

## Attachment B



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-61-20-8 and Z-62-20-8 March 4, 2021

South Mountain <a href="#">Village Planning Committee</a> Meeting Date:	March 9, 2021
<a href="#">Planning Commission</a> Hearing Date:	April 1, 2021
Request From (Z-61-20-8):	R1-6 SPVTABDO (Single-Family Residence District, South Phoenix Village Target Area B Design Overlay) (1.72 acres) and R-5 SPVTABDO (Multifamily Residence District, South Phoenix Village Target Area B Design Overlay) (0.78 acres)
Request To (Z-61-20-8)	C-1 SPVTABDO (Neighborhood Retail, South Phoenix Village Target Area B Design Overlay District) (2.50 acres)
Request From (Z-62-20-8):	R1-6 SPVTABDO, pending C-1 SPVTABDO (Single-Family Residence District, South Phoenix Village Target Area B Design Overlay, pending Neighborhood Retail, South Phoenix Village Target Area B Design Overlay) and R-5 SPVTABDO, pending C-1 SPVTABDO (Multifamily Residence District, South Phoenix Village Target Area B Design Overlay, pending Neighborhood Retail, South Phoenix Village Target Area B Design Overlay) (2.50 acres)
Request To (Z-62-20-8):	C-1 DNS/WVR SPVTABDO (Neighborhood Retail, Density Waiver, South Phoenix Village Target Area B Design Overlay District) (2.50 acres)
Proposed Use:	Single-family attached residential
Location:	Northeast corner of 16th Street and Chipman Road
Owner / Applicant:	Ran Edelman

**Representative:**

John Connelly

**Staff Recommendation:**

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Mixed Use (Commercial/Commerce/ Business Park)	
<u>Street Map Classification</u>	16th Street	Arterial Street	40-foot east half street
	Chipman Road	Local Street	0-foot north half street (not dedicated)
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></b></p> <p>The proposed development would add attached single-family residential homes on a vacant underutilized site at a scale that is compatible with the surrounding land uses and appropriate considering its location next to an arterial street where alternative transportation routes exist. The requested C-1 DNS/WVR zoning and proposed single-family attached use is also consistent with the “Mixed Use” land use designation in the Target Area B Redevelopment Plan.</p>			
<p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE ; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.</i></b></p> <p>The proposal, as stipulated, provides a system of lit and shaded pedestrian pathways that connects residential units with adjacent streets and amenities, encouraging pedestrian connectivity. The site is also located within close proximity to 16th Street, served by a public bus service that provides alternative transportation routes which connect to employment areas near the Phoenix Sky Harbor Airport. Furthermore, a seating amenity along the Chipman Road alignment, will provide a place to rest for pedestrians walking along this corridor.</p>			

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The development, as stipulated, provides a reasonable level of intensity that is respectful to local conditions by mitigating potential impacts to the nearby single-family residential neighborhood with building height and balcony limitations plus landscaping enhancements.

**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 proposal, as stipulated, will be required to provide shade along the adjacent sidewalks, pedestrian paths connecting the development to adjacent streets and amenity areas. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

#### **Applicable Plans, Overlays, and Initiatives**

[Target Area B Redevelopment Plan](#): See Background Item No. 4.

[Tree and Shade Master Plan](#): See Background Item No. 10.

[Complete Streets Guidelines](#): See Background Item No. 11.

[Zero Waste PHX](#): See Background Item No. 12.

[Housing Phoenix](#): See Background Item No. 13.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant / Undeveloped	R1-6 and R-5
<b>North</b>	Church	R1-6 and R-5
<b>South (across Chipman Road)</b>	Restaurant, single-family residential and vacant/undeveloped	C-2 and R1-6
<b>East</b>	Single-family residential	R1-6
<b>West (across 16th Street)</b>	Warehouse/office, vacant, and auto sales	Industrial Park, C-1, and C-2 SP

C-1 DNS/WVR SPVTABDO (R-3 Development Standards – Single-Family Attached Development option)**		
<u>Standards</u>	<u>R-3 Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	2.5 acres
Total Maximum Number of Units	38, up to 43 with bonus.	40 units (Met)**
Maximum Density	Maximum 15.23 dwelling units per acre, up to 17.40 with bonus.	16 dwelling units per acre (Met)**
Maximum Lot Coverage	100%	40% (Met)

Maximum Building Height	<p>4 stories or 48 feet maximum as follows:</p> <p>3 stories or 40 feet for first 150 feet; building height may be increased by 1 foot with a 1 foot of increased building setback, to a maximum of 4 stories or 48 feet.</p> <p>15 foot maximum height is permitted within 10 feet of a single-family zoned district; building height may be increased by 1 foot for every 1 foot of increased building setback.</p>	Maximum of 2 stories and 28 feet. (Met)
<b>MINIMUM BUILDING SETBACKS</b>		
Units fronting street rights-of-way	16th Street: 10 feet	Not specified
Perimeter property lines	<p>North: 10 feet</p> <p>East: 10 feet</p>	<p>North: 10 feet (Met)</p> <p>East: 24 feet (Met)</p>
Units siding rights-of-way	Chipman Road (South): 15 feet	Chipman Road (South): 17 feet (Met)
<b>MINIMUM LANDSCAPE SETBACKS AND STANDARDS</b>		
Residences that front an arterial, collector, or local street rights-of-way	16th Street: 10 feet	Not specified
Residences that side an arterial, collector, or local street rights-of-way	Chipman Road (South): 15 feet	<p>Chipman Road: 17 feet (Met)</p> <p>(Trash enclosures and parking stalls are typically not permitted within landscape setbacks as shown in the conceptual site plan)*</p>

Perimeter of the development not abutting right-of-way, but adjacent to a single-family residential district: North (east portion) and east property lines	North (east portion): 10 feet  East: 10 feet	North (east portion): 10 feet (Met)  East: Not specified*
Perimeter of the development not abutting right-of-way, and not adjacent to a single-family residential district: North (west portion)	North (west portion): 5 feet	North (west portion): 10 feet (Met)
Minimum Open Space	5% of gross site area	Not specified*
Minimum Amenities Provided	No minimum	Not specified*
<b>MINIMUM PARKING REQUIREMENTS</b>		
Parking	2 covered parking spaces per unit, and 0.25 unreserved guest parking spaces per unit.	80 parking spaces inside garages (2 per home) and 10 parking spaces for guests. (Met)

\*Site plan revision or variance required.

\*\* The C-1 zoning district allows single-family attached subject to a use permit within areas designated on the Infill Development District map (Section 608.F.8 of the Zoning Ordinance), following the density of the R-3 zoning district. Increased density may be permitted through a wavier up to the R-5 standards. The single-family attached development standards do not change between the R-3 and R-5 zoning districts as part of the Density Waiver.

### **Background/Issues/Analysis**

#### **SUBJECT SITE**

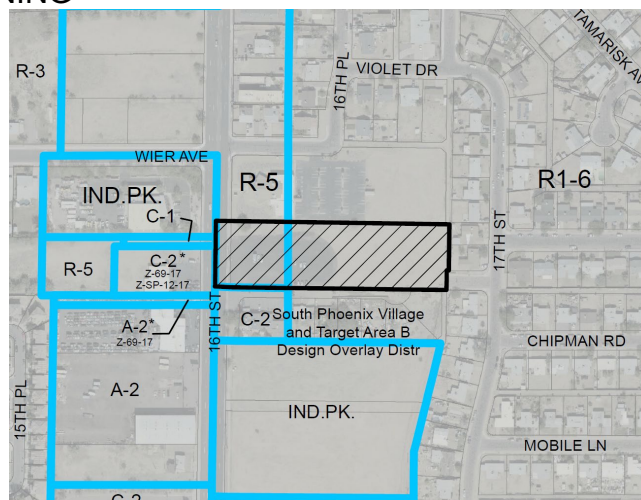
1. This request is to rezone 2.50 acres at the northeast corner of 16th Street and Chipman Road from R1-6 SPVTABDO (Single-Family Residence District, South Phoenix Village Target Area B Design Overlay) and R-5 SPVTABDO (Multifamily Residence, South Phoenix Village Target Area B Design Overlay District) to C-1 DNS/WVR SPVTABDO (Neighborhood Retail, Density Waiver, South Phoenix Village Target Area B Design Overlay District) for a single-family attached

residential use. Rezoning case Z-61-20-8 requests rezoning from R1-6 SPVTABDO and R-5 SPVTABDO to C-1 SPVTABDO (Neighborhood Retail, South Phoenix Village Target Area B Design Overlay) while rezoning case Z-62-20-8 requests the property to be rezoned from C-1 SPVTABDO to C-1 DNS/WVR SPVTABDO (Neighborhood Retail, Density Waiver, South Phoenix Village Target Area B Design Overlay) to allow additional density beyond the R-3 standards. The site is presently vacant and undeveloped.

Since the two rezoning cases pertain to the same property, intended to be developed with the same land use, the rezoning case stipulations recommended by staff for case Z-61-20-8 were also included for case Z-62-20-8. Rezoning case Z-62-20-8 has an additional stipulation that limits the maximum density to a maximum of 40 dwelling units.

