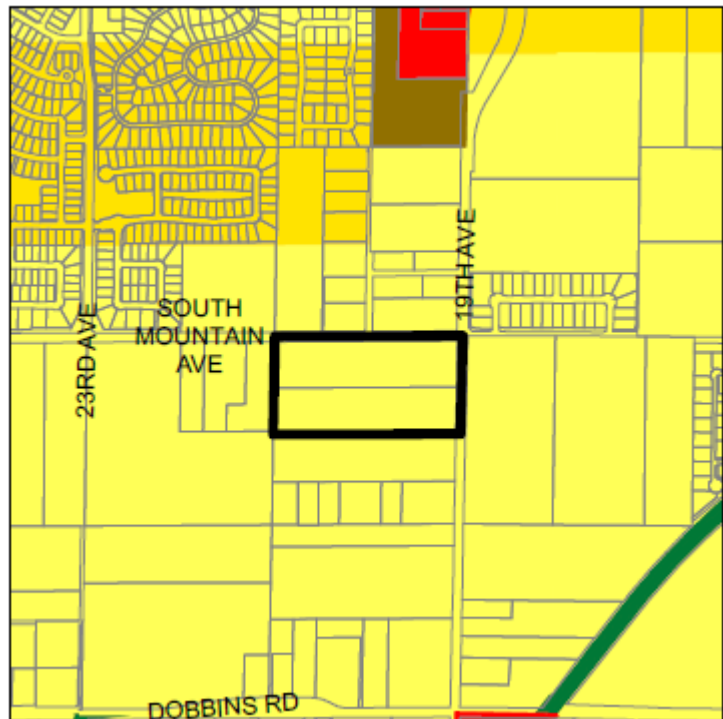
1. This request is to rezone approximately 20.74 acres located at the southwest corner of 19th Avenue and South Mountain Avenue from S-1 (Approved R1-18) (Ranch or Farm Residence District, Approved Single-Family Residence District) to R1-10 (Single-Family Residence District) to allow single-family residential.

2. The subject site is currently utilized for agricultural uses. Single-family residential uses exist to the north and are zoned S-1. The properties to the west, east, and south are used for agricultural uses. There are also additional single-family residential uses to the west.



Source: City of Phoenix Planning and Development Department

3. The subject site is designated Residential 1 to 2 dwelling units per acre (20.74 acres) on the General Plan Land Use Map. General Plan Amendment Case GPA-SM-1-18-8 is being processed concurrently as a companion case to amend the General Plan Land Use map designation to Residential 2 to 3.5 dwelling units per acre. Staff has recommended approval of the General Plan amendment request.



Source: Phoenix Planning and Development Department

4. The subject site is comprised of two parcels with street frontages along 19th Avenue and South Mountain Avenue. The entrance of the subdivision will be located on South

Mountain Avenue. The developer will dedicate 50 feet of right-of-way for the west half of 19th Avenue. This is addressed in Stipulation #9.

SITE PLAN, LANDSCAPE PLAN, & EXHIBITS

5. The proposed site plan depicts 69 single-family residential lots for a density of 3.33 dwelling units per acre. There are two lot sizes proposed, 60 feet x 130 feet and 50 feet x 120 feet. The R1-10 zoning district permits single-family residential homes at a maximum density of 3.5 dwelling units per acre or 4.5 with density bonuses. Staff is recommending general conformance to the site plan proposed. In addition, there are several features shown on the site plan that enhance the subdivision design and multiple amenities proposed within the open space area, such as: play structure, ramada, fire pit, potting shed, pedestrian pathway to 19th Avenue and a community garden. This is addressed in stipulation #1.



Source: Norris Design

6. Conceptual elevations were not submitted as part of the rezoning request. Single-Family Design Review is required for all single-family detached developments where 10% or more of the lots are equal to or less than 65 feet in width. The design guidelines evaluated in this review address building elements including, but not limited to, buildings' relationship to the street, driveway orientation, street orientation, housing diversity, color diversity, roof diversity, building materials, plant palettes, exterior detailing, and garage treatment.

In order to ensure high quality elevations, staff is recommending Stipulations #5 and #6. Stipulation #5 requires consistency with the Rio Montaña Area Plan and for the applicant to go through both the Planning Hearing Officer public hearing process. Stipulation #8 is a design standard from the Baseline Area Overlay District which requires a minimum of 50

percent of the homes to have a front porch that is a minimum of 60 square feet in area with a minimum depth of 6 feet.

