



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-2-18-2
 February 20, 2018

Desert View Village Planning Committee Meeting Date: March 6, 2018
Planning Commission Hearing Date: April 5, 2018
Request From: S-1 (8.03 acres)
Request To: R1-18 (8.03 acres)
Proposed Use: Single-Family Residential
Location: Approximately 300 feet west of the southwest corner of 43rd Street and Forest Pleasant Place
Owner: Ecovista Lone Mountain, LLC
Applicant/Representative: Wendy Riddell, Berry Riddell, LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 0-2 du/acre	
Street Map Classification	43rd Street	Local	25-foot west half street
	Forest Pleasant Place (Maricopa County)	Local	30-foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i></p> <p>As stipulated, the proposed development is consistent with the scale, design, and appearance of the surrounding area. The proposal provides a high percentage of open space, integration of a natural wash, and is designed to encourage connectivity with potential future development to the south.</p>			

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

The applicant has proposed limiting certain lots to one story low-profile homes designed to protect the view sheds of existing adjacent properties to the west. Also, the lot layout has been configured to protect the natural wash that currently runs through the subject property.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES AND WATERWAYS; DESIGN PRINCIPLE: Propose new design standards that address drainage, use of native plants, edge treatment, and access – both visual and physical – for private and public development adjacent to public preserves, parks, washes and open spaces.

The proposed development is integrating the natural wash and accommodating the larger area drainage conditions through the site design. As stipulated, the proposal will provide visual access with view fencing for homes which have a orientation to side common open space tracts.

Area Plan

The North Land Use Plan designates this area as Residential 0 to 1.5 dwelling units per acre. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. Although, the 2.0 dwelling units per acre proposal exceeds the North Land Use Plan density cap of 1.5 dwelling units per acre, the proposal meets the intent of the North Land Use Plan by preserving the naturally occurring wash and reestablishing a natural desert landscape within the development constraints of the subject site.

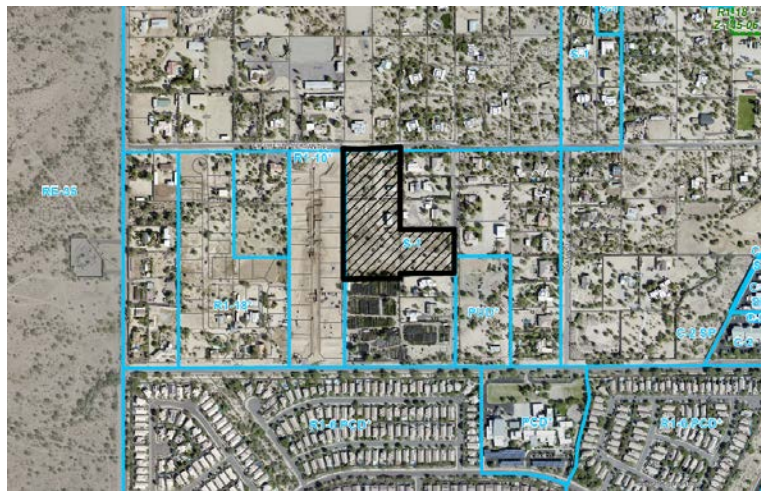
Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family Residential	S-1
North	Single-Family Residential	RU-43 COUNTY
South	Plant Nursery and Single Family Residential	S-1
East	Single-Family Residential, proposed assisted living facility	S-1, PUD
West	Single-Family Residential	R1-10

R1-18 Single Family, PRD Option		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Gross Acreage	-	8.03 acres
Total Number of Units	-	16 units
Density (du/ac)	2.05; 2.34 with bonus	Met - 2.0
Minimum Lot Size	None	80 feet x 130 feet
Perimeter Setbacks		
Street	20 feet	Met - 20 feet
Property Line	15 feet	Met - 15 feet
Building Height	2 stories and 30 feet maximum	Met - 2 stories and 30 feet See Stipulation 2
Lot Coverage	Primary Structure 25%, Total 30%	Not Shown
Common Area	Minimum 5% gross area	Met - 24% See Stipulation 1.B.

