

Attachment B - Staff Report



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-81-18-6
December 27, 2018

Camelback East [Village Planning Committee Meeting Date](#) January 8, 2019
[Planning Commission Hearing 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

General Plan Conformity			
General Plan Land Use Map Designation		Residential 1 to 2 dwelling units per acre	
Street Map Classification	Bethany Home Road/ Rovey Avenue	Local	25 to 28-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; 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 existing single-family subdivision and the new single-family home will be compatible in height, scale and intensity with the surrounding neighborhood.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; 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 use is consistent with the surrounding residential properties in the area.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residences and tennis court	RE-35
North	Canal	RE-35
South	Single-family residences	RE-35 and RE-24
East	Single-family residences	RE-24
West	Single-family residences	RE-35

RE-35, Single-Family Residence District and R1-18, Single-Family Residence District (Planned Residential Development Option)				
<u>Standards</u>	<u>Requirements RE-35</u>	<u>Proposed</u>	<u>Requirements R1-18</u>	<u>Existing</u>
<i>Gross Acreage</i>	-	1.64	-	10.36
Total Number of Units	2 maximum	1 (met)	24 maximum	14
Density (dwelling units/acre)	1.15; 1.32 maximum with bonus	0.60 (met)	2.05; 2.34 maximum with bonus	1.35 (met)
Typical Lot Size	None	190 x 179 (met)	None	Varies**
Building Height	2 stories; 30 feet	1 story; 25 feet*	2 stories; 30 feet	2 stories; 30 feet (met)**
Lot Coverage	Primary structure, not including attached shade structure: 25% Total: 30%	7.8% (met)	Primary structure, not including attached shade structure: 25% Total: 30%	30% (met)**
Common Area	Minimum 5% of gross area	Not provided	Minimum 5% of gross area	5% (met)

<u>Building Setbacks</u>	<u>Requirements RE-35</u>	<u>Proposed</u>	<u>Requirements R1-18</u>	<u>Existing</u>
Perimeter (adjacent to street)	40 feet minimum	N/A (no streets adjacent to subject site)	20 feet minimum	40 feet (met)**
Perimeter (Adjacent to property line)	North: 20 feet minimum South: 20 feet minimum West: 20 feet minimum	North: 50 feet (met) South: 20 feet (met) West: 40 feet (met)	North: 15 feet minimum West: 15 feet minimum East: 15 feet minimum	20 feet (met)**
Front	East: 25 feet minimum	East: 40 feet (met)	25 feet minimum	25 feet (met)

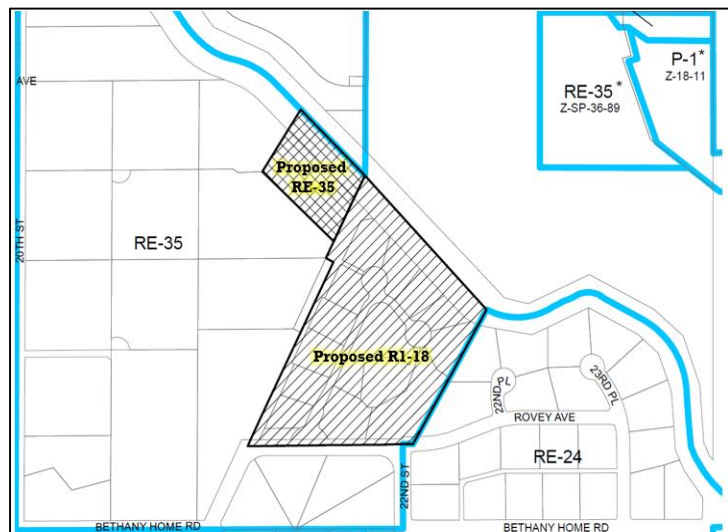
*Stipulation No. 2 requires a height limit of 1 story and 25 feet.