7. The Rio Montaña Area Plan identifies design guidelines that promote high quality development while enhancing the existing character. Along the exterior of the subdivision on both 19th and South Mountain Avenues, a 25-foot landscape setback is proposed. In addition to the landscape setback, there is a proposed perimeter wall with 3-foot offsets.

These features are all individually addressed in staff stipulations and are suggested within the Rio Montaña Area Plan:

- Stipulation #2 requires a minimum 25-foot landscape setback.
 - Stipulation #4 requires perimeter walls to be decorative and have a minimum 3-foot offset.
 - Stipulation #8 requires a primary entry feature that incorporates landscaping.
8. The site plan shows the subdivision entry from South Mountain Avenue. Adjacent to the entry is an open space area that doubles as retention. There is a centralized open space area that connects to the ramada / play area and runs behind the lots located in the middle of the subdivision. In total, there is 22 percent open space shown on the site plan. Stipulation #7 requires a minimum of 20 percent open space.
 9. The Tree & 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. Toward that end, staff stipulations require that sidewalks along 19th Avenue, South Mountain Avenue and internal to the subdivision. be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk.

This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. The stipulations are intended to provide a safe and inviting pedestrian environment that encourages walkability and thermal comfort. These provisions are addressed in Stipulation #3

10. The proposal includes a community garden, active open space areas, detached sidewalks and an internal pathway. These amenities will serve to help create a healthier and walkable community.

COMMUNITY INPUT

Staff has received an email from the owner of the worm farm to the south of the subject property. The resident has expressed concerns regarding the proposed density of the subdivision.

INTERDEPARTMENTAL COMMENTS

11. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
12. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2680 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. The Street Transportation Department is requesting the developer to dedicate 50 feet of right of way for 19th Avenue. In addition, a traffic statement that shows the impact the project will have on Baseline Road is also being requested. The Street Transportation requests are addressed in Stipulations #9, #10, #11, #12 and #13.
14. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.

OTHER

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 #14.
15. 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.
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 abandonment may be required.

Findings

1. The proposal is not consistent with the General Land Use Map designation of Residential 1 to 2 dwelling units per acre. However, a companion General Plan amendment request (GPA-SM-1-18-8) for a designation of 2 to 3.5 dwelling units per acre is being processed concurrently.
2. As stipulated, the proposal is consistent with the desired character and goals of the Rio Montaña Area Plan.
3. As stipulated, the proposal is consistent with the character of existing development

in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped May 4, 2018, as approved by the Planning and Development Department, with specific regard to the following:
 - a. A pedestrian pathway with a minimum width of 10 feet shall be provided within a minimum 35 foot landscape tract connecting to the sidewalk along 19th Avenue. The pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum two inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the pedestrian pathway.
 - b. The features and amenities provided in the open space areas.
2. A minimum landscape setback of 25 feet shall be provided along 19th Avenue and South Mountain Avenue. The landscape setback may be reduced to 22 feet for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall, as approved by the Planning and Development Department.
3. All sidewalks 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.
4. Perimeter walls adjacent to 19th Avenue and South Mountain Avenue shall include minimum three foot offsets and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
5. Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to single-family design review approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.

6. A minimum of 50% of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.
7. A minimum of 20% of the gross project area shall be retained as open space, as approved by the Planning and Development Department.
8. The project entry along South Mountain Avenue shall include a primary entry feature that incorporates landscaping with the entry sign. The landscaping shall be a minimum of 250 square feet, held in a common tract, and planted with a variety of at least three plant materials. The landscaped area may be split into two, 125-square foot areas.
9. Right-of-way totaling 50 feet shall be dedicated for the west half of 19th Avenue, as approved by the Planning and Development Department.
10. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the southwest corner of 19th Avenue and South Mountain Avenue, as approved by the Planning and Development Department.
11. 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.
12. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
13. The developer shall submit a Traffic Statement to show the potential impact of this development on Baseline Road. Requirements for the study shall be determined and approved by the Street Transportation Department prior to Preliminary Site Plan Approval
14. 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.

15. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of Phoenix Sky Harbor International Airport. 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

16. 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

Kaelee Wilson

May 24, 2018

Team Leader

Samantha Keating

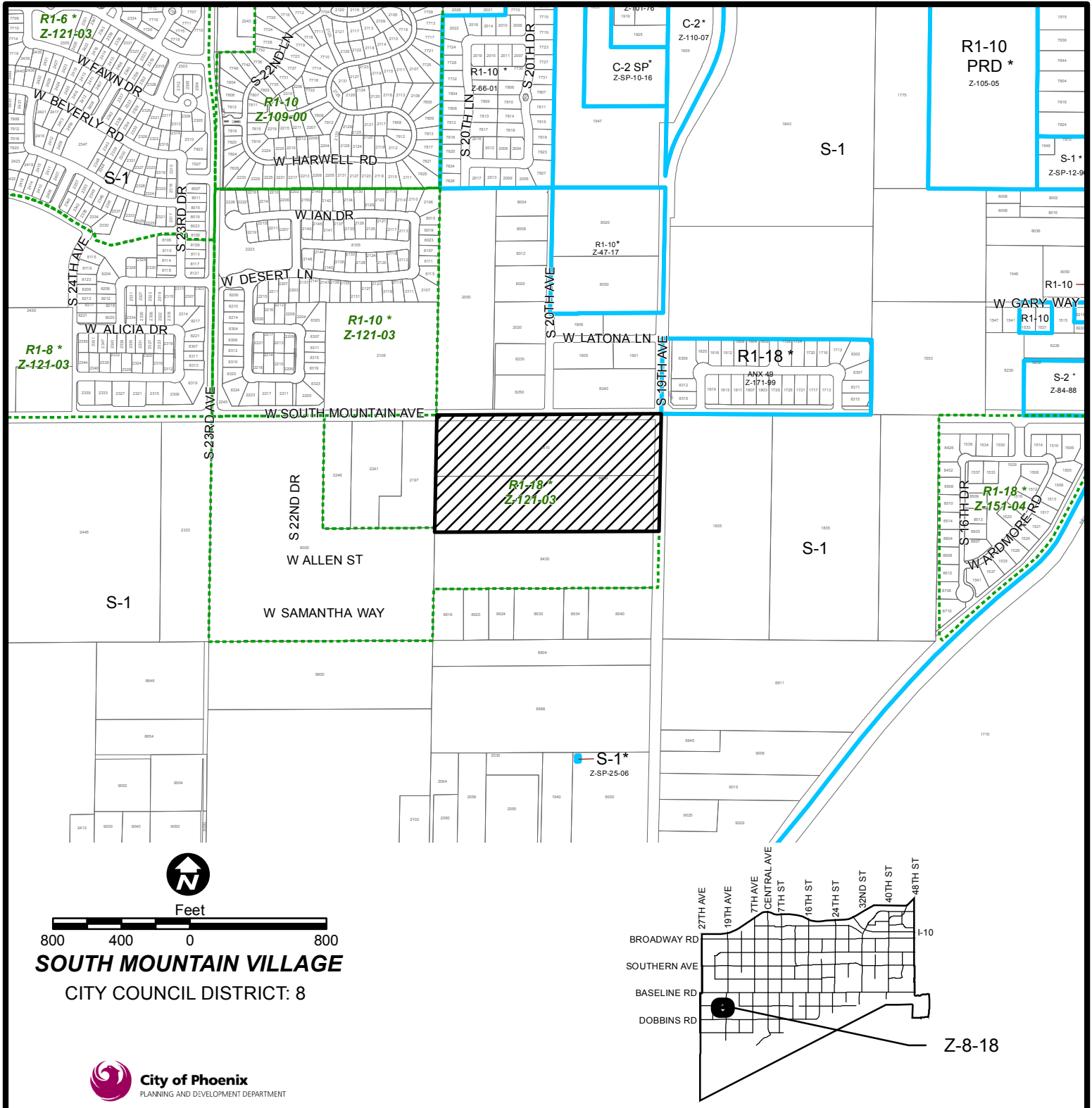
Exhibits

Sketch Map

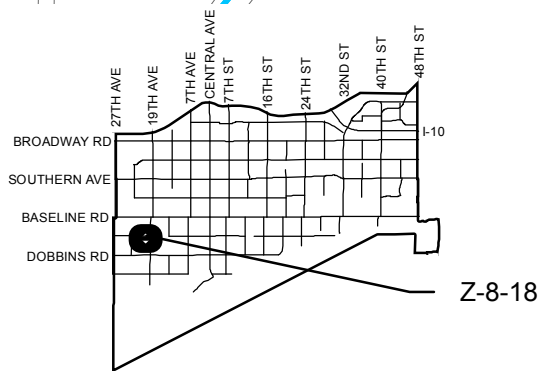
Aerial

Conceptual Site Plan date stamped May 4,
2018

Citizen Communication



800 400 0 800
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8

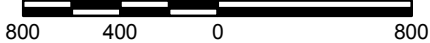


APPLICANT'S NAME: Scott Ward		REQUESTED CHANGE: FROM: S-1 (Approved R1-18) (20.74 a.c.) TO: R1-10 (20.74 a.c.)	
APPLICATION NO. Z-8-18	DATE: 2/22/2018 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 20.74 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 02-24	ZONING MAP C-7	
MULTIPLES PERMITTED S-1 (Approved R1-18) R1-10	CONVENTIONAL OPTION 20 (40) 72	* UNITS P.R.D. OPTION N/A (48) 93	

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

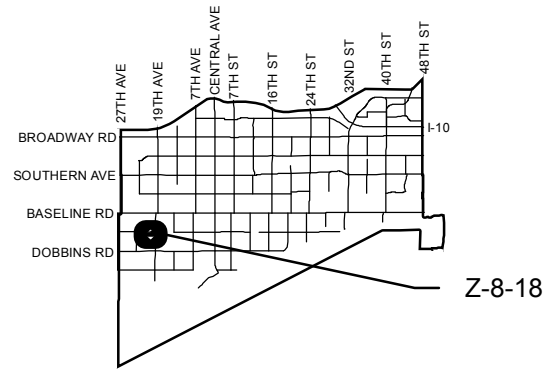


Feet



SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: **Scott Ward**

APPLICATION NO. **Z-8-18**

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

20.74 Acres

DATE: **2/22/2018**
REVISION DATES:

AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 02-24	C-7

REQUESTED CHANGE:

FROM: S-1 (Approved R1-18) (20.74 a.c.)

TO: R1-10 (20.74 a.c.)

MULTIPLES PERMITTED

S-1 (Approved R1-18)

R1-10

CONVENTIONAL OPTION

20 (40)

72

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

N/A (48)

93

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

Adam Stranieri

From: Zach Brooks <[REDACTED]@hotmail.com>
Sent: Friday, February 23, 2018 8:48 AM
To: Adam Stranieri
Cc: abeaudoin@norris-design.com
Subject: FW: Zoning Change for 19th Ave

Adam –

