



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-68-19-1
March 26, 2020

Deer Valley Village Planning Committee April 16, 2020
Hearing Date
Planning Commission Hearing Date May 7, 2020

Request From: [S-1](#) (10.04 acres)
Request To: [RE-35](#) (10.04 acres)
Proposed Use Single-family Residential
Location Northeast corner of 47th Avenue and Pinnacle Peak Road
Applicant/Representative Amy Malloy, Evolve Ventures, LLC
Owner Larry & Lori Pittenger (Multiple Owners)
Staff Recommendation Approval, subject to stipulations

| General Plan Conformity | | | |
|--|--------------------|--|---------------------------|
| General Plan Land Use Map Designation | | Residential 0 to 2 dwelling units per acre | |
| Street Map Classification | 47th Avenue | Minor Collector | 40-foot east half street |
| | Pinnacle Peak Road | Arterial | 55-foot north half street |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.</i></p> <p>The proposed development will be compatible with the existing single-family residential uses directly to the west and north of the site. The General Plan Land Use Map designation for this area is 0 to 2 dwelling units per acre. The proposed density of 0.80 dwelling units per acre is consistent with the General Plan Land Use Map designation.</p> | | | |

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposed development will provide new sidewalks and trees to encourage walkability along 47th Avenue and provide connectivity to Pinnacle Peak Road to the south and the Saddle Ranch Estates subdivision to the north.

Applicable Plans, Overlays, and Initiatives

[Reimagine Phoenix](#) – see Item No. 8 below.

[Tree and Shade Master Plan](#) – see Item No. 9 below.

[Guiding Principles for Complete Streets](#) – see Item No. 10 below.

Surrounding Land Uses/Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|----------------|---------------------------------------|---------------|
| On Site | Vacant/Undeveloped | S-1 |
| North | Single-Family Residential | R1-18 |
| South | Flood Control and Recreation Facility | RE-43 |
| East | Retention Basin | S-1 |
| West | Single-Family Residential | RE-35 |

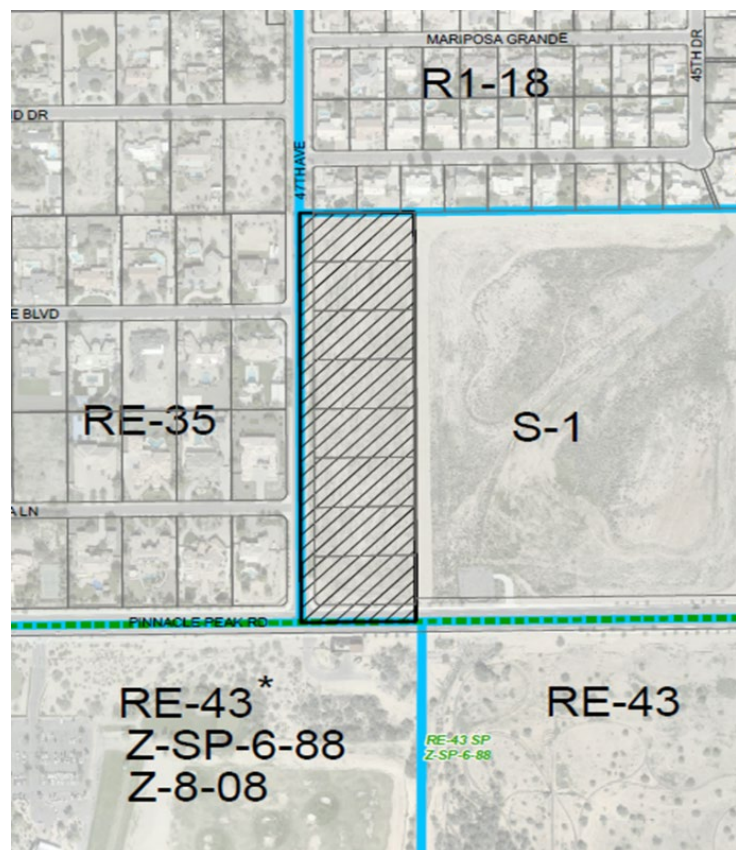
RE-35 (Single-Family Residential District, Subdivision Option)

| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
|---|--|--|
| Minimum lot dimensions (width and depth) | 150-foot width, 175-foot depth (Minimum area 35,000 sq. ft.) | 158 feet wide by 290 feet deep (Met) |
| Maximum Dwelling unit density (units/gross acre) | 1.10 | 0.80 (Met) |
| Minimum Building setbacks | 40-foot front, 40-foot rear, 20-foot side. | 40-foot front, 40-foot rear, 20-foot side. (Met) |
| Maximum height | 2 stories and 30 feet | 2 stories and 30 feet (Met) |
| | | |

| RE-35 (Single-Family Residential District, Subdivision Option) | | |
|--|--|------------------------|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| Maximum Lot coverage | 25%, except if all structures are less than 20 feet and 1 story in height then a maximum of 30% lot coverage is allowed. | 25% lot coverage (Met) |
| Common areas | None required | None required |
| Street standards | Public street | Public street (Met) |

Background/Issues/Analysis

1. This is a request to rezone a 10.04-acre site located on the northeast corner of 47th Avenue and Pinnacle Peak Road from S-1 (Ranch or Farm Residence) to RE-35 (Single-Family Residence District) to allow for single-family residential. This eight-lot subdivision was platted in Maricopa County in 1972. The City of Phoenix approved the annexation of this area on March 13, 1987. The S-1 zoning district was adopted as the equivalent zoning at the the time of annexation. The RE-35 zoning district is consistent with how the area has developed over time.



