

ATTACHMENT B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-76-23-8
May 8, 2024

South Mountain Village Planning Committee Meeting Date: May 14, 2024
Planning Commission Hearing Date: June 6, 2024
Request From: S-1 (Ranch or Farm Residence) (25.71 acres)
Request To: R1-18 (Single-Family Residence District) (25.71 acres)
Proposal: Single-family residential
Location: Northeast corner of 23rd Avenue and Dobbins Road
Owner: Prestige Partners, LLC
Applicant/Representative: Natalie Maikoski, EPS Group Inc.
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 1 to 2 dwelling units per acre	
<u>Street Map Classification</u>	23rd Avenue	Minor Collector	0-foot east half street
	Dobbins Road	Arterial Scenic Drive	+33-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.</i></p> <p>As stipulated, the proposal will promote neighborhood identity by incorporating density and building height limitations, landscape enhancements, various perimeter lot widths, and fencing enhancements above what is required by the Zoning Ordinance. These will also promote the agrarian character of the area and vision of the Rio Montaña Area Plan.</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 requested R1-18 zoning district will allow for the development of a housing product that is consistent with the existing zoning in the area and other single-family developments. As stipulated, the proposal will incorporate a range of perimeter lot widths, wide landscape areas, and enhanced landscaping, which will also help to provide a transition from the proposed development to adjacent large-lot residential and rural properties.

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

The proposal, as stipulated, includes detached sidewalk along 23rd Avenue and Dobbins Road that will be planted with shade trees and shaded landscape setbacks. These improvements will create a comfortable pedestrian environment along Dobbins Road and 23rd Avenue, reduce the urban heat island effect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#): Background Item No. 6.

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

[Phoenix Climate Action Plan](#): Background Item No. 8.

[Conservation Measures for New Development](#): Background Item No. 9.

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

[Monarch Butterfly Pledge](#): Background Item No. 11.

[Complete Streets Guiding Principles](#): Background Item No. 12.

[Zero Waste PHX](#): Background Item No. 13.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural	S-1
North	Vacant land and radio broadcast towers	S-1
South (across Dobbins Road)	Single-family residential, vacant land, and Western Canal	R1-10
East	Agricultural and single-family residential	S-1
West (across 23rd Avenue)	Agricultural and single-family residential	S-1

R1-18 – Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	25.71 acres
Total Maximum Number of Units	52; 60 with bonus	58 units (17.56% improved common area or 35.12% basic common area needed for bonus) - Not specified
Maximum Density (Dwelling units per acre)	2.05; 2.34 with bonus	2.26 (Met)
Minimum Lot Width	None	65 feet (Met)
Minimum Lot Depth	None	Not specified
Maximum Building Height	2 stories and 30 feet	Not specified
Maximum Lot Coverage	30 percent, up to 40% including attached shade structures and/or an ADU	Not specified
MINIMUM BUILDING SETBACKS		
Perimeter Streets: (23rd Avenue and Dobbins Road)	20 feet	23rd Avenue: 40 feet (Met) Dobbins Road: 30 feet (Met)

Interior Perimeter Property Lines: (Side and Rear)	15 feet	North: 60 feet (Met) East: 40 feet (Met)
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Adjacent to street 23rd Avenue and Dobbins Road)	20 feet	23rd Avenue: 20 feet (Met) Dobbins Road: 20 feet (Met)
Minimum Common Area	5% of gross site area	34% (Met)

Background/Issues/Analysis

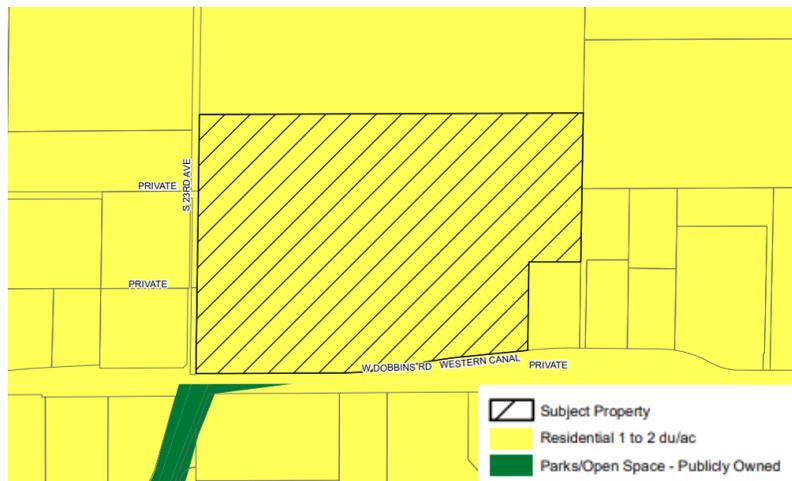
SUBJECT SITE

1. This request is to rezone 25.71 acres located at the northeast corner of 23rd Avenue and Dobbins Road from S-1 (Ranch or Farm Residence District) to R1-18 (Single-Family Residence District) for a detached single-family residential subdivision. The site is presently vacant and used for agricultural purposes. In 1960, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned S-1. Historic aerial imagery shows that the site was historically utilized for agricultural purposes.

In 2021, Rezoning Case No. Z-71-21-8 and companion case GPA-SM-4-21-8 were filed to rezone the site from S-1 to R-10 and change the General Plan Land Use Map designation from Residential 1 to 2 dwelling units per acre to Residential 2 to 3.5 dwelling units per acre. The cases were then withdrawn in 2022.

2. The subject site is designated as Residential 1 to 2 dwelling units per acre on the General Plan Land Use Map. The surrounding area is also designated Residential 1 to 2 dwelling units per acre on the General Plan Land Use Map, with the exception of a small area to the south, across Dobbins Road, that is designated Park/Open Space – Publicly Owned.

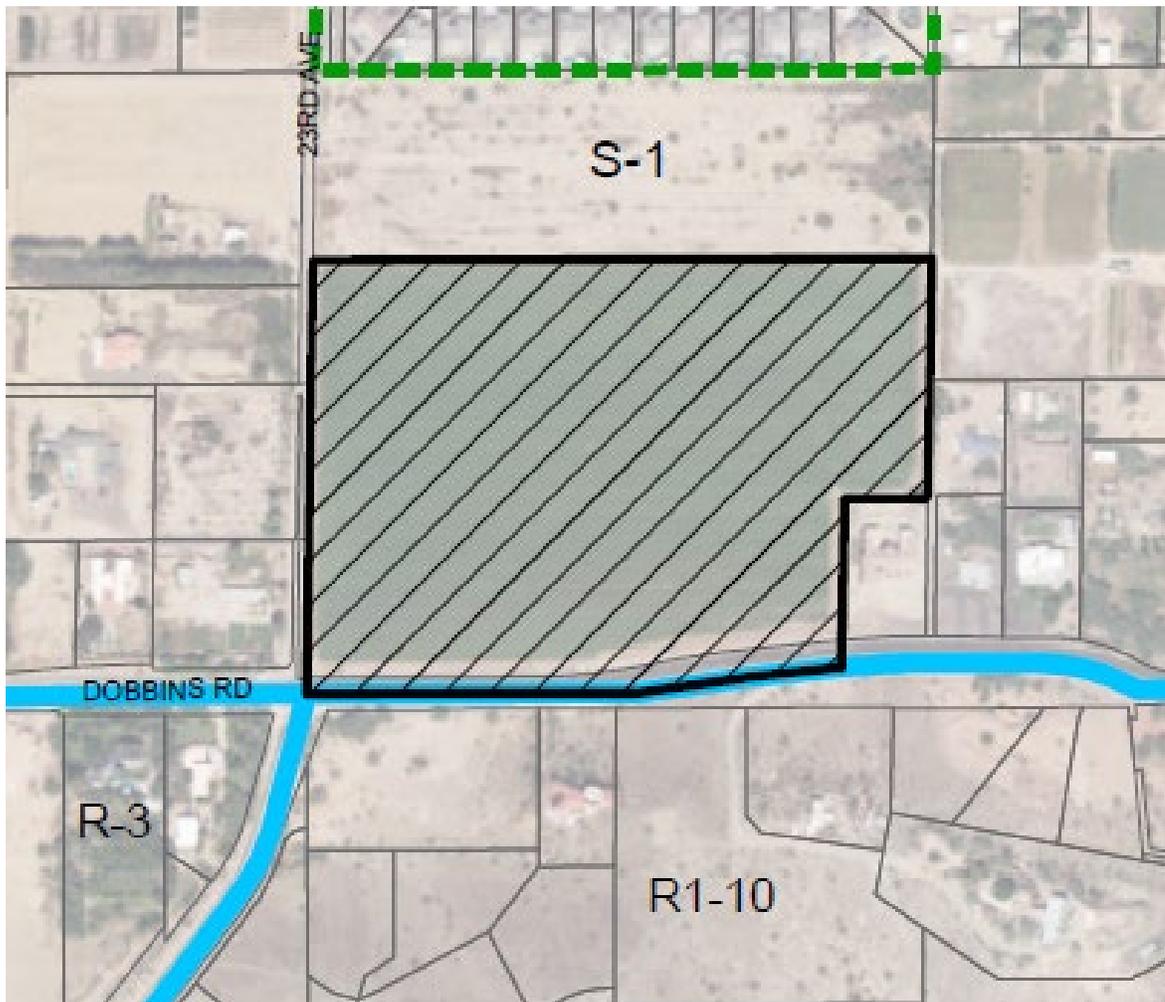
General Plan Land Use Map; Source: Planning and Development Department



