

## Attachment B



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report: Z-49-17-8

September 29, 2017

<b>Laveen Village Planning Committee</b>	October 16, 2017
<b>Hearing Date</b>	
<b>Planning Commission Hearing Date</b>	November 2, 2017
<b>Request From</b>	S-1, Approved R1-8 PCD (5.86 acres) S-1, Approved R1-10 PCD (33.97 acres)
<b>Request To</b>	R1-8 (39.83 acres)
<b>Proposed Use</b>	Removal from Laveen Town Center PCD to allow for single-family residential
<b>Location</b>	Northwest corner of 55th Avenue and Elliot Road
<b>Owner</b>	Miller Farm Investments, LLC
<b>Applicant</b>	Richard Jellies, The Lead Group, LLC
<b>Representative</b>	Josh Hannon, EPS Group, Inc.
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>	Residential 2 to 3.5 du/ acre Residential 3.5 to 5 du/ acre		
<b>Street Map Classification</b>	55th Avenue	Minor Collector	No dedication made
	Elliott Road	Collector	33-foot north half street
<b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS; CERTAINTY &amp; 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.</i></b>			
As stipulated, the Planning Hearing Officer will review and approve elevations to ensure that a sense of continuity throughout the development is conveyed.			
<b><i>BUILD THE SUSTAINABLE DESERT CITY; TREE &amp; SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i></b>			

The conceptual site plan depicts features such as increased landscape setbacks along Elliott Road and increased open space within the development. These features are addressed in the staff stipulations.

***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.***

The proposal promotes the expansion of single-family residential land uses in the area. Further, the proposed development is consistent with the scale, design, and zoning which has been approved in the surrounding area.

#### **Area Plans / Policies / Principles**

##### **Tree & Shade Master Plan**

See background item 7 below.

##### **Reimagine Phoenix**

See background item 8 below.

##### **Complete Streets Guiding Principles**

See background item 9 below.

#### **Surrounding Land Uses/Zoning**

	<b>Zoning</b>	<b>Land Use</b>
<b>On Site</b>	S-1, Approved R1-8 PCD and R1-10 PCD	Undeveloped agricultural land
<b>North</b>	S-1, Approved R1-8 PCD and R1-10 PCD	Undeveloped agricultural land
<b>South</b>	S-1	Northside Hay Company
<b>East</b>	R1-6 PCD	Undeveloped agricultural land, proposed single-family residential
<b>West</b>	S-1, Approved R1-8 PCD	Undeveloped agricultural land

#### **Background/Issues/Analysis**

##### **SUBJECT SITE**

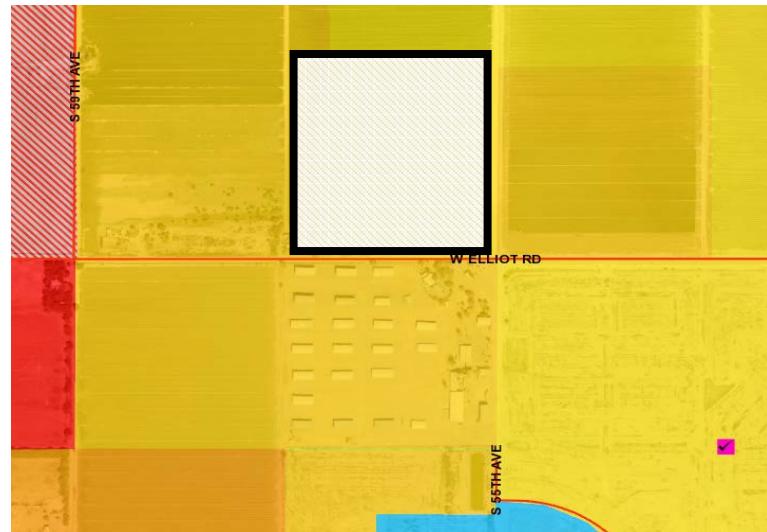
1. This request is to rezone approximately 39.83 acres located at the northwest corner of 55th Avenue and Elliot Road from S-1 (Ranch or Farm Residence), approved R1-8 PCD (Single-Family Residence District, Planned Community District) and S-1 (Ranch or Farm Residence), approved R1-10 PCD (Single-Family Residence District, Planned Community District) to R1-8. Upon approval of this request, the subject property will be removed from the Laveen Town Center

PCD (Z-31-04-7).

2. The majority of the subject site is designated Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map with a small portion of the site designated as 3.5 to 5 dwelling units per acre.

