



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-12-22-7
May 6, 2022

<u>Laveen Village Planning Committee</u>	May 9, 2022
Meeting Date	
<u>Planning Commission</u>	Hearing Date
	June 2, 2022
Request From:	<u>S-1</u> (Ranch or Farm Residence District) (14.07 acres)
Request To:	<u>R1-8</u> (Single-Family Residence District) (14.07 acres)
Proposed Use	Single-family residential development
Location	Northwest corner of 47th Avenue and Baseline Road
Owner	Rogers Family Living Trust
Applicant	Brennan Ray, Burch & Cracchiolo, P.A.
Representative	Brennan Ray, Burch & Cracchiolo, P.A.
Staff Recommendation	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 3.5 dwelling units per acre	
<u>Street Map Classification</u>	Baseline Road	Major Arterial (Scenic Drive)	60-foot north half street
	47th Avenue	Minor Collector	12 to 30-foot west half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposal for a single-family detached residential development is consistent with other single-family uses in the area. The development will incorporate open space areas and enhanced landscaping, which will mirror existing residential properties and respect local conditions.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; 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 subject site has been utilized for rural and agricultural purposes since the 1960s. The development would add single-family residential homes on the subject site at a scale that is compatible with the surrounding land uses and appropriate adjacent to a major arterial road.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The development, as stipulated, will provide shade along sidewalks on 47th Avenue, Baseline Road, and internal to the site. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians and alternative transportation users along the sidewalks.

Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study](#) – See Background Item No. 4.

[Housing Phoenix Plan](#) – See Background Item No. 7.

[Tree and Shade Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural uses, storage, residential	S-1
North	Single-family residential	R1-6 PCD
South	Single-family residential	R1-8
East (across 47th Avenue)	Single-family residential	R1-8 PCD
West	Single-family residential	S-1 (Approved R1-8)

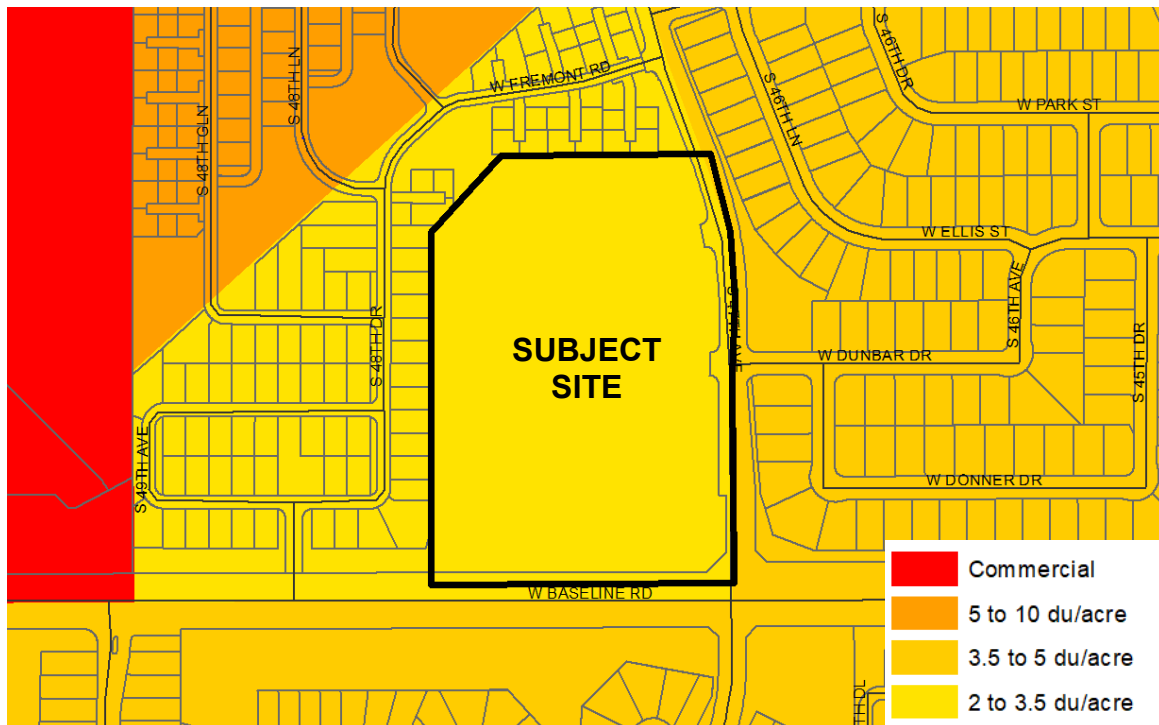
R1-8 Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	14.07 acres
Maximum Total Number of Units	63; 77 with bonus	55 (Met)
Maximum Density (dwelling unit/acre)	4.5; 5.5 with bonus	3.91 (Met)
Minimum Lot Width	45 feet	45 feet (Met)
Minimum Lot Depth	None	110 feet (Met)
Maximum Lot Coverage	40%, up to 50% including attached shade structures	Not specified
Maximum Building Height	2 stories and 30 feet (3 stories not exceeding 30 feet, when approved by the design advisor for demonstrating enhanced architecture)	2 stories and 30 feet (Met)
MINIMUM BUILDING SETBACKS		
Perimeter Streets: (East – 47th Avenue and South – Baseline Road)	15 feet	East and South: 15 feet, 1 story; 20 feet 2 stories (Met)
Interior Perimeter Property Lines: (North and West)	Rear: 15 feet, 1 story; 20 feet, 2 stories Side: 10 feet, 1 story; 15 feet, 2 stories	North and West: 15 feet, 1 story; 20 feet 2 stories (Met)
MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Adjacent to Street: (East – 47th Avenue and South – Baseline Road)	15 feet average, 10 feet minimum	Not specified
Minimum Open Space	5% of gross site area	16% (Met)