## SURROUNDING LAND USES AND ZONING

2. The surrounding area contains a variety of residential, commercial and industrial zoning districts including R1-6 (Single-Family Residence District), R-5 (Multifamily Residence District), C-1 (Neighborhood Retail District), C-2 (Intermediate Commercial District), C-2 SP (Intermediate Commercial, Special Permit District), Ind. Pk. (Industrial Park District) and A-2 (Industrial District). The surrounding area is also within the South Phoenix Village Target Area B Design Overlay District, which contains design criteria applicable to one and two dwelling unit developments.

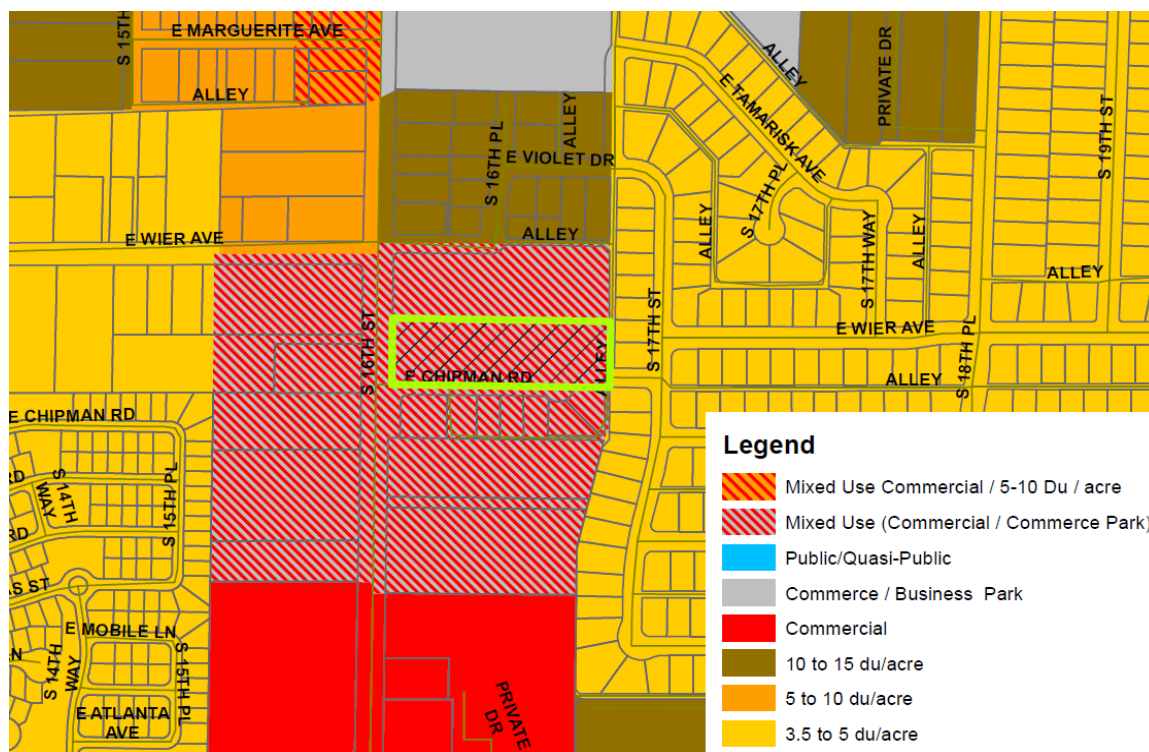


Zoning Aerial Map, Source: Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is a mix of Commercial and Commerce/Business Park. North and south of the site are properties also designated Commercial and Commerce/Business Park. Properties west of 16th Street across the site are also designated as Commercial and Commerce/Business Park. East of the subject site are single-family residential properties designed as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

The C-1 DNS/WVR SPVTABDO zoning requested is consistent with the General Plan Land Use Map designation and compatible with existing and future envisioned land uses in the area.



General Plan Land Use Map, Source: Planning and Development Department



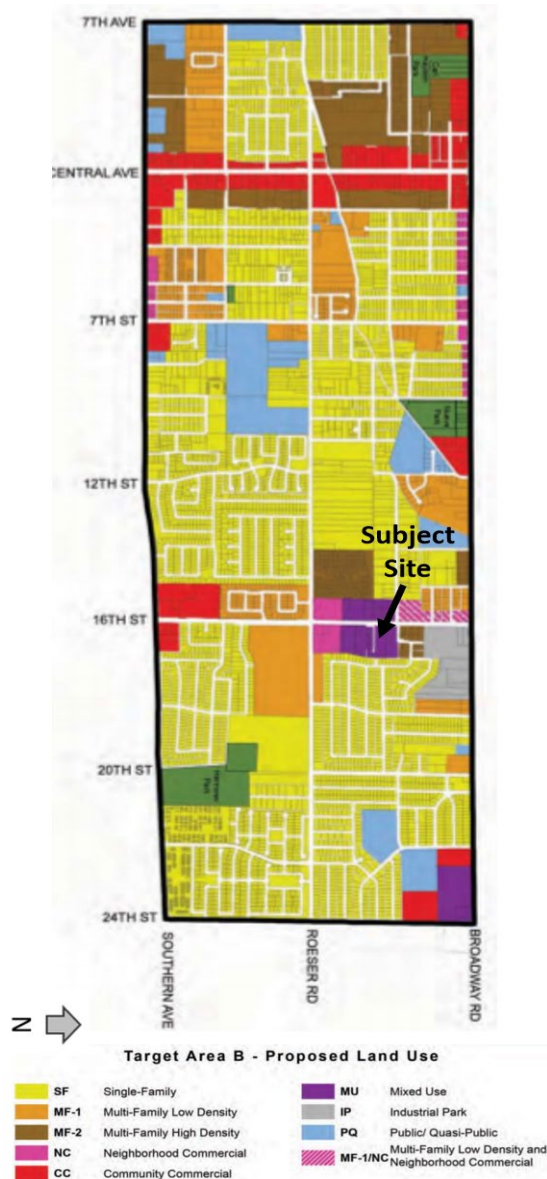
4. **Target Area B Redevelopment Plan**

The Target Area B Redevelopment Plan was adopted in 1980, updated in 2016, for the stabilization, development and redevelopment of the Target Area B bounded by Broadway Road (north), Southern Avenue (south), 24th Street (east) and 7th Avenue (west).

The Target Area B Redevelopment Plan seeks to accomplish this vision through nine redevelopment goals that include:

1. Stabilize declining residential neighborhoods;
2. Eliminate environmental deficiencies;
3. Remove impediments to land disposition;
4. Low- and moderate-income housing units;
5. Appropriate population densities;
6. Housing units for those households displaced;
7. Adequate public services and facilities;
8. Location and design of transportation routes;
9. Create a sense of community (live, work and play);

The proposed development is located centrally within the Target Area B boundaries and proposes both a zoning district and a land use that is consistent with the Target Area B Proposed Land Use map designation of "Mixed Use."



Target Area B Proposed Land Use map, Source: Planning and Development Department

This land use classification allows for medium to high density residential, neighborhood commercial and industrial uses.

Furthermore, the Target Area B Redevelopment Plan states that housing stock should consist of a range of housing types that meet a wide variety of needs, inclinations and economic circumstances. These housing types include single-family detached and semi-detached, multifamily apartments, units with several bedrooms, housing with little land area per dwelling unit, among other types. The proposed single-family attached use for this property meets the vision of the Target Area B Redevelopment Plan and establishes a new residential product type in an area that is predominantly single-family detached, allowing for new housing opportunities.

## PROPOSAL

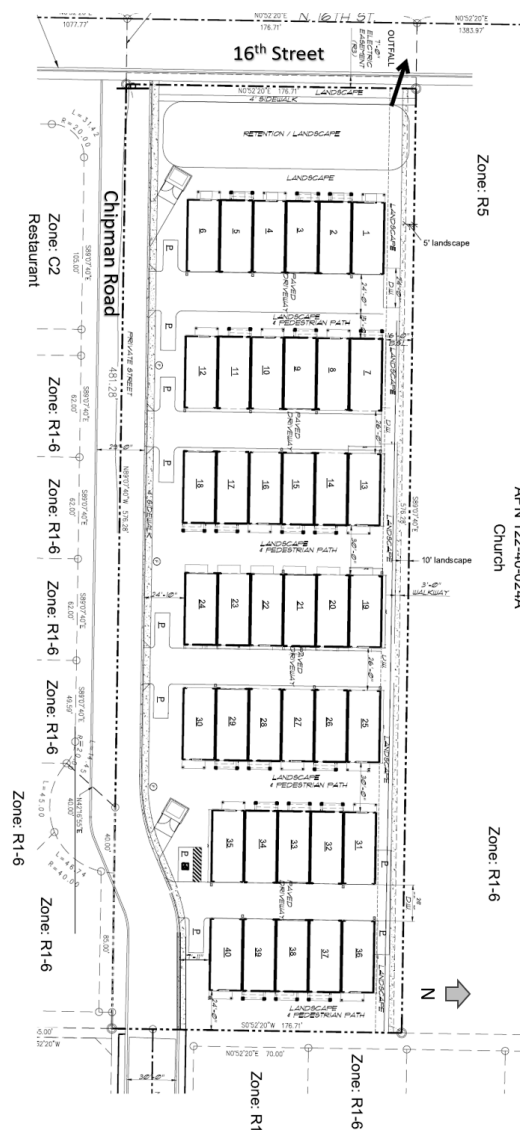
### 5. **Site Plan**

The applicant is proposing 40 single-family attached residential dwellings, with both two- and three-bedroom units, across seven residential buildings oriented east to west. All of the proposed buildings will be two stories, under 30 feet in height. Access to the subject site is proposed along Chipman Road, to be dedicated as a public street, although the applicant has proposed a private accessway along Chipman Road connecting both 16th Street along the west and 17th Street to the east.