Background/Issues/Analysis

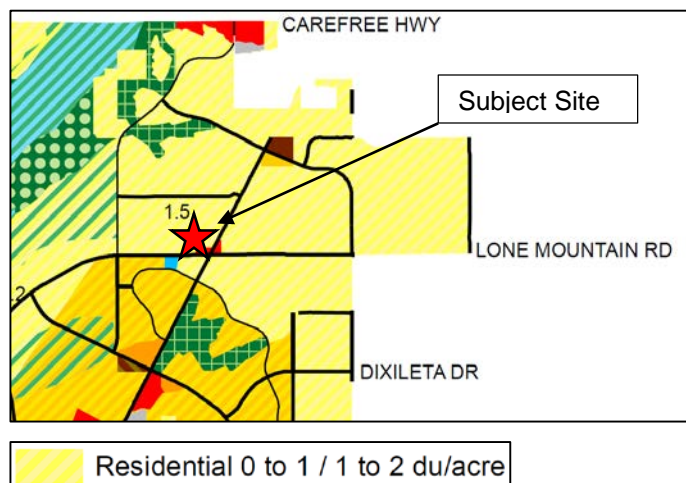
1. This request is to rezone 8.03 acres located approximately 300 feet west of the southwest corner of 43rd Street and Forest Pleasant Place from S-1 (Farm or Ranch Residence District) to R1-18 (Single-Family Residence District) to allow single family residences.



Source: City of Phoenix Planning and Development Department

2. The subject site is currently utilized as a large lot single family residential use zoned S-1. Single family residential uses exist to the north located outside of the city limits and zoned RU-43. The property to the west is zoned R1-10 for single family residential. Large lot single family residential uses and a plant nursery zoned S-1 are to the south. Additional large lot single family residential uses zoned S-1 exist to the east.

- The General Plan Land Use Map designation for the subject site is Residential 0 to 2 dwelling units per acre with a density cap of 1.5 dwelling units per acre. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject site is less than 10 acres.



Source: City of Phoenix Planning and Development Department

- The proposed subdivision is designed at a similar scale and intensity as the recently approved subdivision to the west and provides a gradual transition between the existing traditional lot residential subdivision to the south of Lone Mountain Road and the larger lot residential properties to the north of Forest Pleasant Place.

- The site plan depicts a 16-lot subdivision with an existing wash that runs through the northern portion of the subject parcel. The typical lot sizes are 10,400 square feet (80-foot by 130-foot) with approximately 24% common area provided. Ingress and egress will be provided from 43rd Street only. Staff is recommending a stipulation of general conformance to the site plan with specific regard to the number of lots, percentage of common area, and minimum lot widths to ensure compatibility with the existing character of the area. This is addressed with Stipulation 1.



Source: Ecovista Development

- The applicant has agreed to limit the height of development on lots 1 through 5 and 12 through 16 to minimize the impacts and protect the view sheds of adjacent properties to the west. This is addressed with Stipulation 2.

7. View fencing provides visual access to open spaces to allow passive enjoyment and visual monitoring in order to discourage undesirable activity. Staff is recommending a stipulation that the development utilize view fencing for homes that back or side common open space tracts to improve safety of the existing wash, drainage, and common areas. This is addressed in Stipulation 3.
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. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provision of trees along the right-of-way. This is addressed in Stipulation 4.
9. The site plan does not depict any sidewalks along the perimeter and interior adjacent to public streets. To encourage walkability and shade, staff is recommending a stipulation that 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 staggered 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. This is also addressed in Stipulation 4.

INTERDEPARTMENTAL COMMENTS

10. The Street Transportation Department has indicated that the developer shall dedicate 25 feet of right-of-way for the west half of 43rd Street. This is addressed in Stipulation 5.
11. The Street Transportation Department has indicated that right-of-way improvements for Forest Pleasant Place shall be per Maricopa County review and approval. This is addressed in Stipulation 6.
12. The Street Transportation Department has indicated a 15 foot right-of-way radius shall be dedicated at the northwest and southwest corners of 43rd Street and the new entrance of the development. This is addressed in Stipulation 7.
13. The Street Transportation Department has indicated that the applicant shall dedicate 50 feet of right-of-way for all local public streets within the development. This is addressed in Stipulation 8.
14. The Street Transportation Department has indicated that the developer shall update and construct all streets adjacent to the development with paving, curb, gutter, curb ramps and other incidentals and all improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation 9.