The request conforms to the 3.5 to 5 dwelling units per acre General Plan Land Use designation; however, the request does not conform with the 2 to 3.5 dwelling unit per acre General Plan Land Use designation. Even though the majority of the site is not in conformance with the General Plan Land Use designation, the requested residential zoning district is

consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.



*Site is designated for Residential 2 to 3.5 and 3.5 to 5 dwelling units per acre.*

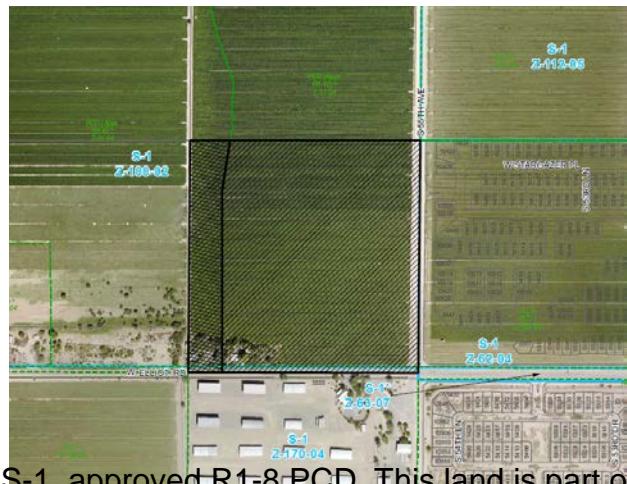
3. The subject site is comprised of one parcel with street frontage on both 55th Avenue and Elliott Road. Access to the subject site is proposed from a single entrance on 55th Avenue, to be constructed as a minor collector street, and a single entrance on Elliott Road, to be constructed as a collector street.

#### SURROUNDING USES AND ZONING

4. The subject site is undeveloped agricultural land and currently zoned a combination of S-1, approved R1-8 PCD, and S-1, approved R1-10 PCD.

North of the subject site is undeveloped agricultural land zoned S-1, approved R1-8 PCD and S-1, approved R1-10 PCD. This land is part of the approved Laveen Town Center PCD.

West of the subject site is undeveloped agricultural land zoned S-1, approved R1-8 PCD. This land is part of

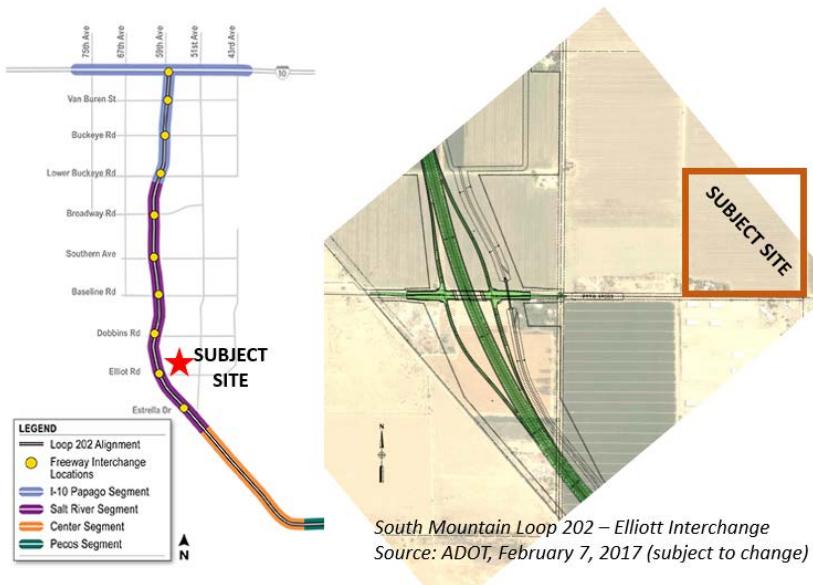


the approved Laveen Town Center PCD.

East of the subject site, across 55th Avenue, is undeveloped agricultural land zoned R1-6 PCD. This land is part of the adjacent Tierra Montaña PCD.

South of the subject site is a hay broker, Northside Hay Company, which is zoned S-1.

5. The site is approximately 1,800 feet east of the mainline of the South Mountain Loop 202 freeway. The Loop 202 begins at Interstate 10, proceeds south generally along the 59th Avenue alignment, goes around South Mountain in a southeasterly direction and then proceeds east generally along the Pecos Road alignment to connect to Interstate 10. The corridor is divided into four construction segments. The section near the subject site is the Salt River Segment and includes a diamond interchange at Elliott Road with Elliott Road going over the freeway. Major construction activities in the Salt River segment began in January 2017.



