

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-48-22-7 December 4, 2023

[Laveen Village Planning Committee](#) December 11, 2023

Meeting Date:

[Planning Commission](#) Hearing Date: January 4, 2024

Request From: RU-43 (Pending [S-1](#)) (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) (4.95 acres) and [S-1](#) (Ranch or Farm Residence) (0.45 acres)

Request To: [R-2](#) (Multifamily Residence District) (5.40 acres)

Proposal: Multifamily residential

Location: Approximately 300 feet north of the northwest corner of 35th Avenue and Minton Street

Owner: Ridgeway Investments LLC

Applicant/Representative: Pew and Lake, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 10 to 15 dwelling units per acre	
Street Map Classification	35th Avenue	Arterial	55-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The requested zoning will allow for increased intensity that is consistent with the General Plan Land Use Map designation, the Laveen Southwest Growth Study land use designation, and is appropriately located adjacent to an arterial street. The development will incorporate open space areas and enhanced landscaping, which will mirror existing residential properties and respect local conditions.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

As stipulated, the proposal will incorporate appropriate development standards that will mitigate impacts to adjacent residential uses. These standards will include enhanced open space areas and planting standards.

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 development, as stipulated, will provide an enhanced open space area. The shade trees, as stipulated, will help encourage walking by providing a thermally comfortable environment for pedestrians.

Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study](#): Background Item No. 6.

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

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Principles](#): Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): Background Item No. 10.

[Transportation Electrification Action Plan](#): Background Item No. 11.

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

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	County RU-43 (Pending S-1)
North (across Carter Road)	Single-family residence, vacant land	County RU-43
South	Single-family residential	County RU-43
East (across 35th Avenue)	Single-family residential	R1-10
West	Single-family residential	County RU-43

R-2 Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	5.40 acres
Maximum Total Number of Units	56.70; 64.80 with bonus	62 (Met)
Maximum Density (dwelling unit/acre)	10.50; 12.00 with bonus	11.48 (Met)
Maximum Lot Coverage	50%, up to 60% including attached shade structures	31.62% (Met)
Maximum Building Height	2 stories and 30 feet for the first 150 feet; 1 foot in 5 feet increase to 48 feet in height or 4-story maximum, 15-foot maximum height within ten feet of a single-family zoned district, which height may be increase one foot for each additional on foot of building setback to the maximum permitted height	2 stories and 26 feet (Met)
<i>MINIMUM PERIMETER BUILDING SETBACKS</i>		
North (Side, adjacent to Carter Road alignment)	20 feet	20 feet (Met)
South (Side, adjacent to RU-43)	15 feet	26 feet (Met)
East (Front, adjacent to 35th Avenue)	20 feet	20 feet (Met)
West (Rear, adjacent to RU-43)	15 feet	Approximately 49 feet (Met)

MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
North (Side, adjacent to Carter Road alignment)	20 feet	20 feet (Met)
South (Side, adjacent to RU-43)	5 feet	5 feet (Met)
East (Front, adjacent to 35th Avenue)	20 feet	20 feet (Met)
West (Rear, adjacent to RU-43)	5 feet	5 feet (Met)
Minimum Open Space	5 percent	37.26 percent (Met)
Minimum Parking Requirements	2.0 spaces per 3 or more bedroom unit, 62 3-bedroom units, 124 reserved spaces, 62 unreserved spaces 186 spaces	187 spaces (Met)

*Variance or Site Plan modification needed

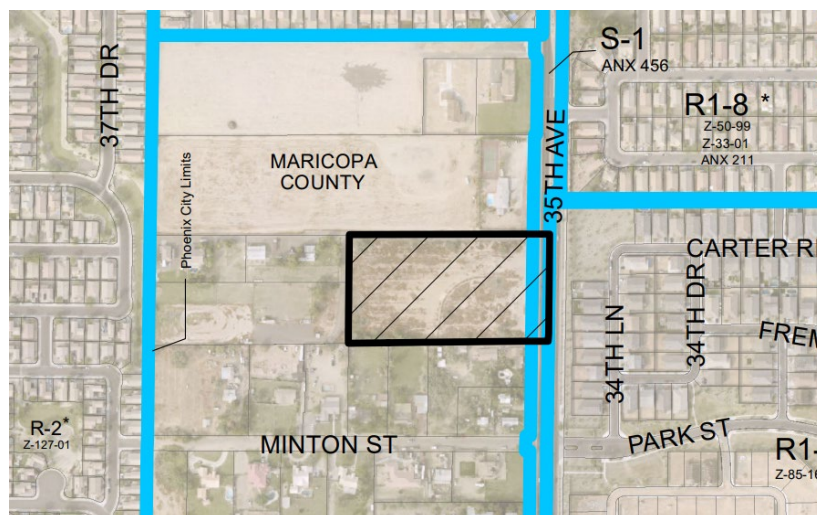
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 5.40 acres located approximately 300 feet north of the northwest corner of 35th Avenue and Minton Street from RU-43 (Pending S-1) (County, Once Acre Per Dwelling Unit, Pending Ranch or Farm Residence) to R-2 (Multifamily Residence District) to allow multifamily development. The subject site is currently vacant and undeveloped.

