

## Attachment B



### City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

#### Staff Report Z-16-18-5 May 1, 2018

Maryvale [Village Planning Committee](#) Meeting Date: May 9, 2018  
[Planning Commission](#) Hearing Date: June 7, 2018  
Request From: [PUD PCD](#) (131.27 Acres)  
Request To: [R1-6](#) (131.27 Acres)  
Proposed Use: Single-Family Residential  
Location: Northeast corner of Loop 101/Agua Fria Freeway and Indian School Road  
Owner/Applicant: Algodón AG Revocable Land Trust  
Representative: Stephen W. Anderson, Gammage & Burnham, PLC  
Staff Recommendation: Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Designation</a>	Current: Mixed Use (Commercial/Industrial)		
	Proposed (GPA-MV-2-18-5): Residential 3.5 to 5 dwelling units per acre		
<a href="#">Street Map Classification</a>	91st Avenue	Arterial	33-foot west half street
	Indian School Road	Major Arterial	55 plus-foot north half street
<b><i>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.</i></b>			

To the north, east and south are existing single-family subdivisions. The proposed development will be compatible in density and scale with the existing subdivisions as well as provide a buffer to the planned commercial, industrial, and multifamily uses permitted within the Algodón Center PUD to the south, across Indian School Road.

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: *Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.***

The proposed single-family subdivision will provide additional housing choices for area residents within the Loop 101 Major Employment Center and in close proximity to planned employment generating uses within the Algodón Center PUD to the south, across Indian School Road.

**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.***

As stipulated, the proposed development will integrate trees and shade into the design of the new development with the use of detached sidewalks and shade trees, a minimum of 15 percent open space in the form of park/retention, paseo/retention and buffer/retention areas, as well as an average 100-foot-wide landscape setback along the west boundary.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS – POLICE/FIRE; DESIGN PRINCIPLE: *Provide for adequate emergency vehicle access within neighborhoods.***

Through compliance with the City of Phoenix Subdivision Ordinance, the proposed development will ensure adequate emergency vehicle access is provided within the neighborhood via connections to the existing street network bordering the site.

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

Tree and Shade Master Plan – see analysis #10 and #11.

Complete Streets Guiding Principles – see analysis #10 and #11.

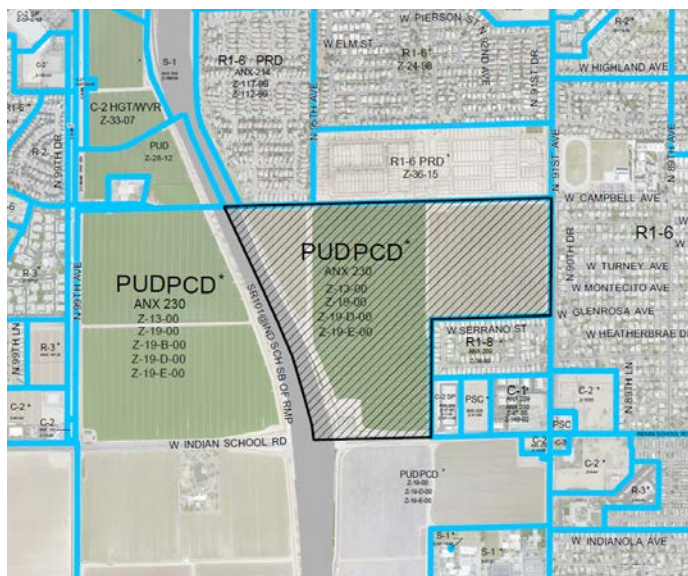
Reimagine Phoenix Initiative – see analysis #17.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Agriculture (farming)	PUD PCD (Algodón Center)
<b>North</b>	Single-family residential	R1-6
<b>South (across Indian School Road)</b>	Agriculture (farming)	PUD PCD (Algodón Center)
<b>East (across 91st Avenue)</b>	Single-family residential	R1-6
<b>Southeast</b>	Single-family residential and self-service storage	R1-8 and C-2 SP
<b>West</b>	Loop 101/Agua Fria Freeway	PUD PCD (Algodón Center)

<b>R1-6 (Single-Family Residential), Planned Residential Development</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
Gross Acreage	-	131.22
Total Number of Units	695; 853 w/ bonus (max.)	524
Density (du/acre)	5.5, 6.5 w/ bonus (max.)	Met – 3.99
Typical Lot Size	45-foot minimum width, no minimum depth except 110' adjacent to freeway or arterial	*Not Met - 40'x120' Met - 45'x120' Met - 50'x120' Met - 55'x120'
Subject to Single Family Design Review	Required for subdivisions with lots less than 65-foot width	Yes, proposal includes lots with less than 65-foot width
Common Area	5%	Met - 26%
Perimeter Building Setbacks		
Street (Campbell Avenue)	15 feet (in addition to landscape setback)	Not shown
Street (91st Avenue)		Not shown
Street (Indian School Road)		Not shown
Street (Loop 101)		Not shown
Property Line (north)	Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)	Not shown
Property Line (south)		Not shown
Property Line (west)		Not shown
Common Landscape setback adjacent to perimeter streets		
Street (Campbell Avenue)	15' average, 10' minimum (Does not apply to lots	Not shown
Street (91st Avenue)		Not shown

## Background/Issues/Analysis

1. The subject 131.27-acre site is located at the northeast corner of Loop 101/Agua Fria Freeway and Indian School Road. This request is to rezone the parcel from PUD PCD (Mixed Use Commercial/Industrial) to R1-6 (Single-Family Residence District) to allow a single-family subdivision.
2. Rezoning case Z-19-F-00-5 and GPA-MV-2-18-5 are companion cases running concurrently with this request. Z-19-F-00-5 is a request to remove the subject parcel from the Algodón Center PUD PCD boundary. GPA-MV-2-18-1 is a request to amend the existing General Plan Land Use Map designation from Mixed Use (Commercial/Industrial) to Residential 3.5 to 5 dwelling units per acre for the subject parcel.
3. Currently the subject parcel is undeveloped and used for agriculture purposes. To the north and to the east across 91st Avenue are subdivisions zoned R1-6 (Single-Family Residence District); to the west is the Loop 101/Agua Fria Freeway zoned PUD PCD (Algodón Center PUD); to the south, across Indian School Road, is undeveloped land used for agriculture purposes zoned PUD PCD (Algodón Center PUD); to the southeast is a subdivision zoned R1-8 (Single-Family Residence District) and a self-service storage use zoned C-2 SP (Intermediate Commercial with a Special Permit).



Source: City of Phoenix Planning and Development Department



4. The proposed site plan shows a 524-lot single-family subdivision with gated vehicular access and entry monuments identified at Campbell Avenue, 91st Avenue, and Indian School Road. Staff is recommending a stipulation that the project shall not exceed 524 lots. This is addressed in Stipulation 1.



Source: Lennar / Anderson Baron

5. A private internal street network is depicted throughout the subdivision with one resident access gate located to the north, in alignment with the existing 95th Avenue “stub” street that was constructed as part of the subdivision to the north. The proposed site plan depicts an emergency access only to the southeast in alignment with the existing 92nd Avenue “stub” street that was constructed as part of the subdivision to the southeast. The proposal does not depict any publicly accessible vehicular, pedestrian, or bicycle connections to either existing “stub” streets constructed by the subdivisions to the north (95th Avenue) or the southeast (92nd Avenue). Multimodal (vehicular, pedestrian, and bicycle) connections to the existing single-family residential subdivisions to the north and southeast will create a larger integrated neighborhood and serve to create connectivity to allow alternative modes of access and interaction between residents. Staff highly recommends the subdivision layout be reconfigured to better integrate with the existing surrounding neighborhoods and communities.
6. The City of Phoenix Subdivision Ordinance has several provisions related to connectivity that the project will ultimately be required to address as it proceeds through the site planning and site development processes. One specific concern the site plan will need to address is providing street connections at the boundary of the development

to provide access between adjoining neighborhoods.