Vehicular access to individual units is proposed through shared driveways that connect Chipman Road to the garages of each residential unit, where two parking spaces will be located. Pedestrian access is proposed along the front of each unit, which is oriented to an open space area.

Staff is recommending Stipulation No. 1 in case Z-62-20-8, requesting the density waiver, limiting the maximum number of dwellings to 40 units, to promote compatibility with adjacent residential uses and various residential densities permitted via the zoning districts in the general area. The stipulated density would permit two additional dwelling units beyond R-3 zoning district standards.

General conformance to the conceptual site plan is not proposed since zoning variances are intended to be applied for by the applicant following the rezoning process to address encroachments into required landscape areas by parking stalls and trash enclosures. In addition, single-family attached is subject to a use permit when located within the development option area. Use permit and variances undergo a separate review process, subject to the discretion of the Zoning Adjustment Hearing Officer.



Conceptual Site Plan with Planning and Development Department annotations,  
Source: A/E Design

6. **Elevations**

The conceptual building elevations depict various architectural features such as pitched roofs, windows of various sizes, front patios and four-sided architecture. The conceptual building elevations proposed depict a maximum height of two stories and 28 feet to the top of peak.

Staff is recommending a stipulation to require building elevations to incorporate a variety of colors, materials and architectural features. This is addressed in Stipulation No. 1 of case Z-61-20-8, in addition to requiring a minimum of 25 percent of building elevations oriented towards 16th Street and Chipman Road, a proposed private street with shared access for existing residential properties along the south, to provide accent materials that exhibit quality and durability.

Stipulation No. 2 of case Z-61-20-8 limits the maximum permitted building height to 2 stories and 30 feet in order to be consistent with the adjacent single-family zoning to the south and east. Stipulation No. 3 of case Z-61-20-8 recommends language that requires an entryway for individual residential units in order to promote the use of these areas by residents and to “place eyes on the street” plus internally within the development to promote safety. Stipulation No. 4 of case Z-61-20-8 contains language that prohibits balcony orientation along the second story of homes towards the single-family residential area to the east to promote the privacy of the neighboring properties.

A conformance to the conceptual building elevations is not currently proposed as no colors or materials were indicated in these elevations, plus the proposed housing product is subject to a separate use permit process. However, the stipulations listed above will help ensure that the proposed buildings will incorporate pleasing aesthetics, materials that will withstand the weather for many years and architectural features consistent with those found in the adjacent residential areas.



Conceptual Building Elevations, Source: AIE Design

## 7. Entryway and Wall Enhancements

The development proposes a main vehicular entryway along Chipman Road, a proposed private street, which connects to 16th Street, an arterial street. In order to promote a sense of place for future residents, Stipulation No. 5 of case Z-61-20-8 recommends an ornamental feature along the northeast corner of 16th Street and Chipman Road that incorporates a landscaped accent area with other uniquely identifying elements that are consistent with the proposed development.

Furthermore, Stipulation No. 6 of case Z-61-20-8 recommends that any perimeter walls visible from public streets, if these are incorporated into the development, shall include material and textural differences for visual interest and contribute an enhanced image to the surrounding community.

## 8. Open Space and Amenities

The conceptual site plan depicts various open space areas distributed throughout the development for future residents to enjoy. Staff is recommending Stipulation No. 7 of case Z-61-20-8 to require several amenities distributed throughout the development including:

- Two barbeque grills and two picnic tables;
- Community garden areas totaling to 200 square feet containing a tool library, irrigation and one bench or seating feature;
- One pedestrian seating node within close proximity to Chipman Road or the alignment if approved as a private street;
- Fifty-percent shade and live cover for open space areas, including amenity and seating areas;

These recommended stipulations will encourage future residents to utilize open space spaces to help improve their health and engage in social interactions.



Conceptual Site Plan with Planning and Development annotations, Source: AIE Design

## 9. Pedestrian Circulation

The conceptual site plan depicts various pedestrian connections throughout the development. Stipulation No. 8 of case Z-61-20-8 recommends a system of illuminated pedestrian thoroughfares that connects residential units to adjacent sidewalks and amenity areas. Alternative paving material shall be utilized where pedestrian paths and vehicular drives intersect to promote safety.

Pedestrian shading of walkways via trees and/or architectural shade to a minimum of 75 percent is also recommended as part of this stipulation to promote thermal comfort and walkability for the future residents to help reduce vehicular trips when possible, plus safety via illuminated pathways.

Furthermore, to promote pedestrian safety, traffic calming measures at all vehicular points of ingress and egress are recommended in Stipulation No. 9 of case Z-61-20-8 to help slow vehicles departing the development and crossing the public sidewalks.

## STUDIES AND POLICIES

### 10. Tree and Shade Master Plan

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending stipulations as part of case Z-61-20-8 for enhanced landscaping and shaded sidewalks along some of the perimeter property lines as follows:

- Seventy-five percent two-inch caliper and 25 percent three-inch caliper drought-tolerant trees along 16th Street, Chipman Road and eastern property line landscape setbacks (Stipulation No. 10).
- The sidewalk along 16th Street shall be detached with a landscape strip located between the sidewalk and back of curb per the most recent Street Classification Map Cross Section (Stipulation No. 11).
- Minimum 2-inch caliper large canopy shade trees placed a minimum of 25 feet on center or equivalent groupings to provide shade to a minimum of 75 percent along the sidewalk on 16th Street (Stipulation No. 11.a).
- Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage within the sidewalk planter to discourage mid-block crossings (Stipulation No. 11.b).

### 11. Complete Streets Guidelines

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. This development will help to pedestrianize the immediate street frontages by incorporating a shaded detached sidewalk along 16th Street and a system of internal pedestrian thoroughfares to promote walkability, as described previously.

12. [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 expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed conceptual site plan does not show recycling facilities, but the applicant's materials mention that recycling bins will be provided for this development.

13. [Housing Phoenix](#)

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 contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

If the requested C-1 DNS/WVR zoning is approved for the subject site, it would allow the construction of 40 new single-family attached homes proposed by the applicant, subject to a use permit and any potential variances.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff did not receive any correspondence from the public regarding this request. However, Phoenix Union High School District (PUHSD) provided a written response indicating that the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area.



#### INTERDEPARTMENTAL COMMENTS

15. The Public Transit Department provided comments pertaining to pedestrian pathways connecting building entrances and public sidewalk via the most direct route. Also, comments were provided to recommend alternative paving material where pedestrian pathways cross drive aisles and providing a minimum of 75 percent shade along pedestrian paths, including public sidewalks. These comments are addressed in Stipulation Nos. 8, 10 and 11 of case Z-61-20-8.
16. The Street Transportation Department provided comments pertaining to right-of-way dedications along 16th Street, Chipman Road, and alleyway along the eastern property line. Furthermore, the comments include providing detached sidewalks along 16th Street, removing an existing driveway along 16th Street and constructing all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals. These comments are addressed in Stipulation Nos. 11 through 16 of case Z-61-20-8.
17. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Fire Code. Lastly, it was referenced that a fire apparatus access road needs to be provided to the site for adequate access.
18. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development. However, capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, the City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure. Water mains exist along 16th Street and Chipman Road, while sewer mains exist along 16th Street.
19. The Floodplain Management division of the Public Works Department has indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.

20. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. Furthermore, that an aviation easement is dedicated to the City of Phoenix as this property is within the PHX International Airport traffic pattern airspace and seeking noise sensitive land use. These are addressed in Stipulation Nos. 17 and 18 of case Z-61-20-8.
21. 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. 19, 20 and 21 on case Z-61-20-8.
22. 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.

#### OTHER

23. 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 requested C-1 DNS/WVR zoning is consistent with the Phoenix General Plan land use map designation of Mixed Use (Commercial/Commerce/Business Park) on the subject site.
2. This proposed infill development provides a new housing option that is consistent with surrounding developments and the Target Area B Redevelopment Plan.

3. The development, as stipulated, allows for an appropriate residential density that will help transition non-residential uses along 16th Street with the single-family detached subdivision east of the subject site.