*Variance or Site Plan modification needed.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 14.07 acres at the northwest corner of 47th Avenue and Baseline Road from S-1 (Ranch or Farm Residence District), to R1-8 (Single-Family Residence District) to allow a detached single-family residential subdivision.
2. The subject site is designated 2 to 3.5 dwelling units per acre on the General Plan Land Use Map. The proposal is consistent with the designation since the 2 to 3.5 dwelling unit per acre land use category and R1-8 zoning district are both considered under the traditional lot category.



General Plan Land Use Map; Source: City of Phoenix Planning and Development Department

The proposal is compatible with the General Plan Land Use Map designations surrounding the site. The surrounding designations are as follows:

North

Residential 2 to 3.5 dwelling units per acre

West

Residential 2 to 3.5 dwelling units per acre

South (across Baseline Road)

Residential 3.5 to 5 dwelling units per acre

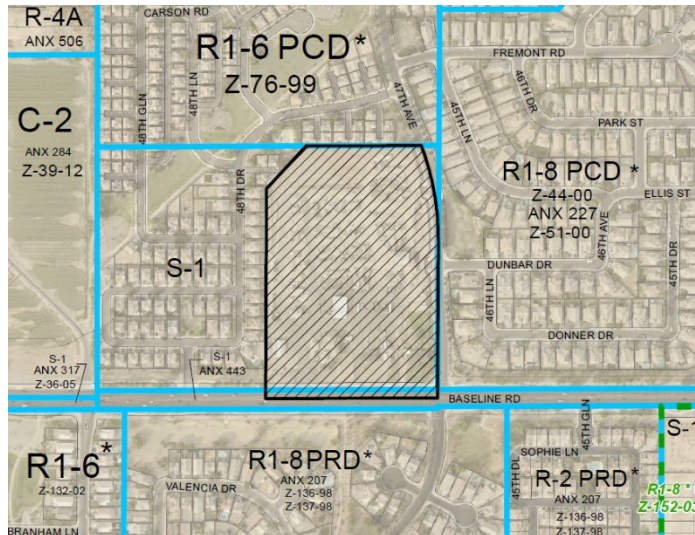
East (across 47th Avenue)

Residential 3.5 to 5 dwelling units per acre

SURROUNDING LAND USES AND ZONING

3. The subject site is a small farm and residence and currently zoned S-1 (Ranch or Farm Residence District). Zoning research was completed to determine that the subject site is not part of the Rogers Ranch PCD (Planned Community District), Rezoning Case No. Z-76-99-7 and Major Amendment to the PCD Z-51-00-7.

North of the subject site is a single-family residential subdivision zoned R1-6 PCD (Single-Family Residence District, Planned Community District). This area is subject to the Rogers Ranch PCD, Rezoning Case No. Z-76-99-7.