SURROUNDING LAND USES AND ZONING

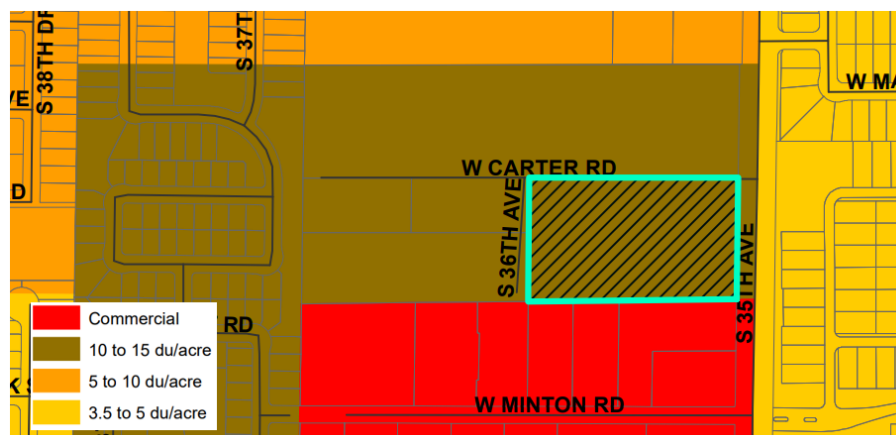
2. The requested R-2 zoning district will support additional housing within the Laveen Village. The proposal is adjacent to 35th Avenue, an existing arterial road. The properties to the north, west, and south are large lot single-family homes located in Maricopa County, zoned RU-43 (One Acre Per Dwelling Unit). West of the subject site, across 35th Avenue, is a single-family residential development zoned R1-10 (Single-Family Residence District).



Existing Zoning Aerial Map
Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as the surrounding area to the north and west are designated Residential 10 to 15 dwelling units per acre. The area to the east, across 35th Avenue, is designated Residential 3.5 to 5 dwelling units per acre. Additionally, the area to the south is designated Commercial. The proposed R-2 zoning designation is consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The conceptual site plan, attached as an exhibit, proposes 62 units with access along Carter Road. In order to enhance safety along the ingress/egress point, staff recommends Stipulation No. 3 to ensure traffic calming measures are

provided along the entry on Carter Road. A large open space area is located along the southern half of the development. The large open space connects to numerous pedestrian pathways within the development that lead to 35th Avenue and Carter Road. In order to ensure a walkable development, staff recommends Stipulation No. 11 that ensures all pedestrian walkways be shaded to a minimum of 75 percent. Finally, the site plan depicts a six-foot-tall wall along the west and south perimeter, further buffering the neighboring large-lot houses. This is addressed in Stipulation No. 7. As a result, staff recommends Stipulation No. 1 to ensure general conformance to the site plan.

5. Elevations

The conceptual building elevations depict two-story residential buildings with a maximum height of approximately 26 feet. The residential building elevations also depict pitched shingle roofs, various window sizes, metal roofs, and batton board along the exterior. Residential units are also depicted with open view porches, further enhancing pedestrian safety. The proposed clubhouse depicts large metal roofing, brick veneer, various window sizes, and roof overhangs. The proposal utilizes modern farmhouse architecture throughout the development. Staff recommends general conformance to the elevations. This is addressed in Stipulation No. 2.