**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.

Background/Issues/Analysis

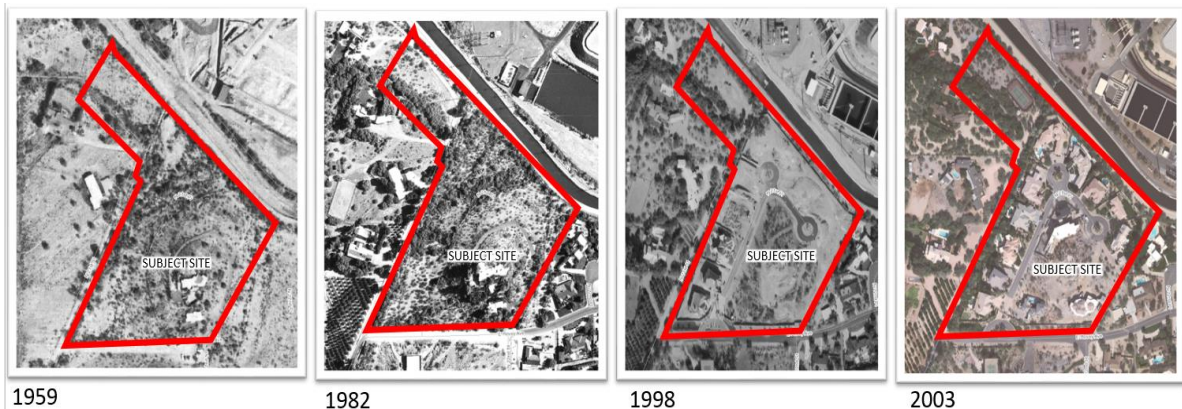
SUBJECT SITE

1. This request is to rezone a 12.00-acre site, located approximately 320 feet west of the northwest corner of 22nd Place and Rovey Avenue from RE-35 (Single-Family Residence District) to 10.36 acres of R1-18 (Single-Family Residence District) and 1.64 acres of RE-35 (Single-family Residence District) to allow single-family residences.



Source: City of Phoenix Planning and Development Department

2. The subject site is currently developed with a 14-lot single-family subdivision and a tennis court as a recreation area for the residents of the existing subdivision. The subject site was annexed into the City of Phoenix in 1959 per Annexation No. 45. During that time, there was one home developed within the subject site and a single-family home to the west of the subject site. Maricopa County Historical Aerials indicate that subdivisions began to develop around the subject site in 1982 and that development of the subject site began in 1998 with the completion of all lots by 2003. The subdivision was developed under the Planned Residential Development (PRD) option of the RE-35 zoning district. The 14 lots were permitted through the attainment of bonus points for additional open space for a maximum of 1.32 dwelling units per acre whereas 1.15 dwelling units per acre would be permitted without density bonus. The existing density for the development is 1.17 dwelling units per acre. The existing density for the development is 1.17 dwelling units per acre inclusive of the tennis court portion of the subdivision.