Source: City of Phoenix Planning & Development Department

2. The subject site is surrounded by properties zoned RE-35, S-1 and R1-18. The site is adjacent to a city owned retention basin to the east that is part of the Adobe Dam impoundment area.
3. The General Plan Land Use Map designation for the subject parcel is Residential 0 to 2 dwelling units per acre. The proposed rezoning is consistent with the General Plan Land Use Map designation.

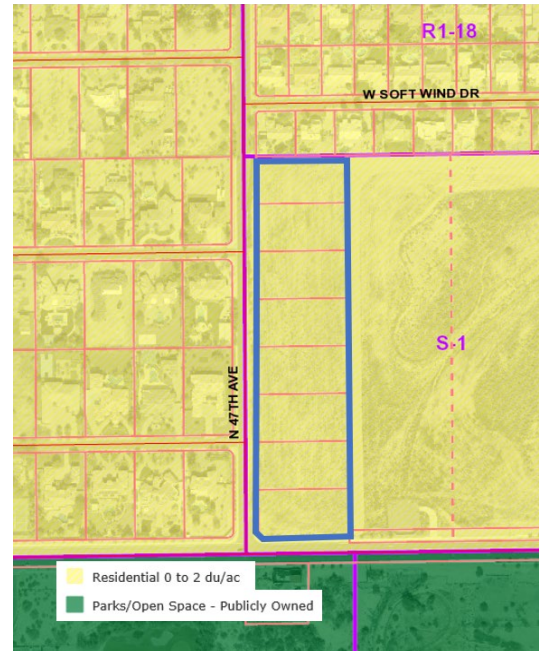
The following General Plan Land Use Map designations are surrounding the site:

North: Residential 0 to 2 dwelling units per acre

South: Parks/Open Space - Publicly Owned

East: Residential 0 to 2 dwelling units per acre

West: Residential 0 to 2 dwelling units per acre



Source: City of Phoenix Planning & Development Department

- 160-31**



5. The proposal does not include conceptual front elevation types that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes. The lots are intended to be custom, therefore individual elevations are not provided. The site plan and elevations that were provided as exhibits to this staff report are for a single custom lot that is currently proposed and not for the entire subdivision. To ensure all other elevations include architectural details and the homes blend with the natural desert, staff is recommending Stipulation No. 1, which requires all elevations be subject to Single-Family Design Review prior to issuance of building permits.
6. The area in which this development is being proposed is adjacent to large, rural single-family lots zoned R1-18 and RE-35. Many existing property owners on the surrounding lots have livestock. Therefore, staff is recommending the developer record documents that disclose the existence and operational characteristics of agricultural and equestrian uses in the area. This is addressed in Stipulation No. 6.

7. As an additional measure to address the subdivision's contribution to the area's character, staff is recommending Stipulation No. 3 which requires that the developer incorporate painted CMU block on the perimeter walls that blends with the natural desert environment.
8. 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.
9. 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. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 1 requires that the developer landscape the area between the front building line and the front property line with a minimum of three, two-inch caliper or greater, drought resistant accent trees; and a minimum of five, five-gallon or greater, drought resistant shrubs per tree. Planting trees provides for the thermal comfort of pedestrians along sidewalks and helps to reduce the urban heat island effect.
10. The Guiding Principles for Complete Streets encourages a more walkable environment. Trees planted close to the sidewalk will provide shade from the western sun. The combination of trees adjacent to sidewalks are consistent with a complete streets environment. These provisions are addressed in Stipulation No. 1.
11. At the time the staff report was written, no letters of support or opposition have been received by staff.

INTERDEPARTMENTAL COMMENTS:

12. The Street Transportation Department has indicated that the developer shall construct and improve all streets within and adjacent to the subdivision. Street improvements are addressed in Stipulation No. 4.
13. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1260 L of the Flood Insurance Rate Maps (FIRM) dated June 20, 2018.
14. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development, however there is potential need to extend water and sewer infrastructure mains

so that any remodels or new buildings will be able to meet domestic and fire code requirements.

15. The City of Phoenix Fire Department has commented that no fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
16. The City of Phoenix Aviation Department has noted that the site is within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace and has requested a disclose statement be completed. This is addressed in Stipulation No. 5.
17. The site is located in a larger area that has not been identified as being archaeologically sensitive. 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 No. 7.

OTHER

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, technical appeals and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 0 to 2 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses because of the limited density and connectivity to the area.

