



City of Phoenix
 Planning Department

Staff Report: Z-98-08-3
 May 29, 2009

North Mountain Village Planning Committee Meeting Date	June 17, 2009
Planning Commission Hearing Date	June 10, 2009
Request From:	S-1 (0.55 Acres)
Request To:	R1-10 (0.55 Acres)
Proposed Use	Single-family residential
Location	Northwest and northeast corners of Roberts Road and 12th Street
Owner	Erik & Kathleen Humphrey
Applicant/Representative	City of Phoenix Planning Commission
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	12th Street	Local	25 foot east half
	Roberts Road	Local	40 foot easement
<p>LAND USE ELEMENT. GOAL 3: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</p> <p>The proposal will allow the redevelopment of a parcel of land in a manner similar to the prevailing lot size pattern of the area.</p>			
<p>NEIGHBORHOOD ELEMENT. GOAL 1, POLICY 2: ENHANCE AND PROMOTE EACH AREA'S HISTORIC AND CULTURAL QUALITIES THROUGH BUILDING DESIGN THAT IS RESPONSIVE TO, BUT NOT NECESSARILY MATCHING, THE EXISTING CONTEXT OF THE AREA. FOR INFILL DEVELOPMENT, THIS SHOULD INCLUDE BUILDINGS SIMILAR IN SIZE, SHAPE AND MATERIALS AS SURROUNDING BUILDINGS.</p> <p>The parcel, when redeveloped will have new construction similar in size, shape and materials as other residences in the general vicinity</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single family residential	S-1
North	Single family residential	S-1
South	Golf course	R1-10 SP
East	Golf course, single family residential	R1-10 SP, R1-10
West	Single family residential	S-1

Single Family		*if variance required
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	PRD	
Gross Acreage	N/A	0.55
Minimum Lot Width	45 feet	65 feet and 85 feet
Total Number of Units		2
Density	3.5 (4.5 with bonus) dwellings per acre	3.63 (density bonus required)
Typical Lot Size	10,000 square feet	8,872 square feet and 11,602 square feet; 10, 237 square feet average
Open Space	None	Not applicable

Background/Issues/Analysis

1. The purpose of this request is to rezone property for the development of two single family residences. The property is presently developed with one single family home which will be demolished. The existing S-1 zoning requires a minimum lot size of one acre for one dwelling unit. The requested zoning of R1-10 allows a maximum density of 3.5 dwelling units per acre under the Planned Residential Option development option, but a development may earn a density bonus up to 4.5 du/acres if they meet enhanced design criteria as required in Section 608. This density is consistent with the density category of 3.5 to 5.0 dwellings per acre identified on the General Plan map.
2. The subject site is located in an established residential area. The Pointe Golf Club and associated residential development exists to the east and south of the site. The zoning pattern of the greater area is predominantly single family residential utilizing the R1-10, R1-8 and P.A.D. districts. The parcels on 12th Street which are zoned S-1 (including the subject site), do not conform with the

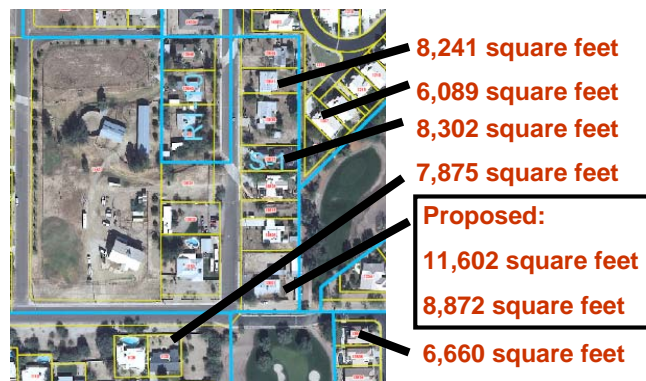
minimum one acre lot size required by the S-1 district. In order for new homes to be developed on the site, a new zoning district is being pursued to more closely match the area's development pattern and the anticipated lot sizes.