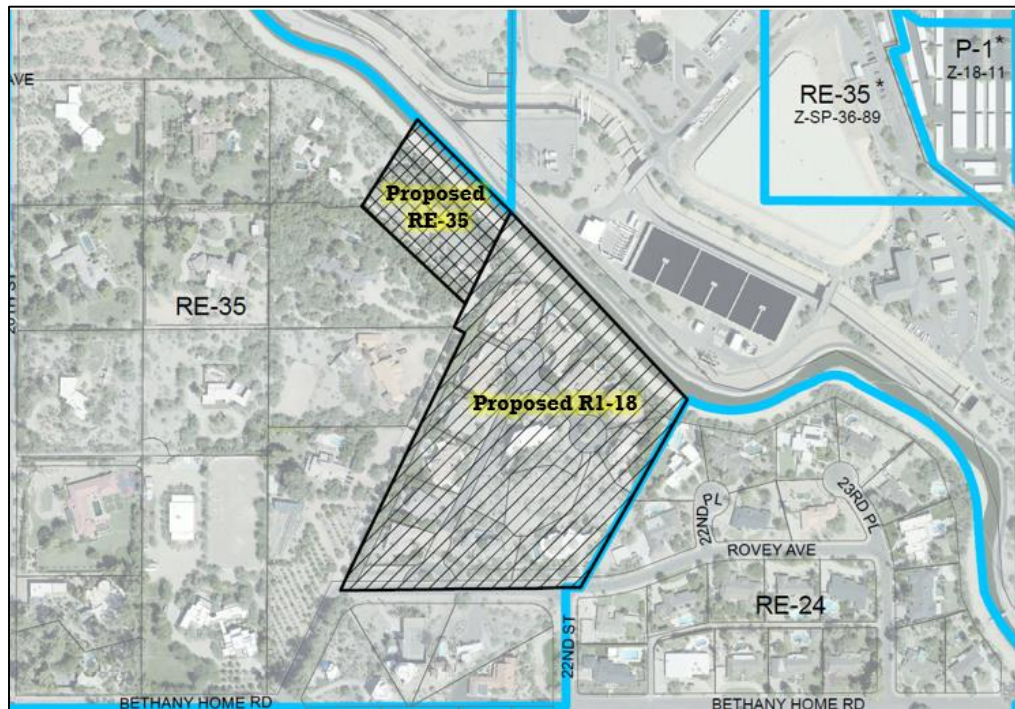


Source: Maricopa County Historical Aerials

SURROUNDING USES AND ZONING

3. The subject site consists of approximately 12 gross acres consisting of single-family lots, tracts, easements, and common area zoned RE-35 (Single-Family Residence District). Aside from the tracts and easements, the subdivision is improved with 14 single-family homes and a tennis court common area for the residents within the subdivision.

4.



Source: City of Phoenix Planning and Development Department

NORTH

North of the subject site is the Arizona Canal. Across the canal is a City of Phoenix water treatment plant zoned RE-35 (Single-Family Residence District).

SOUTH

South of the subject site are single-family residences zoned RE-35 (Single-Family Residence District)

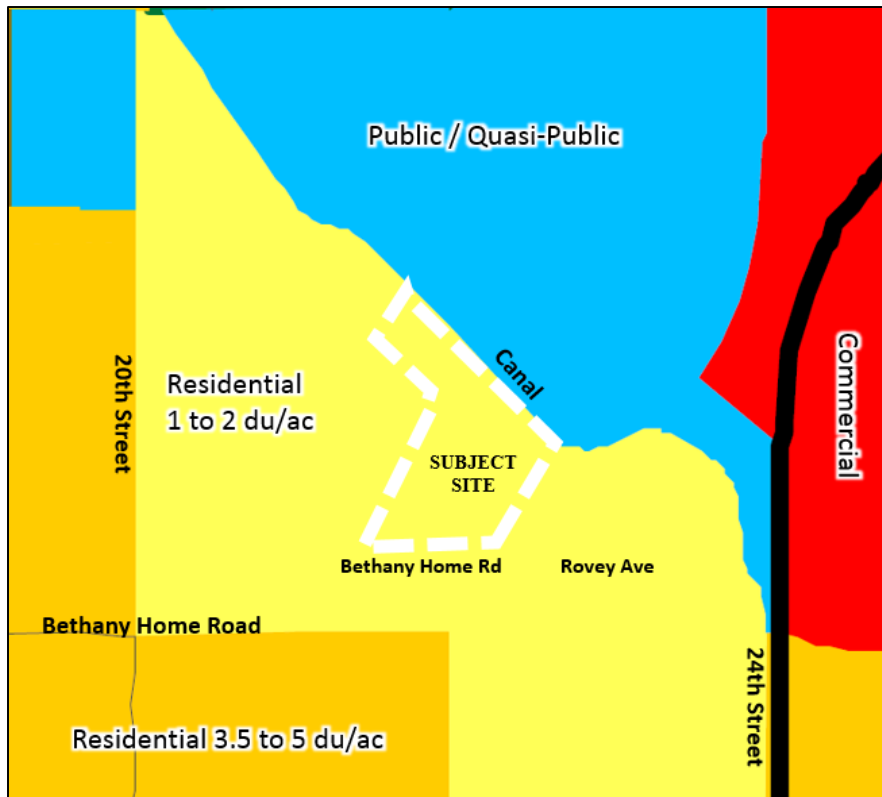
EAST

East of the subject site are two single-family residences zoned RE-24 (One-Family Residence District).