**Stipulations Z-61-20-8 (C-1 SPVTABDO Zoning)**

1. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
  - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, to provide a decorative and aesthetic treatment.
  - b. Building elevations adjacent and oriented towards 16th Street and the south property line, excluding drive aisles, shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material that exhibits quality and durability.
  - c. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, pitched roofs and/or overhang canopies.
2. Building height shall be limited to two stories and 30 feet.
3. Individual units shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance, as approved by the Planning and Development Department.
4. There shall be no balconies on the upper floors of residential dwellings oriented towards the eastern property line.
5. The development shall provide a minimum 300-square foot ornamental feature along the northeast corner of 16th Street and Chipman Road or the Chipman Road alignment to include the following elements, as approved by the Planning and Development Department:
  - a. A landscaped accent area, exclusive of perimeter landscaping and right-of-way, shall be provided. The landscaped accent areas shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.

- b. The entry feature shall incorporate elements that may include, but are not limited to walls, architectural enhancements, art features, natural features such as boulders or fountains, or other uniquely identifying elements.
  - c. The entry feature shall utilize accents, colors and materials consistent with the adjacent development.
  - d. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.
- 6. All perimeter walls visible from public streets shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
- 7. The development shall include the following amenities and elements at a minimum, distributed between the open space area (s), as approved by the Planning and Development Department:
  - a. Two barbecue grills and two picnic tables.
  - b. Community garden areas of no less than a combined 200 square feet that will include a garden tool library, irrigation, and one bench or seating feature to enable year-round planting.
  - c. One pedestrian seating node containing at least one bench or seating feature and located within close proximity to Chipman Road or Chipman Road alignment.
  - d. Open space areas shall provide a minimum 50 percent shade, including amenity and seating areas, and a minimum of 50 percent live vegetative cover (shrubs, grasses, or groundcover plants).
- 8. The developer shall provide a system of pedestrian thoroughfares as described below and as approved or modified by the Planning and Development Department:
  - a. The developer shall provide a minimum of one pedestrian path connecting the sidewalk along 16th Street with residential units along the eastern property line via the most direct route.
  - b. Illuminated by pedestrian scale lighting per Section 1304(H)5 for the pathway connecting the site east to west.

- c. Where pedestrian paths and vehicular crossings exist, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.
  - d. Pedestrian paths shall be shaded to a minimum of 75 percent using architectural shade and/or shade trees at full maturity.
  - e. Connections to/between:
    - 1. All residential dwellings;
    - 2. All amenity and active open space areas;
    - 3. The sidewalk along 16th Street;
    - 4. The sidewalk along Chipman Road or Chipman Road alignment;
  - f. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
- 9. The developer shall provide traffic calming measures at all vehicular points of ingress and/or egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
- 10. The required landscape setback areas along 16th Street, Chipman Road, and the alley along the east property line shall be planted with drought-tolerant trees including minimum 75 percent 2-inch caliper and 25 percent 3-inch caliper, if the site develops as a residential use, as approved by the Planning and Development Department.
- 11. All sidewalks along 16th Street shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
  - a. Minimum 2-inch caliper large canopy shade trees placed a minimum of 25 feet on center or equivalent groupings to provide shade to a minimum 75 percent at full maturity.

- b. Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.
- 12. The developer shall dedicate 50-feet of right-of-way for the east side of 16th Street and provide a detached sidewalk as required by Cross Section D, as approved by the Planning and Development Department.
- 13. The Developer shall remove the existing driveway along 16th Street and construct a public street connection for Chipman Road.
- 14. The developer shall dedicate 25-feet of right-of-way for the north half of Chipman Road transitioning to a total 50-foot dedication to match the existing Chipman Road on the east side of the property.
- 15. The developer shall dedicate 6-feet along the alley on the eastern side of the development, as approved by the Planning and Development Department.
- 16. 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.
- 17. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
- 18. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
- 19. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- 20. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

21. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

**Stipulations Z-62-20-8 (C-1 DNS/WVR SPVTABDO Zoning, pending C-1)**

1. The development shall be limited to a maximum density of 40 dwelling units.
2. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
  - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, to provide a decorative and aesthetic treatment.
  - b. Building elevations adjacent and oriented towards 16th Street and the south property line, excluding drive aisles, shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material that exhibits quality and durability.
  - c. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, pitched roofs and/or overhang canopies.
3. Building height shall be limited to two stories and 30 feet.
4. Individual units shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance, as approved by the Planning and Development Department.
5. There shall be no balconies on the upper floors of residential dwellings oriented towards the eastern property line.
6. The development shall provide a minimum 300-square foot ornamental feature along the northeast corner of 16th Street and Chipman Road or the Chipman Road alignment to include the following elements, as approved by the Planning and Development Department:
  - a. A landscaped accent area, exclusive of perimeter landscaping and right-of-way, shall be provided. The landscaped accent areas shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.

- b. The entry feature shall incorporate elements that may include, but are not limited to walls, architectural enhancements, art features, natural features such as boulders or fountains, or other uniquely identifying elements.
  - c. The entry feature shall utilize accents, colors and materials consistent with the adjacent development.
  - d. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.
- 7. All perimeter walls visible from public streets shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
- 8. The development shall include the following amenities and elements at a minimum, distributed between the open space area (s), as approved by the Planning and Development Department:
  - a. Two barbecue grills and two picnic tables.
  - b. Community garden areas of no less than a combined 200 square feet that will include a garden tool library, irrigation, and one bench or seating feature to enable year-round planting.
  - c. One pedestrian seating node containing at least one bench or seating feature and located within close proximity to Chipman Road or Chipman Road alignment.
  - d. Open space areas shall provide a minimum 50 percent shade, including amenity and seating areas, and a minimum of 50 percent live vegetative cover (shrubs, grasses, or groundcover plants).
- 9. The developer shall provide a system of pedestrian thoroughfares as described below and as approved or modified by the Planning and Development Department:
  - a. The developer shall provide a minimum of one pedestrian path connecting the sidewalk along 16th Street with residential units along the eastern property line via the most direct route.
  - b. Illuminated by pedestrian scale lighting per Section 1304(H)5 for the pathway connecting the site east to west.



- c. Where pedestrian paths and vehicular crossings exist, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.
  - d. Pedestrian paths shall be shaded to a minimum of 75 percent using architectural shade and/or shade trees at full maturity.
  - e. Connections to/between:
    - 1. All residential dwellings;
    - 2. All amenity and active open space areas;
    - 3. The sidewalk along 16th Street;
    - 4. The sidewalk along Chipman Road or Chipman Road alignment;
  - f. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
- 10. The developer shall provide traffic calming measures at all vehicular points of ingress and/or egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
- 11. The required landscape setback areas along 16th Street, Chipman Road, and the alley along the east property line shall be planted with drought-tolerant trees including minimum 75 percent 2-inch caliper and 25 percent 3-inch caliper, if the site develops as a residential use, as approved by the Planning and Development Department.
- 12. All sidewalks along 16th Street shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
  - a. Minimum 2-inch caliper large canopy shade trees placed a minimum of 25 feet on center or equivalent groupings to provide shade to a minimum 75 percent at full maturity.

- b. Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.
13. The developer shall dedicate 50-feet of right-of-way for the east side of 16th Street and provide a detached sidewalk as required by Cross Section D, as approved by the Planning and Development Department.
14. The Developer shall remove the existing driveway along 16th Street and construct a public street connection for Chipman Road.
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**Writer**