7. Approximately 26 percent open space is depicted on the site plan in the form of park/retention, paseo/retention and buffer/retention areas. Staff is recommending a stipulation that a minimum of 15 percent open space be provided to ensure compatibility with the scale and character of existing neighborhoods. This is addressed in Stipulation 2.
8. The conceptual site plan depicts an average 100-foot-wide buffer/retention area along the west boundary adjacent to the Loop 101/Agua Fria Freeway. Given the size of the landscape setback staff is recommending additional trees be planted to ensure that the area has adequate shade and screening. The circulation plan depicts a private pedestrian pathway for a short distance along the eastern edge of this 100-foot buffer/retention area. Staff is also recommending a stipulation that this 100-foot-wide setback include a pedestrian pathway for the full length of the western boundary. These provisions are addressed in Stipulation 3 and 4.
9. The proposed site plan shows gated vehicular access and entry monuments identified at Campbell Avenue, 91st Avenue, and Indian School Road. Staff is recommending a stipulation that a landscaped entry and monument sign(s) be provided at each entryway into the development. This is addressed in Stipulation 5.
10. The proposed Circulation Plan shows detached sidewalks at entryways and where adjacent to perimeter public streets, however, detached sidewalks are not shown for the remainder of the developments internal street network. To ensure that the proposed development contributes to the larger neighborhood's connectivity is an important part of its contribution to the area's livability. The creation of a shaded internal pedestrian network connecting all the development's residences with each of the designated open space areas and adjacent amenities (existing and planned), coupled with detached sidewalks and street trees, will further establish the development as a safe, shaded, healthy, and "walkable" community. Creating connected healthy communities is called for in the General Plan. It is recommended that all sidewalks be detached from the curb and a landscape strip be planted with trees between the curb and the sidewalk. The combined landscaping with trees, detached sidewalks and landscape strip, are consistent with the guiding policies and principles in the General Plan and encourage a safe and walkable neighborhood environment. This is addressed in Stipulation 6.
11. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provision of trees along the right-of-way, adjacent to sidewalks, and providing thermal comfort for pedestrians. This is also addressed in Stipulation 6.

## COMMUNITY INPUT

12. At the time this staff report was written, staff had not received any public correspondence regarding the request.

## INTERDEPARTMENTAL COMMENTS

13. The Public Transit Department has requested right-of-way dedication and bus stop pad construction for future bus stop pad locations adjacent to the subject property and that pedestrian entrances to the community be located near the bus stops. This is addressed in Stipulation 7.
14. The Street Transportation Department has requested the dedication of property for right-of-way use, curb, gutter, sidewalks as well as off-street improvements to meet ADA requirements; the submittal of a Developer Project Information Form for the MAG Transportation Improvement Program; a signal warrant analysis for the intersection of 91st Avenue and Campbell Avenue; and that the Indian School Road access point shall be located to align with the 93rd Avenue and Indian School Road major access point into the Algodón Center. These provisions are addressed in Stipulations 8, 9, 10, 11, and 12.
15. The Water Services Department has noted that the developer will be required to construct all required water and sewer main extensions to serve the development.
16. The Aviation Department has requested that a notice be given to prospective purchasers of properties in the city of Phoenix underlying the flight patterns of the city of Glendale Airport. The area may be subject to overflights of aircraft operating at the Airport. This is addressed in Stipulation 13.

## OTHER

17. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
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 14.
19. Development and use of the site is 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 not consistent with the General Land Use Map designation of Mixed Use (Commercial/Industrial). However, a companion General Plan Amendment request (GPA-MV-2-18-5) for a designation of Residential 3.5 to 5 dwelling units per acre is being processed concurrently.
2. The proposal, as stipulated and through compliance with the City of Phoenix Zoning and Subdivision Ordinances, is compatible with the surrounding land use patterns in the area.
3. The development will provide additional housing choices for Maryvale Village residents within the Loop 101 Major Employment Center and in close proximity to planned employment generating uses within the Algodón Center PUD to the south across Indian School Road.

## **Stipulations**

1. The project shall not exceed 524 lots.
2. A minimum of 15 percent of the gross site area shall be retained as open space, as approved by the Planning and Development Department.
3. An average 100-foot-wide landscape setback shall be provided and maintained along the west boundary of the development as approved by the Planning and Development Department. Landscaping within the setback shall include a double row of trees with a minimum mixture of 1-½ inch (50%) and 1-inch (50%) caliper trees planted at a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. A pedestrian pathway shall be provided along the full length of the western boundary, within the 100-foot-wide landscape setback in accordance with the City of Phoenix standard trail detail, as approved by the Planning and Development Department.
5. A landscaped entry and monument sign(s) shall be provided at each entryway into the development from 91st Avenue and Indian School Road. The landscaped entries shall be a minimum of 250 square feet and be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.

6. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the property owner.

#### PUBLIC TRANSIT

7. The right-of-way shall be dedicated and bus stop pads constructed at the following locations, as approved by the Planning and Development Department.
  - Westbound Indian School Road
  - Southbound 91st Avenue south of Campbell RoadThe bus stop pads shall be built per City of Phoenix Standard Detail P1262 with a depth of at least 10 feet and placed between 60 and 110 feet from the intersections. Walk paths and pedestrian entrances to the community shall be provided near each bus stop.

#### STREETS

8. Right-of-way totaling 35 feet shall be dedicated for the west half of 91st Avenue, as approved by Planning and Development Department.
9. 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.
10. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
11. The applicant shall provide a signal warrant analysis for the intersection of 91st Avenue and Campbell Avenue, as approved by the Street Transportation Department and the Planning and Development Department.
12. The Indian School Road access point shall be located to align with the 93rd Avenue and Indian School Road major access point into the Algodon Center, as approved with the Planning and Development Department.

#### AVIATION

13. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational

characteristics of the City of Glendale 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

**OTHER**

14. 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.

**Writer**

Joél Carrasco

May 1, 2018

Samantha Keating

**Exhibits**

Zoning sketch

Aerial

Conceptual Site Plan date stamped March 08, 2018

Renderings and Floor Plans date stamped March 13, 2018 (28 pages)

Circulation Plan date stamped April 19, 2018









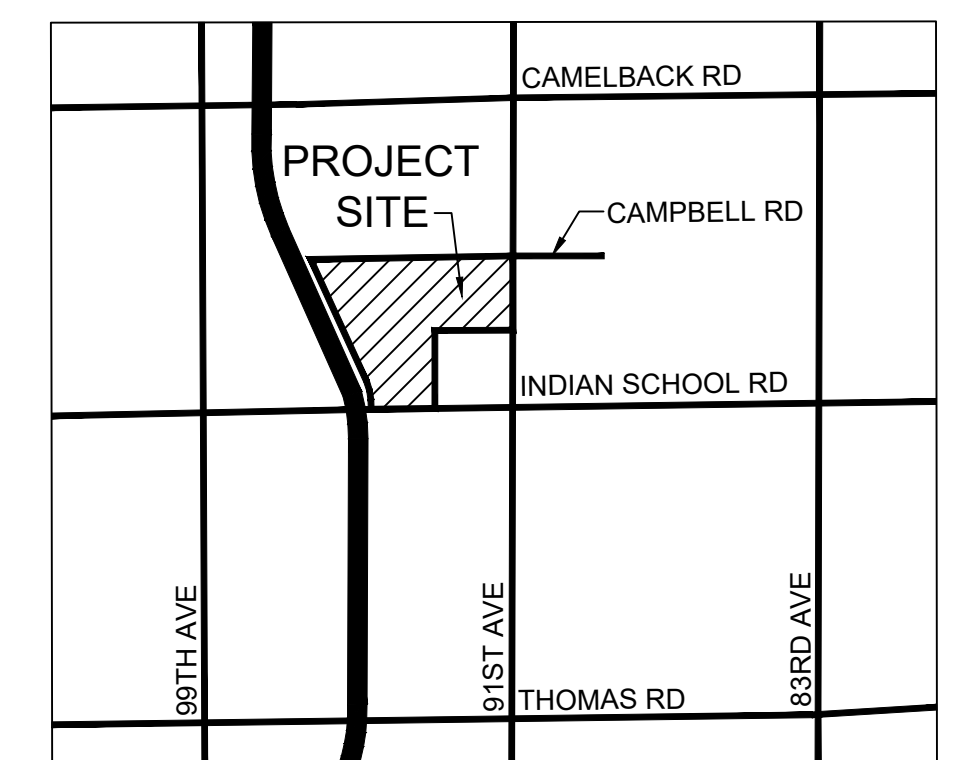
**client:**  
lennar  
890 w. elliot rod  
gilbert, az 85233  
p. 480-476-8441  
contact: chris clonts

address:	northeast corner of indian school rd & SR101
applicant:	andersonbaron
contact:	andy baron
existing zoning:	PUD, PCD
proposed zoning:	R1-6, PRD
gross acreage:	± 131.22 ac.