Zoning Sketch Map; Source: City of Phoenix Planning and Development Department

East of the subject site (across 47th Avenue) is a single-family residential subdivision zoned R1-8 PCD (Single-Family Residence District, Planned Community District). This area is subject to a major amendment to the Rogers Ranch PCD, Rezoning Case No. Z-51-00-7.

South of the subject site (across Baseline Road) is a single-family residential subdivision zoned R1-8 (Single-Family Residence District).

West of the subject site is a single-family residential subdivision zoned S-1, approved R1-8 (Ranch or Farm Residence, approved Single-Family Residence District).

ADOPTED AREA PLANS

4. **Laveen Southwest Growth Study**

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly

annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

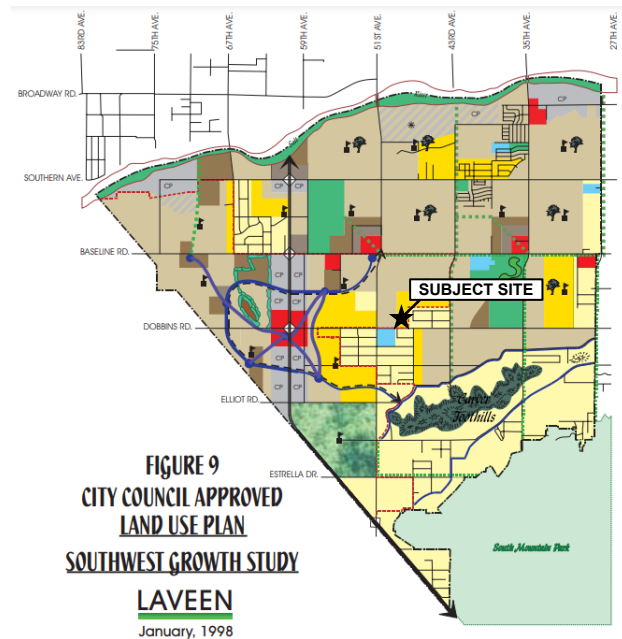
This plan designates the project site as Residential 0 to 2 dwelling units per acre. Although not consistent with this designation, the development will incorporate enhanced landscaping, per Stipulation No. 3, an element proposed in the study to minimize the impact of housing adjacent to public rights-of-way.

The Laveen Southwest Growth Study provides a framework for an overall multi-use trail system which connects major community assets such as the Laveen Conveyance Channel, public parks and open space areas, and the South Mountain Preserve. This proposed development will provide a multi-use trail along Baseline Road, which will connect to the existing trail to the east and west of the site and promote overall trail connectivity in Laveen. This is addressed in Stipulation No. 5.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of developments that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new developments to use durable, high-quality building materials and to provide enhanced building design that will contribute to the character of the area. The applicant has not submitted elevations with their application, but staff is recommending Stipulation No. 2 and sub-stipulations 2.a through 2.e to ensure future elevations exhibit high quality architectural design and are consistent with the architectural style found in the Laveen area.

PROPOSAL

5. The conceptual site plan proposes 55 single-family detached lots. The lots along Baseline Road will be behind a 30-foot multi-use-trail easement, per Stipulation No. 5, and sidewalk with landscaping, per Stipulation Nos. 9 and 10. These