## PROPOSAL

### 6. Conceptual Site Plan

The conceptual site plan proposes 141 single-family residential lots for a density of 3.63 dwelling units per gross acre. The main entrance into the development is at the south end of the site along Elliott Road, which will be constructed as a collector street. A secondary entrance into the development will be located at the northeastern end of the development along 55th Avenue, which will be constructed as a minor collector street. The street dedications are addressed in Stipulation No. 9.

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The adjacent parcel to the west is approved for a single family residential development. This site should provide a vehicular and pedestrian connection which will allow connectivity to the future adjacent residential development. Connectivity between developments can reduce vehicle trips, and promote walking, bicycling and community interaction in an environment removed from busier collector and arterial streets.

The proposed lots are a minimum of 50 feet in width and 127 feet in depth. The proposed lot sizes are consistent in scale and character with the approved single-family residential developments in the surrounding area, particularly to the east, across 55th Avenue which is R1-6 PCD zoning. The applicant proposes no two, two-story homes adjacent to each other for lots along the eastern and southern boundaries of the site. This is addressed in Stipulation No. 7.

The conceptual site plan depicts an extensive open space area provided for the length of Elliott Road. Staff has requested an increase in landscaping along the Elliott Road streetscape as well as detached sidewalks along both 55th Avenue and Elliott Road. These are addressed in Stipulation Nos. 2 and 3.

## 7. Elevations

No elevations were submitted as part of this rezoning request. To ensure a distinct sense of character, staff has requested that elevation plans include accent materials, color palettes, and four-sided architectural details, in addition to the single-family design review requirements, and be approved through the Planning Hearing Officer (PHO) process prior to preliminary site plan. Additionally, staff requested material and textural differences to be incorporated for the perimeter walls adjacent to 55th Avenue. These are addressed in Stipulation Nos. 1 and 6.



*Conceptual subdivision layout with suggested vehicular/pedestrian connection to future adjacent development to the west shown in dark grey.*

**8. Landscaping and Trials**

In order to further convey a sense of continuity throughout the development, staff requested that the developer provide a landscaped entry feature on both sides of the main entrance at Elliott Road. This is addressed in Stipulation No. 4. The applicant has proposed a centralized, landscaped trail and open space area through the site. Retention will be located within the centralized open space area as well as in the southwest corner of the development. Staff has requested that the centralized open space tract that connects from Elliot Road to the northern boundary of the site be a minimum of 30 feet wide with a 10-foot pedestrian pathway. Having a dedicated open space tract and pedestrian pathway will provide a continuous pedestrian connection throughout the development. This is addressed in Stipulation No. 5.

The applicant indicated that the design choice was made in order to accommodate an irrigation easement and a tree removal easement that exists along Elliott Road. This extensive open space provides an attractive and noninvasive view from Elliott Road. Staff has requested multi-use trails (MUTs) and multi-use trail easements (MUTEs) along both 55th Avenue and Elliott Road. This is addressed in Stipulation No. 8.

**STUDIES AND POLICIES**

**9. Tree and Shade Master Plan**

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 all sidewalks along Elliott Road be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk. The sidewalk on 55th Avenue will be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings. 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 stipulation is intended to provide a safe and inviting pedestrian environment that encourages walkability and thermal comfort. This is addressed in Stipulation Nos. 2 and 3.

**10. Reimagine Phoenix**

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.

**11. Complete Streets**

The developer is encouraged to work with the Water Serves Department regarding the placement of new water lines to eliminate or minimize conflicts for the placement of trees for shade. Sidewalks should be detached from the curb, allowing trees to be planted between the curb and the sidewalk, providing a more comfortable environment for pedestrians. This is consistent with the Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is addressed in Stipulation Nos. 2 and 3.

**DEPARTMENT COMMENTS**

12. The Street Transportation Department recommends a stipulation requiring the developer to dedicate a total of 50 feet of right-of-way for the north half of Elliott Road and 30 feet of right-of-way for the west half of 55th Avenue. Additionally, the developer shall update all street improvements, including sidewalks, curb ramps and driveways, within and adjacent to the project to current ADA guidelines, as approved by the Street Transportation and Planning and Development Departments. This is addressed in Stipulations Nos. 9 and 10.
13. The Water Services Department indicated that the site has existing water and sewer mains within Elliott Road that can potentially serve the development.
14. Fire prevention does not anticipate any problems with this case. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) is not known at this site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
15. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2660 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. The Parks and Recreation Department requires a 10-foot wide multi-use trail (MUT) within a 30-foot multi-use trail easement (MUTE) along the north side of Elliott Road and the west side of 55th Avenue. This is addressed in Stipulation No. 8.
17. 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. This is addressed in Stipulation No. 11.