The request to rezone to R1-18 is consistent with the General Plan Land Use Map designations on the site.

SURROUNDING LAND USE AND ZONING

3. To north is a property that is largely vacant with two radio transmission towers and zoned S-1; to the east are single-family residences and agricultural land zoned S-1; to the west, across 23rd Avenue, are agricultural uses and single-family residences zoned S-1; to the south, across Dobbins Road, are single-family homes and vacant land zoned R1-10.



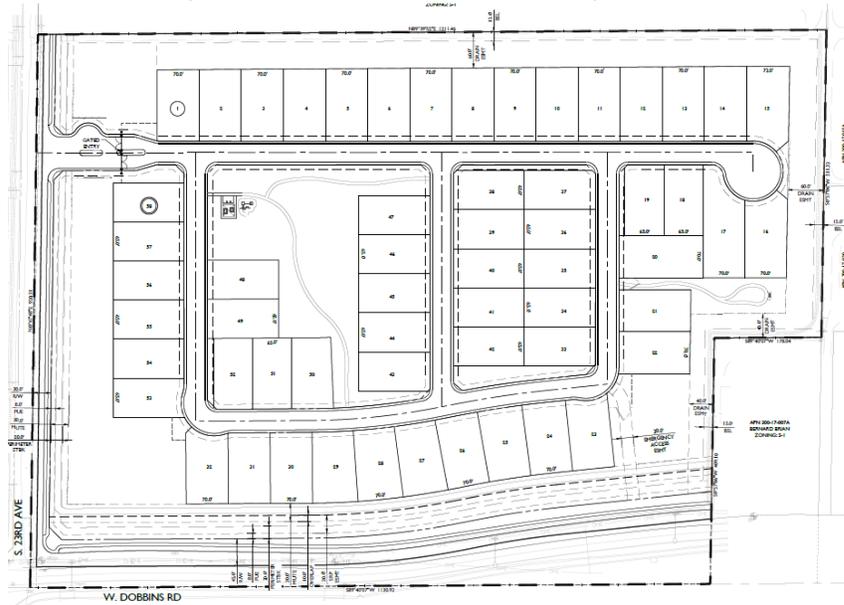
Location Map; Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposal is for a 58-lot subdivision. The requested R1-18 zoning district allows for a base density of 52 units and up to 60 units with a density bonus. To achieve 58 units the development will need to demonstrate the provision of additional basic and/or improved open space. The provisions of additional open space will be reviewed through the site planning process.

Conceptual Site Plan; Source: EPS Group Inc.



The conceptual site plan, attached as an exhibit, depicts the site layout including the location of each lot, the open space areas, proposed lot widths, enhanced entry and pedestrian circulation. The site will have one point of ingress/egress on 23rd Avenue.

Staff recommends Stipulation No. 1 to require general conformance to the site plan with specific regard to the number of lots, the proposed lot widths ranging from 65 to 70 feet, and increased setbacks for lots along the eastern property line. Additionally, staff recommends Stipulation No. 7 to require the primary access drive to incorporate decorative materials and landscaping and Stipulation No. 2 to require enhanced landscaping to provide enhanced buffering along the perimeter of the site.

To promote enhanced walking, cycling, and transit-use staff recommends Stipulation Nos. 10 through 14 to require multi-use trails and detached sidewalks along 23rd Avenue and Dobbins Road, and that all sidewalks within the development be detached.

To increase visibility and promote an open feel both within the community and along adjacent streets, staff recommends Stipulation No. 6 to require perimeter

walls be 75 percent view fencing and to improve the streetscape by providing visual interest via wall-offsets and material and textural differences.

5. Conceptual Building Elevations

The conceptual building elevations, attached as an exhibit, depict four different single-family elevations. Each elevation proposes a shaded porch and a variety of building materials. Staff recommends Stipulation Nos. 4 and 5 to require that all lot be subject to Single-Family Design Review and that building elevations incorporate several enhancements including: multiple colors, exterior accent materials, and textural differences that exhibit quality and durability.

Conceptual Building Elevations; Source: EPS Group, Inc.



SUBJECT

consistent with development patterns in the general area, while furthering the intent of the Rio Montaña Area Plan.

Per Stipulation Nos. 10 and 11, the project site will enhance the connectivity and pedestrian comfort in the area by providing street improvements, including sidewalks and landscaping, along 23rd Avenue and Dobbins Road. Similarly, this development will provide multi-use trails along 23rd Avenue and Dobbins Road. This is addressed in Stipulation Nos. 13 and 14.

Other design elements of the Rio Montaña Area Plan will be addressed through the design guidelines of the Phoenix Zoning Ordinance in Chapter 5, Section 507 Tab. A (Guidelines for Design Review).

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 the 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 housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

8. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 9, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

9. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 8 and 9.

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 frontage should be detached from the curb 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. The proposal, as stipulated, will create a comfortable streetscape environment with enhanced landscaping and shaded, detached sidewalks along 23rd Avenue and Dobbins Road. These are addressed in Stipulation Nos. 2, 10, and 11.

11. **Monarch Butterfly Pledge:**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 3 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

12. **Complete Streets Guiding Principles:**

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. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including multi-use trails and detached sidewalks and along 23rd Avenue, Dobbins Road, and streets within the development. These are addressed in Stipulation Nos. 10 through 14.

13. **Zero Waste Phoenix 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.

The city provides recycling service to single-family developments.

COMMUNITY CORRESPONDENCE

14. At the time this staff report was written, staff has received no letters of support or opposition for this request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department is requiring the following:
- Detached sidewalks along 23rd Avenue and Dobbins.
 - Multi-use trails along 23rd Avenue and Dobbins Road.
 - Right-of way be dedicated for 23rd Avenue and Dobbins Road.
 - Direct pedestrian access to the multi-use trails.
 - Submittal of a sight visibility analysis.
 - Traffic Impact Analysis be submitted to determine if a signal is warranted.
 - Conduit and junction boxes for future traffic signal equipment be provided.
 - All existing utilities be undergrounded.
 - Existing SRP facilities be relocated.
 - All improvements in the right-of-way be constructed with all required elements and to ADA standards.

These are addressed in Stipulation Nos. 10, 11, and 13 through 24.