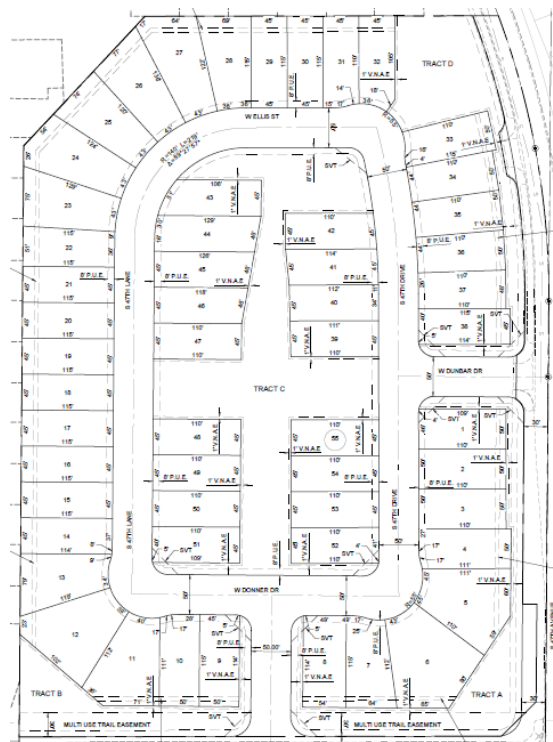
LEGEND

0-1 DU/ACRE	PARKS/OPEN SPACE
0-2 DU/ACRE	CONSERVATION COMMUNITY
2-5 DU/ACRE	SCHOOL
5-10 DU/ACRE	WATER COURSE/MULTI-USE TRAIL
10-15 DU/ACRE	PARKWAY
COMMERCIAL	PLANNED COMMUNITY
COMMERCE PARK	MULTI-USE TRAIL
PUBLIC/QUASI-PUBLIC	Existing Sand & Gravel to transition to Residential
HILLSIDE	OPEN SPACE FEATURE

Laveen Southwest Growth Study Land Use Map; Source: City of Phoenix Planning and Development Department

requirements will provide buffering from the street and space for tree plantings. There are two entry points to the site from Baseline Road and 47th Avenue, which will both incorporate enhanced landscaping, per Stipulation No. 4. The site plan also depicts centrally located open space as Tract C and additional open space at the northeast corner as Tract D. This open space constitutes approximately 16 percent of the gross development. Staff is recommending general conformance to the site plan, per Stipulation No. 1, with specific regard to 16 percent of the site being retained as open space, per Stipulation No. 1.a.

Additionally, each home will incorporate a 22-foot setback for driveways, per Stipulation No. 6, to accommodate the desired character for Laveen.



Proposed Site Plan; Source: CVL Consultants

6. Since the applicant did not submit building elevations, staff is recommending Stipulation No. 2 requiring the applicant to go through the Planning Hearing Officer public hearing process. This stipulation will ensure that the Laveen Village Planning Committee has an opportunity to review the elevations. Stipulation Nos. 2.a through 2.e ensure that the future elevations will have a cohesive design style that is compatible with the Laveen area by incorporating architectural detailing and embellishments, various materials, a minimum of 25 percent of non-stucco accent material on front elevations, and patios and/or covered porches.

PLANS, OVERLAYS, AND INITIATIVES

7. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed

development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing an opportunity for 55 single-family residential lots to be developed near a major arterial road.

8. **Tree and Shade Master Plan**

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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, with large caliper trees in the landscape strip between the sidewalk and back of curb and within required landscape setbacks. The developer will also be required to replenish the existing streetscape along Baseline Road. These are addressed in Stipulations No. 3, 4, 9, 10, and 11.

9. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In addition to the enhanced landscaping standards, detached sidewalks, and multi-use trail, staff is recommending a shaded pedestrian pathway provide access to the multi-use-trail along Baseline Road. This is addressed in Stipulation No. 11.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals. However, recycling service is provided by the City to single-family residential developments.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff had not received any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

12. **Fire Department**

Fire Prevention does not anticipate problems with the referenced case. However, the site and or buildings shall comply with the current edition of the Phoenix Fire Code (PFC). The water supply (GPM and PSI) for the referenced case is

unknown, but the site will require water supply for fire flow in accordance with Section 507 of the PFC. The quantity and design of fire hydrants and turning radii will also be in accordance with the PFC. Additionally, controlled access gates across a fire lane will require permitting through the Planning and Development Department.

13. **Public Transit Department**

The Public Transit Department required that the bus stop pad along westbound Baseline Road be retained and, if necessary, be rebuilt according to P1260 and P1258, which is addressed in Stipulation No. 13. The department further required that all pedestrian sidewalks be shaded to 75 percent at tree maturity, which is addressed in Stipulation No. 10.

14. **Street Transportation Department**

The Street Transportation Department has provided the following comments:

- The developer shall dedicate 30-feet of right-of-way along the west side of 47th Avenue and complete the streetscape to include a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk to match the northern limit of the site. This is addressed in Stipulation Nos. 7, 8, and 10.
- The developer shall replenish the existing streetscape along Baseline Road with landscape frequency and size to be stipulated by the Planning and Development Department. This is addressed in Stipulation Nos. 9 and 10.
- The developer shall provide a shaded pathway to the trail along Baseline Road. This is addressed in Stipulation No. 11.
- The developer shall provide appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation No. 12.

15. **Water Services Department**

The Water Services Department has determined that no water or sewer connections exist at the site, but that water and sewer mains exist in the area that can potentially serve the development.