Stipulations

1. The development shall be subject to Single-Family Design Review for individual lots prior to the issuance of building permits for each lot, with the additional following requirements, as approved by the Planning and Development Department:
 - a) That building materials and colors shall express a desert character and shall blend with, rather than strongly contrast with the desert environment.
 - b) The area between the front building line and the front property line, excluding areas necessary for access, shall be landscaped with a minimum of three, two-inch caliper or greater, drought resistant accent trees; and a minimum of five, five-gallon or greater, drought resistant shrubs per tree. A minimum of two of the trees shall be planted in close proximity to the sidewalk to maximize shade for pedestrians.

2. The development shall not exceed 8 residential lots.
3. The perimeter wall adjacent to Pinnacle Peak Road and the detention basin to the east shall be painted prior to any single-family building permit issuance. Colors shall express a desert character and shall blend with, rather than strongly contrast with the desert environment, as approved by the Planning and Development Department.
4. 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
5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property as approved by the Aviation Department.
6. Prior to permit issuance, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural and equestrian uses. The form and content of such documents shall be reviewed and approved by the City Attorney.
7. 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

David Simmons

March 26, 2020

Team Leader

Samantha Keating

Exhibits

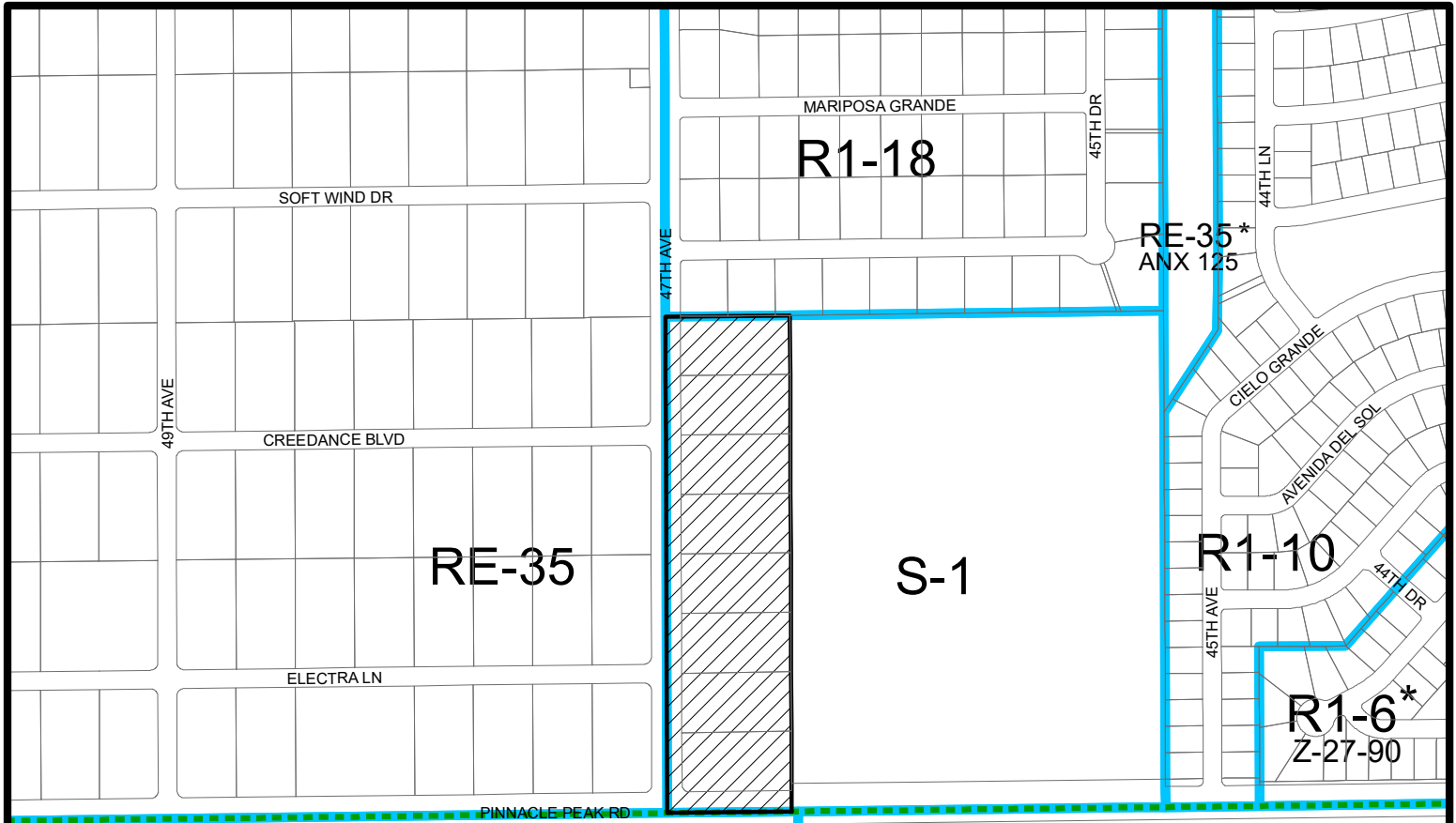
Sketch Map

Aerial

Site Plan date stamped December 20, 2019

Conceptual Detached Garage Elevation date stamped December 20, 2019

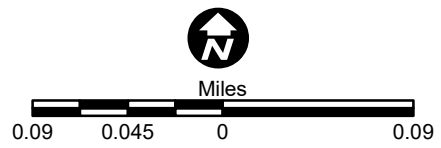
Conceptual Elevation date stamped March 3, 2020