Conceptual Renderings
Source: Woods Associates Architects

PLANS, OVERLAYS, AND INITIATIVES

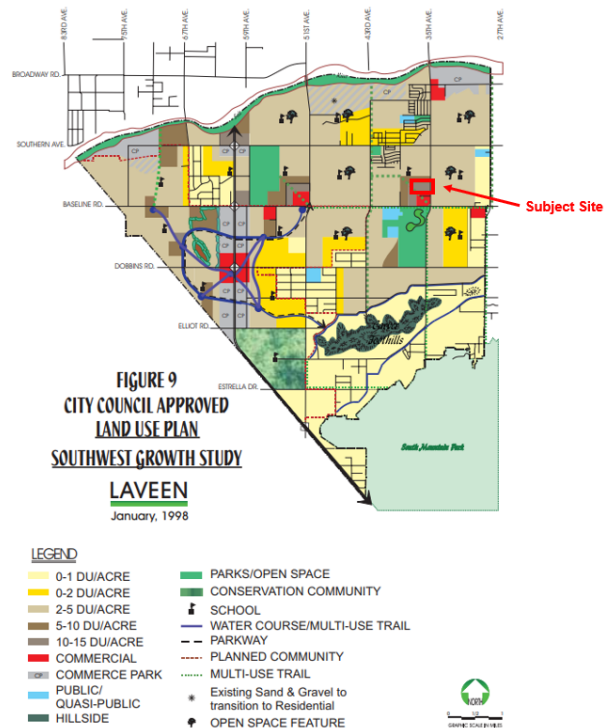
6. Laveen Southwest Growth Study:

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site as 10 to 15 dwelling units per acre. The proposal is consistent with the designation. The Laveen Southwest Growth Study also outlines specific design policies and standards for various type of development that will enhance Laveen's built environment while remaining respectful to its agricultural heritage.

The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. The large-lot county residents to the south and west have established equestrian and agricultural character. To ensure future owners and tenants of the proposed development are aware of nearby agricultural uses, Stipulation No. 20 requires the disclosure of ranchettes/animal uses. The proposal will incorporate architectural features that reflect a modern farmhouse design, a large open space area and open view fencing along the north and east to contribute to the character of the area. This is addressed in Stipulation Nos. 2, 6 and 8.

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 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



Laveen Southwest Growth Study Land Use Map
Source: Planning and Development Department

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 underutilized land in a more sustainable fashion.

8. **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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help create walkable streets and vibrant pedestrian places. Staff is recommending several stipulations designed to provide trees and enhanced shade within the development as follows:

- All required landscape setbacks shall be planted with 2-inch caliper trees (Stipulation No. 4);
- Fifteen percent of the gross site shall be retained as open space (Stipulation No. 8);
- Two-inch caliper trees will be planted in uncovered parking lots to provide 25 percent shade at maturity (Stipulation No. 9);
- Pedestrian walkways shall be shaded at 75 percent (Stipulation No. 11);
- Bicycle parking shall be shaded at 75 percent (Stipulation No. 13.c);
- Detached sidewalk along Carter Road shall be planted with 2-inch caliper trees and 75 percent live groundcover (Stipulation No. 16).

9. **Complete Streets Guiding Principles:**

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. To provide a safe pedestrian environment staff is recommending pedestrian walkways to be treated to visually contrast parking and drive aisles. Furthermore, three pedestrian connections are provided from the development to the sidewalk along Carter Road. The primary vehicular entrance shall have detached pedestrian connections, and the entry shall be constructed with decorative pavers or another material other than those

used to pave the parking surfaces. Finally, a detached sidewalk shall be provided along Carter Road and the landscape area behind the back of curb shall be planted using two-inch caliper trees. These are addressed in Stipulation Nos. 5, 10, 12, and 16.

10. **Comprehensive Bicycle Master Plan:**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycling parking spaces throughout the development, installed per the requirements in the city's Walkable Urban (WU) Code. Furthermore, bicycle parking must be landscaped or covered to achieve 75 percent shade and a bicycle repair station shall be provided. Finally, electric receptacles for electric bicycle charging capabilities shall be provided throughout the development. This is addressed in Stipulation No. 13.

11. **Transportation Electrification Action Plan:**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 14.

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 provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, no correspondence from the public had been received.

INTERDEPARTMENTAL COMMENTS

14. **Street Transportation Department**

The Street Transportation Department has requested a 25-foot dedication on the south side of Carter Road. Furthermore, the developer shall close the existing median opening and construct a new opening on 35th Avenue and Carter Road. Finally, the Street Transportation Department has indicated that all street improvements must comply with City and ADA standards. These are addressed in Stipulation Nos. 15, 17, and 18.

15. **Aviation Department**

The City of Phoenix Aviation Department has indicated that due to the proximity of the Phoenix Sky Harbor Airport, the property owner shall record documents that disclose the existence and operations of the Phoenix Sky Harbor Airport to any future owners or tenants. The documents shall be reviewed and approved by the City Attorney. This is addressed in Stipulation No. 19.