Site Data		
Gross Ac.	131.22 Ac.	3.99 DU/Ac.
Net Ac.	126.57 Ac.	
Open Space	33.02 Ac.	26.1%
Unit	Quantity	Mix
40' x 120' Lots	128	24.4%
45' x 120' Lots	241	46.0%
50' x 120' Lots	103	19.7%
55' x 120' Lots	52	9.9%
Total	524	100.0%

MAR 08 2018

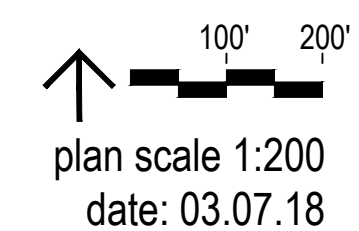
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Department**



VICINITY MAP



## Conceptual Site Plan







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COTTAGES AT BLUE HORIZONS

**Plan 2725 | 4-5 Bedroom | 2.5-4 Bath | 2 Car Garage | 2,519 sq. ft.**



Spanish Colonial Elevation A



Craftsman Elevation C



French Cottage Elevation F

**CITY OF PHOENIX**

**MAR 13 2018**

**Planning & Development  
Department**



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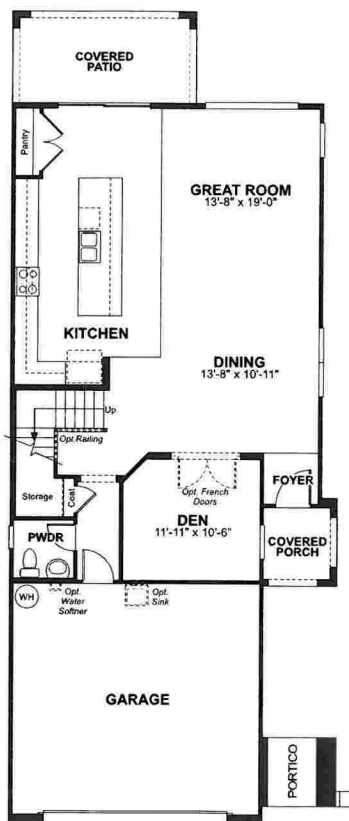
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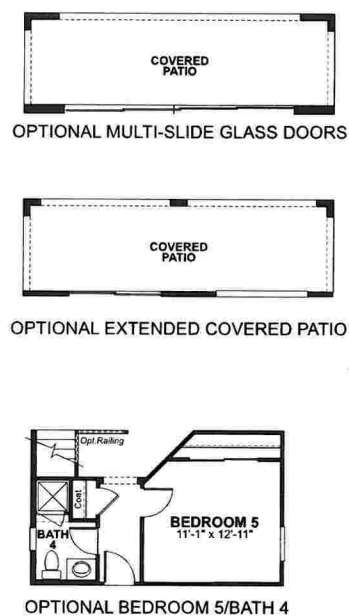
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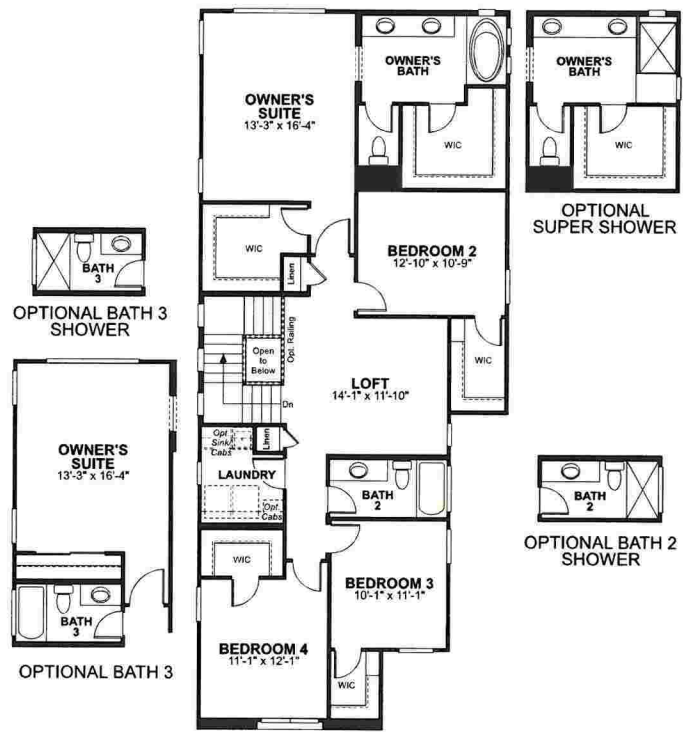
**Plan 2725 | 4-5 Bedroom | 2.5-4 Bath | 2 Car Garage | 2,519 sq. ft.**



FIRST FLOOR



OPTIONAL BEDROOM 5/BATH 4



## SECOND FLOOR



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COTTAGES AT BLUE HORIZONS

**Plan 2820 | 3-4 Bedroom | 2.5 Bath | 2 Car Garage | 1,993 sq. ft.**



Spanish Colonial Elevation A



Craftsman Elevation C



French Cottage Elevation F



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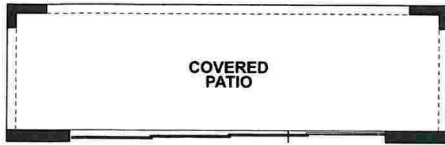
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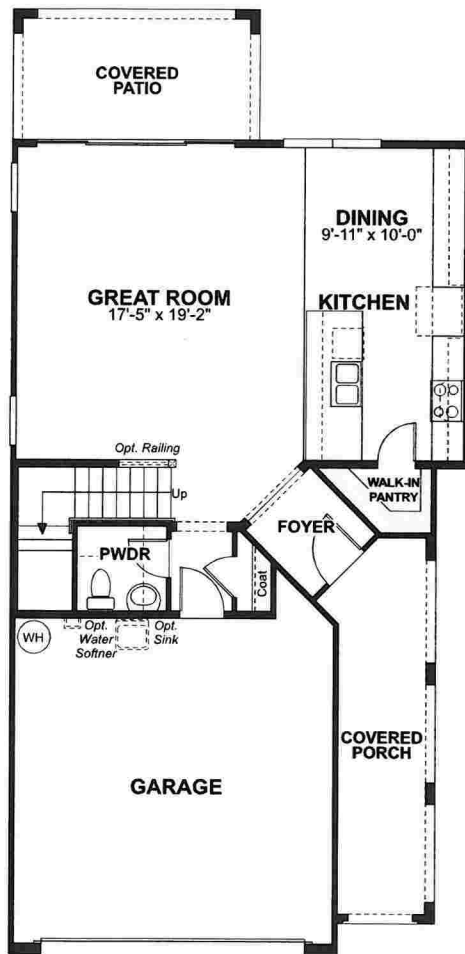
**Plan 2820 | 3-4 Bedroom | 2.5 Bath | 2 Car Garage | 1,993 sq. ft.**