15. The City of Phoenix Water Services Department has noted the need for water and sewer infrastructure main extensions to be able to serve the development so that any remodels or new buildings will be able to meet domestic and fire code requirements.
16. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

17. 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 11.
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 proposed site plan, as stipulated, is compatible with the surrounding land use patterns in the area.
2. The development character respects the natural topography of the area and incorporates an existing wash into the overall design.
3. The proposal will provide an additional housing option within the Desert View Village.

Stipulations

1. The development shall be in general conformance with the site plan date stamped February 21, 2018, as approved by the Planning and Development Department with specific regard to the following:
 - A. The development shall not exceed 16 lots.
 - B. A minimum of 20% gross area shall be provided as common area.

- C. The minimum residential lot width shall be 80 feet.
2. Building height shall be limited to one story with a maximum of 20 feet for lot numbers 1 through 5 and 12 through 16, as depicted on the site plan date stamped February 21, 2018 and as approved by the Planning and Development Department.
 3. The development shall utilize view fencing for the homes that back or side common open space tracts, as approved by the Planning and Development Department.
 4. 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 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 the homeowners association.
 5. Right-of-way totaling 25 feet shall be dedicated for the west half of 43rd Street, as approved by Planning and Development Department.
 6. Right-of-way and improvements for Forest Pleasant Place shall be as per Maricopa County review and approval.
 7. A 15-foot right-of-way radius shall be dedicated at the northwest and southwest corners of 43rd Street and the new entrance of the development, as approved by Planning and Development Department.
 8. The applicant shall dedicate 50 feet of right-of-way for all local public streets within the development, as approved by Planning and Development Department.
 9. 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.
 11. 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.