OTHER

16. 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. 21 through 23.
17. 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 preliminary site plan approval. This is addressed in Stipulation No. 24.
18. 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 proposal is consistent with the General Plan Land Use Map designation and will provide a high quality residential development adjacent to an arterial street and stipulated to reflect the established residential character of the area.
2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.
3. The stipulated landscaping, open space, and planting standards are above the required minimum standards and will make the development compatible with the surrounding land uses.

Stipulations

1. The development shall be in general conformance with the site plan date stamped October 31, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped July 14, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
3. Traffic calming measures shall be provided at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
4. The required landscape setbacks shall be landscaped with 2-inch caliper single-trunk large canopy drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. The primary vehicular entrance to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. Pedestrian pathways connecting the interior of the development to the public sidewalks along both sides of the vehicular driveway.
 - b. The pedestrian pathways shall be detached from the vehicular driveway and lined with landscape areas on both sides of not less than 5 feet

each. The landscape area shall be planted with drought-tolerant plant materials providing seasonal interest.

- c. A minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - d. The entry driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
- 6. If fencing is proposed, open view fencing or a combination of maximum two feet of solid masonry topped by open view fencing shall be utilized along the north and east perimeter, as approved by the Planning and Development Department.
 - 7. A perimeter wall no less than 6 feet in height shall be provided along the southern and western portion of the site, as approved by the Planning and Development Department.
 - 8. A minimum of 15% of the gross site area shall be retained as open space.
 - 9. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
 - 10. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
 - 11. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
 - 12. A minimum of three pedestrian connections shall be provided from the development to the sidewalk along Carter Road, as approved by the Planning and Development Department.
 - 13. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department.

- a. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces, located near building entrances and within amenity areas.
 - c. All bicycle infrastructure shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
 - d. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - e. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
14. A minimum of 10% of the required parking spaces shall be EV Ready.
15. The developer shall dedicate 25-feet of right-of-way and construct the south side of Carter Road, as approved by the Planning and Development Department.
16. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip shall be constructed along the south side of Carter Road, adjacent to the development, planted to the following standards and maintained with a watering system, 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.

- b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

17. The developer shall close the existing median opening adjacent to the site and construct a new median opening at 35th Avenue and Carter Road, as approved by the Planning and Development and Street Transportation Departments.
18. 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.
19. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) 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.
20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. 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. The disclosures shall be noted in the CC&Rs in a section titled "nuisances".
21. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
22. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

23. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
24. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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