OPTIONAL MULTI-SLIDE GLASS DOOR



OPTIONAL EXTENDED COVERED PATIO



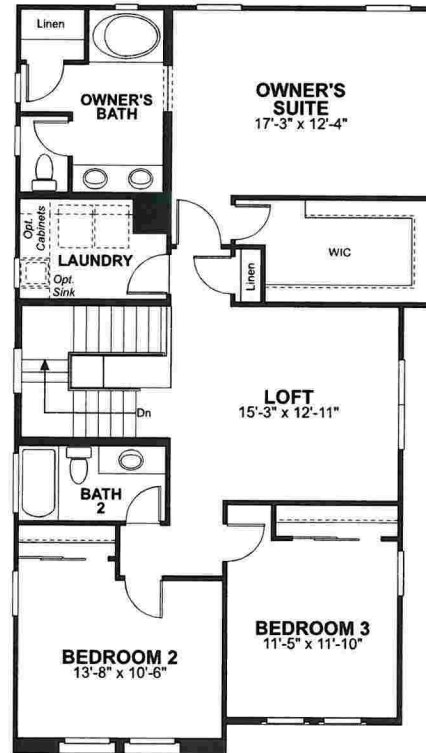
OPTIONAL SUPER SHOWER



OPTIONAL OWNER'S SHOWER



OPTIONAL BATH 2 SHOWER



SECOND FLOOR



OPTIONAL BEDROOM 4



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COTTAGES AT BLUE HORIZONS

**Plan 3016 | 3 Bedroom | 2 Bath | 2 Car Garage | 1,609 sq. ft.**



Spanish Colonial Elevation A



Craftsman Elevation C



French Cottage Elevation F



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COTTAGES AT BLUE HORIZONS

Plan 3016 | 3 Bedroom | 2 Bath | 2 Car Garage | 1,609 sq. ft.



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COTTAGES AT BLUE HORIZONS

**Plan 3024 | 3-4 Bedroom | 2.5-3 Bath | 2 Car Garage | 2,427 sq. ft.**



Spanish Colonial Elevation A



Craftsman Elevation C



French Cottage Elevation F



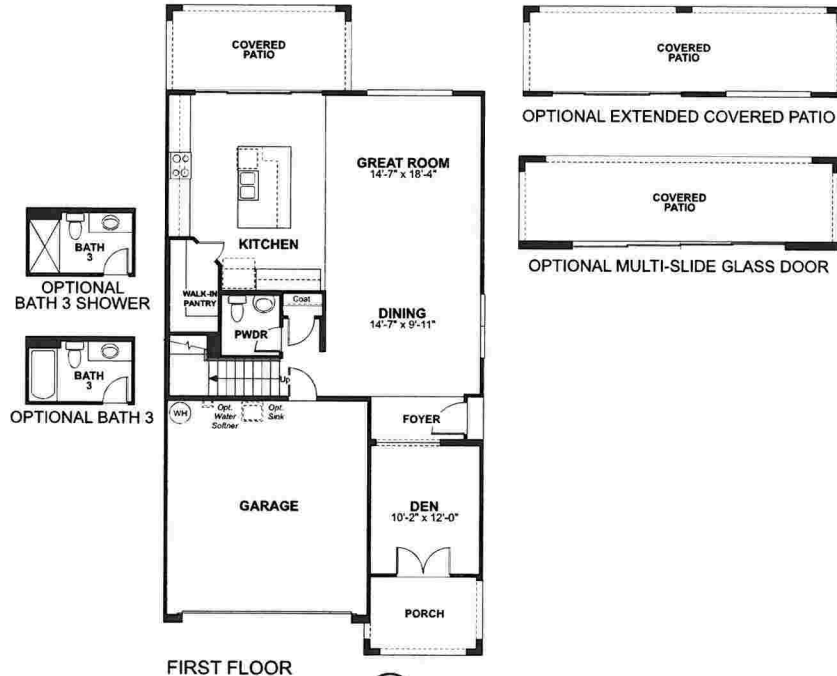
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**Plan 3024 | 3-4 Bedroom | 2.5-3 Bath | 2 Car Garage | 2,427 sq. ft.**



### FIRST FLOOR



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ARBOR AT WESTERN ENCLAVE

**Mesquite** | Plan 3516 | 3-4 Bedrooms | Study | 2 Baths | 2 Car Garage | 1,742 sq.ft.



Elevation E | Tuscan



Elevation A | Spanish Colonial



Elevation F | French Country



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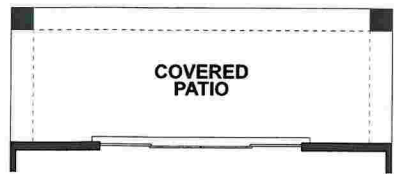
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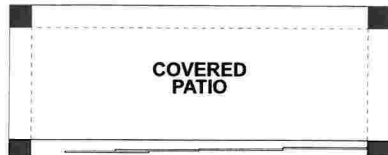
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A LENNAR COMPANY

ARBOR AT WESTERN ENCLAVE

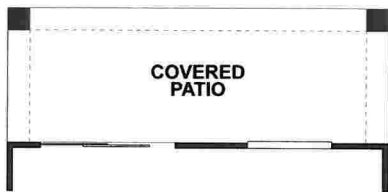
**Mesquite** | Plan 3516 | 3-4 Bedrooms | Study | 2 Baths | 2 Car Garage | 1,742 sq.ft.



OPTIONAL  
CENTER-SLIDING DOOR



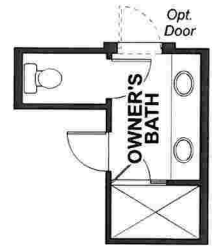
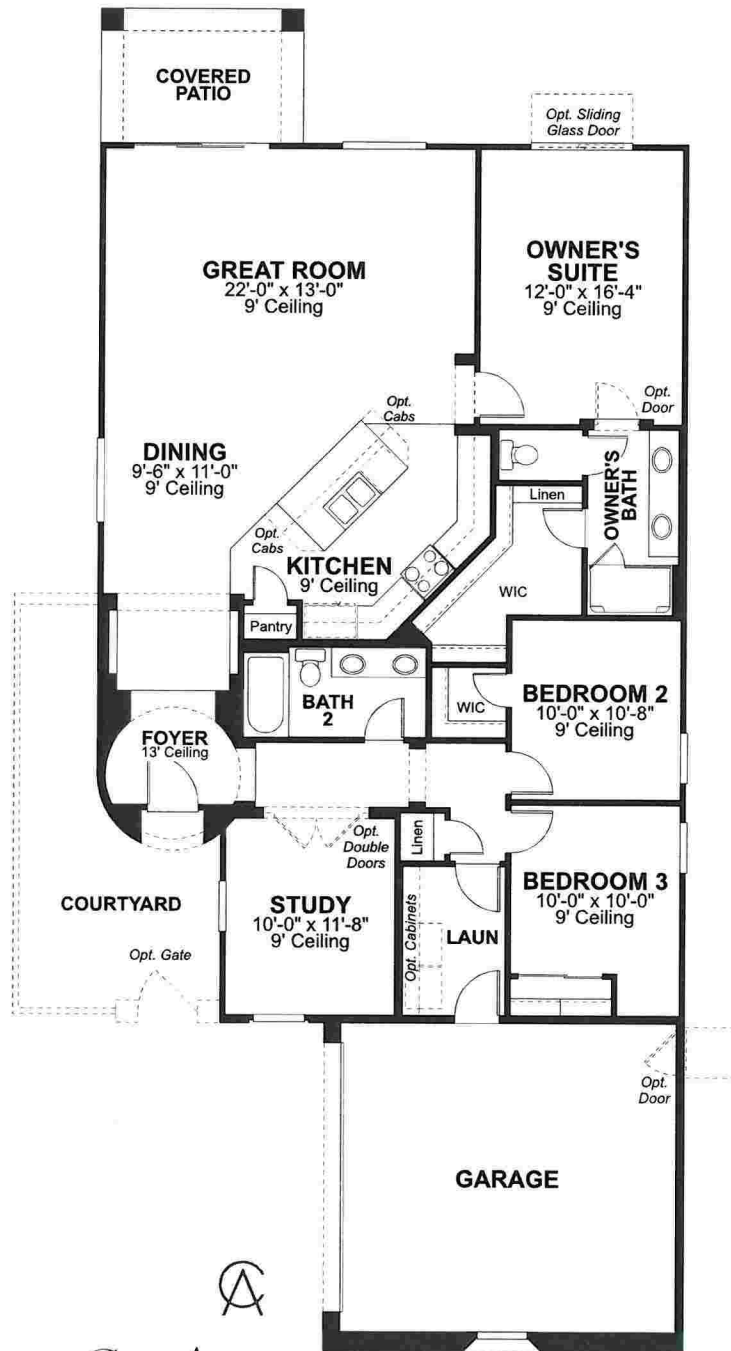
OPTIONAL 20'  
MULTI-SLIDING DOOR