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Writer

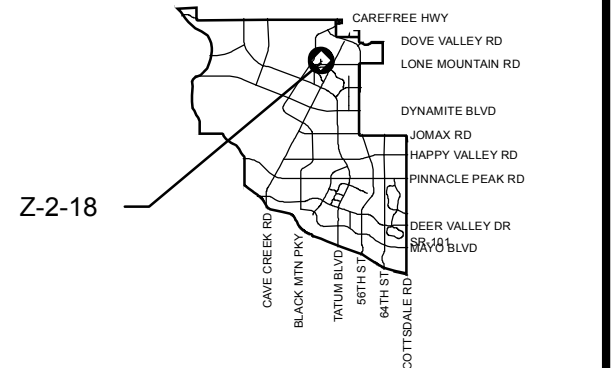
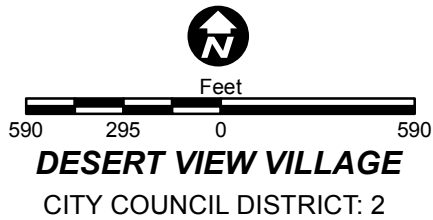
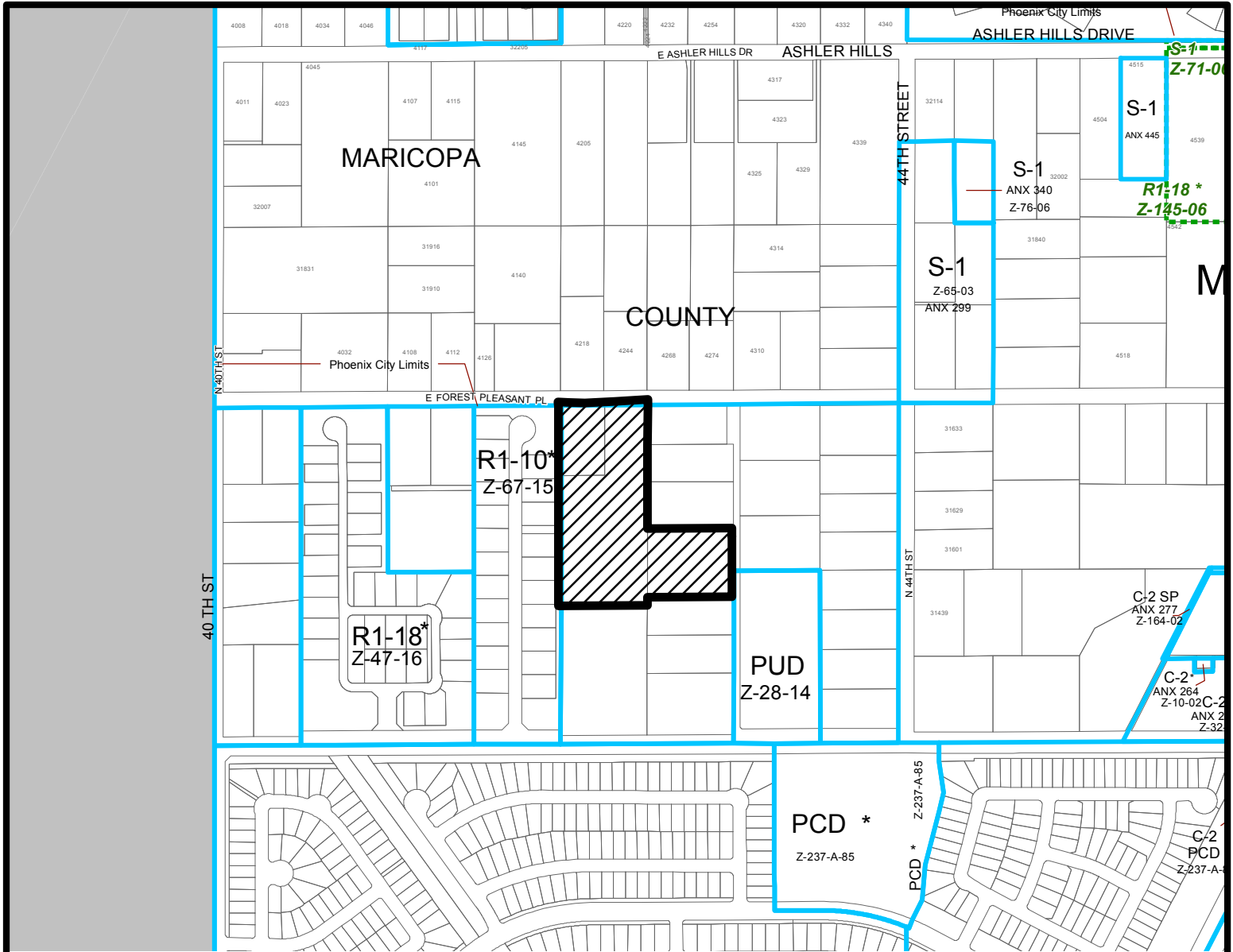
Joél Carrasco
February 20, 2018