16. The Aviation Department requested the airport disclosure stipulation. This is addressed in Stipulation No. 25.

OTHER

17. The subject site is within close proximity to properties used for agricultural uses, and approximately one mile northwest of the Phoenix Regional Police Academy, thus potentially leading to dust, odors, noise or other impacts to future residential uses on the site. Stipulation Nos. 27 and 28 require disclosure of the existence and operational characteristics of agricultural activities and the Phoenix Regional Police Academy gun range to purchasers of property within the development.
18. 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. 26.

19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 29.
20. Development and use of the site are 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, the Rio Montaña Area Plan, and with the character of the surrounding area.
2. The requested R1-18 zoning district is consistent with existing zoning and development patterns in the general area.
3. The proposal, as stipulated, incorporates enhanced design features to be compatible with the surrounding area and furthers the goals of several Council-adopted policy plans.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped April 22, 2024, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - a. The development shall be limited to a maximum of 58 lots.
 - b. Lots 1-17 and 20-32 shall be a minimum of 70 feet in width. All other lots shall be a minimum of 65 feet in width.
 - c. Lot 22 shall be a minimum of 40 feet from the eastern perimeter property line.
 - d. Lots 15 and 16 shall be a minimum of 60 feet from the eastern perimeter property line.

2. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, 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 for installing the required plants.
3. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
4. All lots in the development shall be subject to Single-Family Design Review.
5. 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, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
6. Fences and walls shall be in general conformance with the wall plan (wall elevations) date stamped April 22, 2024, as modified by the following stipulations, and approved by the Planning and Development Department:
 - a. Perimeter fencing shall be a minimum of 75% view fencing, except on Lots 23 through 32.
 - b. Perimeter walls bounding the rear or side yard property lines of residential lots along 23rd Avenue and Dobbins Road shall include minimum three-foot offsets, and material and textural differences, such as stucco, and/or split face or slump block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
7. A landscaped median of no less than 5 feet in width shall be provided within the primary access drive to the development and landscaped with a mix of ornamental trees and shrubs, as approved by the Planning and Development Department.
8. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including common areas and front yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

9. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
10. All sidewalks along 23rd Avenue shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50%, 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 for installing the required plants.

11. All sidewalks along Dobbins Road shall be a minimum of 5 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50%.
 - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

12. All sidewalks within the development shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper, single trunk, shade trees planted at a minimum rate of two trees per lot, or a minimum of 20 feet on center, or equivalent groupings, as modified and 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.
13. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the east side of 23rd Avenue, along the west side of the property. A minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the

MAG supplemental detail and as approved or modified by the Planning and Development Department.

14. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Dobbins Road, along the south side of the property. A minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
15. A minimum 45-feet of right-of-way shall be dedicated for the north side of Dobbins Road, to be measured from the existing southern property line, adjacent to the development.
16. A minimum 30-feet of right-of-way shall be dedicated for the east side of 23rd Avenue, adjacent to the development.
17. A pedestrian pathway shall be provided on the southern and western site boundary to allow for direct pedestrian access to the adjacent multi-use trails. The developer shall construct an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material treatment, as approved by the Planning and Development Department.
18. The developer shall submit an engineer sealed Sight Visibility Analysis in accordance with AASHTO guidelines for departure sight distance at the proposed access points along Dobbins Road to the City. No preliminary approval of plans shall be granted until the study has been reviewed and proposed access is approved by the Street Transportation Department.
19. A Traffic Impact Study (TIS) shall be submitted to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department. The TIS shall include signal warrant analysis for 23rd Avenue and Dobbins Road. If the approved TIS determines that a signal is warranted at this intersection, the developer shall be required to fund 100% of the cost and construct the signal, if the TIS does not warrant the signal, the developer shall be required contribute, 25% of traffic signal cost in an escrow account to the Street Transportation Department. If the signal is installed by others, the development shall be responsible for 100% of the cost for signal relocation and/or modifications.
20. Conduit and junction boxes shall be provided at the northeast corner of the 23rd Avenue and Dobbins Road intersection for future traffic signal equipment.

21. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
22. Existing SRP facilities along Dobbins Road are to be relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
23. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
24. All streets within and adjacent to the development shall be constructed 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
25. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
26. 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.
27. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
28. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the Phoenix Regional Police Academy gun range. The

form and content of such documents shall be reviewed by the City prior to recordation.

29. Prior to final site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Samuel Rogers

May 8, 2024

Team Leader

Racelle Escolar

Exhibits

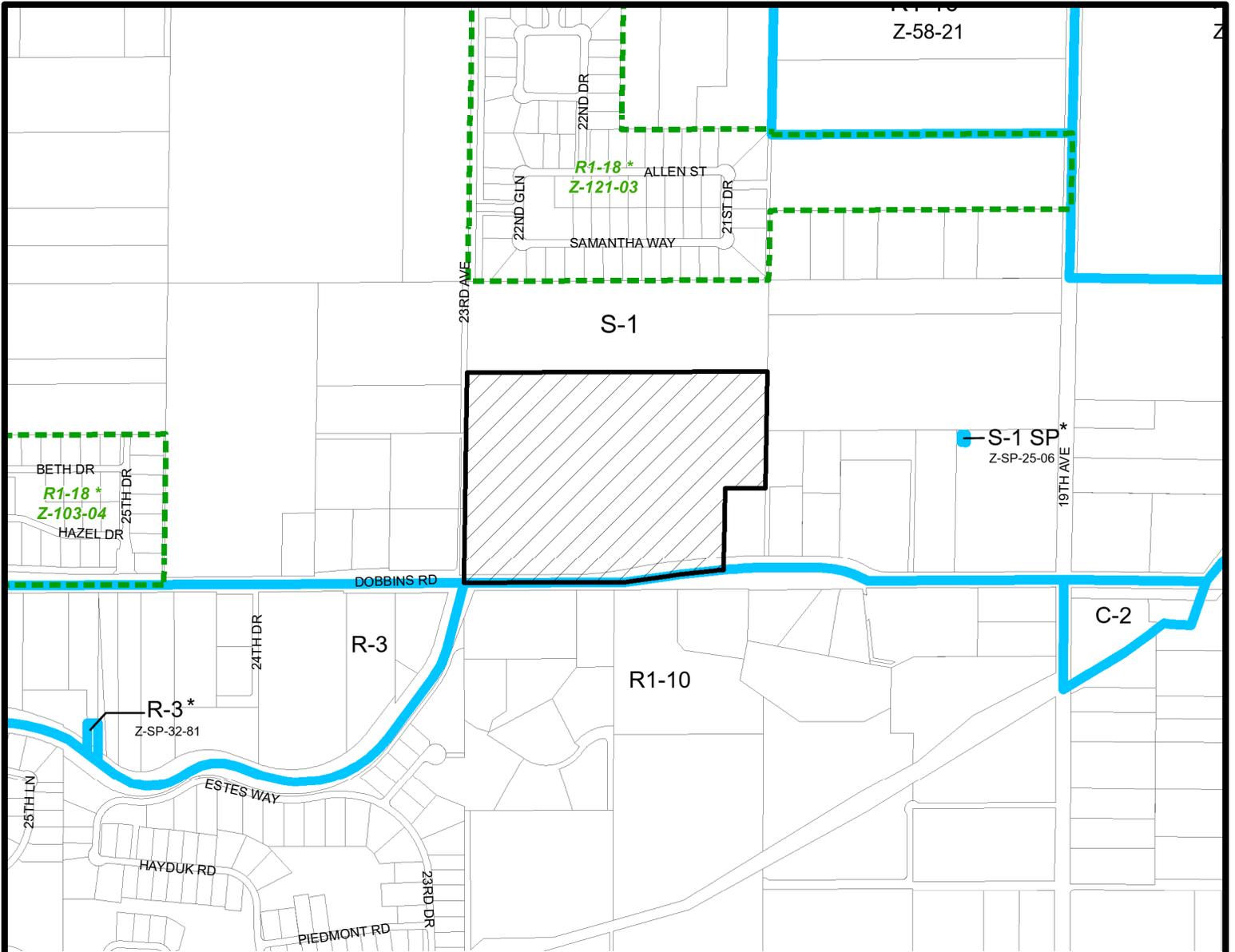
Zoning sketch map

Aerial sketch map

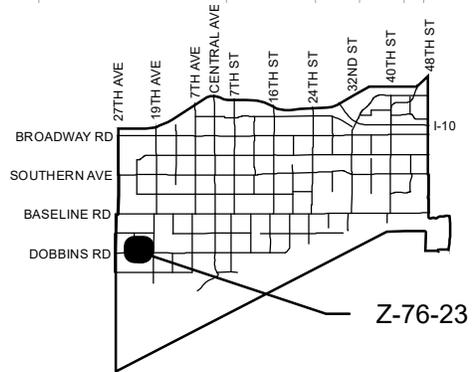
Conceptual Site Plan date stamped April 22, 2024 (2 pages)