WEST

West of the subject site are four single-family residences zoned RE-35 (Single-Family Residence District).

5. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. The request is consistent with the General Plan Land Use Map designation for both zoning areas.

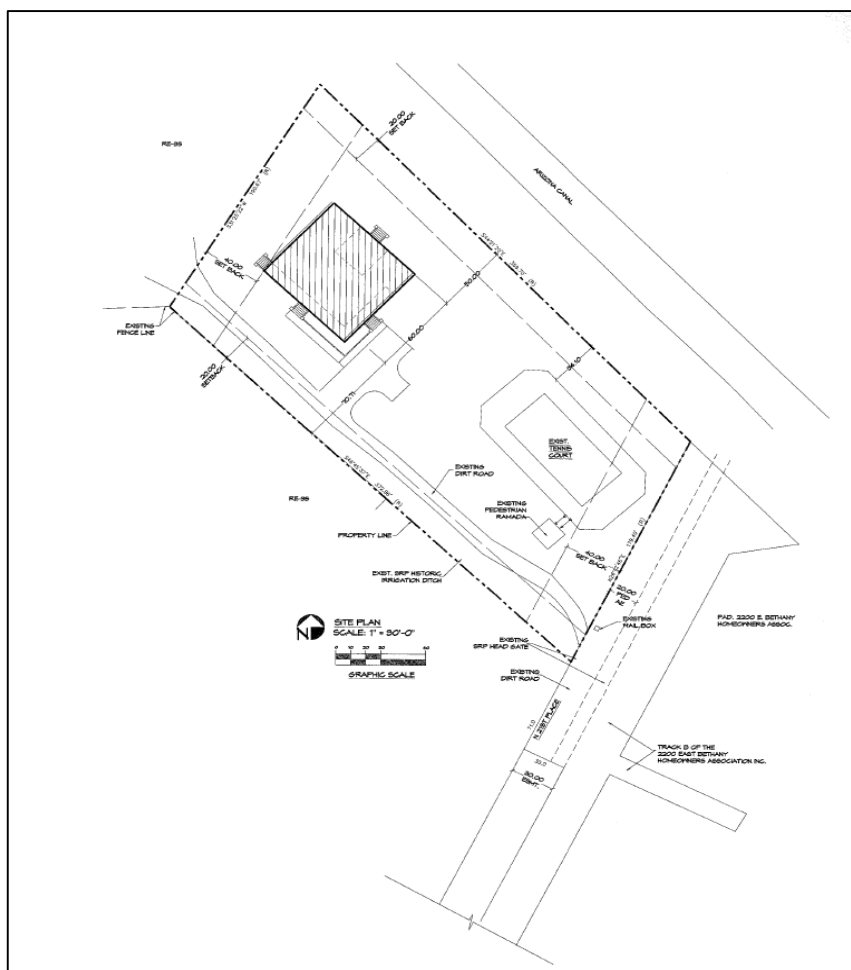


Source: City of Phoenix Planning and Development

PROPOSAL

6. The proposed project is for the development of one single-family residential home. The proposed home is to be located on the existing tennis court tract on the west side of the developed subdivision included in the rezoning request. The subdivision known as 2200 East Bethany was constructed with 14 lots on a 12.00-acre site. The density of the subject site was achieved through bonus points given for the excess open space, including the tennis courts. Since the development of the subdivision, the homeowner's association sold the tennis court tract. Today, the tennis court tract is non-developable because developing the tract would result in a reduction of open space for the current subdivision and put the subdivision over their density limit. There are no modifications being proposed for the existing residential lots. The R1-18 zoning designation would allow the current 14-lot subdivision to remain. In addition, the RE-35 proposal would allow the tennis court tract to be improved with a custom single-family residence in addition to the tennis court. Staff has requested that no more than 14 lots be permitted in the proposed R1-18 zoned area and that no more than one lot be permitted in the proposed RE-35 zoned area to ensure that the existing lots are maintained and that the development is compatible with the

surrounding properties. This is addressed in Stipulation No.1. Also, staff is requesting that the new home be single-story with a maximum height of 25 feet to be compatible with the surrounding neighborhood. This is addressed in Stipulation No. 2.