OPTIONAL EXTENDED  
COVERED PATIO



OPTIONAL  
BEDROOM 4



OPTIONAL  
ENLARGED  
SHOWER



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**Acacia** | Plan 3517 | 3 Bedrooms | 2 Baths | 2 Car Garage | 1,764 sq.ft.



Elevation A | Spanish Colonial



Elevation C | Craftsman



Elevation H | Ranch Hacienda



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**Acacia** | Plan 3517 | 3 Bedrooms | 2 Baths | 2 Car Garage | 1,764 sq.ft.



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ARBOR AT WESTERN ENCLAVE

**Ironwood** | Plan 3518 | 3-4 Bedrooms | 2.5-3 Baths | 2.5 Car Garage | 1,771 - 1,943 sq.ft.



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation I | Western Territorial



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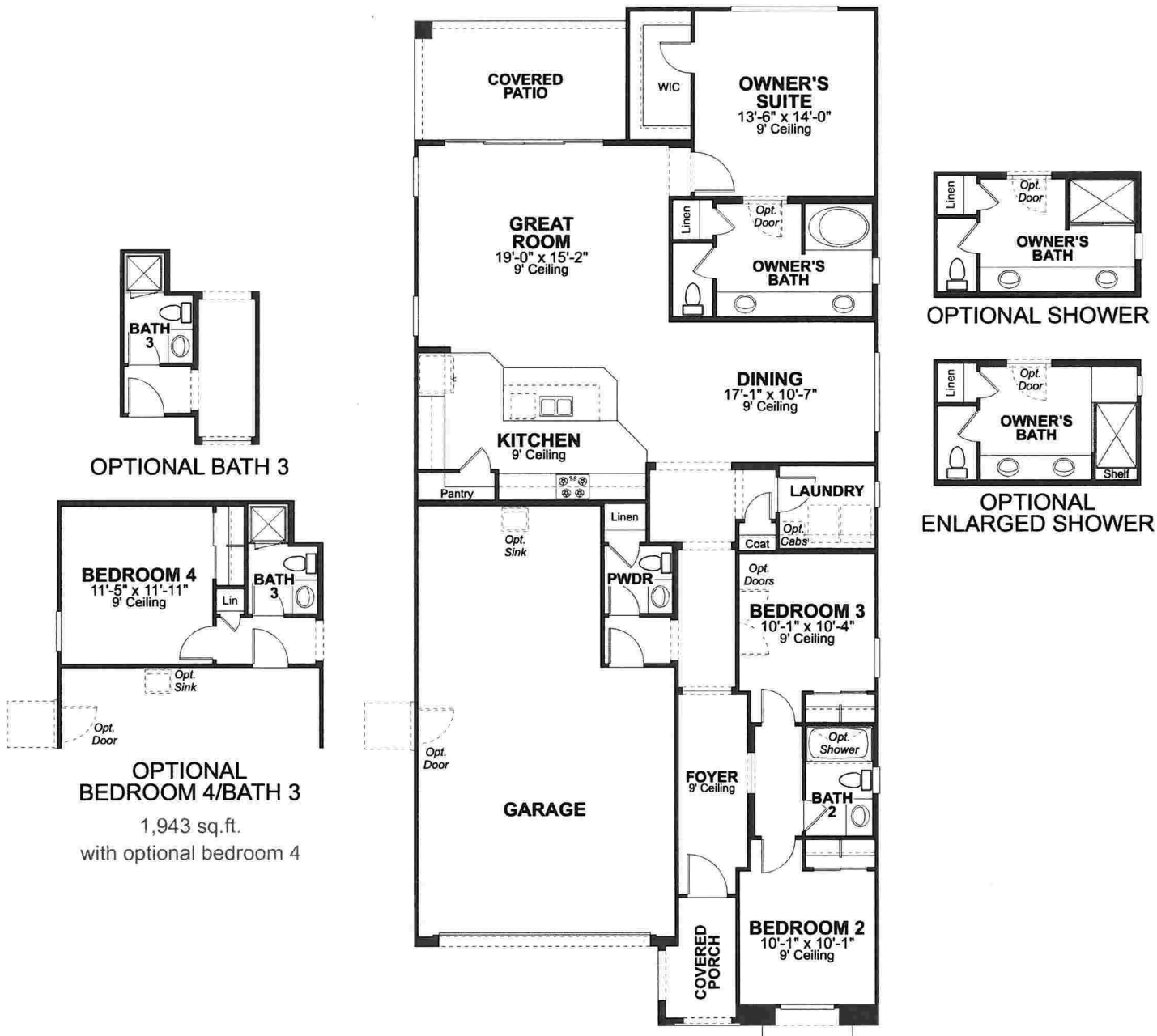
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ARBOR AT WESTERN ENCLAVE