3. The site is located on a corner and has several easements in place that constrain the use of the parcel. The first easement is 40 feet deep from the south property line going north. Within that easement is a 12 foot sewer easement. The presence of these easements (which have little likelihood of being abandoned) constrain the site for future development. Establishment of R1-10 zoning on the site will facilitate the division of the lot into parcels more appropriately sized for the lot pattern of the area without impacting the sewer easement.



The existence of significant easements over the southern portion of the property are constraints for development.

4. The submitted site plan date stamped October 24, 2008 depicts the possibility of two lots for the parcel. The southernmost parcel, which contains the large easement area, is proposed at 85 feet wide with a proposed residential structure within the north 45 feet of that parcel. This parcel would be about 11,602 square feet. The northernmost parcel is



Comparable Lot Sizes Nearby

shown as 65 feet wide and about 8,872 square feet in size. Through the rezoning process, the Planned Residential Development (CPRD) option may be selected which has a minimum lot width of 45 feet. The proposed parcel sizes are consistent with single family residential parcels that exist in the area.

5. Elevations for the site have not been submitted. It is recommended that homes constructed on the proposed two lots be subject to the City of Phoenix single family residential design review process. The goal of these individual unit design standards is to ensure a minimum level of design quality for single-family dwelling units. In particular, although the largest lot is proposed at 85 feet wide, due to the existing easement, the useable width of the parcel is 45 feet. Accordingly, this parcel should be reviewed consistent with parcels that are less than or equal to 65 feet in width.
6. The City of Phoenix Fire Prevention Section has commented that there are no issues anticipated with this request, however the site and/or buildings are required to comply with the Fire Code.
7. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Unshaded Zone X, on panel 1660 H of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005.
8. That 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 Development Services Department. All improvements shall comply with all ADA accessibility standards.
9. 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 proposed use is consistent with the General Plan designation of Residential 3.5 to 5.0 dwellings per acre.
2. The site cannot be developed under the standards required for its present zoning district.
3. The proposed lot sizes are consistent with the existing lot pattern for the immediate area.

Stipulations

1. That the site shall be in general conformance with the site plan date stamped October 24, 2008, or as may be modified by the Development Services Department.

2. That single family homes constructed on the parcel(s) shall be subject to the Individual Unit Design Standards of the Phoenix Zoning Ordinance, Section 507 Tab A, and specifically that the southern lot with the easement shall be considered to be a lot that is less than 65 feet in width for the purposes of this review.
3. That 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 Development Services Department. All improvements shall comply with all ADA accessibility standards.