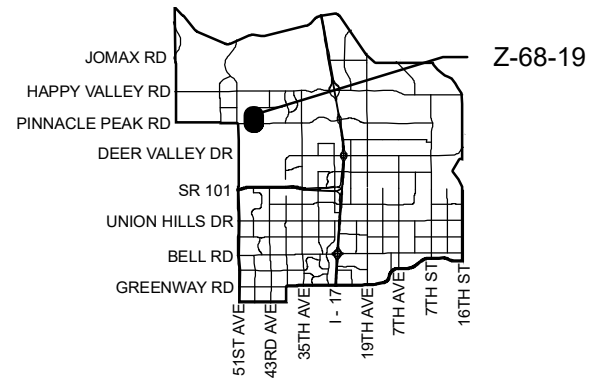
RE-43*
Z-SP-6-88
Z-8-08

RE-43

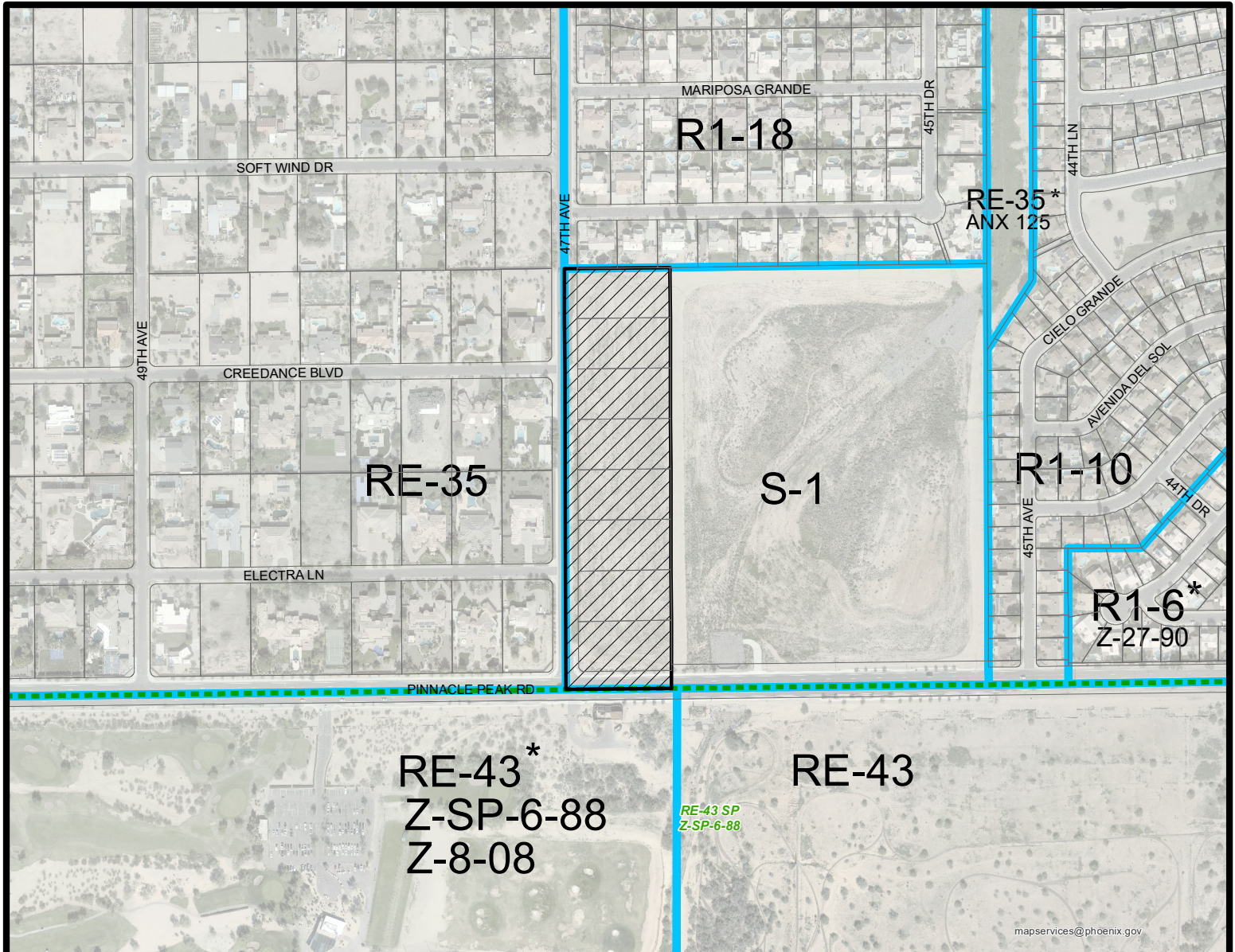
RE-43 SP
Z-SP-6-88



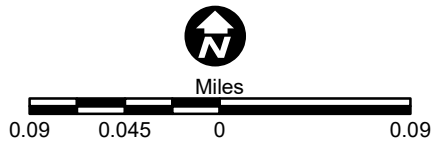
DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