Nayeli Sanchez Luna

December 4, 2023

Team Leader

Racelle Escolar

Exhibits

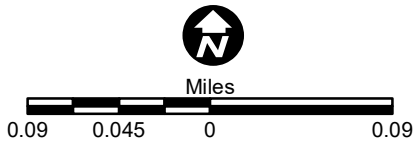
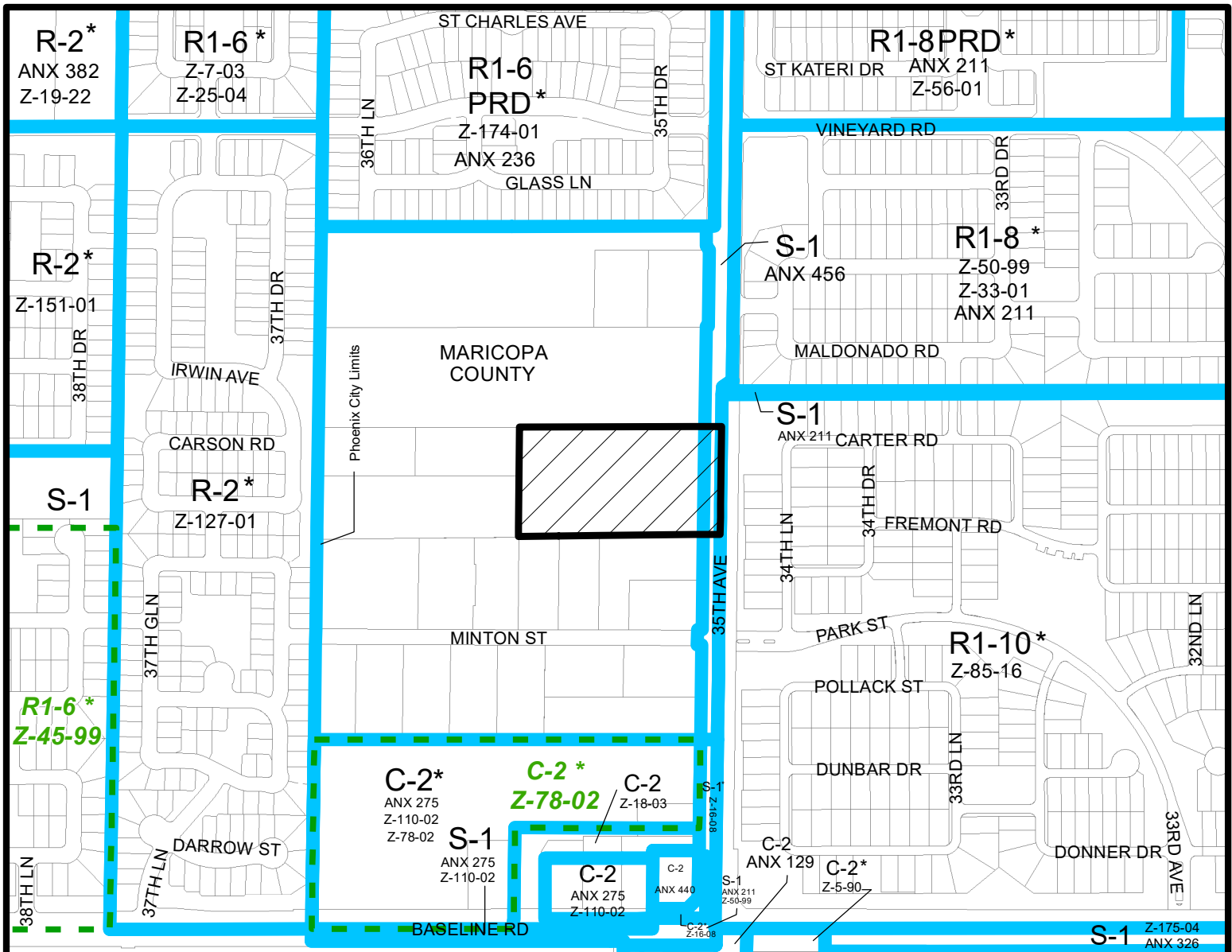
Sketch map

Aerial map

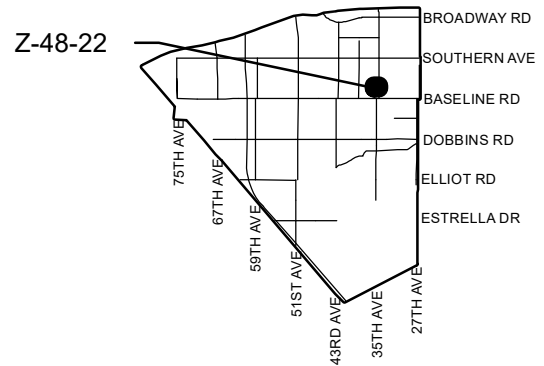
Conceptual site plan date stamped October 31, 2023

Conceptual elevations date stamped July 14, 2023 (2 pages)

Conceptual elevation renderings date stamped July 14, 2023 (3 pages)