Source: Conceptual site plan provided by the applicant.

The new home being proposed is approximately 5,100 square feet in size, built to the west of the tennis court. The home will be accessible from Bethany Home Road through an easement to be used as a private driveway. Many of the homes surrounding the property are low-scale, low-density in nature. To that end, staff is recommending that the existing subdivision continue to meet the RE-35 PRD development standards, specifically the perimeter standards, the only standard in which R1-18 varies and is less restrictive.

Additionally, some lots within the existing subdivision have previously applied for and received variances to deviate from the RE-35 PRD development standards. The zoning adjustment entitlements that were previously approved on these lots shall remain and not be affected by the rezoning proposal. Furthermore, any future deviations from the RE-35 PRD standards may be processed through the Zoning

Adjustment public hearing process and will not be required to go through a PHO (Planning Hearing Officer) process. This is addressed in Stipulation No. 3.

COMMUNITY INPUT SUMMARY

7. At the time this staff report was written, staff had not received any public correspondence regarding the request.

INTERDEPARTMENTAL COMMENTS

8. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
9. The Floodplain Management division indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate Maps (FIRM) dated April 07, 2017.
10. The Street Transportation Department did not have any comments regarding the proposal.
11. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.
12. 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 No. 4.

OTHER

13. 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 proposal is consistent with the General Plan Land Use Map designation.
2. The proposed rezoning will allow for the conversion of an underutilized open space area.
3. As stipulated, the subdivision will be compatible with the surrounding neighborhood.

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 entire development 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. 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

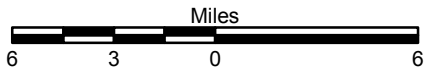
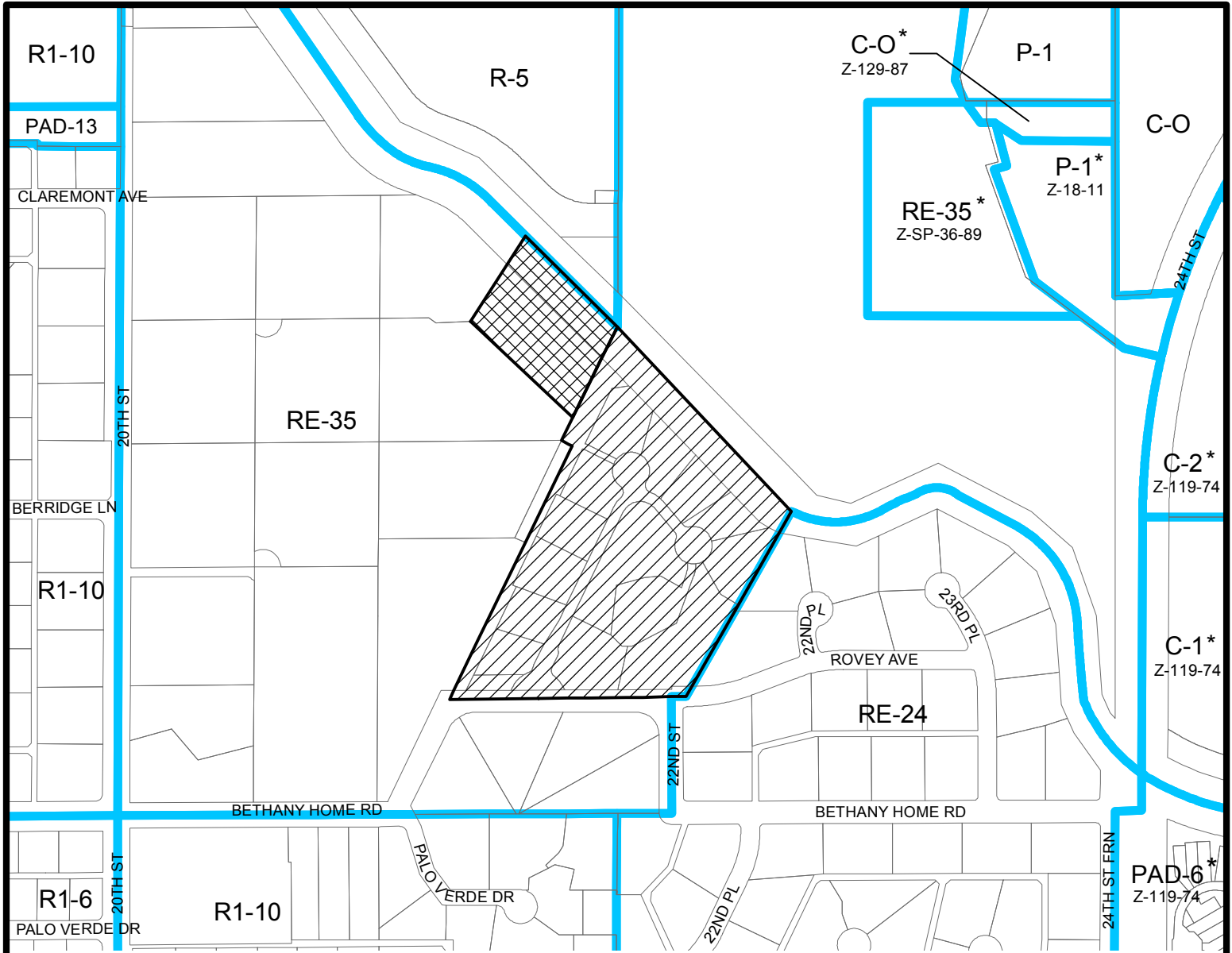
Maja Brkovic
December 27, 2018