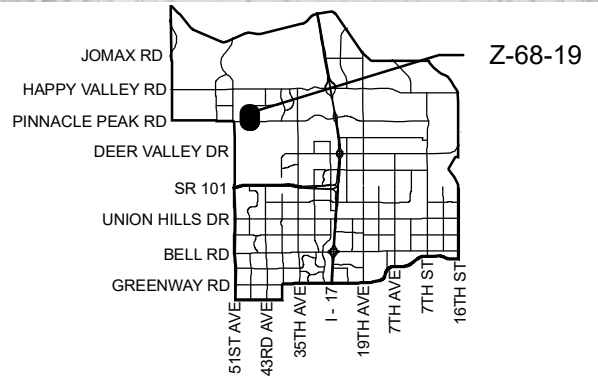
| | | | | | | | |
|---|-------------------|---|--|--|-------------------|----------|-----|
| APPLICANT'S NAME: Amy Malloy, Evolve Ventures LLC | | REQUESTED CHANGE: | | | | | |
| APPLICATION NO. Z-68-19 | | FROM: S-1 (10.04 a.c.) | | | | | |
| DATE: 2/28/2020 REVISION DATES: | | TO: RE-35 (10.04 a.c.) | | | | | |
| <table border="1"> <tr> <td>3/4/2020</td> <td>3/6/2020</td> </tr> </table> | | | | 3/4/2020 | 3/6/2020 | | |
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| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 10.04 Acres | | <table border="1"> <tr> <td>AERIAL PHOTO & QUARTER SEC. NO.</td> <td>ZONING MAP</td> </tr> <tr> <td>QS 45-18</td> <td>O-6</td> </tr> </table> | | AERIAL PHOTO & QUARTER SEC. NO. | ZONING MAP | QS 45-18 | O-6 |
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| QS 45-18 | O-6 | | | | | | |
| MULTIPLES PERMITTED | | * UNITS P.R.D. OPTION | | | | | |
| S-1 | | N/A | | | | | |
| RE-35 | | 13 | | | | | |
| * Maximum Units Allowed with P.R.D. Bonus | | | | | | | |



mapservices@phoenix.gov



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



| | | | | | | | | | | |
|--|--|--|--|------------------------------|-------------|----------|-----|-------|----|----|
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| 10.04 Acres | QS 45-18 | O-6 | | | | | | | | |
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| S-1 | 10 | N/A | | | | | | | | |
| RE-35 | 11 | 13 | | | | | | | | |

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

Prepared Exclusively for Larry & Lori Pittenger Lot 67, 23617 N 47th Ave, City of Phoenix, Arizona