Enrique Bojórquez-Gaxiola

March 4, 2021

**Team Leader**

Samantha Keating

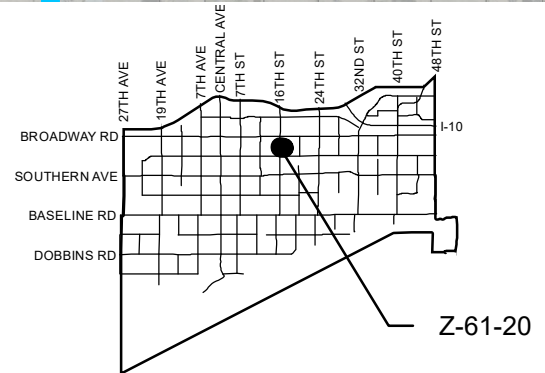
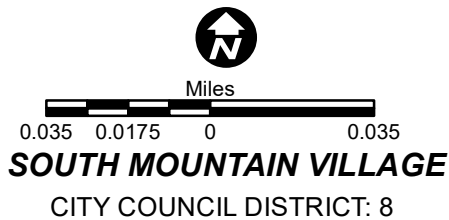
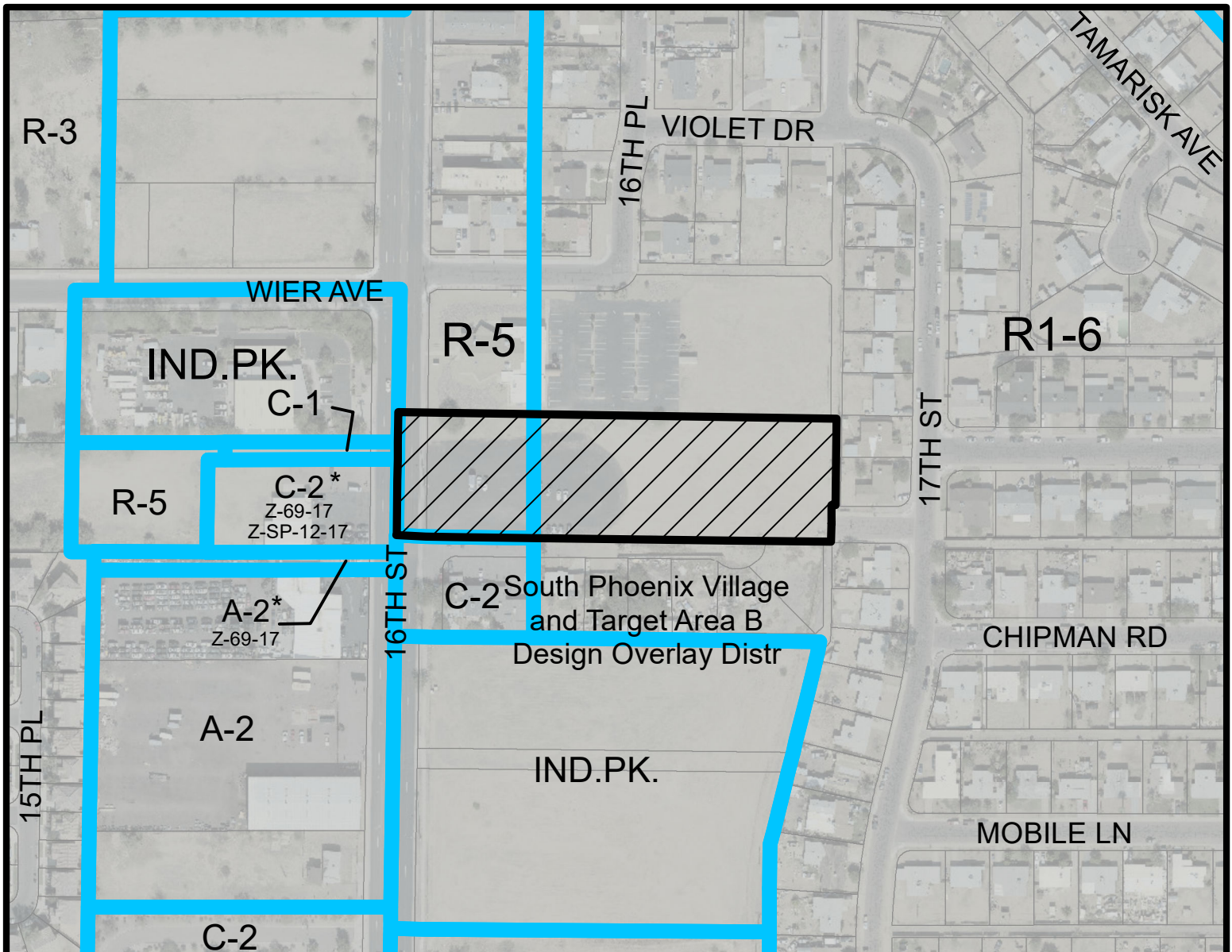
**Exhibits**

Zoning sketch maps (2 pages)

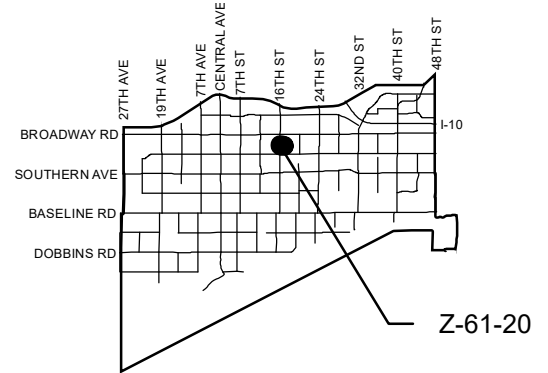
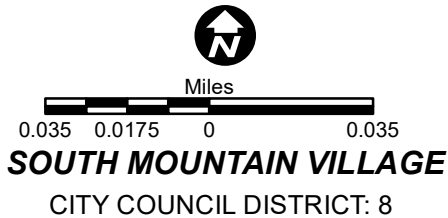
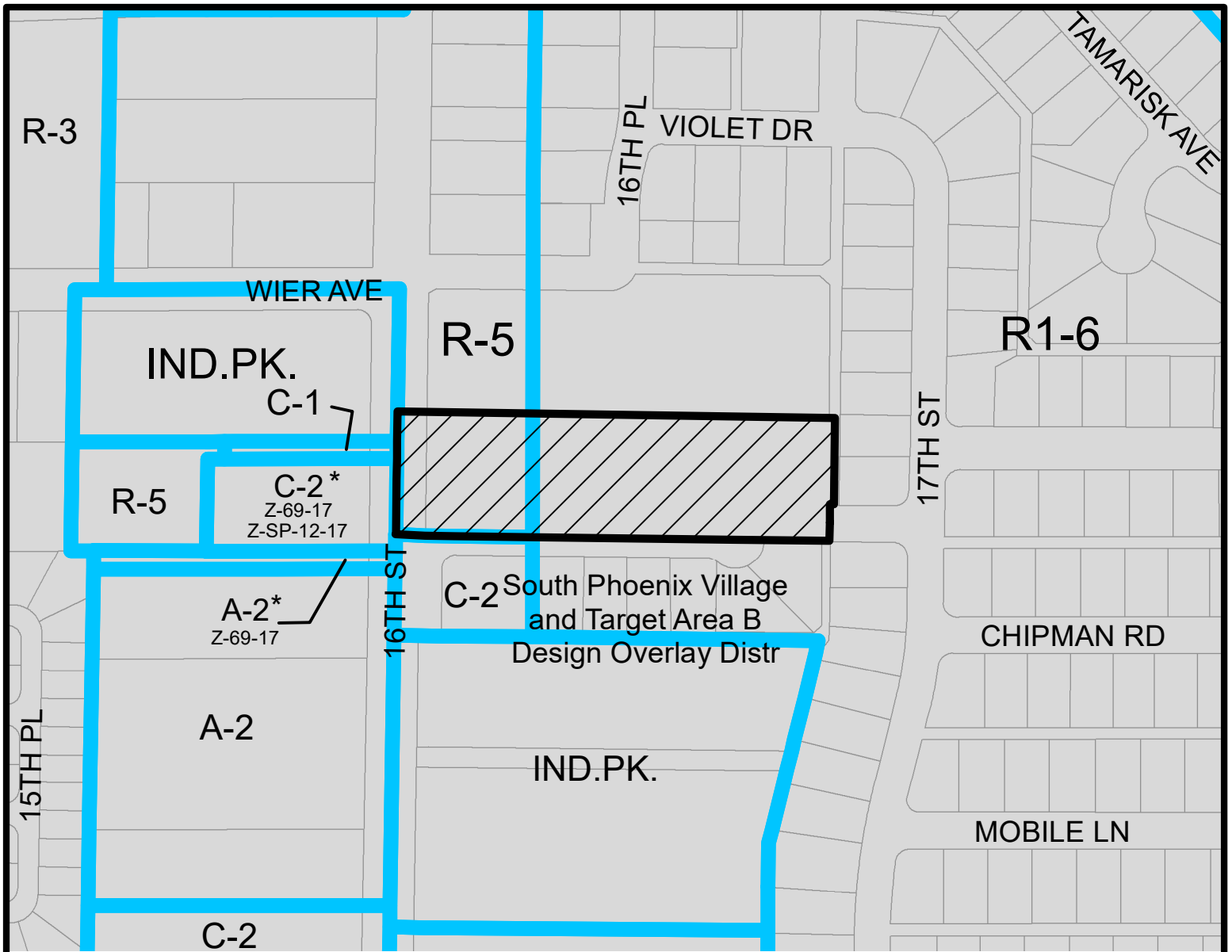
Aerial sketch maps (2 pages)

Conceptual Site Plan date stamped December 29, 2020 (1 page)

Conceptual Floor Plans and Elevations date stamped November 9, 2020 (6 pages)



<b>APPLICANT'S NAME:</b> Ran Edelman		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-61-20	<b>DATE:</b> 12/29/2020 <b>REVISION DATES:</b>	<b>FROM:</b> R-5 SPVTABOD ( 0.78 a.c.) R1-6 SPVTABOD ( 1.72 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 2.50 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 4-31	<b>ZONING MAP</b> E-9	<b>TO:</b> C-1 SPVTABOD ( 2.50 a.c.)
<b>MULTIPLES PERMITTED</b> R-5 SPVTABOD, R1-6 SPVTABOD C-1 SPVTABOD	<b>CONVENTIONAL OPTION</b> 34, 9 36		<b>* UNITS P.R.D. OPTION</b> 40, 11 43
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: **Ran Edelman**

APPLICATION NO. **Z-61-20**

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

**2.50 Acres**

DATE: **12/29/2020**  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.