Conceptual Wall and Trail Plan date stamped April 22, 2024 (2 pages)

Conceptual Building Elevations, Lot Plans, and Floor Plans date stamped October 2, 2024 (7 pages)

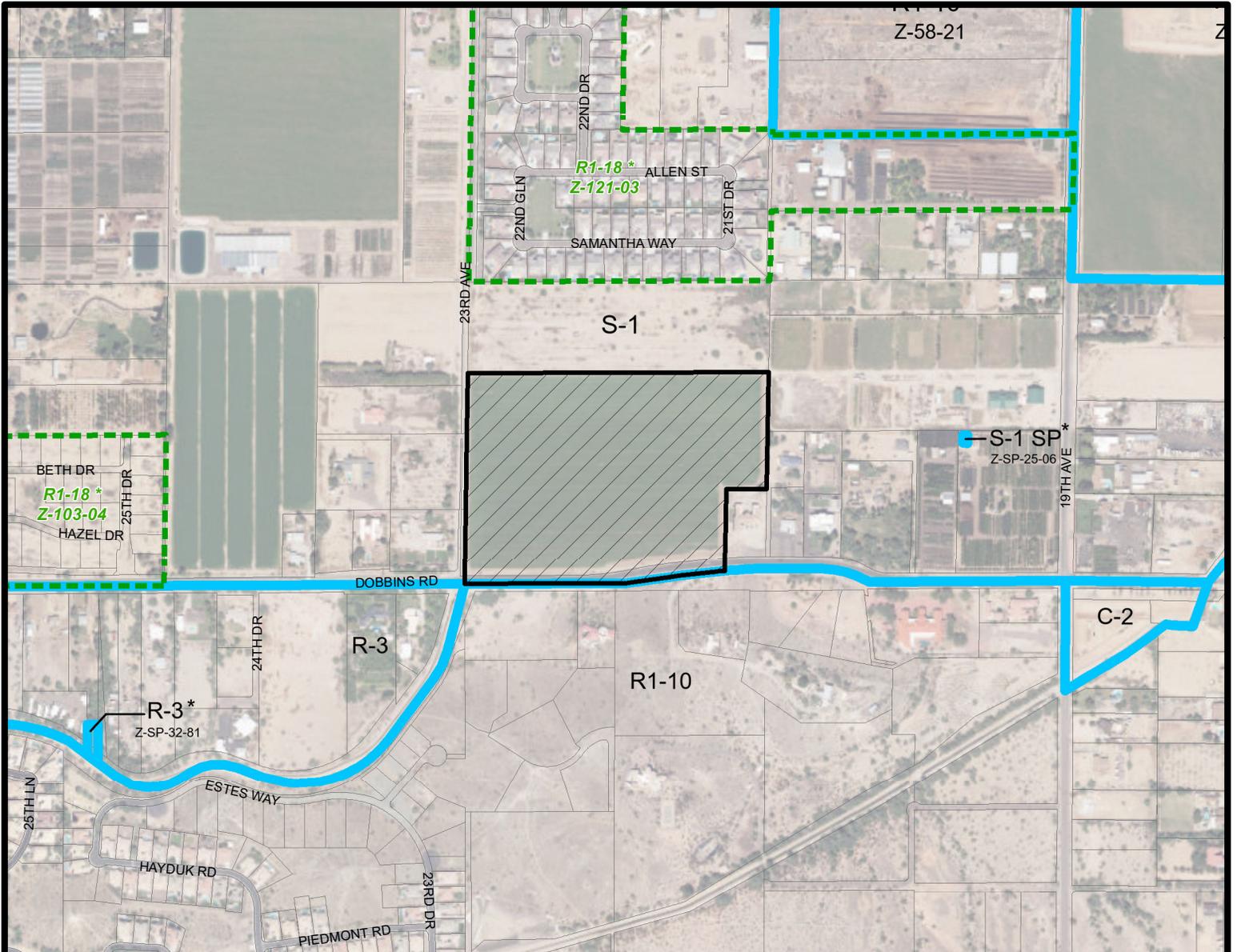


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8

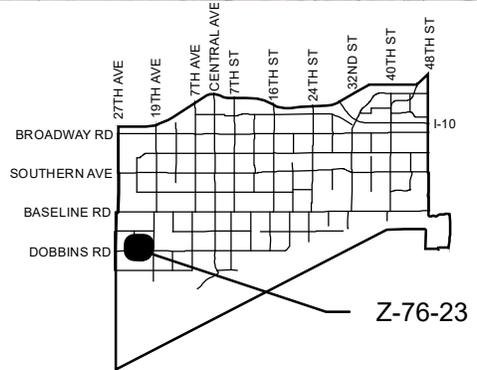


APPLICANT'S NAME: Natalie Maikoski		REQUESTED CHANGE:	
APPLICATION NO. Z-76-23		FROM: S-1 (25.71 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 25.71 Acres		<small>DATE:</small> 10/20/2023 <small>REVISION DATES:</small> 4/8/2024	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 02-24		<small>ZONING MAP</small> C-7	
TO: R1-18 (25.71 a.c.)			
MULTIPLES PERMITTED S-1 R1-18		CONVENTIONAL OPTION 25 50	
		* UNITS P.R.D. OPTION N/A 60	

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



SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



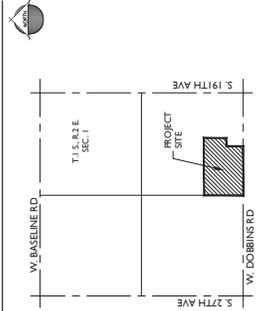
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<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 02-24		<small>ZONING MAP</small> C-7	
TO: R1-18 (25.71 a.c.)			
MULTIPLES PERMITTED S-1 R1-18		CONVENTIONAL OPTION 25 50	
		* UNITS P.R.D. OPTION N/A 60	

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

REZONE SITE PLAN FOR WILDFLOWER

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA
AND SALT RIVER MERIDIAN CITY OF PHOENIX,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

OWNER
HARMON INVESTMENTS LLC
1150 N ALHAMBRA AVE
SUITE 200
PHOENIX, AZ 85015
CONTACT: JOSH HANNON
josh.hannon@hannon.com