OTHER

16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted.

Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. 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 Nos. 14 through 16.

17. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is compatible with the existing land use pattern in the area and is designed to help reduce the urban heat island effect.
2. The proposal will redevelop an underutilized property and provide a high quality single-family residential development which will help alleviate the housing shortage in Phoenix.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations

1. The development shall be in general conformance to the site plan date stamped May 4, 2022, with specific regard to the following element, as approved by the Planning and Development Department.
 - a. A minimum of 16% of the gross site area shall be retained as open space.
2. The conceptual elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to approval of the Single-Family Design Review Diversity Exhibit, with specific regard to the inclusion of the below elements. This is legislative review for

conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

- a. All elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
 - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
 - d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.
 - e. A minimum of 75% of the standard elevations provided shall include patios and/or covered porches in the front yard at a minimum of 60 square feet in area and a depth of at least six feet, and clearly separated from the front yard with fencing, subject to the Phoenix Zoning Ordinance.
3. Required landscape setbacks shall be planted with minimum 50% 2-inch caliper and 50% 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with 5-gallon shrubs per tree, as approved by the Planning and Development Department.
 4. The entry drives shall incorporate enhanced landscaping on both sides, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
 5. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplement detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
 6. A minimum 22-foot setback shall be provided to the front of garages, measured from the back of the sidewalk, for each home in the development, as approved by the Planning and Development Department.

7. The developer shall dedicate 30 feet of right-of-way along the west side of 47th Avenue, as approved by the Planning and Development Department.
8. The developer shall complete the west side of 47th Avenue to include a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk to match the northern limit of the site, as approved by the Planning and Development Department.
9. The developer shall replenish the existing streetscape along Baseline Road, as approved by the Planning and Development Department.
10. Where sidewalks are detached along 47th Avenue, Baseline Road, and internal to the site, the landscape area located between the sidewalk and back of curb shall be planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75% shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development on an alternative design solution consistent with a pedestrian environment.
11. The developer shall construct a clearly defined and shaded pedestrian pathway providing access to the multi-use-trail along Baseline Road, as approved by the Planning and Development Department.
12. 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.
13. The developer shall rebuild the bus stop pad along westbound Baseline Road according to P1260 and P1258, unless stated otherwise by the Public Transit Department.

14. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
15. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
16. 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

