




City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: May 1, 2025

From: Joshua Bednarek 
Planning and Development Director

Subject: ITEM 62 ON THE MAY 7, 2025, FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION – REZONING APPLICATION Z-58-24-8 – APPROXIMATELY 710 FEET NORTH AND 305 FEET WEST OF THE NORTHWEST CORNER OF 20TH AVENUE AND SOUTH MOUNTAIN AVENUE (ORDINANCE G-7386)

Item 62, Rezoning Application No. Z-58-24-8, is a request to rezone 4.54 acres located approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) to allow a single-family residential subdivision.

The South Mountain Village Planning Committee heard this request on September 10, 2024, and recommended approval, per the staff recommendation, with additional stipulations, by a vote of 7-5.

The Planning Commission heard this request on October 10, 2024, and recommended approval, per the staff memo dated October 7, 2024, with a modification, by a vote of 7-2.

The Planning Commission recommendation was appealed by a community member and a petition for a 3/4 vote was submitted on October 15, 2024. A 3/4 vote is required.

The City Council public hearing was scheduled for the November 13, 2024, Formal Meeting and was continued to December 4, 2024. The item was withdrawn from the December 4, 2024, Formal Meeting agenda to address the following items: traffic, density, drainage, and character of the area including the Rio Montana Plan and the item was re-advertised for a future Formal Meeting.

In response to direction from Councilwoman Hodge Washington, the applicant has been working with the community and has updated the site plan to address community concerns. The following stipulations have been modified or added to address the concerns and reflect the updated site plan:

- Stipulation No. 17 was modified to reduce the total number of allowed units to 16 units maximum

- Stipulation No. 18 was modified to require that 50 percent of building elevations include front and rear yard porches;
- Stipulation No. 19 was modified to update lot numbers and reference the updated site plan;
- Stipulation No. 24 was modified to require the lot widths to be a minimum of 55 feet;
- Stipulation No. 26 was modified to require a retaining wall along both tracts on the north side of the site;
- Stipulation No. 27 was modified to require general conformance with updated site plan date;
- Stipulation No. 28 was added to require that the open space area include a shaded seating area;
- Stipulation No. 29 was added to require that all pedestrian pathways be shaded to a minimum of 75 percent; and
- Stipulation No. 30 was added to require rural style fencing along the entry into the subdivision.

The modified and additional stipulations are listed below in **BOLD AND CAPITAL** letters.

Additional correspondence received after the Staff Report is available online at <https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html>.

Staff recommends approval, subject to the following stipulations:

1. The conceptual site plan and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The conceptual elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to final site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
3. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

4. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.
6. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas within common areas, as approved by the Planning and Development Department.
7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8. 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.
9. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
10. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
11. A minimum 50 feet of right-of-way shall be dedicated and constructed for the full width of 20th Lane for the full length of the subject site, connecting to the southern adjacent parcel.
12. A minimum 50-foot radius easement shall be dedicated and a minimum 45-foot radius temporary turnaround shall be constructed at the southern terminus of 20th Lane. Alternatively, a permanent turn around design may be considered and shall include a center landscaped island, designed to City of Phoenix standards, as approved by the Street Transportation Department.
13. 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.

14. 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.
15. 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.
16. Prior to final 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.
17. The development shall be limited to a maximum of ~~48~~ **16** units.
18. A minimum of ~~30%~~ **50%** of building elevations shall include covered porches in the front yard and rear yard at a minimum of 60 feet each and at a depth of at least 6 feet, as approved by the Planning and Development Department.
19. The maximum building height for 80% of the lots shall be limited to one story and 26 feet, as approved by the Planning and Development Department. Two-story lots shall be south of lots 5 and ~~15~~ **14**, as shown on the site plan date stamped ~~September 5, 2024~~ **FEBRUARY 21, 2025**.
20. A minimum of 8% of the gross project area shall be retained as common area, as approved by the Planning and Development Department.
21. 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.
22. All street-facing garage doors lengths shall be less than 50% of the total width of the façade, as approved by the Planning and Development Department.
23. Front setbacks for covered building elements shall be staggered by a minimum of 5 feet, as approved by the Planning and Development Department.
24. **THE LOT WIDTHS SHALL BE A MINIMUM OF 55 FEET.** ~~Lot widths shall vary, as approved by the Planning and Development Department.~~

25. The southern end of the street shall have landscaping and wrought iron view fencing to enhance the view of South Mountain, until 20th Lane is constructed to the south of the property, as approved by the Planning and Development Department.
26. A retaining wall shall be provided along the northern boundary of Tract A **AND TRACT B, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025**, as approved or modified by the Planning and Development Department.
27. The development shall be in general conformance with the site plan date stamped ~~September 5, 2024~~ **FEBRUARY 21, 2025**, as modified by the above stipulations and as approved by the Planning and Development Department.
28. **TRACT C, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025, SHALL INCLUDE SEATING FEATURES WITH A MINIMUM OF 50 PERCENT SHADING THROUGH THE USE OF TREES OR A STRUCTURE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
29. **ALL PEDESTRIAN PATHWAYS (INCLUDING SIDEWALKS) SHALL BE SHADED BY A STRUCTURE, LANDSCAPING, OR A COMBINATION OF THE TWO TO PROVIDE A MINIMUM OF 75% SHADE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
30. **RURAL STYLE FENCING, SUCH AS A SPLIT RAIL FENCING, SHALL BE PROVIDED ALONG THE EAST SIDE OF TRACT A AND THE WEST SIDE OF TRACT B, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025, TO PROVIDE A DECORATIVE AND AESTHETIC TREATMENT CONSISTENT WITH THE BUILDING ELEVATIONS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

Approved:

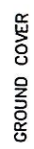

Alan Stephenson, Deputy City Manager

Enclosures

Conceptual Site Plan date stamped February 21, 2025

STREET SCAPE AND BUILDINGS

1. $\frac{1}{2} \times \frac{1}{3} = \frac{1}{6}$
2. $\frac{1}{4} \times \frac{1}{5} = \frac{1}{20}$
3. $\frac{1}{6} \times \frac{1}{7} = \frac{1}{42}$
4. $\frac{1}{8} \times \frac{1}{9} = \frac{1}{72}$
5. $\frac{1}{10} \times \frac{1}{11} = \frac{1}{110}$
6. $\frac{1}{12} \times \frac{1}{13} = \frac{1}{156}$
7. $\frac{1}{14} \times \frac{1}{15} = \frac{1}{210}$
8. $\frac{1}{16} \times \frac{1}{17} = \frac{1}{272}$
9. $\frac{1}{18} \times \frac{1}{19} = \frac{1}{342}$
10. $\frac{1}{20} \times \frac{1}{21} = \frac{1}{420}$

Planning & Development
Department

SITE PLAN