DEVELOPER
REBEL EQUITIES LLC
1150 N ALHAMBRA AVE
SUITE 200
PHOENIX, AZ 85015
CONTACT: ZACHARY FEBLER
zfebler@rebel.com

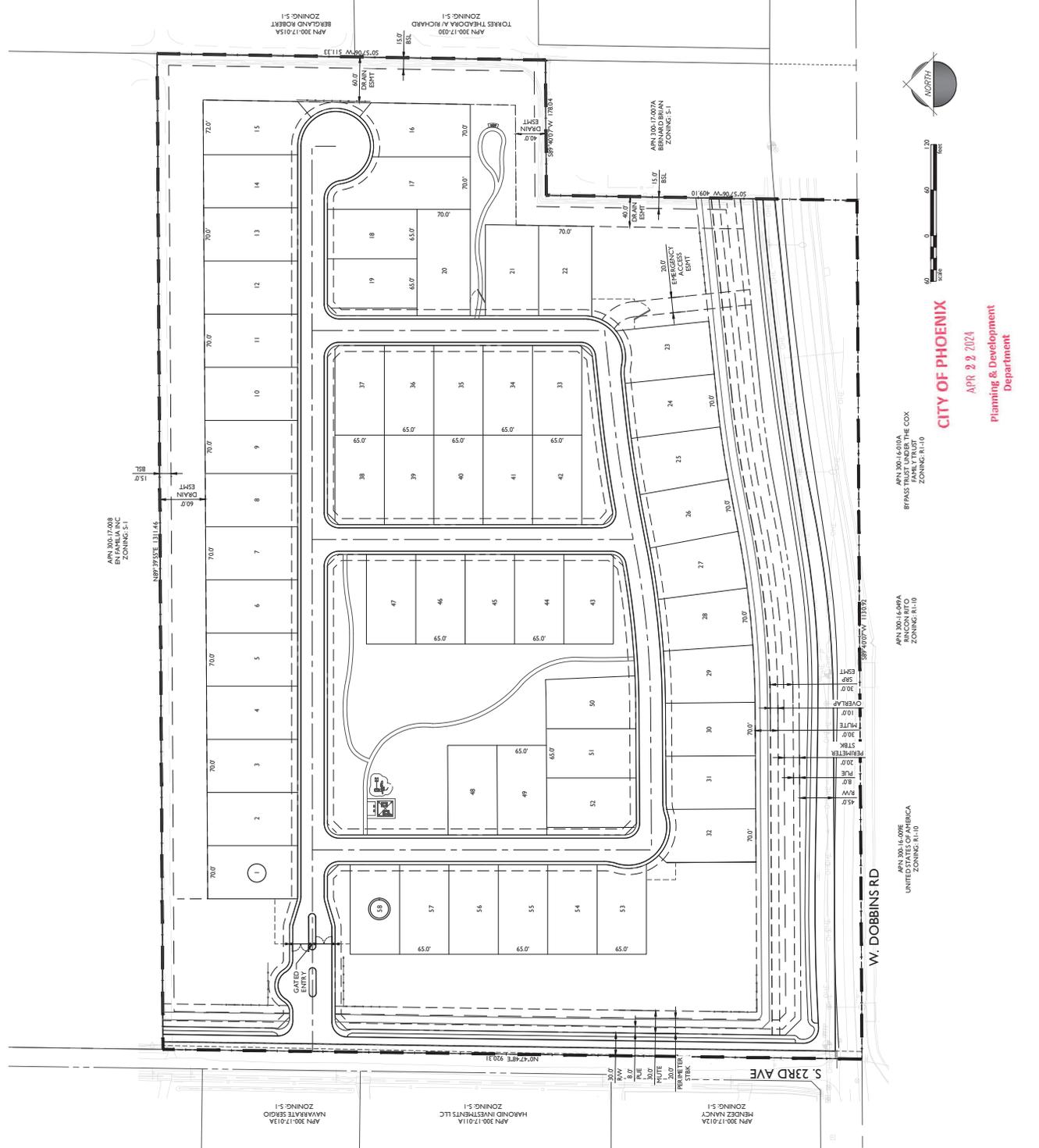
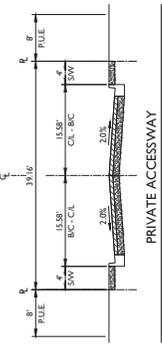
CIVIL ENGINEER, PLANNING/LANDSCAPE
JOSH HANNON
1150 N ALHAMBRA AVE
SUITE 200
PHOENIX, AZ 85015
CONTACT: JOSH HANNON
josh.hannon@hannon.com

PROJECT DATA

APN: 300-17-008
EXISTING LAND USE: TRADITIONAL LOT (S-13 DUAC)
EXISTING ZONING: S-13 R PD
GROSS AREA: 1.31 AC
NET AREA: 1.22 AC (EXCLUDES COLLECTOR & ARTERIAL R/W)
NO. OF LOTS: 31
TOTAL: 65 x 118'
TOTAL: 58 LOTS
DENSITY: 2.22 DU/AC (GROSS)
COMMON AREA: 8.9M AC (1% OF GROSS)

DEVELOPMENT STANDARDS (R-118 PRD)

PERMETER BUILDING SETBACKS: 20' ADJACENT TO PUBLIC STREET
15' ADJACENT TO PROPERTY LINE
BUILDING SETBACKS:
35' FRONT
5' REAR / SIDE PER BUILDING CODE
BUILDING HEIGHT: 2 STORIES AND 30'
LOT COVERAGE: 30% PLUS 10% FOR AN ADJUTANT OR ATTACHED SHADE STRUCTURE (TOTAL 40%)
COMMON AREA: 3% OF GROSS AREA



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APN 300-16-010A THE COX FAMILY TRUST ZONING R-110

APN 300-16-099A ZONING R-110

APN 300-16-096 UNITED STATES OF AMERICA ZONING R-110

WALL AND TRAIL LEGEND

SYMBOL	ITEM
	THERE WALL - 6'-0"
	THERE PARTIAL VIEW WALL - 6'-0"
	FULL VIEW FENCE - 6'-0"
	RAIL FENCE
	COMMUNITY TRAIL
	MULTI-USE PATH



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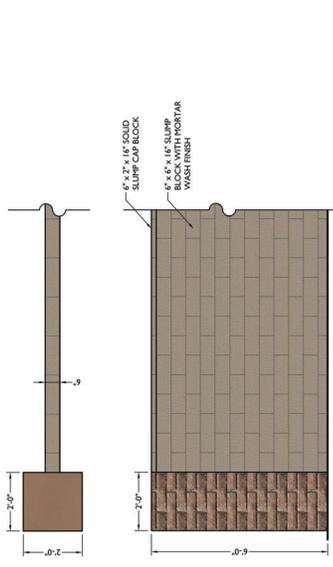
L-0-02
 04.22.2019

Conceptual Wall and Trail Plan

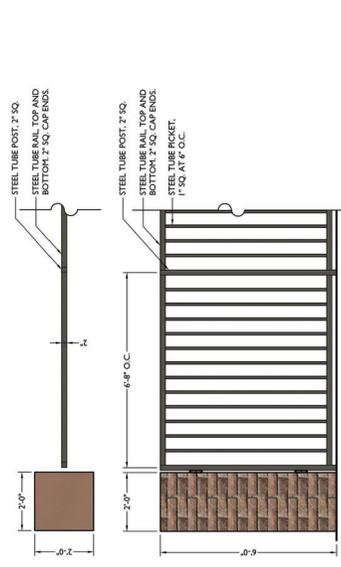
Phoenix, Arizona

Wildflower

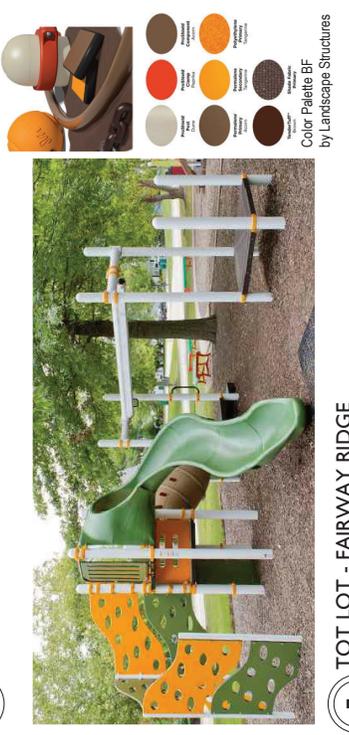
Pebler Equities, LLC.