DESIGNER:
MICHAEL C. DAILY DESIGN CONSULTANTS, LLC
14506 W OVERLIN WAY
SURPRISE AZ 85381

PHONE: (623) 935-6500 Cell/Office/Text 24/7

OWNER:
Larry & Lori Pittenger

SITE ADDRESS:
23617 N 47th Ave
Phoenix AZ

ZONING: R-1

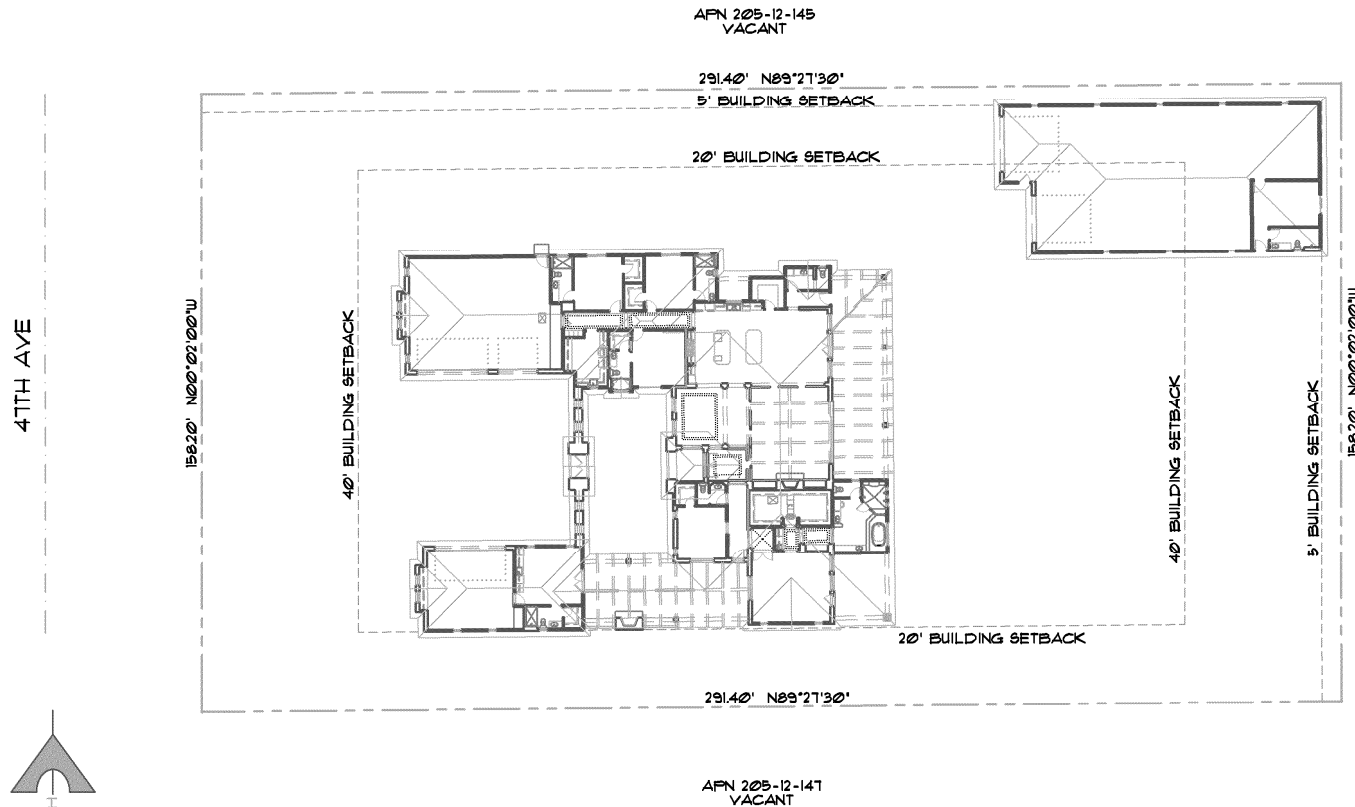
SITE AREA 46,091 SQ. FT.

BUILDING SETBACKS:

FRONT: 40'
REAR: 40'
SIDES: 20'

LOT COVERAGE: 25% = 11,524 SQ. FT.
RESIDENCE COVERAGE = 8,518 SQ. FT.
DETACH COVERAGE = 2,912 SQ. FT.
TOTAL UNDER ROOF = 11,430 SQ. FT.

24.9% LOT COVERAGE



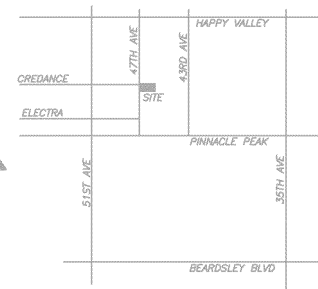
APN 205-12-143
VACANT

APN 205-12-141
VACANT

CITY OF PHOENIX

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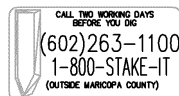
Planning & Development
Department