Writer

Katherine Coles

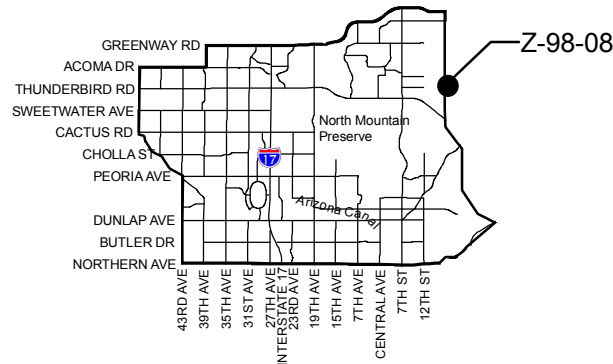
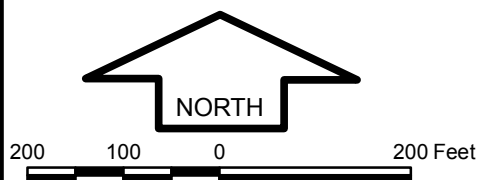
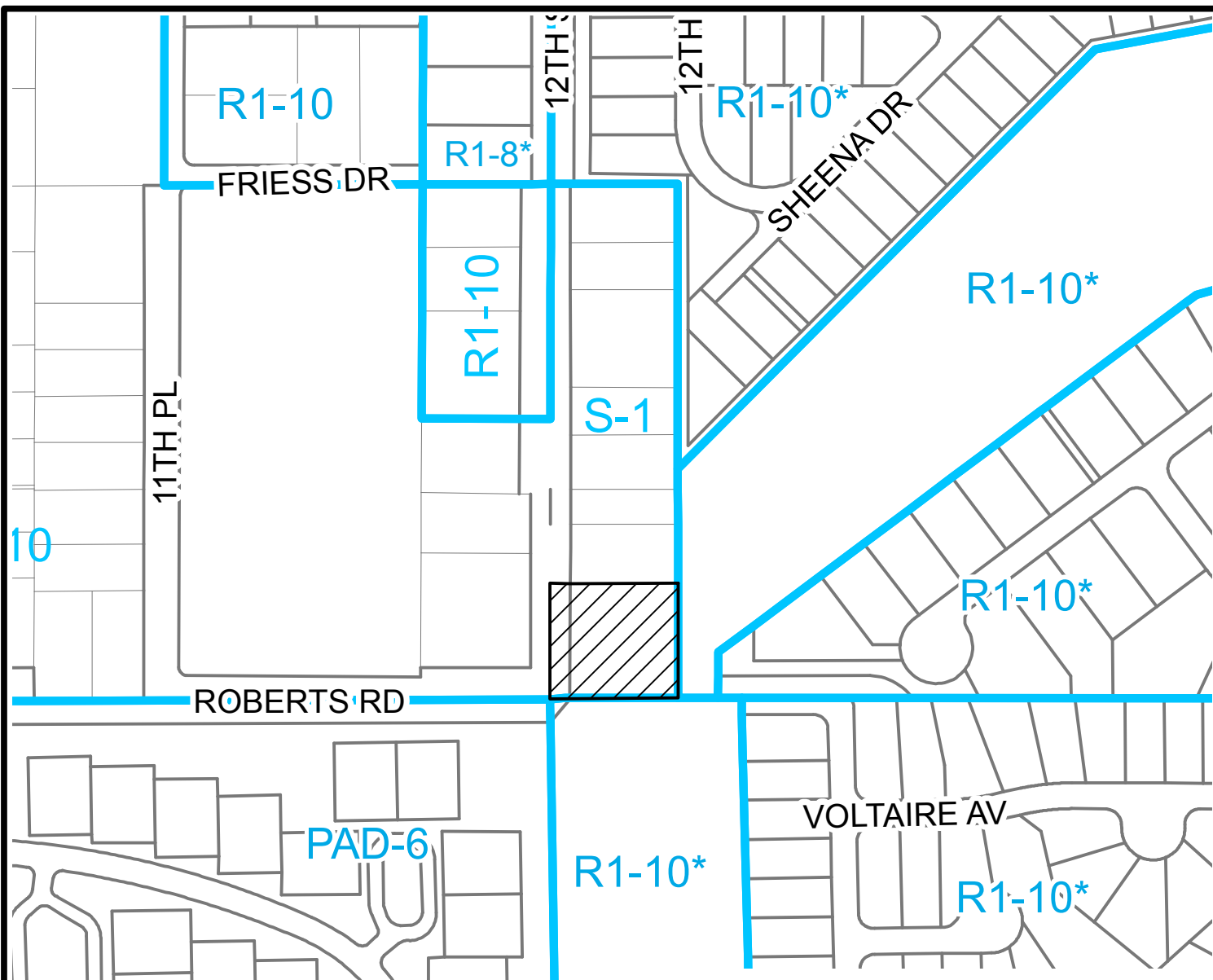
4/24/2009

Attachments

Zoning Sketch

Aerial

Site Plan (date stamped 10/24/08)



CITY OF PHOENIX PLANNING DEPARTMENT
NORTH MOUNTIAN VILLAGE
 CITY COUNCIL DISTRICT: 3

APPLICANT'S NAME: Planning Commission		REQUESTED CHANGE:	
APPLICATION NO.: Z-98-08		FROM: S-1, (0.55 a. c.)	
DATE: 10/23/08 REVISION DATES:		TO: R1-10, (0.55 a. c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.: 0.55 Acres		AERIAL PHOTO & QUARTER SEC. NO.: Q33-29	
		ZONING MAP: L8	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1		0	
R1-10		1	
		* UNITS P.R.D. OPTION	
		0	
		2	

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