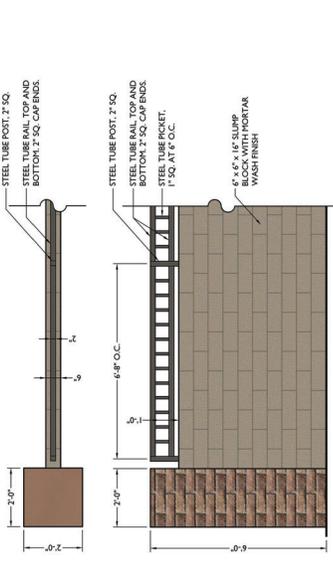
1 THEME WALL - 6'-0"
SCALE: 1/2" = 1'-0"



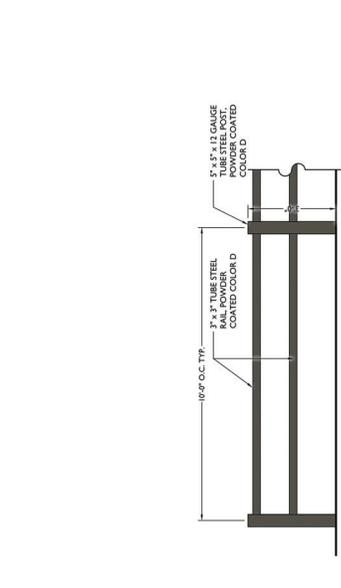
3 FULL VIEW FENCE - 6'-0"
SCALE: 1/2" = 1'-0"



5 TOT LOT - FAIRWAY RIDGE
by LANDSCAPE STRUCTURES



2 THEME PARTIAL VIEW WALL - 6'-0"
SCALE: 1/2" = 1'-0"



4 RAIL FENCE
SCALE: 1/2" = 1'-0"



6 20'x20' RAMADA
by CLASSIC RECREATION



COLOR A - SLUMP BLOCK
TAN EARTH TONE - MORTAR WASH FINISH



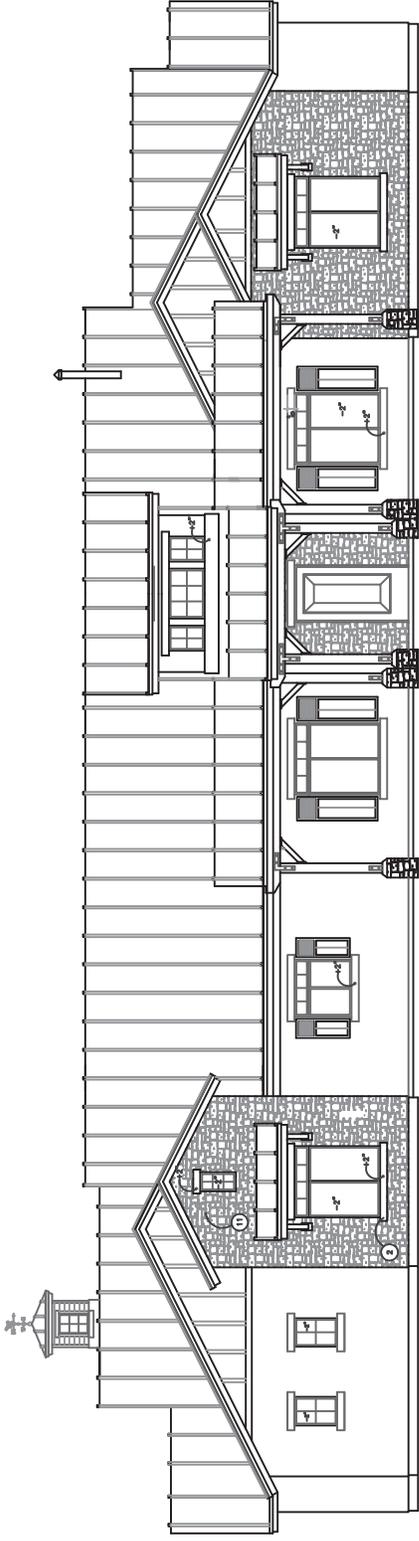
COLOR B - COLUMN VENEER
Adobe Brick - Sienna by Coronado Stone



COLOR C - STANDARD CMU
SW - 7607 - Stone Lion



COLOR D - STEEL
SW - 7048 - Urbane Bronze



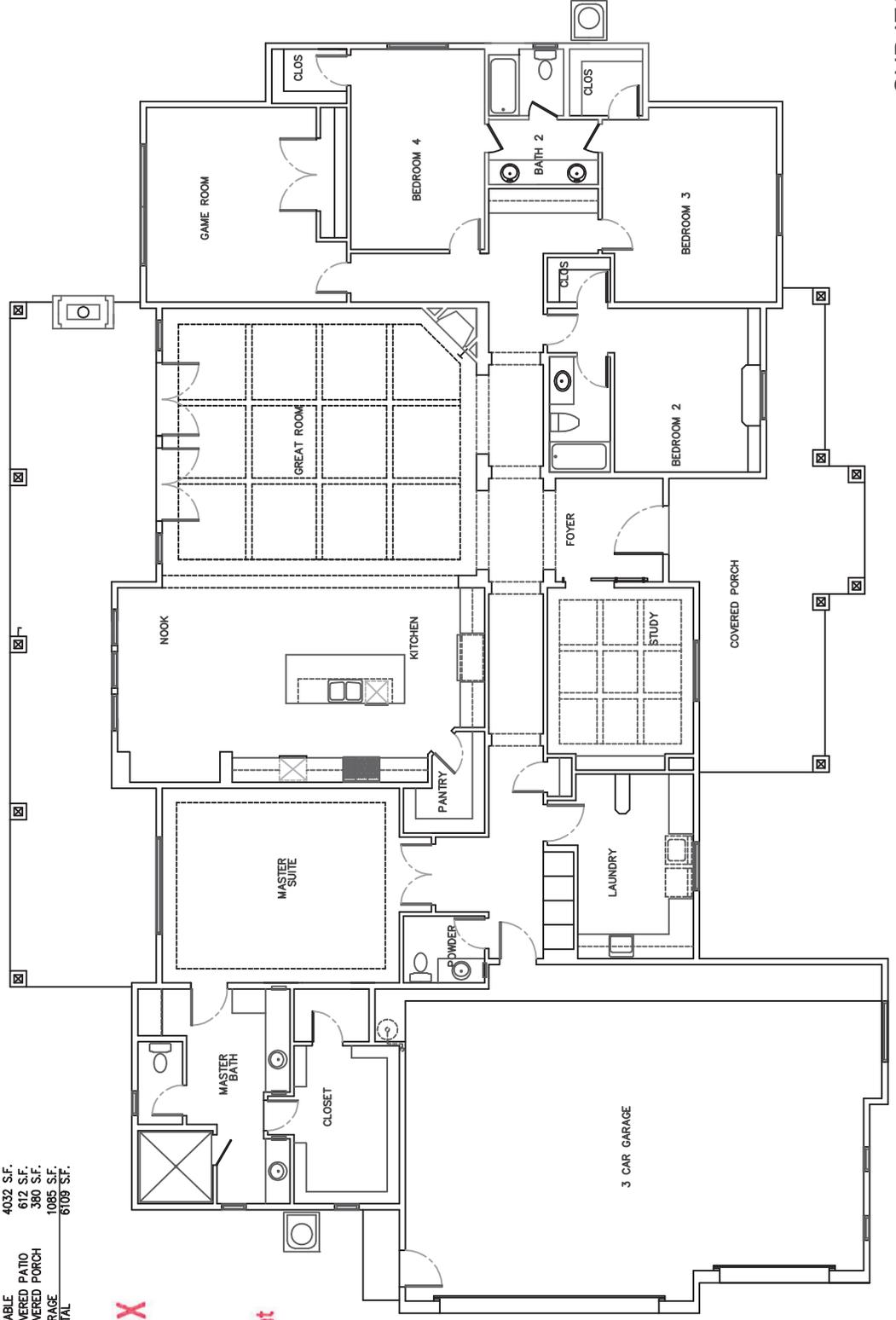
FRONT ELEVATION

LIVABLE 4032 S.F.
 COVERED PATIO 612 S.F.
 COVERED PORCH 380 S.F.
 GARAGE 1085 S.F.
 TOTAL 6109 S.F.