Julianna Pierre

May 6, 2022

Team Leader

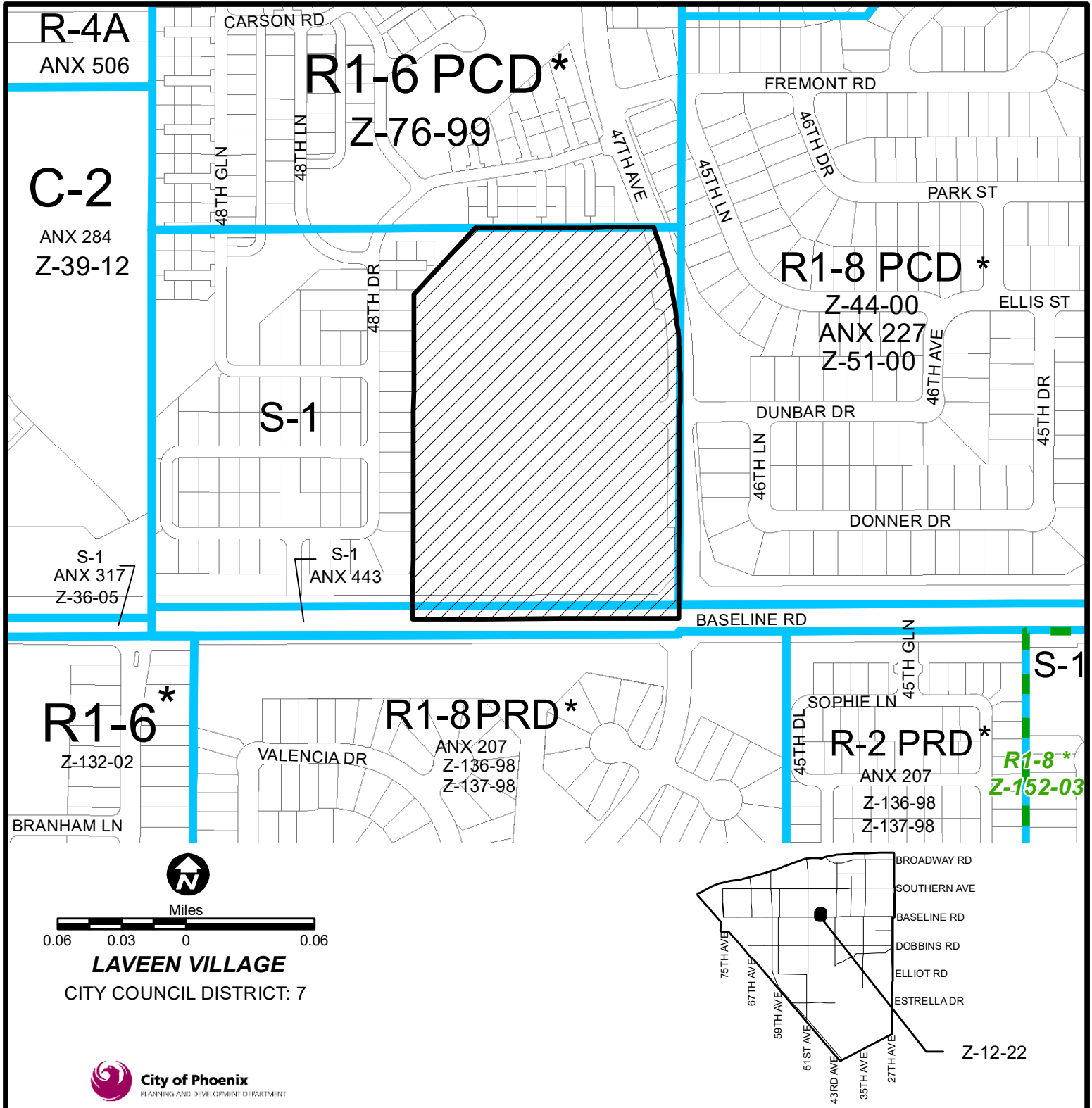
Racelle Escolar

Exhibits

Sketch map

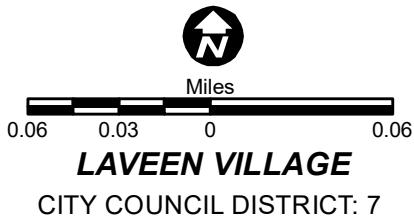
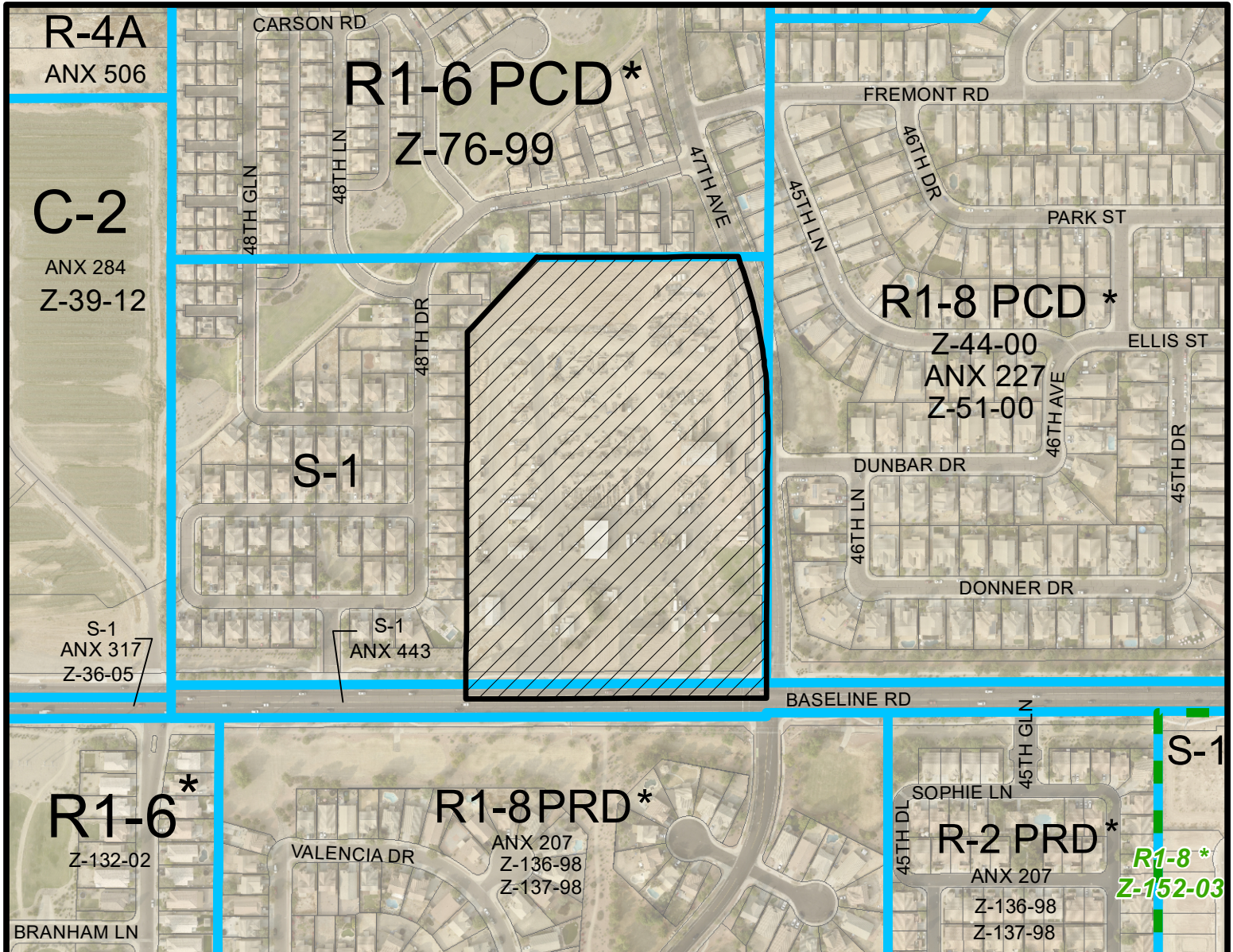
Aerial map