**QS 4-31**

ZONING MAP

**E-9**

**REQUESTED CHANGE:**

FROM: **R-5 SPVTABOD ( 0.78 a.c.)  
R1-6 SPVTABOD ( 1.72 a.c.)**

TO: **C-1 SPVTABOD ( 2.50 a.c.)**

**MULTIPLES PERMITTED**

**R-5 SPVTABOD, R1-6 SPVTABOD**

**C-1 SPVTABOD**

**CONVENTIONAL OPTION**

**34, 9**

**36**

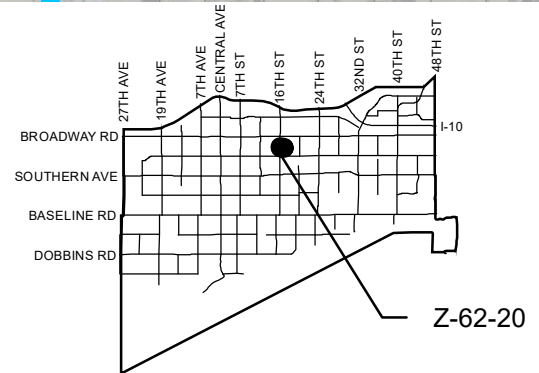
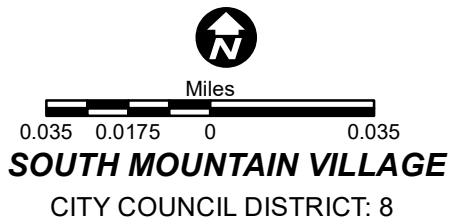
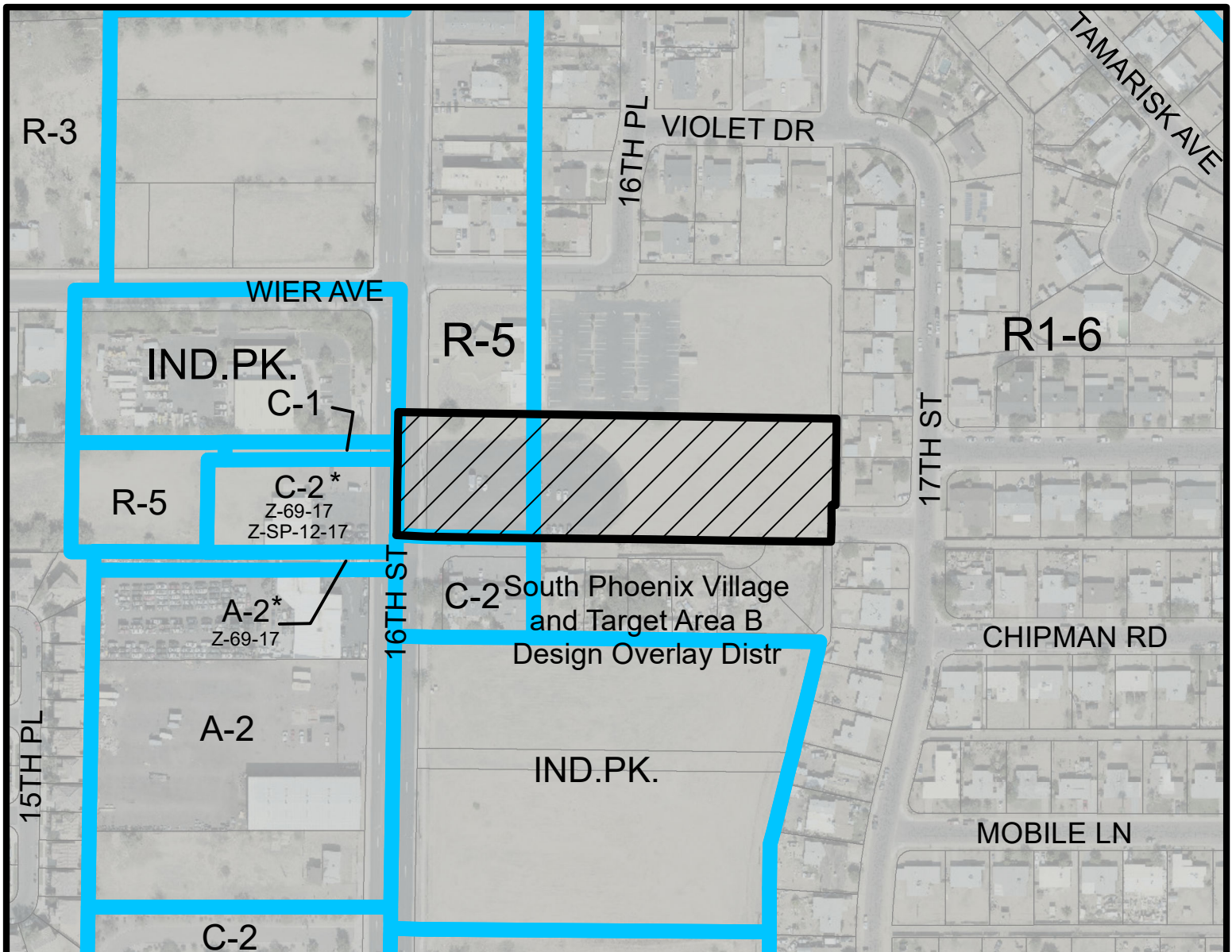
**\* UNITS P.R.D. OPTION**

**40, 11**

**43**

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





APPLICANT'S NAME: **Ran Edelman**

APPLICATION NO. **Z-62-20**

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

**2.50 Acres**

DATE: **12/29/2020**  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.

**QS 4-31**

ZONING MAP

**E-9**

**REQUESTED CHANGE:**

FROM: **R-5 SPVTABOD (Pending C-1) ( 0.78 a.c.)**  
**R1-6 SPVTABOD (Pending C-1) ( 1.72 a.c.)**

TO: **C-1 DNS/WVR SPVTABOD ( 2.50 a.c.)**

**MULTIPLES PERMITTED**

**R-5 SPVTABOD (Pending C-1),**  
**R1-6 SPVTABOD (Pending C-1)**  
**C-1 DNS/WVR SPVTABOD**

**CONVENTIONAL OPTION**

**34 (11), 9 (25)**

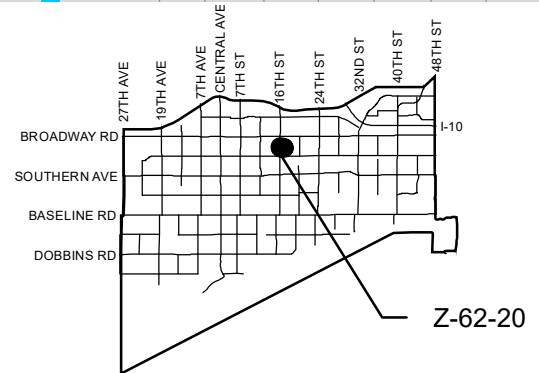
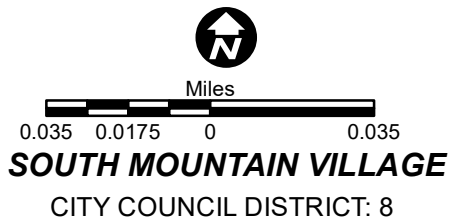
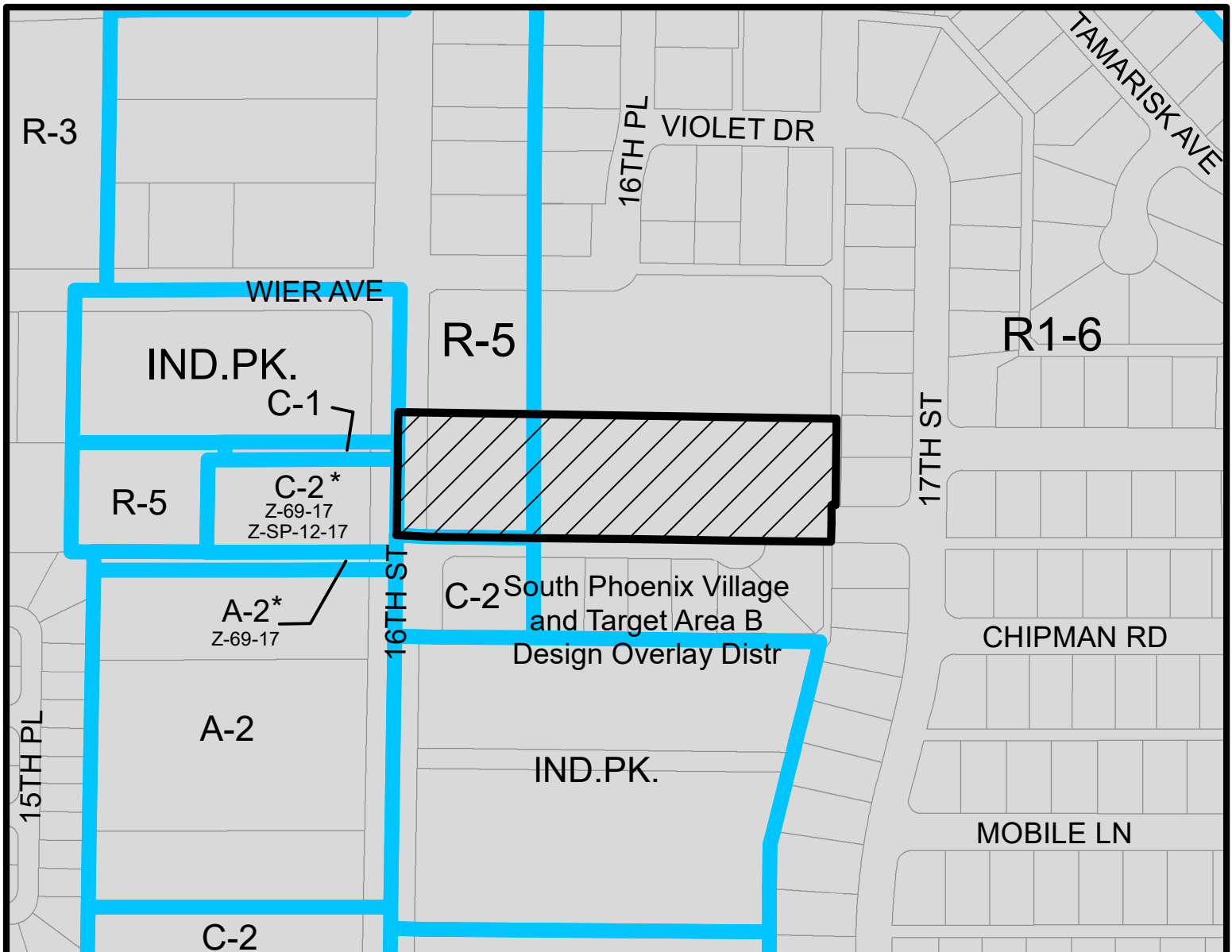
**108**