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SUBJECT TO CHANGE

155.25'

262.52'

262.52'

155.25'

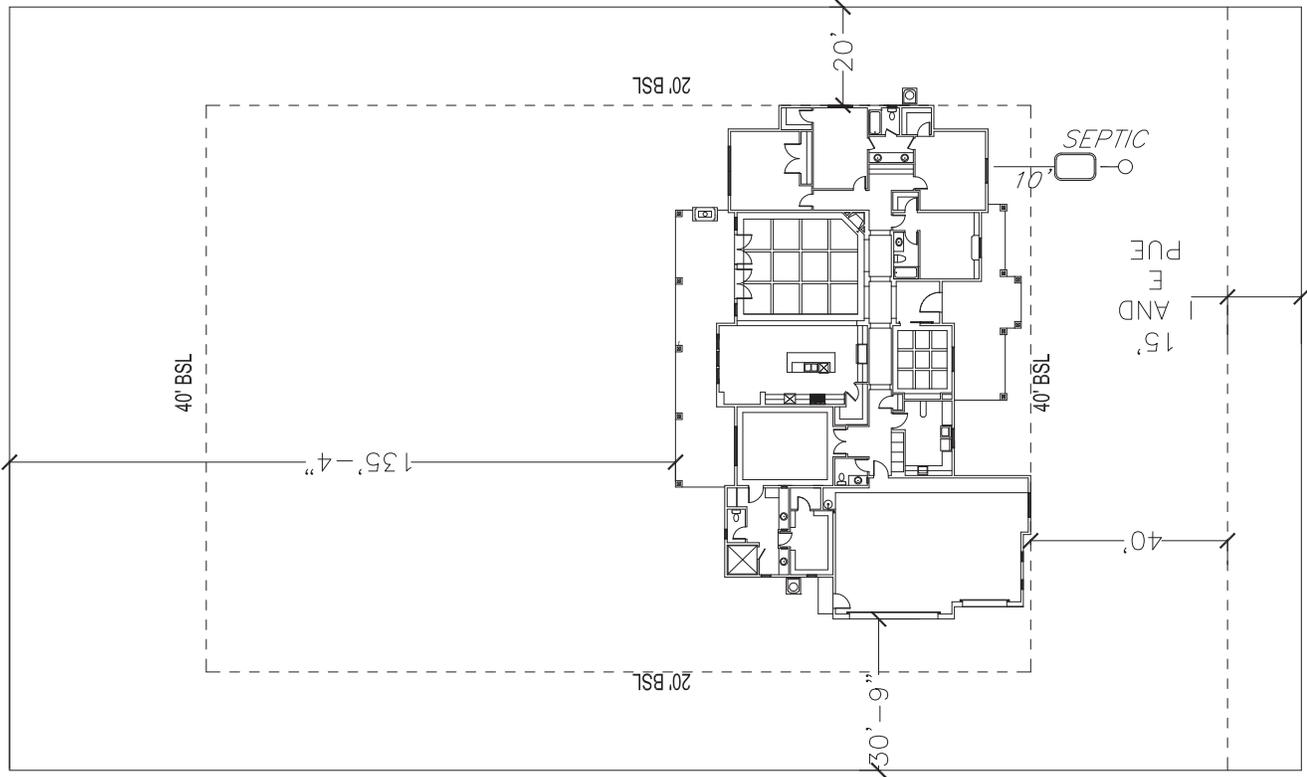


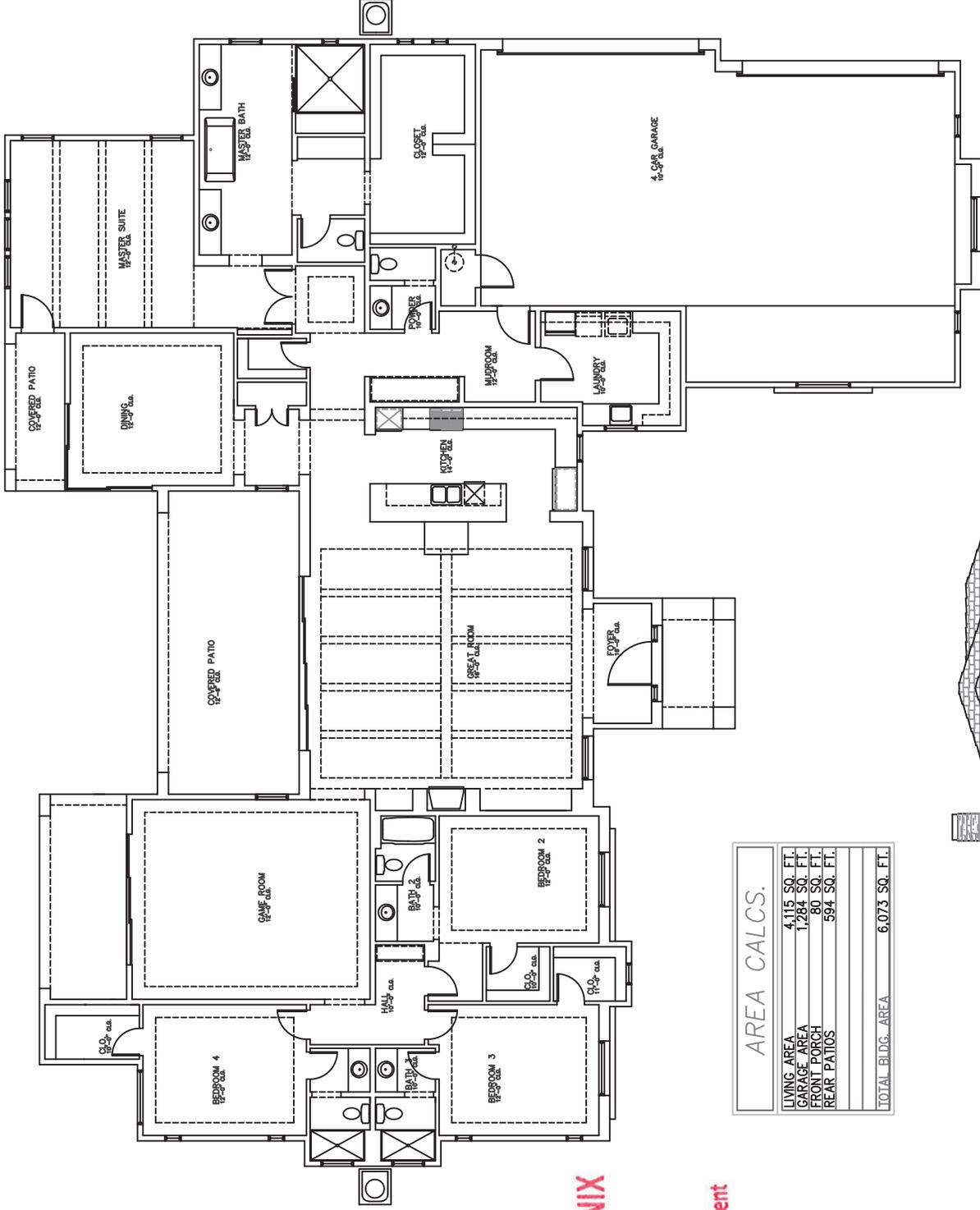
1"=30'
SITE PLAN

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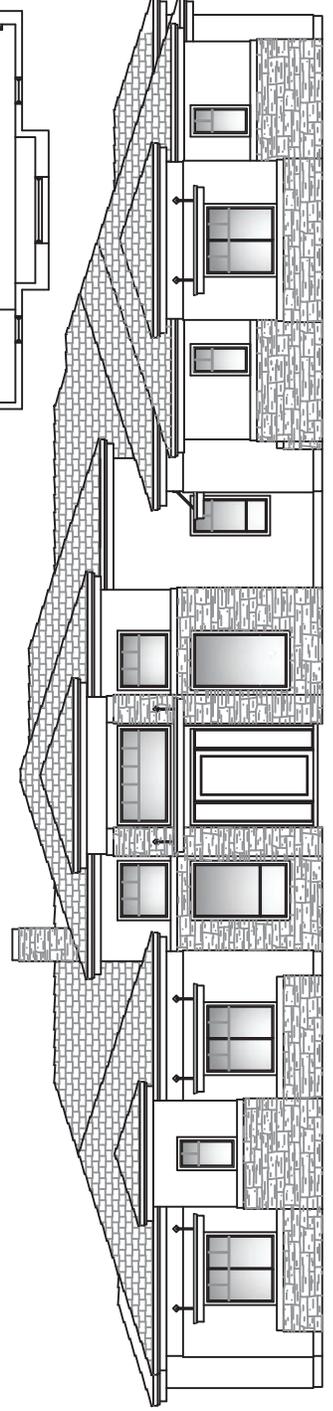


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AREA CALCS.	
LIVING AREA	4,115 SQ. FT.
GARAGE AREA	1,284 SQ. FT.
FRONT PORCH	80 SQ. FT.
REAR PATIOS	594 SQ. FT.
TOTAL BLDG. AREA 6,073 SQ. FT.	