I own the parcel at [REDACTED] I believe that the density proposed is too great for this neighborhood. I plan to express my opposition when this reaches the Village Planning Committee. I am happy to discuss this with you in person anytime you like as you prepare the Planning Department's recommendations.

Thanks,

Zach Brooks

From: Zach Brooks
Sent: Friday, February 23, 2018 8:32 AM
To: abeaudoin@norris-design.com
Cc: [REDACTED]@[REDACTED].net; [REDACTED]@aol.com; [REDACTED]@yahoo.com; [REDACTED]@hotmail.com
Subject: Zoning Change for 19th Ave

Alan -

I received your notice of intent to rezone the property at 19th Ave and South Mountain.

I intend to oppose any project which has a density greater than 1 house per acre. I own the farm next to these parcels and currently lease the property in question. Scott (while encouraging me to sell my property to him) and I met over the summer and Scott pointed out that having lots of neighbors was a problem for a farm that raises animals and creates some agricultural smells.

20 new neighbors is a problem - 70 is a nightmare.

I intend to get both my attorney and PR firm on opposing this development. I will post signs immediately next to the ones required by the Planning Committee expressing my opposition and letting neighbors know where they can also express their opposition. I need to make it clear to my current neighbors that I am not the person requesting this change (which I believe your current letter obfuscates). I will post the names and contact information of the current owners just so that is clear.

Zach Brooks

[REDACTED]

March 14, 2018

[REDACTED]

City of Phoenix Planning + Dev. Dept.
Zoning Section
200 W Washington St., 2nd floor
PHX Az. 85003

Re: Case # Z-8-18

To Whom It May Concern:

Our 9½ acre parcel is adjoining this 20 acre site on the Northwest corner. We purchased it in 1960 and lived there for almost 50 years.

We are bordered by a subdivision of up to 3 homes to the acre on the north and west side.

We very much approve the rezoning of this site and are hoping for approval.

Sincerely,

Cheryl B. Lasky
[REDACTED]