## MISCELLANEOUS

18. The site is located within the Laveen West Impact Fee Area and development is subject to impact fees. Impact Fee calculations are set so that each type of land use pays a fair share of the infrastructure required to support development in the city's growth areas. In addition, different areas have unique infrastructure requirements, so the cost of providing the same level of service in each area may vary. This results in different fees for different uses, as well as different fees for different impact fee areas.
19. 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 request to remove the subject site from the Laveen Town Center Planned Community District (PCD) is appropriate as all parcels within the PCD have yet to be developed. Further, the PCD is not expected, nor is it necessary, to develop as a unified project.
2. The majority of the request is not in conformance with the General Plan Land Use designation; however, all of the requested residential zoning districts are consistent with the traditional lot housing type. Residential rezoning requests that do not change from one type of residential product to another, do not require a General Plan Amendment.
3. The proposed development is appropriate at this location and is consistent with the character of the existing zoning in the surrounding area.

## **Stipulations**

1. Conceptual elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. The elevations shall comply with the requirements of single-family design review and shall incorporate four-sided architecture, exterior accent materials, detailing, and a color palette, that conveys a sense of continuity throughout the development.
2. The developer shall provide detached sidewalks along both 55th Avenue and Elliott Road. A minimum five-foot wide landscaped strip shall be located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department.

3. The streetscape landscaping along Elliott Road shall be installed and maintained with minimum 50% 2-inch caliper shade trees and a minimum 50% 3-inch caliper shade trees planted a minimum of 20 feet on center, staggered on both sides of the sidewalk, or equivalent groupings for a depth of 25 feet. An additional 25 feet shall be landscaped with 2-inch caliper shade trees 30 feet on center or equivalent groupings. Trees along the street frontages shall be planted adjacent to the sidewalk to provide shade/thermal comfort for pedestrians, as approved by the Planning and Development Department.
4. The developer shall provide a landscaped entry feature located on both sides the south entrance into the development along Elliott Road, as approved by the Planning and Development Department.
5. The developer shall construct a minimum 10-foot wide pedestrian pathway within a 30-foot wide centralized open space tract that connects from Elliot Road to the northern boundary of the site, as approved by the Planning and Development Department.
6. The perimeter walls adjacent to 55th Avenue shall include minimum 3-foot v-shaped offsets at a minimum interval of every four lots. Additionally, materials and textural differences such as stucco and/or split face block, decorative concrete, brick, and stone, or a combination of these materials with block stucco walls shall be incorporated, as approved by the Planning and Development Department.
7. The lots located at the most southern and eastern boundaries of the site shall be limited to a maximum of 50% 2-story homes, with no two 2-story homes built adjacent to each other, as approved by the Planning and Development Department.
8. The developer shall construct a 10-foot wide public multi-use trail (MUT) within a 20-foot wide multi-use trail easement (MUTE) as indicated in Section 429 of the City of Phoenix MAG Supplement, along the north side of Elliot Road and the west side of 55th Avenue, as approved by the Planning and Development Department.
9. The following right-of-way dedications shall be provided and shall be consistent with the Tierra Montana PCD Master Street Plan, as approved by the Planning and Development Department:
  - a. Thirty feet shall be dedicated for the west half of 55th Avenue.
  - b. A total of fifty feet shall be dedicated for the north half of Elliot Rd.
10. 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.