Team Leader

Samantha Keating

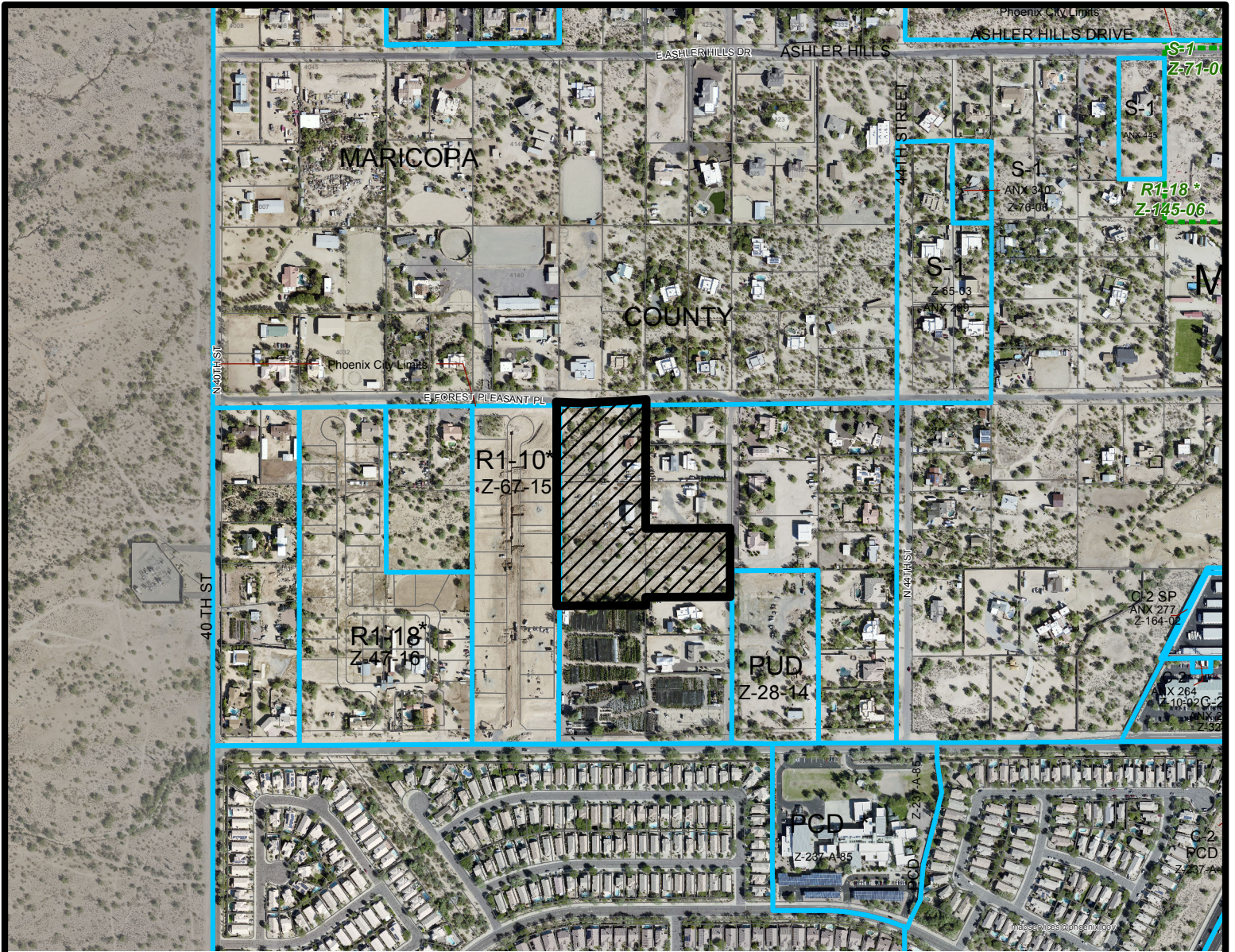
Exhibits

Zoning Sketch
Aerial
Site plan dated February 21, 2018

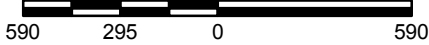


APPLICANT'S NAME: Berry Riddell, LLC Wendy Riddell		REQUESTED CHANGE: FROM: S-1 (8.03 a.c.) TO: R1-18 (8.03 a.c.)	
APPLICATION NO. Z-2-18	DATE: 1/23/2018 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 8.03 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-37	ZONING MAP Q-10	
MULTIPLES PERMITTED S-1 R1-18	CONVENTIONAL OPTION 8 15	* UNITS P.R.D. OPTION N/A 19	

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



Feet

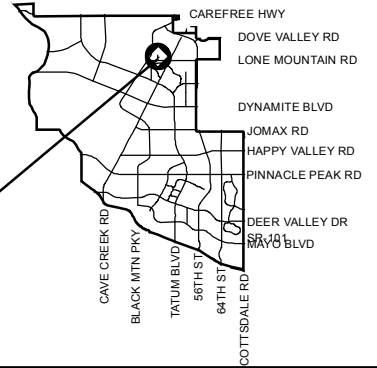


DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-2-18

APPLICANT'S NAME: **Berry Riddell, LLC Wendy Riddell**

REQUESTED CHANGE:

FROM: S-1 (8.03 a.c.)