**\* UNITS P.R.D. OPTION**

**40 (13), 11 (30)**

**130**

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



<b>APPLICANT'S NAME:</b> Ran Edelman		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-62-20	<b>DATE:</b> 12/29/2020 <b>REVISION DATES:</b>	<b>FROM:</b> R-5 SPVTABOD (Pending C-1) ( 0.78 a.c.) R1-6 SPVTABOD (Pending C-1) ( 1.72 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b>  2.50 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 4-31	<b>ZONING MAP</b> E-9	<b>TO:</b> C-1 DNS/WVR SPVTABOD ( 2.50 a.c.)
<b>MULTIPLES PERMITTED</b> R-5 SPVTABOD (Pending C-1), R1-6 SPVTABOD (Pending C-1) C-1 DNS/WVR SPVTABOD	<b>CONVENTIONAL OPTION</b> 34 (11), 9 (25) 108		<b>* UNITS P.R.D. OPTION</b> 40 (13), 11 (30) 130
* Maximum Units Allowed with P.R.D. Bonus			

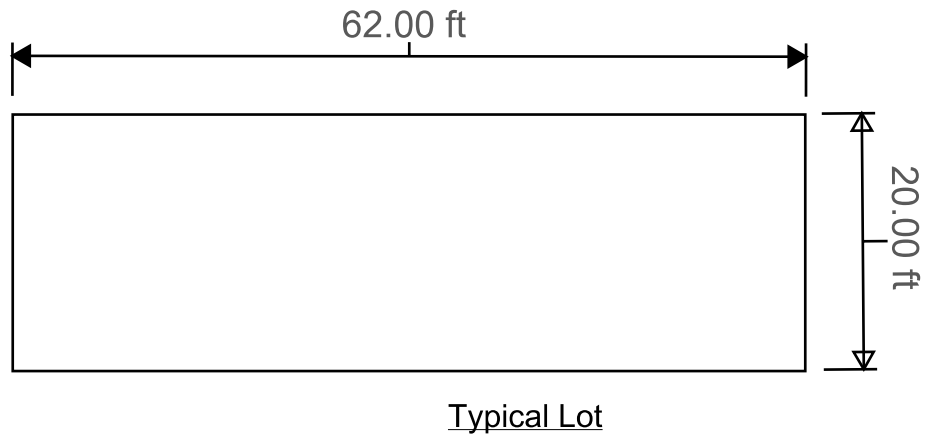
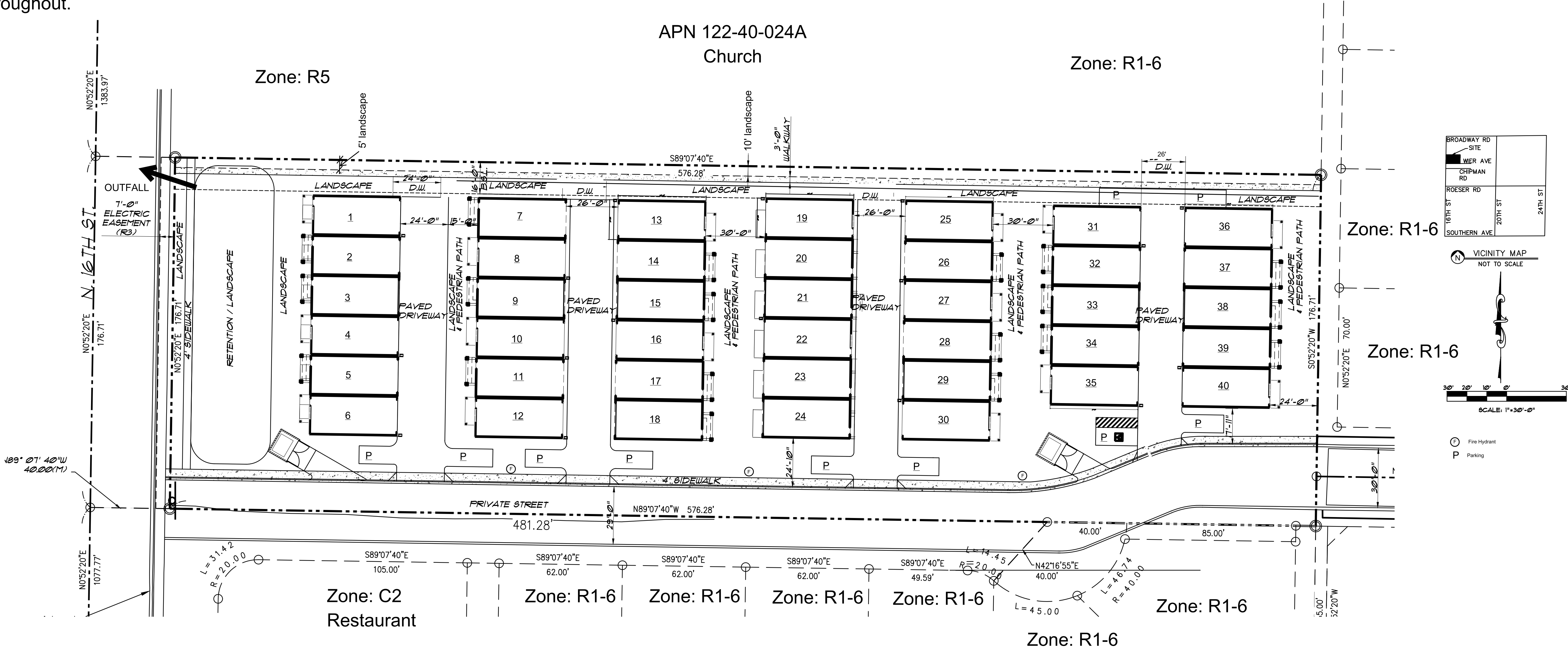


Conceptual Site Plan 4837 S 16th St Phoenix  
South Mountain Shadows - Single Family Attached development  
APN 122-46-015

South Mountain Shadows is a proposed forty (40)-units single-family-attached project situated at the NE corner of S 16th St and E Chipman Rd in Phoenix. The 2.5 acre site is zoned R-5, multifamily and R1-6. The site is currently vacant and surround by commercial to the West and South, a Church to the North and single family residential to the East. The proposed developed will consist of seven (7) single-family-attached buildings consisting of five (5) or six (6) two-story attached single family homes in each building. Access to the project will be through a proposed private-street, wide between S16th st and S 17 st. The individual houses access will be through a proposed twenty six feet (26') wide common driveway. Parking will be in a two (2) car garage with additional ten (10) guest parking. The site will include a retention basin/ open space area, and landscaped throughout.

