



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-81-18-6
February 7, 2019

Camelback East Village Planning Committee Meeting Date:	January 8, 2019
Planning Commission Date:	February 7, 2019
Request From:	RE-35 (12.00 acres)
Request To:	R1-18 (10.36 acres) RE-35 (1.64 acres)
Proposed Use:	Single-family Residential
Location:	Approximately 320 feet west of the northwest corner of 22nd Place and Rovey Avenue
Owner:	Rocky Acres 6204, LLC, et al.
Applicant/ Representative:	Brennan Ray, Burch & Cracchiolo, P.A.
Staff Recommendation:	Approval, subject to stipulations

At the time the initial staff report was written, staff included a development standards table identifying the development requirements of the RE-35 and R1-18 Zoning Districts, specifically addressing the PRD (Planned Residential Development) development option. The applicant has noted that the RE-35 rezoning area will be replatted as a one lot subdivision, separate from the 2200 East Bethany Home Subdivision, and developed per the Subdivision development option of the RE-35 zoning district. The R1-18 rezoning area will be required to continue to meet the perimeter standards of the RE-35 PRD development option standards identified in the staff report, including the minimum 5% common area. Because of this clarification, revised development standard tables and stipulations have been provided to clarify the existing and proposed development requirements of the RE-35 and R1-18 rezoning areas.

In addition, area residents have identified concerns regarding the capability of the RE-35 rezoning area tapping in to the surrounding water and sewer mains. The Water Services Department has reviewed the rezoning proposal and has identified that the site has the ability to tap into the sewer main adjacent to the site and additional options to tap into a water main.

Revised Development Standard Tables

RE-35, Single-Family Residence District (Subdivision Development Option)		
<u>Standards</u>	<u>Requirements RE-35</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	1.64
Total Number of Units	2 maximum	1 (met)
Density (dwelling units/acre)	1.10	0.61 (met)
Typical Lot Size	150 X 175, Minimum area 35,000 square feet	190 x 179, 65,219 square feet (met)
Building Height	2 stories; 30 feet	1 story; 24 feet (met)*
Lot Coverage	25% maximum, except if all structures are less than 20 feet and 1 story in height then a maximum of 30% lot coverage is allowed	7.8% (met)
Common Area	None	N/A
<u>Building Setbacks</u>		
Perimeter standards	N/A	N/A
Front	East: 40 feet minimum	East: 40 feet (met)
Rear	West: 40 feet minimum	West: 40 feet (met)
Sides	North: 20 feet minimum South: 20 feet minimum	North: 20 feet minimum (met) South: 20 feet minimum (met)
Street standards	Public street required	No public street frontage (not met)**

*Stipulation No. 2 requires a height limit of 1 story and 25 feet.

**Variance will be required.

R1-18, Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements R1-18</u>	<u>Existing</u>
Gross Acreage	-	10.36
Total Number of Units	21 to 24 maximum	14
Density (dwelling units/acre)	2.05; 2.34 maximum with bonus	1.35 (met)
Typical Lot Size	None	Varies
Building Height	2 stories; 30 feet	2 stories;30 feet (met)
Lot Coverage	Primary structure, not including attached shade structure: 25% Total: 30%	30% (met)
Common Area	Minimum 5% of gross area	Not shown on site plan
<u>Building Setbacks</u>		
Perimeter (adjacent to street)	20 feet minimum	40 feet (met)*
Perimeter (Adjacent to property line)	North:15 feet minimum West:15 feet minimum East:15 feet minimum	20 feet (met)*
Front	25 feet minimum	25 feet (met)
Street standards	Public street or private accessway required	Private accessway

*The existing 14-lot subdivision was developed per the RE-35 PRD standards with the exception of one vacant lot. Stipulation No. 3 requires that the entire development be subject to the perimeter standards of the RE-35 PRD development option, the only standard that is more restrictive than the R1-18 PRD development option, all other development standards are identical.

Revised Stipulations

1. The development shall be limited to a maximum of 14 lots within the R1-18 zoning area and a maximum of 1 lot within the RE-35 zoning area.
2. The primary structure located on the RE-35 lot shall be limited to a maximum of 1-story and 25 feet in height.
3. The R1-18 ~~entire development~~ REZONING AREA shall be subject to the perimeter standards for the RE-35, Planned Residential Development option, as approved by the Planning and Development Department. This stipulation does not affect the applicability of existing variances/use permits, nor does it preclude a property owner from pursuing a variance/use permit through the Zoning Adjustment public hearing process.

4. THE RE-35 REZONING AREA SHALL BE SUBJECT TO THE RE-35, SUBDIVISION DEVELOPMENT OPTION, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THIS STIPULATION DOES NOT PRECLUDE A PROPERTY OWNER FROM PURSUING A VARIANCE/USE PERMIT THROUGH THE ZONING ADJUSTMENT PUBLIC HEARING PROCESS.

- 4.5. 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

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January 7, 2019

Team Leader

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