Site plan date stamped May 4, 2022



APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-12-22		FROM: S-1 (14.07 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 14.07 Acres		TO: R1-8 (14.07 a.c.)	
MULTIPLES PERMITTED S-1 R1-8		* UNITS P.R.D. OPTION N/A 77	
DATE: 4/6/2022 REVISION DATES:		CONVENTIONAL OPTION 14 60	
AERIAL PHOTO & QUARTER SEC. NO. QS 1-17		ZONING MAP D-5	

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



APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-12-22		FROM: S-1 (14.07 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 14.07 Acres		TO: R1-8 (14.07 a.c.)	
MULTIPLES PERMITTED S-1 R1-8		* UNITS P.R.D. OPTION N/A 77	
CONVENTIONAL OPTION 14 60			

DATE: 4/6/2022
REVISION DATES:

AERIAL PHOTO & QUARTER SEC. NO. QS 1-17	ZONING MAP D-5
---	--------------------------

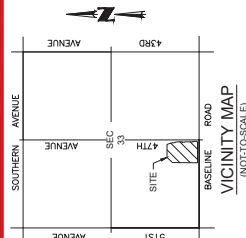
* Maximum Units Allowed with P.R.D. Bonus

47TH AVE & BASELINE

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
THE EMPIRE GROUP OF COMPANIES
6617 NORTH SCOTTSDALE ROAD
SUITE # 101
SCOTTSDALE, AZ 85250
PHONE: (540) 221-0843
CONTACT: MANDRA CASH

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



SITE DATA	
CURRENT ZONING	S-1 (12-76-99)
PROPOSED ZONING	RI-18 PRD
APN	104-180-131
GROSS AREA	14.13 AC
NET AREA	12.61 AC
LOT MIX	45' X 110' 45
	50' X 110' 10
GROSS TOTAL	55
GROSS DENSITY	3.89 DU/AC
OPEN SPACE REQUIRED	0.71 AC
OPEN SPACE PROVIDED	2.33 AC
TOTAL TRACT AREA	16%
	21%
LOT COVERAGE	40% PRIMARY STRUCTURE
	10% SHED STRUCTURE
MAX BUILDING HEIGHT	30'-2-STORY

LEGEND

PROPOSED LOTS
PROPOSED ROW
PROPOSED CENTER LINE
(S.V.T.) SIGHT VISIBILITY TRIANGLE
(V.N.A.E.) INDICATES VEHICULAR
NONACCESS EASEMENT
(P.U.E.) INDICATES PUBLIC UTILITY
EASEMENT