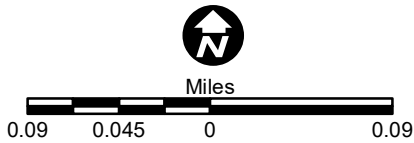
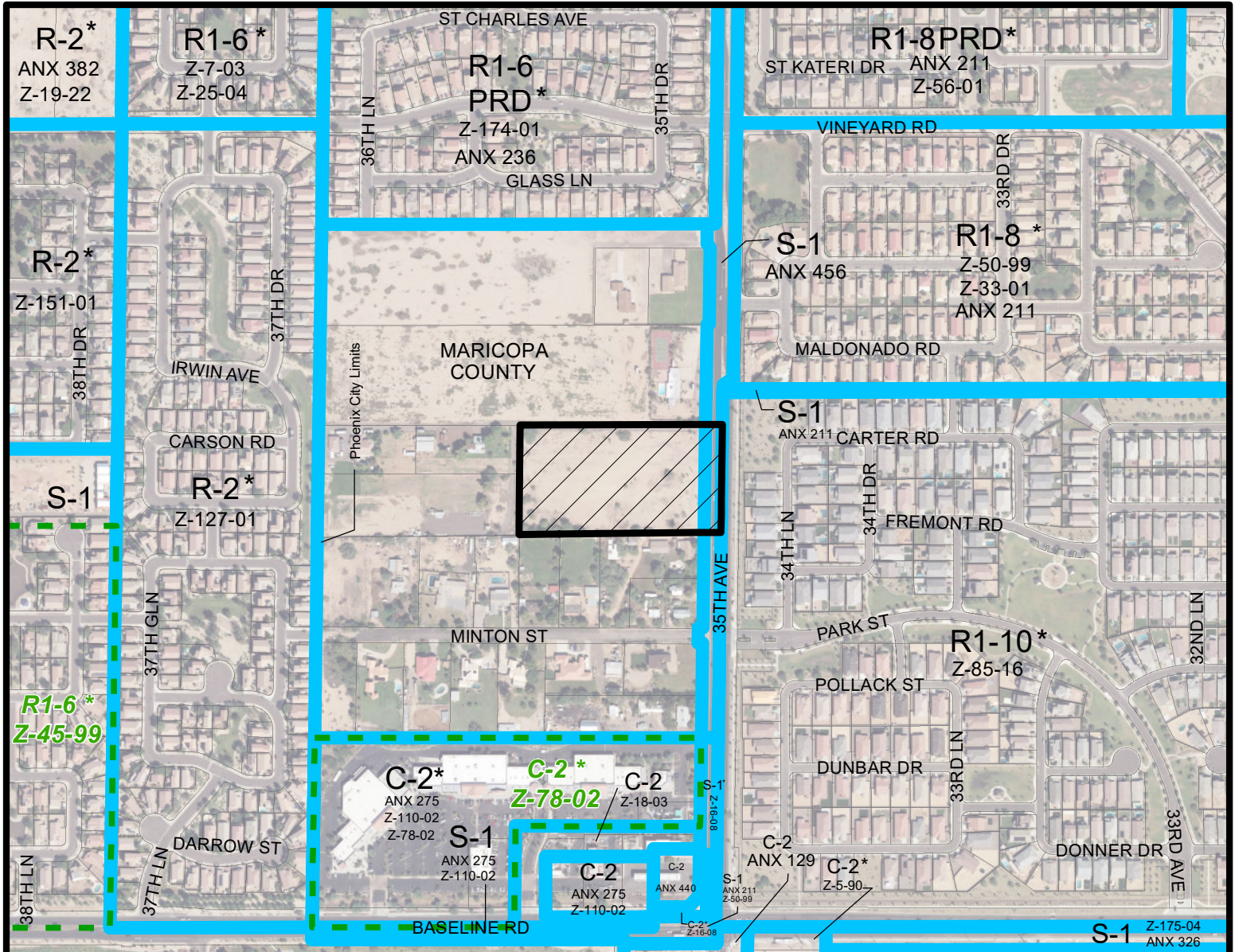


LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7

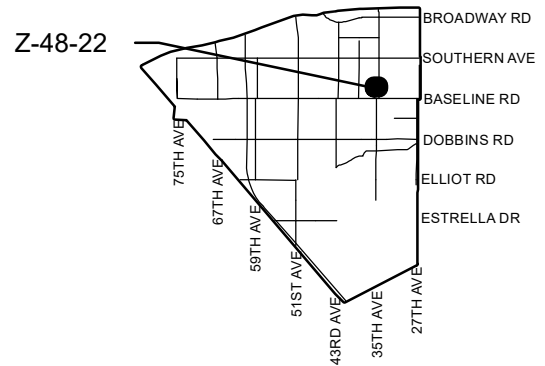


APPLICANT'S NAME: Pew and Lake, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-48-22	DATE: 10/10/2022 REVISION DATES:	FROM: RU-43 (Pending S-1) (4.95 a.c.) S-1 (0.45 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.40 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 1-20	ZONING MAP D-6	TO: R-2 (5.40 a.c.)
MULTIPLES PERMITTED RU-43 (Pending S-1), S-1 R-2	CONVENTIONAL OPTION 5 54		* UNITS P.R.D. OPTION N/A 65