**Ironwood** | Plan 3518 | 3-4 Bedrooms | 2.5-3 Baths | 2.5 Car Garage | 1,771 - 1,943 sq.ft.



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ARBOR AT WESTERN ENCLAVE

**Palo Verde** | Plan 3519 | 4 Bedrooms | 2 Baths | 2 Car Garage | 1,923 sq.ft.



Elevation H | Ranch Hacienda



Elevation A | Spanish Colonial



Elevation C | Craftsman



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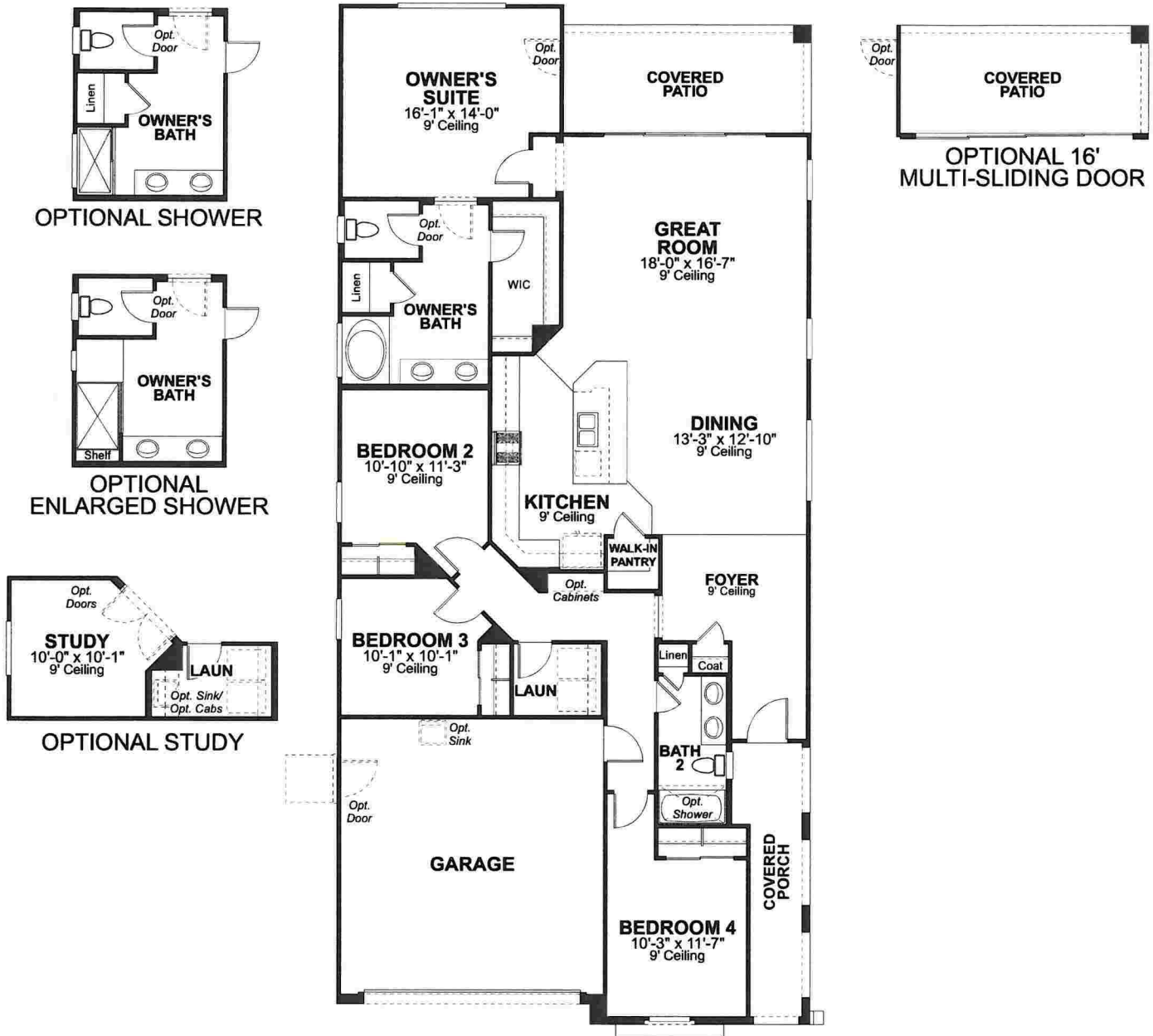
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ARBOR AT WESTERN ENCLAVE

**Ocotillo** | Plan 3520 | 4-5 Bedrooms | Study | 3 Baths | 2 Car Garage | 1,968 sq.ft.



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda



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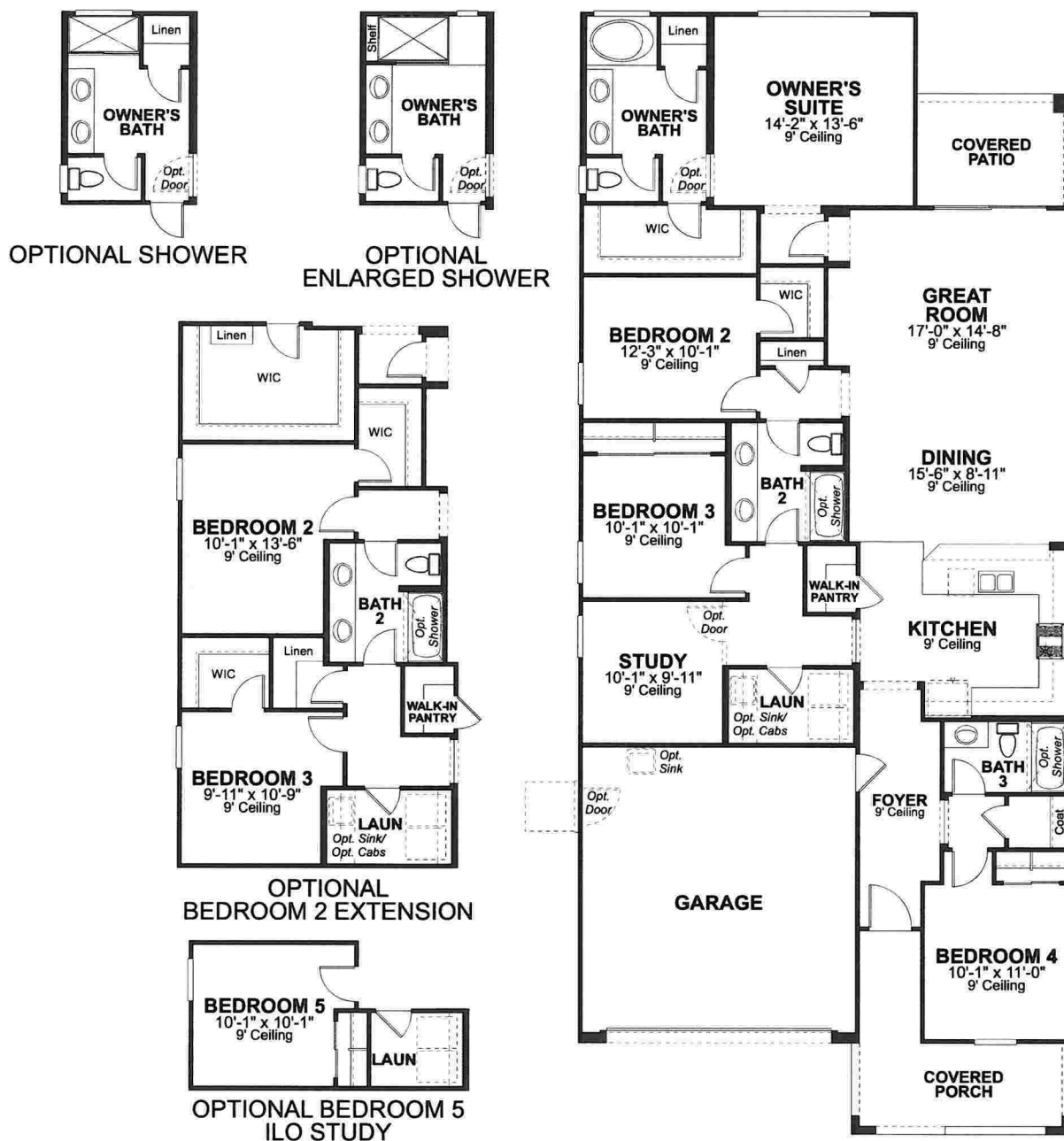
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DESERT BLOOM AT WESTERN ENCLAVE