CONSTRUCTION
5550 N. 12th Street, Phoenix, AZ, 85014, phone 602.264.6831, fax 602.264.0928, www.cvi.com
© 2012 Cvi & Van Lee Consultants, Inc. All rights reserved to reproduction in any form



SHEET
01 OF 01

NA: 21-1164
APP: 2107508
DEV: 2100143

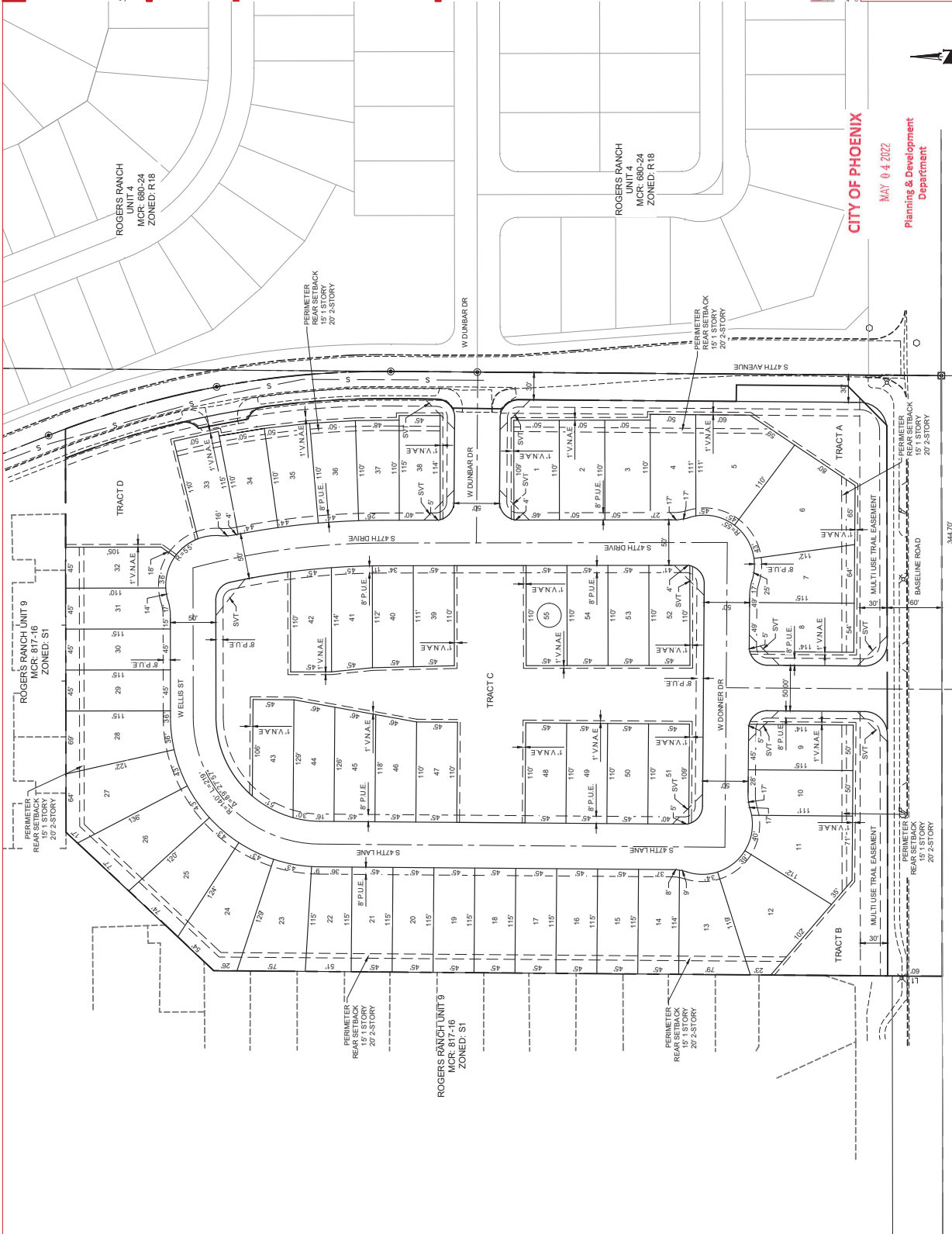
DATE _____



MAY 04 2022

Planning & Development
Department

CITY OF PHOENIX



CHEATHAM FARMS
UNIT 1
MCR: 585-46
ZONED: R18