A Portion of the NW Quarter of Section 27  
Township 1N Range 3E of the G & SRB &M

Owner:  
Ran Edelman  
5302 E. Van Buren St., #3023  
Phoenix, AZ 85008  
ranedelman@gmail.com  
(408) 718-7525



Net Area: 101,834 SF 2.34 Acre  
Gross Area: 2.5 Acre  
Existing Zoning: R5 / R1-6  
Proposed Zoning: C1 with density Waiver  
Lot Sales: Y  
Density: 16 Dwellings/ Acre, 40 total  
Parking Required: 80 + 10 guest  
Parking Provided: 80 in garages + 10 guest parking (1 ADA)  
Building footprint: 1000sf  
Lot Coverage: 40%  
Height: 28' 2 stories

CITY OF PHOENIX  
DEC 29 2020  
Planning & Development  
Department

4837 S. 16th St. PHOENIX, AZ 85040  
JOE A. BEGAY  
DESIGNER  
(480) 859-5861

**A/E** design  
architecture.innovation.engineering  
224 EAST JULIE DRIVE TEMPE, AZ 85283  
480-859-5861 / EMAIL: joeb@aedisign.net  
https://aedisign.net/ SINCE 2012

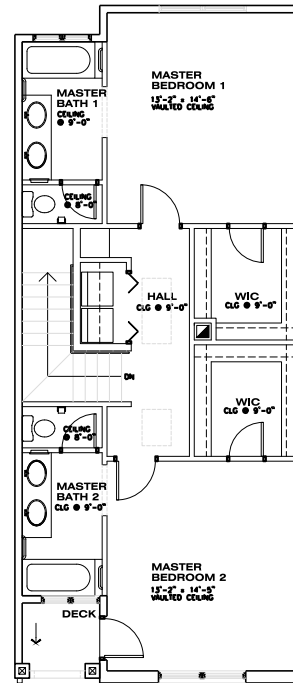
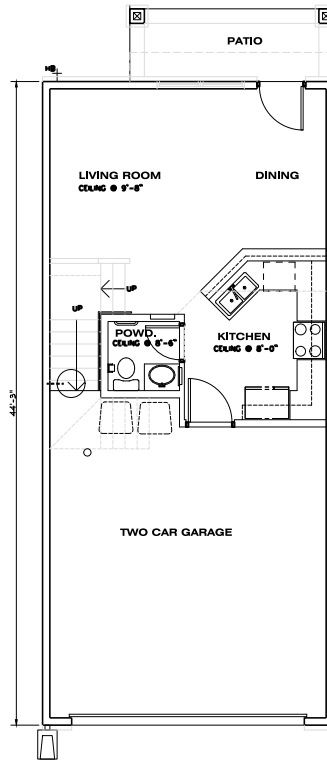
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5/19/20			

JOB NUMBER:  
20-0125

SHEET DESCRIPTION:

DATE:  
JULY 31, 2020





FLOOR PLANS UNIT-1

3/16" = 1'-0"

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NOV 09 2020

Planning & Development  
Department

4237 S. 16th St. PHOENIX, AZ 85040

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480-859-5981  
joe@aedesign.net



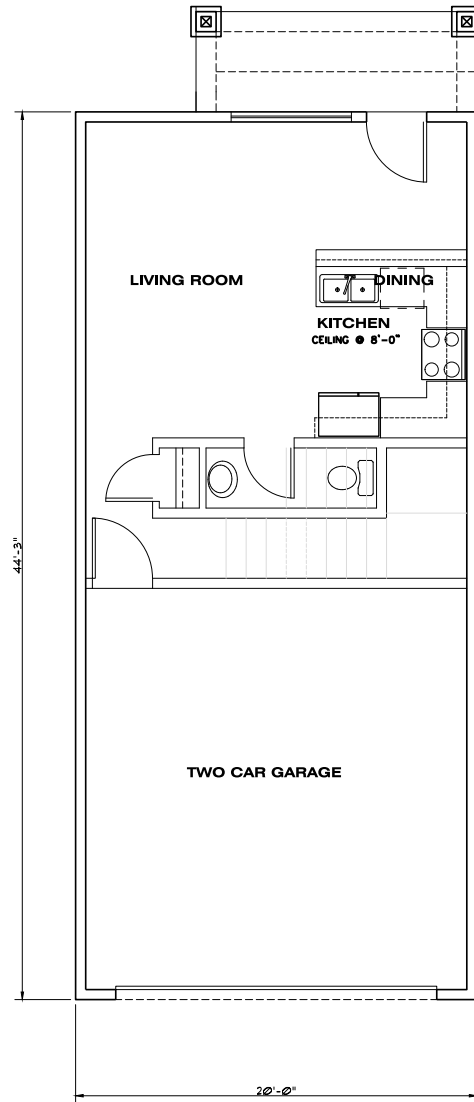
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5/13/20			revisions

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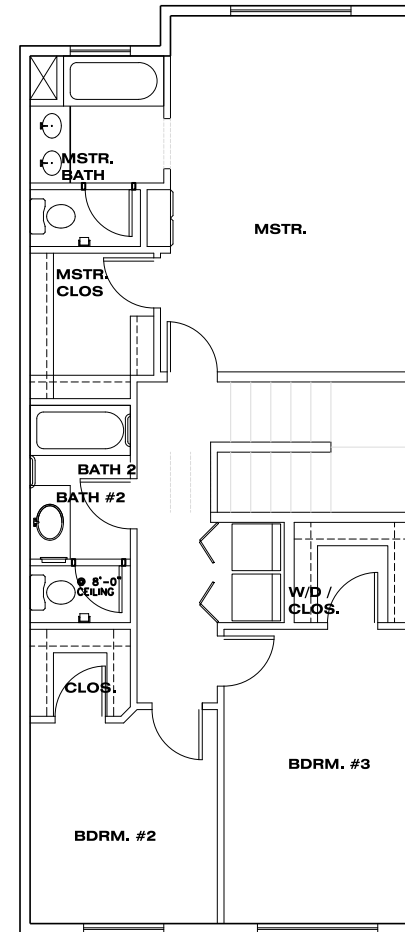
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FLOOR PLANS  
UNIT-1

DATE:  
JULY 31, 2020

A2



FLOOR PLANS UNIT-2



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date	layout	date	rev
5/13/20	JOE B.	5/13/20	1

JOB NUMBER: 20-003

SHEET DESCRIPTION:  
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UNIT-2

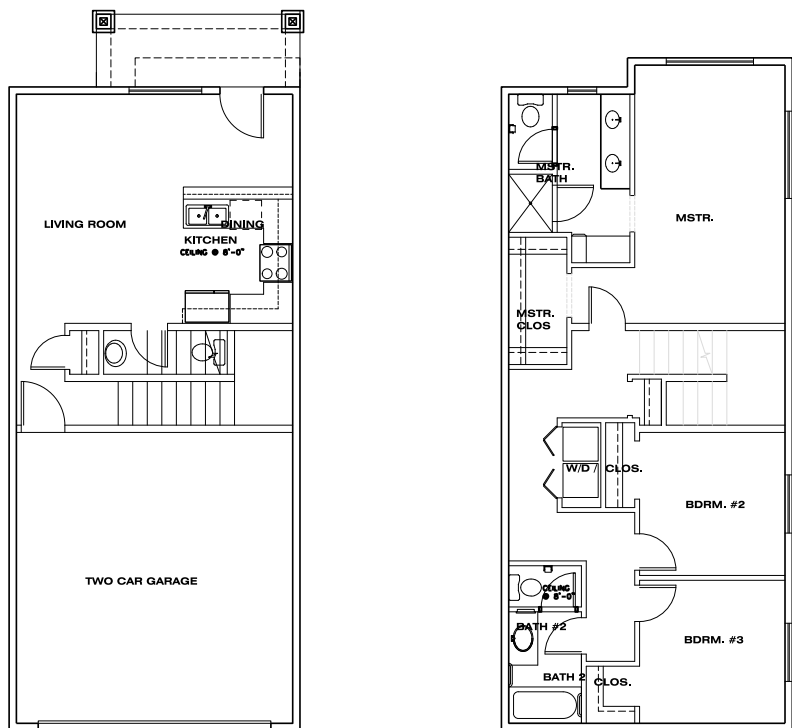
DATE:  
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A3

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JOE A. BEGAY  
PHOTOGRAPHY  
(480) 859-5881

1/4"=1'-0"



FLOOR PLANS UNIT-3

1/4"=1'-0"

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 NOV 09 2020  
 Planning & Development  
 Department

4237 S. 16th St. PHOENIX, AZ 85040

JOE A. BEGAY  
 22 EAST JULIE DRIVE TEMPE, AZ 85283  
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5/13/20	JOE B.
	revisions

JOB NUMBER: 20-0029

SHEET DESCRIPTION:  
 FLOOR PLANS  
 UNIT-3

DATE:  
 JULY 31, 2020

A4



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7/13/20	date	revisions

JOB NUMBER:

20-0129

SHEET DESCRIPTION:  
ELEVATIONS  
EXTERIOR

DATE:  
JULY 31, 2020

A6



FRONT ELEVATION-ROW-2, 6

1/4"=1'-0"

CITY OF PHOENIX

NOV 09 2020

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Department

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date	layout	date	JOE A.	date	revisions
7/31/20					

JOB NUMBER: 20-0029  
SHEET DESCRIPTION:  
ELEVATIONS  
EXTERIOR  
DATE:  
JULY 31, 2020

A1