APPLICATION NO. **Z-2-18**

DATE: **1/23/2018**
REVISION DATES:

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

8.03 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 55-37

ZONING MAP
Q-10

TO: **R1-18 (8.03 a.c.)**

MULTIPLES PERMITTED

S-1

R1-18

CONVENTIONAL OPTION

8

15

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

N/A

19

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



Forest Pleasant & 43rd St

CITY OF PHOENIX

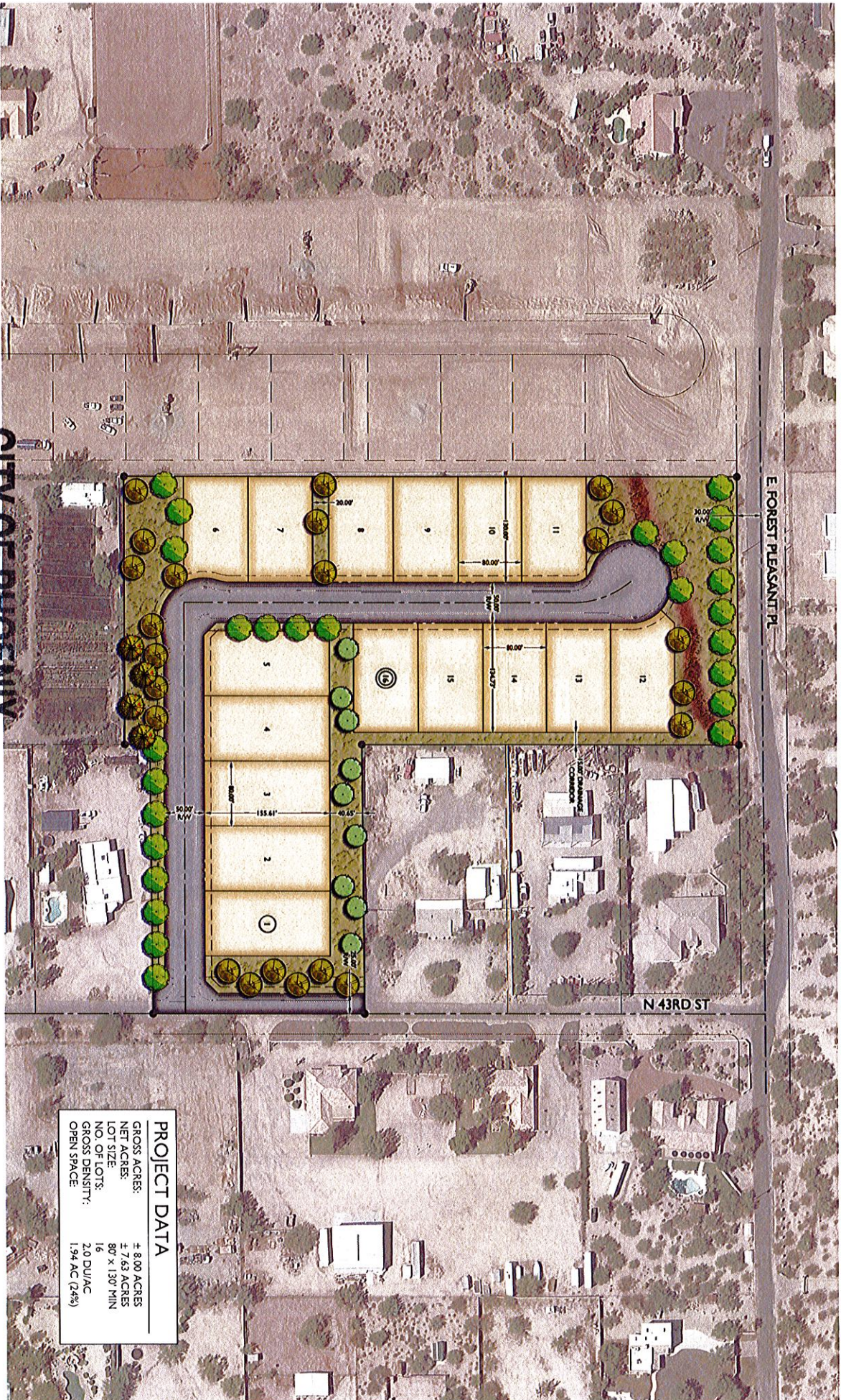
FEB 21 2018
Phoenix, Arizona

Planning & Development
Department

Conceptual Development Plan



February / 15, 2018



PROJECT DATA	
GROSS ACRES:	± 8.00 ACRES
NET ACRES:	± 7.43 ACRES
LOT SIZE:	80' x 130' MIN
NO. OF LOTS:	16
GROSS DENSITY:	2.0 DU/AC
OPEN SPACE:	1.94 AC (24%)