**Writer**

Elyse DiMartino

October 3, 2017

**Team Leader**

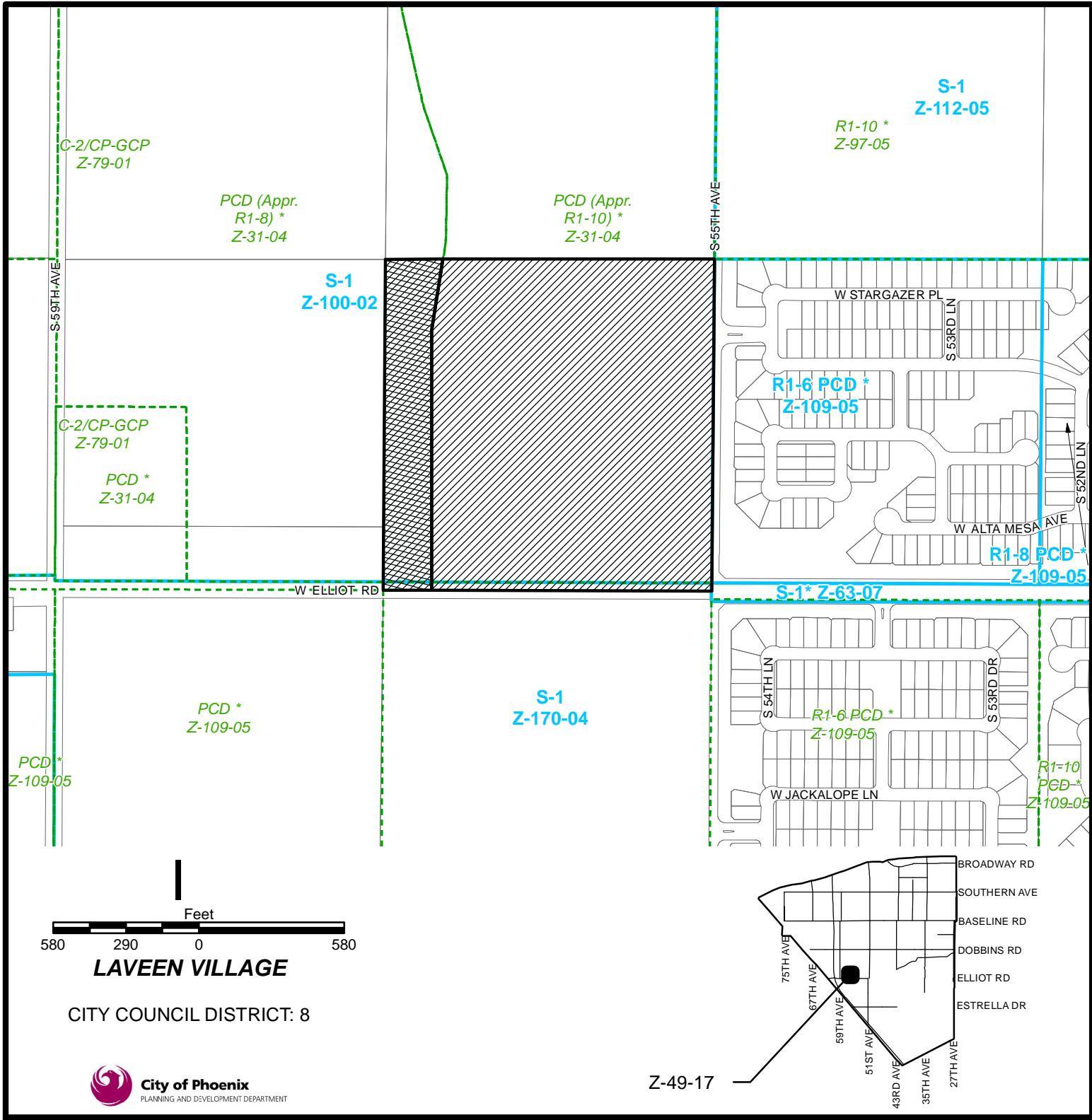
Joshua Bednarek

**Exhibits**

Sketch Map

Aerial Map

Conceptual Site Plan date stamped July 28, 2017



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



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Richard Jellies		REQUESTED CHANGE:	
APPLICATION NO. Z-49-17	DATE: 08/14/2017 REVISION DATES: 09/11/2017 10/09/2017	FROM:  S-1 (Approved R1-10 PCD) (33.97 a.c.)  S-1 (Approved R1-8 PCD) (5.86 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  39.83 Acres		ZONING MAP TO: R1-8 (39.83 a.c.)	
MULTIPLES PERMITTED S-1 (Approved R1-10 PCD, Approved R1-8 PCD) R1-8		CONVENTIONAL OPTION 40 (119, 25) 171	
		* UNITS P.R.D. OPTION N/A (153, 32) 219	

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



This Lot Study is Conceptual and is subject to change. The conceptual lot study assumes some development standards for setbacks, retention and open spaces requirements. The development standards will be further defined with the process of development. This plan received from EPS Group, Inc. is prohibited from further distribution to third parties.

## CITY OF PHOENIX

## Legacy at Hudson

JUL 28 2017

Phoenix, Arizona

## Conceptual Development Plan

July 18, 2017

## Planning & Development Department