



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Interim Planning Administrator
Steven Ester, Planner I

RE: Discussion and Possible Approval of P20-0014 Orchard Cove Preliminary Plat, a request by Ralph Pew (Pew and Lake, PLC) for approval of a new 12-lot subdivision zoned R1-5 on approximately 3.44 acres, located north of the northwest corner of Signal Butte Road and Via Del Jardin.

DATE: April 8, 2020

STAFF RECOMMENDATION

Staff recommends approval of P20-0014 Orchard Cove Preliminary Plat, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P20-0014 Orchard Cove Preliminary Plat, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request by Ralph Pew (Pew and Lake, PLC) for approval of a new 12-lot subdivision zoned R1-5 on approximately 3.44 acres, located north of the northwest corner of Signal Butte Road and Via Del Jardin. The Planning Commission recommended approval of P20-0013 Orchard Cove Rezone at the regular scheduled meeting on March 11, 2020 with a unanimous vote of 4-0-3.

HISTORY

- May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).
- April 1, 2020: The Town Council approved Ordinance 724-20, P20-0013 Orchard Cove Rezone, changing the subject site's zoning from R1-43 to R1-5.

PROJECT INFORMATION

Project Name:	Orchard Cove Preliminary Plat
Site Location:	N/NWC of Signal Butte Rd & Via Del Jardin
Current Zoning:	R1-5 (Urban Development District)
General Plan Designation:	Neighborhood (0-20 du/ac)
Surrounding Zoning:	
North	R1-43 (Rural Estate District)
South	R1-9/PAD
East	R1-4/PAD
West	R1-7/PAD
Gross Acreage:	3.44 acres
Net Acreage:	2.57 acres
Total Lots/Units:	12 lots
Density:	3.49 du/ac (gross) 4.67 du/ac (net)
Open Space Acreage:	Required – 20% (0.51 acres) Provided – 20% (0.52 acres)
Minimum Lot Area:	5,000 SF (50' x 100') – Required 7,500 SF (60' x 125') – Provided

DISCUSSION

This proposal consists of a request by Ralph Pew (Pew and Lake, PLC) for approval of a new 12-lot subdivision zoned R1-5 on approximately 3.44 acres, located north of the northwest corner of Signal Butte Road and Via Del Jardin. In total, the proposed 12-lot development amounts to a net density of 4.67 dwelling units per acre, which is consistent with the 2018 General Plan land use designation of Neighborhood (0-20 du/ac). Each proposed lot meets all dimensional standards for the R1-5 zoning district per the Zoning Ordinance.

The R1-5 zoning district has a total open space requirement of 20%, where 30% of the total is required to be active open space. The proposed development provides 0.52 acres (20%) of open space consisting of a minimum 30' landscape buffer along the Signal Butte

Road frontage at the entrance and an amenity feature with a barbeque, ramada, and grass play area at the northwest corner of the site.

All Zoning Ordinance and Subdivision Standards have been met.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with all Conditions of Approval outlined in Ordinance 724-20, P20-0013 Orchard Cove Rezone.

ATTACHMENTS

1. Orchard Cove Aerial Exhibit
2. Orchard Cove General Plan Exhibit
3. Orchard Cove Zoning Map Exhibit
4. Orchard Cove Preliminary Plat
5. Orchard Cove Landscape Plans