Team Leader

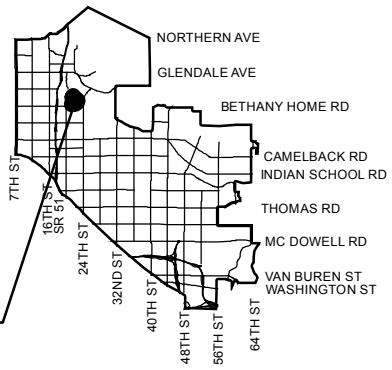
Samantha Keating

Exhibits

Sketch Map
Aerial
Site Plan Date Stamped November 13, 2018

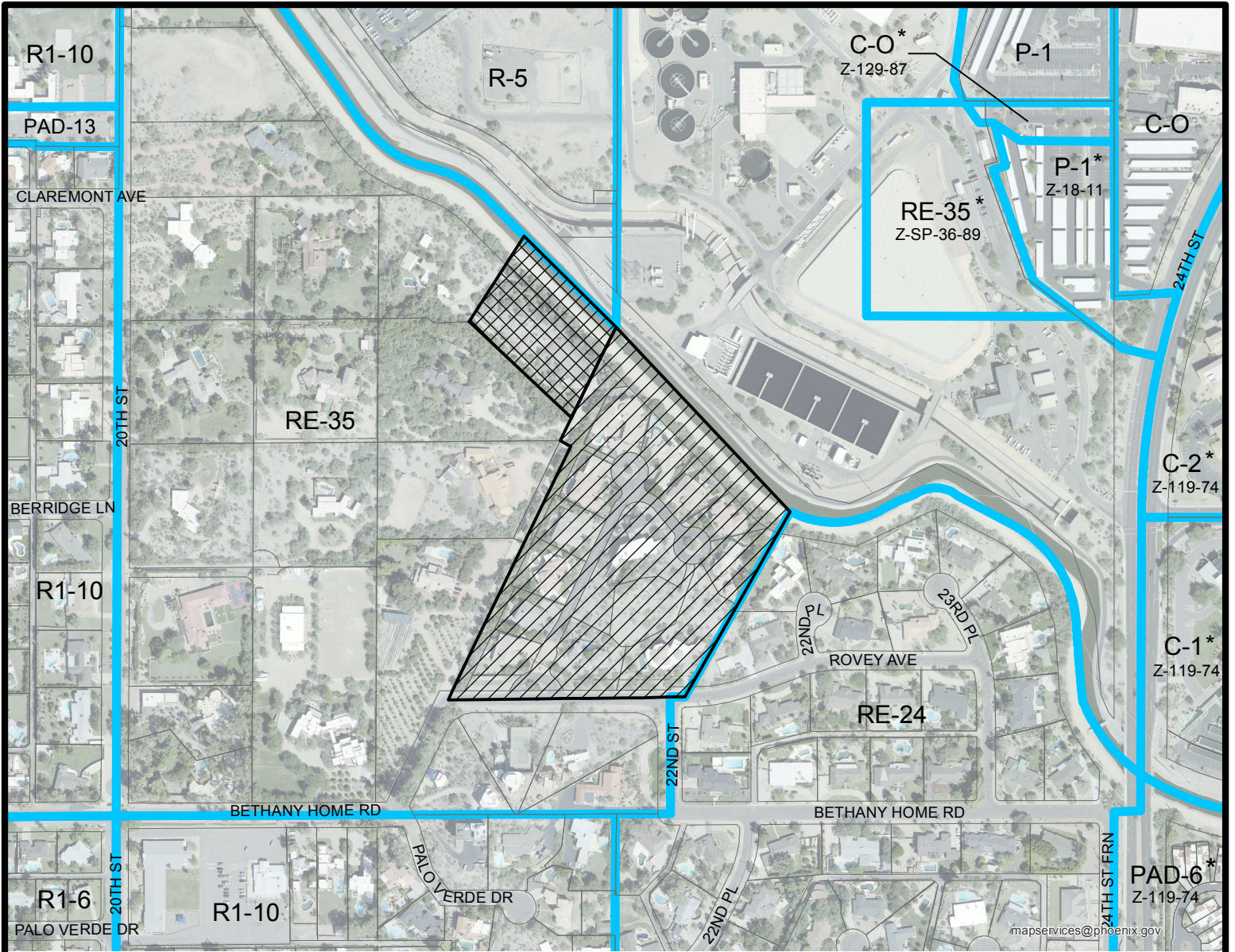


CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6

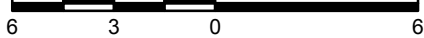


Z-81-18

APPLICANT'S NAME: Brennan Ray - Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-81-18		FROM: RE-35 (12.00 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 12.00 Acres		TO: R1-18 (10.36 a.c.)	
<small>DATE:</small> 12/6/2018 <small>REVISION DATES:</small>		RE-35 (1.64 a.c.)	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 21-32		<small>ZONING MAP</small> I-9	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
RE-35		16	
R1-18, RE-35		24, 2	
* Maximum Units Allowed with P.R.D. Bonus			



Miles

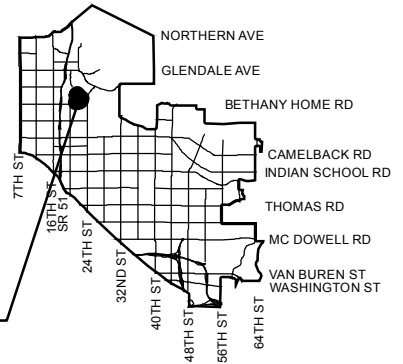


CAMELBACK EAST VILLAGE



CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-81-18

APPLICANT'S NAME: Brennan Ray - Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-81-18		FROM: RE-35 (12.00 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 12.00 Acres		TO: R1-18 (10.36 a.c.)  RE-35 (1.64 a.c.) 	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
RE-35		16	
R1-18, RE-35		24, 2	
CONVENTIONAL OPTION		* UNITS P.R.D. OPTION	
13		16	
20, 2		24, 2	

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