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

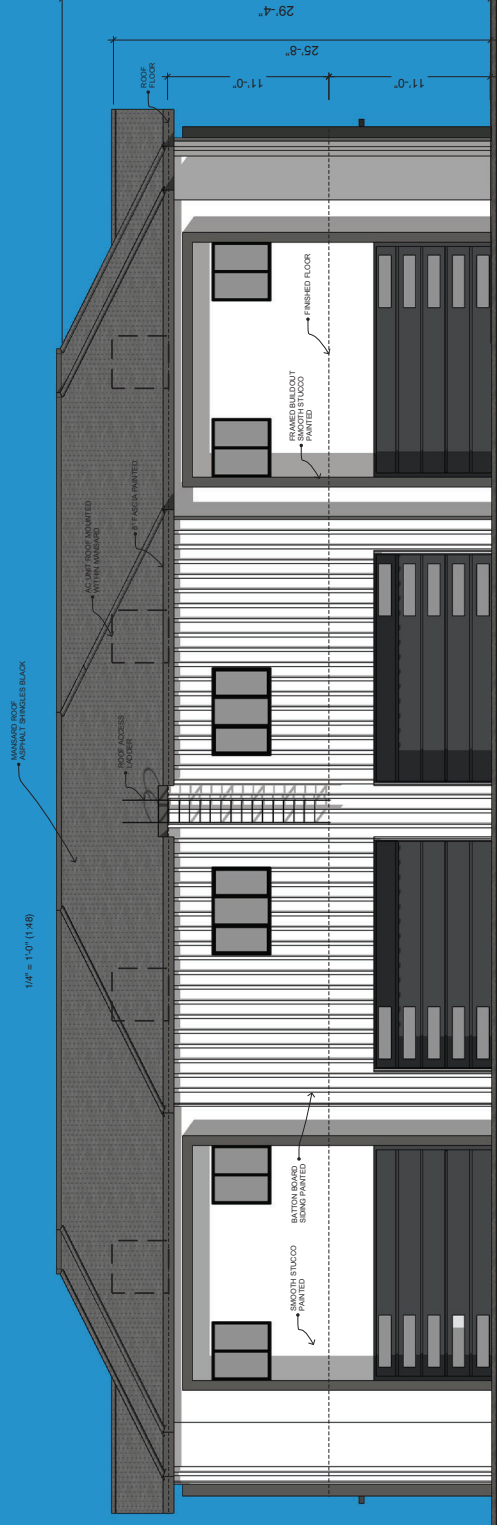


LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Pew and Lake, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-48-22		FROM: RU-43 (Pending S-1) (4.95 a.c.) S-1 (0.45 a.c.)	
DATE: 10/10/2022 REVISION DATES:		TO: R-2 (5.40 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.40 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 1-20 ZONING MAP D-6	
MULTIPLES PERMITTED RU-43 (Pending S-1), S-1 R-2		CONVENTIONAL OPTION 5 54	
		* UNITS P.R.D. OPTION N/A 65	

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



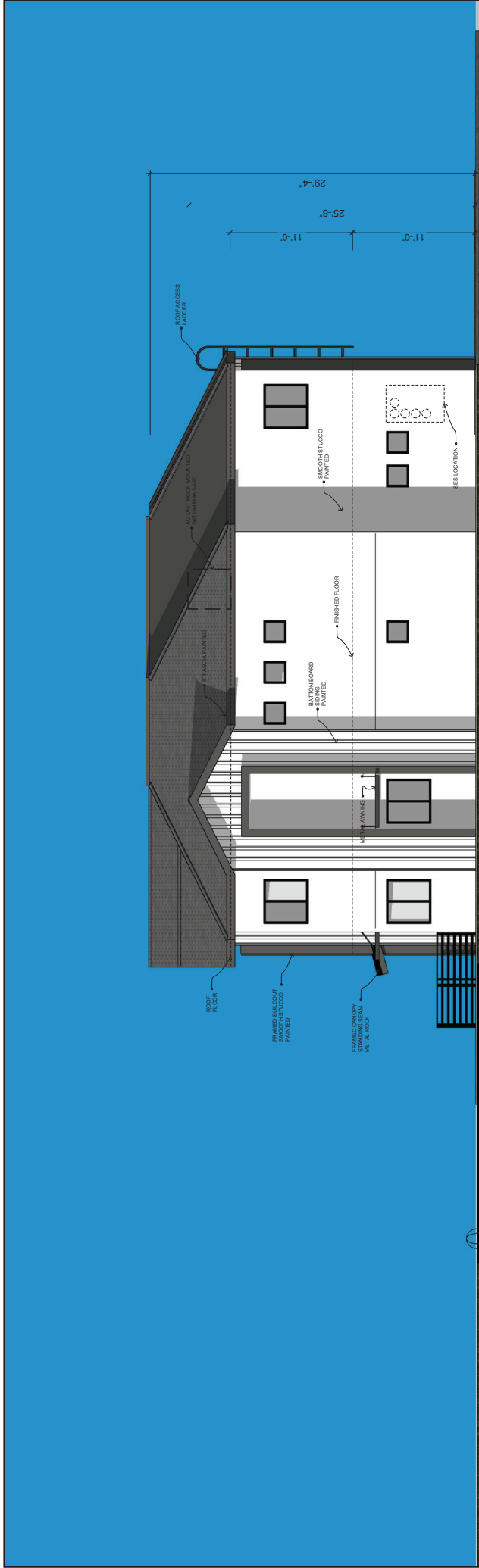
CITY OF PHOENIX
JUL 14 2023
Planning & Development
Department