FRONT ELEVATION

SUBJECT TO CHANGE

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155.25'

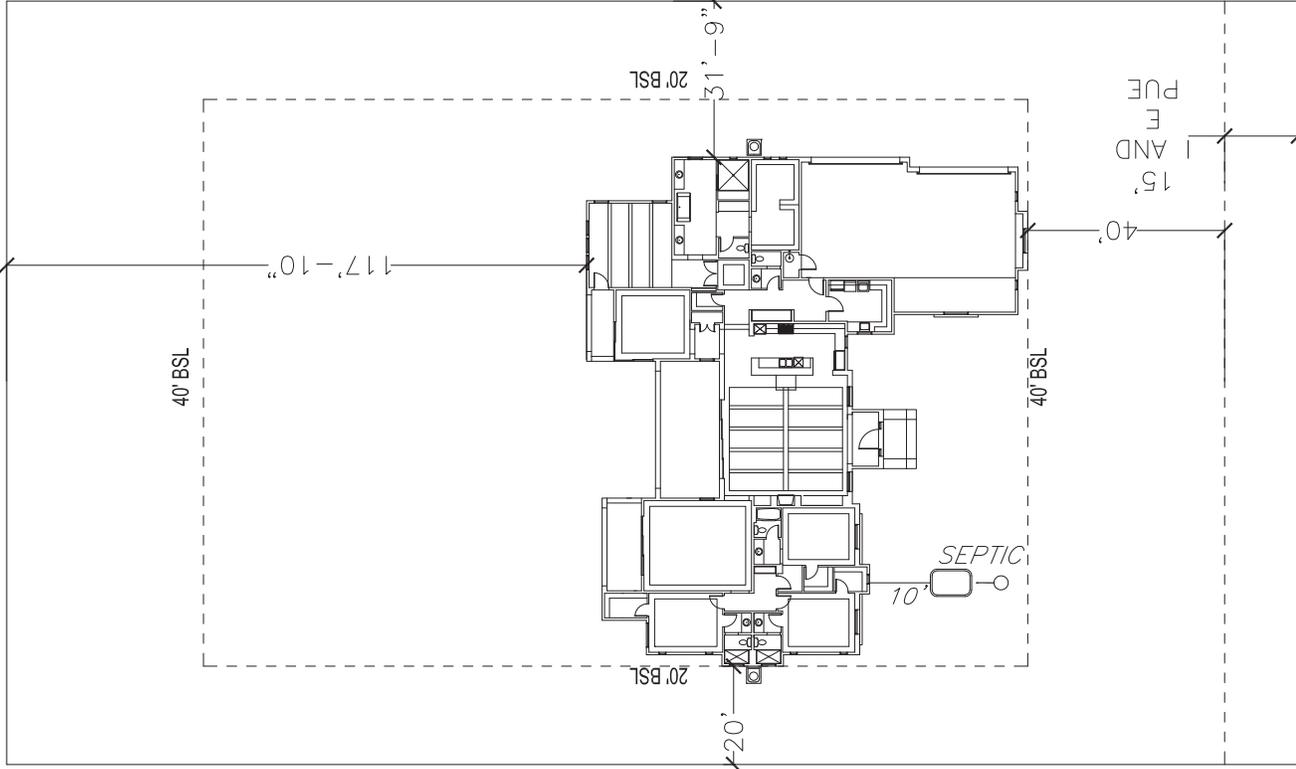


1"=30'
SITE PLAN

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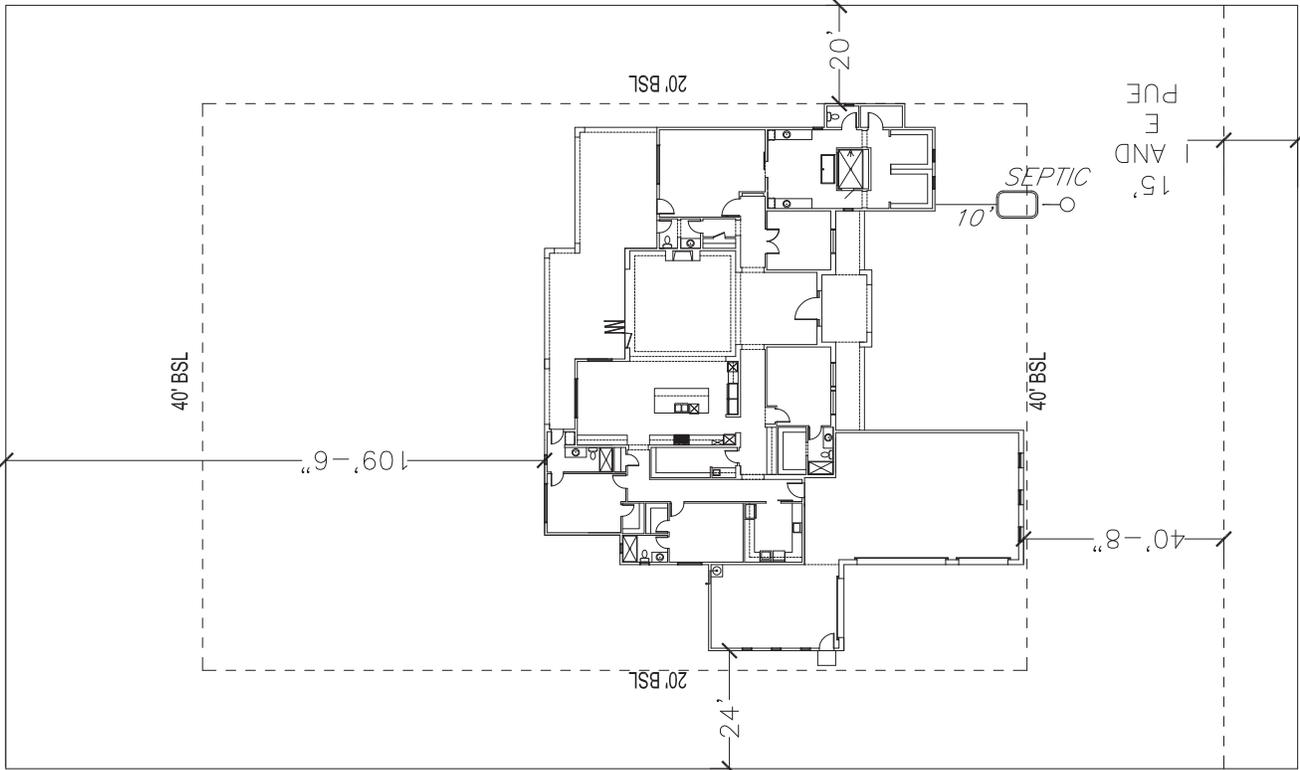
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1"=30'
SITE PLAN

155.25'



262.52'

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155.25'

262.52'