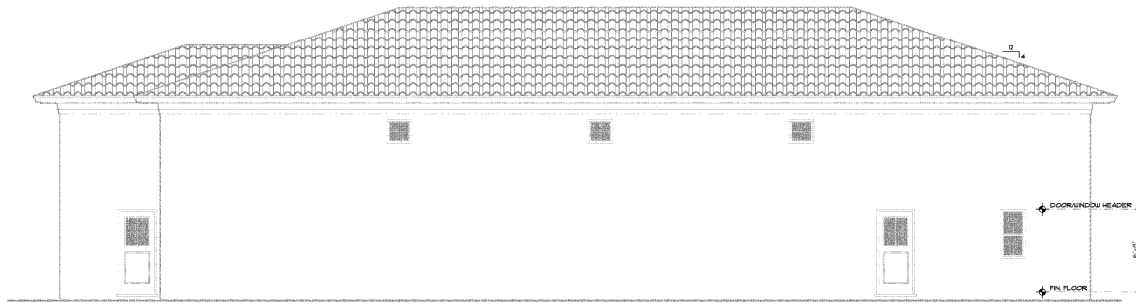
MARICOPA COUNTY
VICINITY MAP
NO SCALE

PARCEL #205-12-146

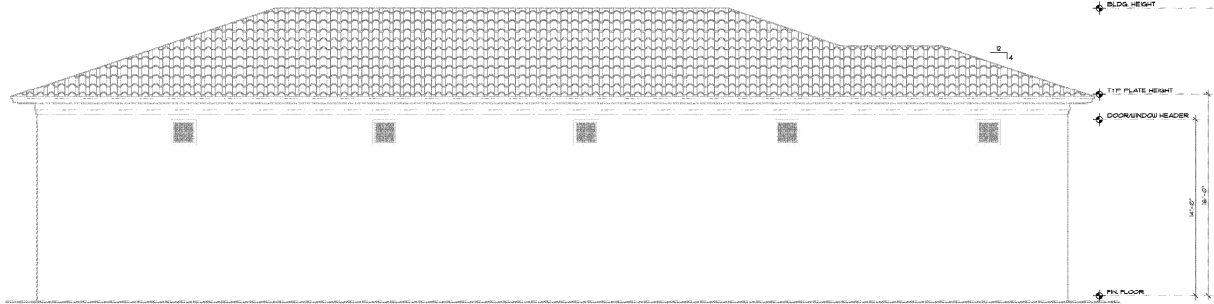
site



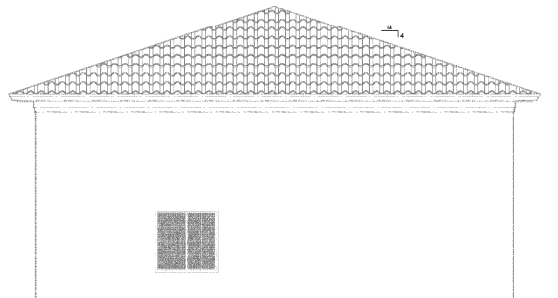
SCALE : 1" = 30'-0"



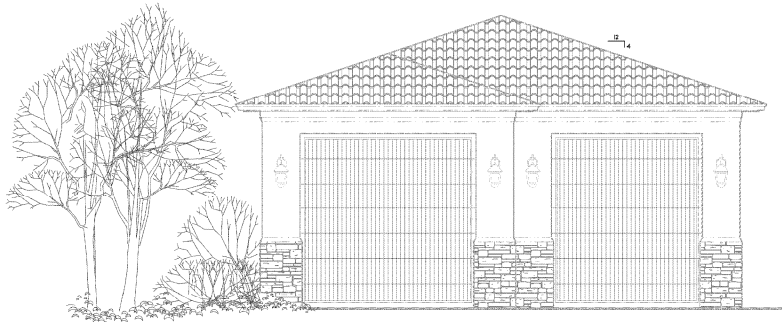
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