WOODS ASSOCIATES ARCHITECTS LLC
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85213
(480) 962-7672

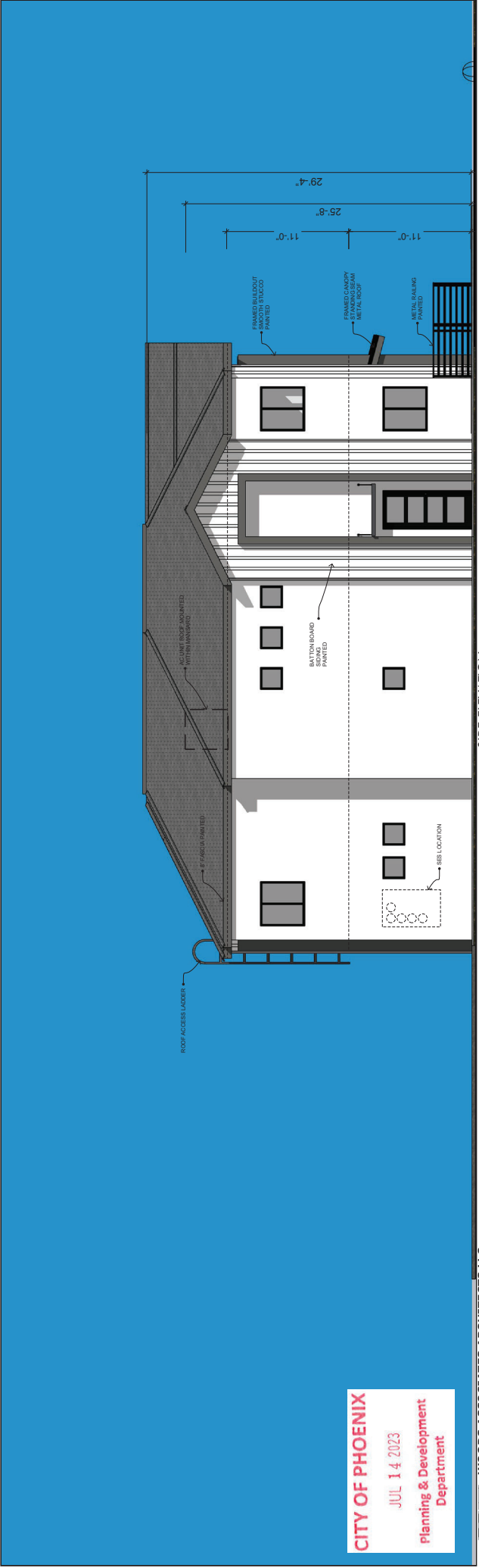
GARAGE ELEVATION

35TH AVE AND BASELINE

RIDGEWAY DEVELOPMENT



SIDE ELEVATION



SIDE ELEVATION

CITY OF PHOENIX
 JUL 14 2023
 Planning & Development
 Department

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35TH AVE AND BASELINE
 RIDGEWAY DEVELOPMENT



CITY OF PHOENIX
JUL 14 2023
Planning & Development
Department



4-PIEX
MODERN FARM TOWNHOME
CONCEPTUAL RENDERING

- FEATURES:
- *MANSAARD ASPHALT SHINGLE ROOF
 - *SMOOTH STUCCO 2'x6" BUILDOUTS PAINTED
 - *STATION BOARD SIDING
 - *FRAMED GLASS DOORS OVER PATIO DOOR
 - *METAL LATTICE AWNINGS
 - *FRAMED AWNINGS OVER PATIO DOORS
 - *STANDING SEAM METAL ROOF



MAIN EXTERIOR
PAINT
PAINTED
PAINTED



MAIN INTERIOR
PAINT
PAINTED
PAINTED



TRIM
PAINTED
PAINTED
PAINTED



METAL ROOF
PAINTED
PAINTED
PAINTED

PAITO/ ENTRY ELEVATION



RIDGEWAY DEVELOPMENT
CLUBHOUSE
35TH AVE/CARTER ROAD

CITY OF PHOENIX

JUL 14 2023

Planning & Development
Department



RIDGEWAY DEVELOPMENT
CLUBHOUSE
35TH AVE/CARTER ROAD

CITY OF PHOENIX

JUL 14 2023

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Department