**Sage** | Plan 4022 | 4-5 Bedrooms | 3-4 Baths | 2-2.5 Car Garage | 2,121-2,286 sq.ft.



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation E | Tuscan



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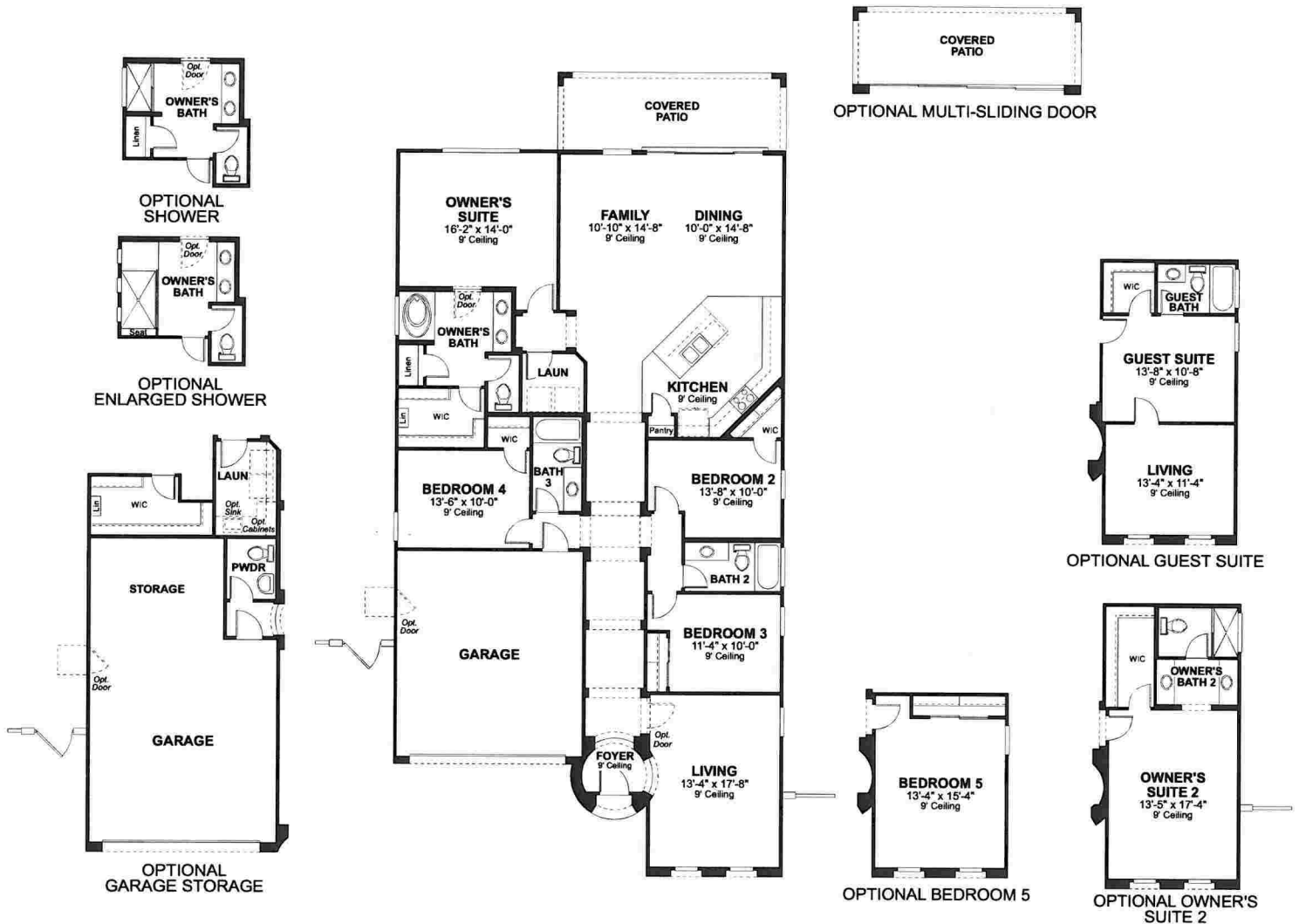
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DESERT BLOOM AT WESTERN ENCLAVE

**Sage** | Plan 4022 | 4-5 Bedrooms | 3-4 Baths | 2-2.5 Car Garage | 2,121-2,286 sq.ft.



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DESERT BLOOM AT WESTERN ENCLAVE

**Daisy** | Plan 4421 | 3-4 Bedrooms | Study | 2.5-3 Baths | 3 Car Garage | 2011-2,152 sq. ft.



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda



Elevation F | French Country



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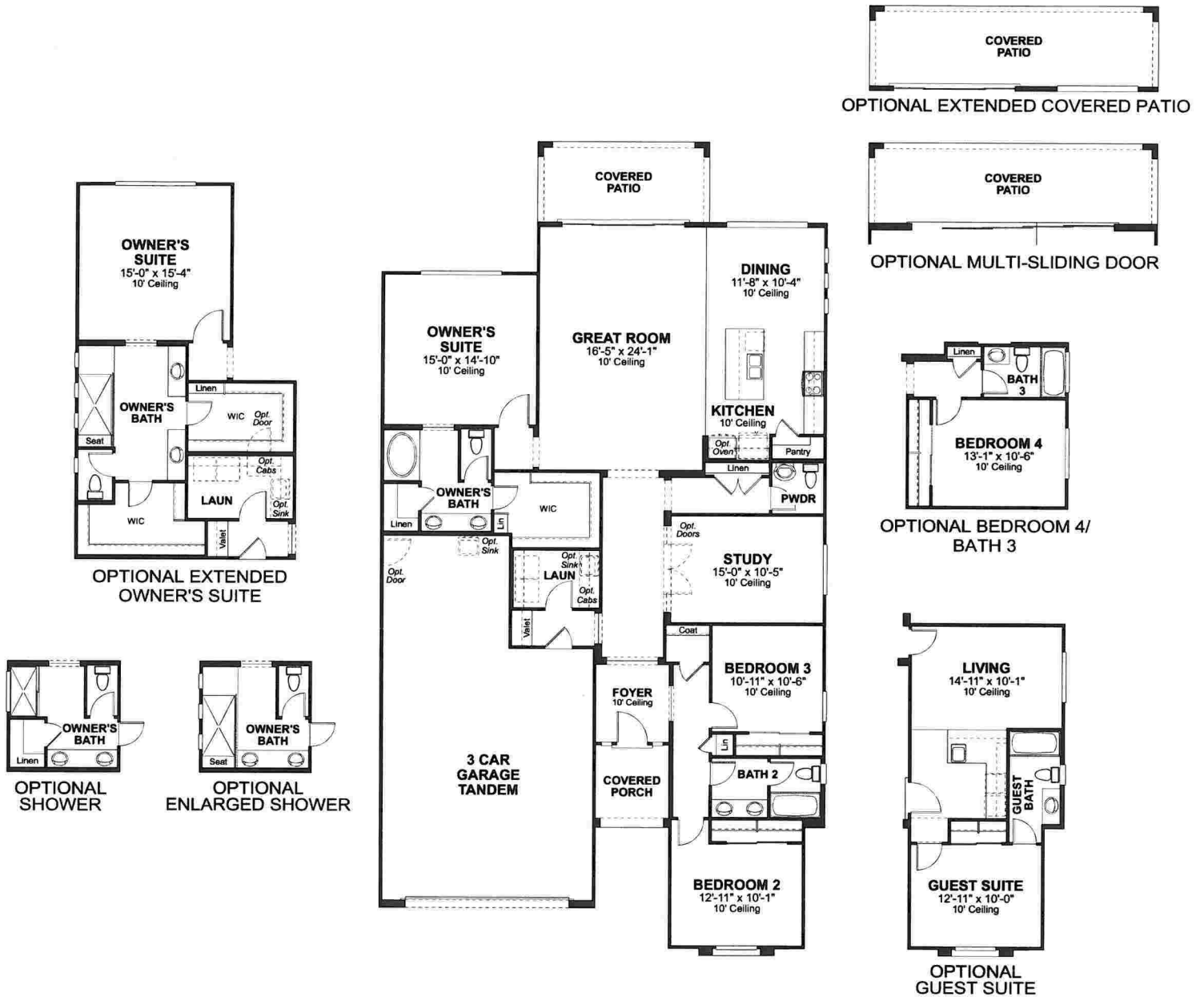




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DESERT BLOOM AT WESTERN ENCLAVE

**Daisy** | Plan 4421 | 3-4 Bedrooms | Study | 2.5-3 Baths | 3 Car Garage | 2011-2,152 sq. ft.



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DESERT BLOOM AT WESTERN ENCLAVE