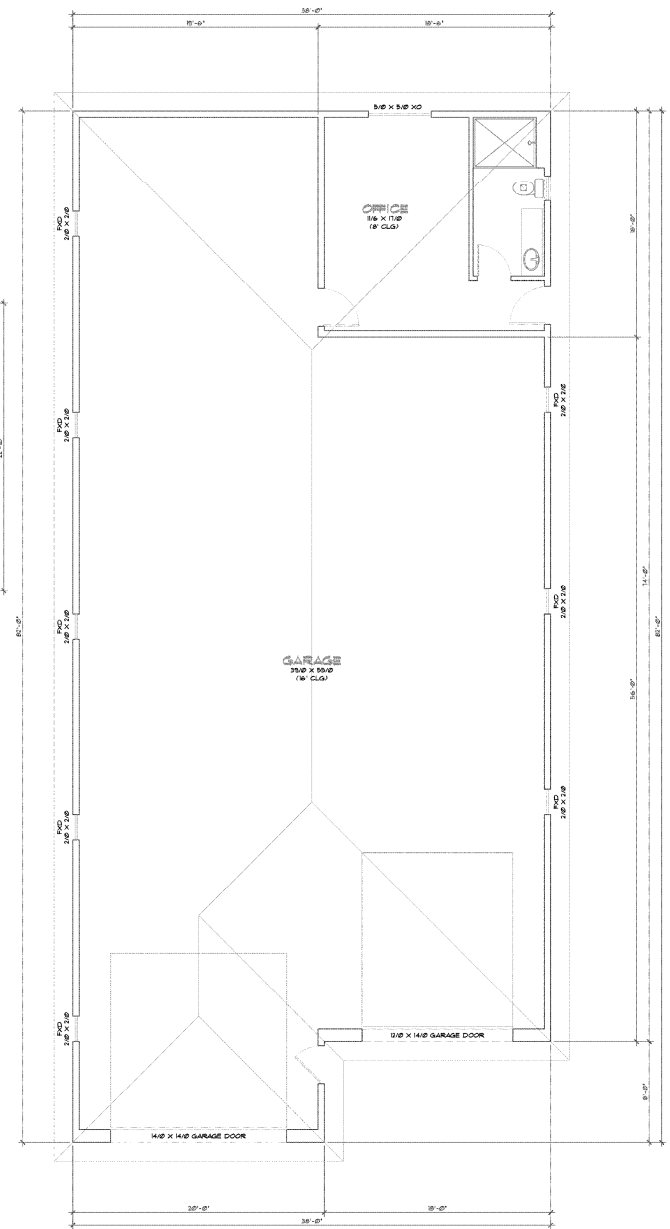


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CITY OF PHOENIX

DEC 20 2019

Planning & Development
Department



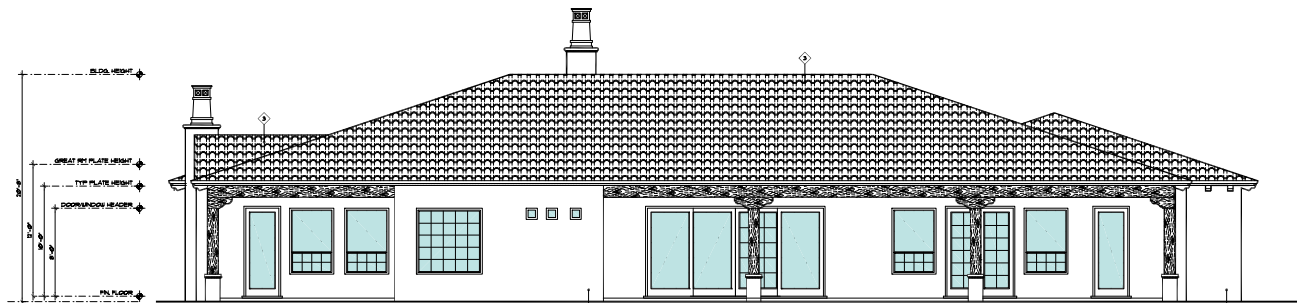
DETACH FLOOR PLAN
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES**
1. TYPICAL BUILDING MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT AND SHALL BE SUBMITTED TO THE CITY OF PHOENIX FOR REVIEW AND APPROVAL.
 2. INTERIOR FINISHES SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE SUBMITTED TO THE CITY OF PHOENIX FOR REVIEW AND APPROVAL.
 3. ROOFING SHALL BE TYPICAL FOR THE AREA AND SHALL BE SUBMITTED TO THE CITY OF PHOENIX FOR REVIEW AND APPROVAL.
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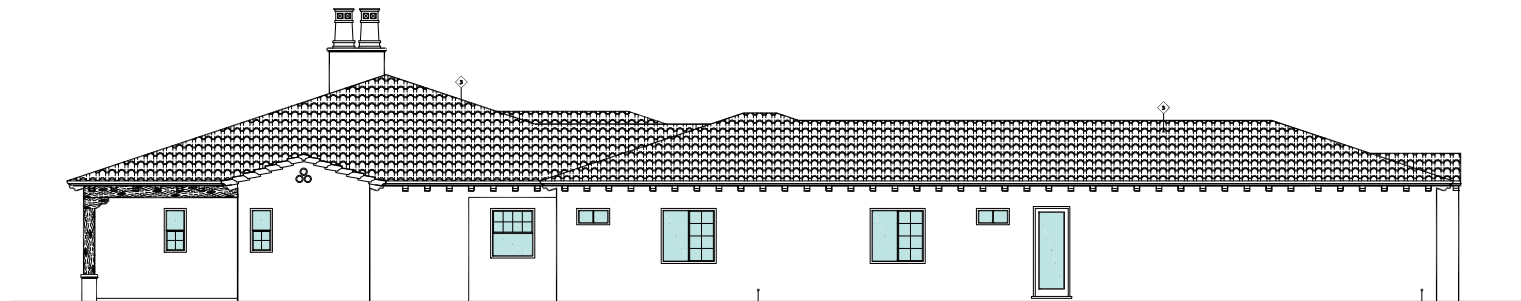
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



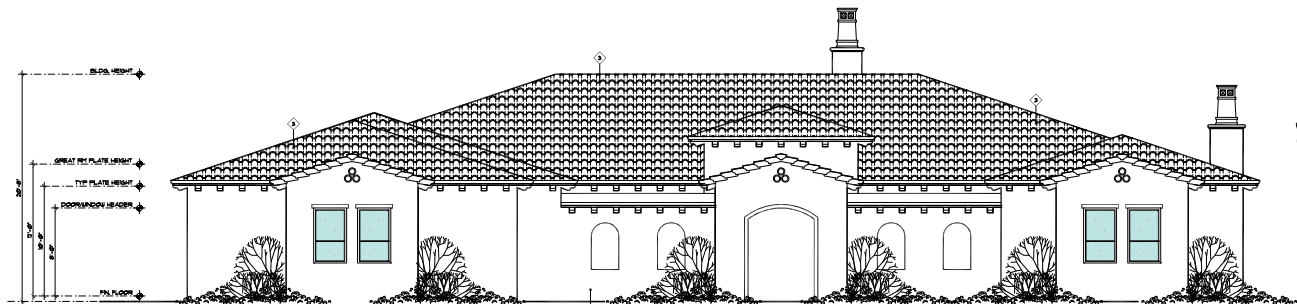
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CITY OF PHOENIX
MAR 03 2020
Planning & Development
Department



SELF CERTIFIED BY: MARK V. VARISH
110819
Plans were prepared by or under the direct supervision of, or reviewed by the Self Certified professional.
Plans are complete.
The plans are, as of the date of submission, in compliance with City of Phoenix building, civil, site and zoning codes, ordinances and all other applicable laws.