**Lavender** | Plan 4524 | 3-5 Bedrooms | Study | 3-4 Baths | 3 Car Tandem Garage | 2,420-2,607 sq.ft.



Elevation G | Italianate



Elevation A | Spanish Colonial



Elevation I | Western Territorial



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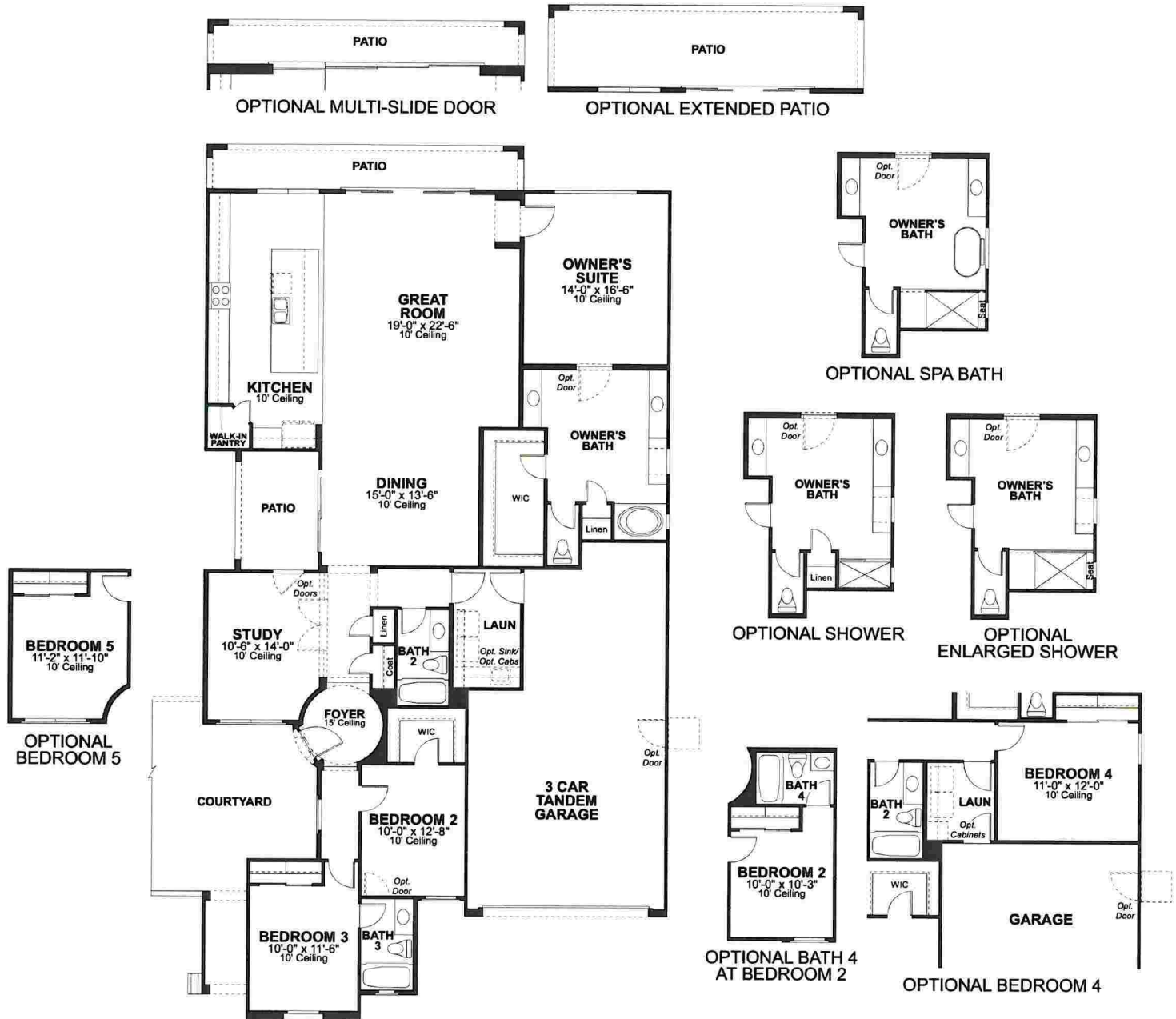
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DESERT BLOOM AT WESTERN ENCLAVE

**Lavender** | Plan 4524 | 3-5 Bedrooms | Study | 3-4 Baths | 3 Car Tandem Garage | 2,420-2,607 sq.ft.



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DESERT BLOOM AT WESTERN ENCLAVE

**Jasmine** | Plan 4525 | 3-4 Bedrooms | Study | 2.5 Baths | 3 Car Tandem Garage | 2,564 sq.ft.



Elevation I | Western Territorial



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda



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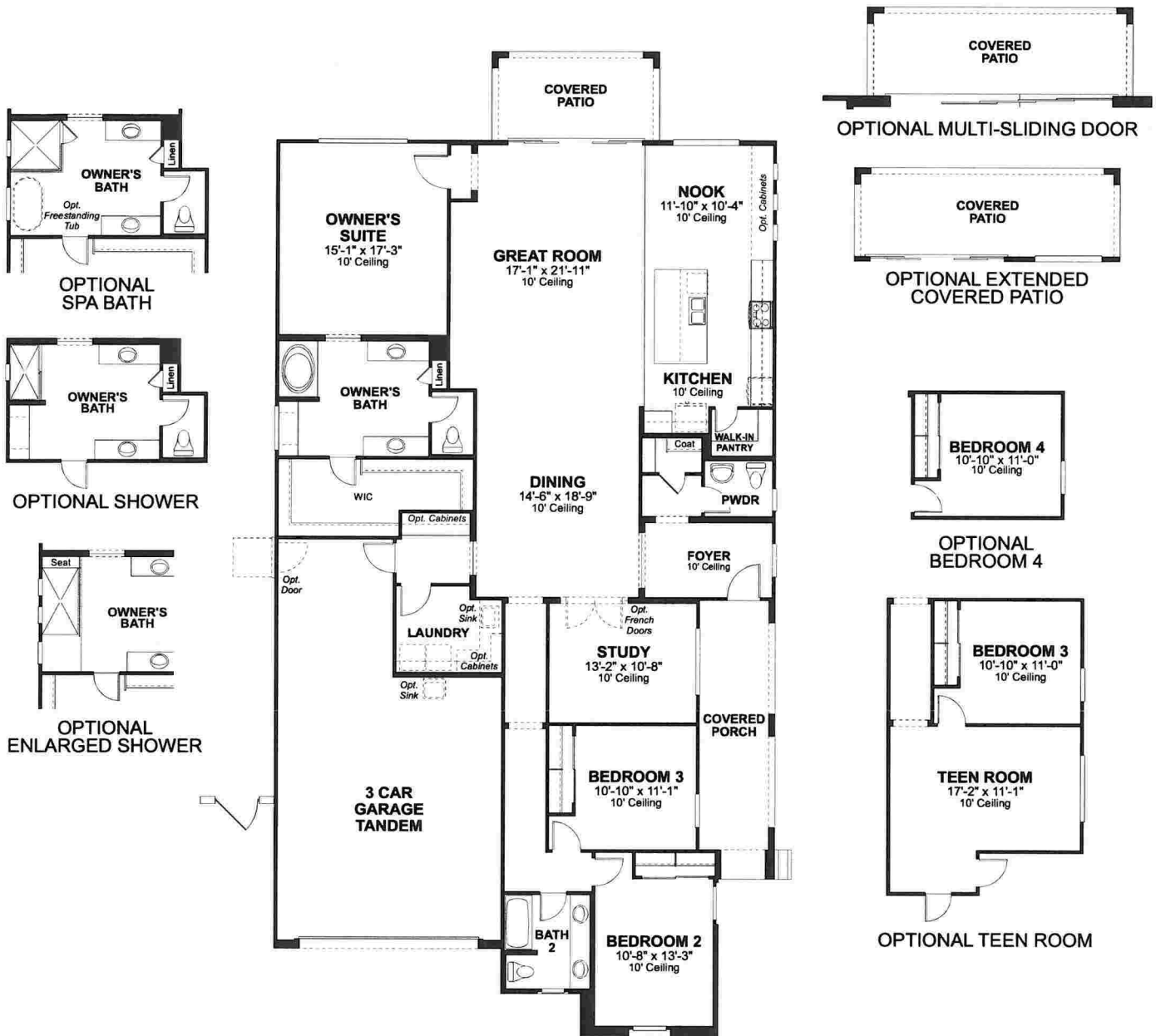




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DESERT BLOOM AT WESTERN ENCLAVE

**Lantana** | Plan 4526 | 4 Bedrooms | Teen Room | 3-4 Baths | 3 Car Tandem Garage | 2,586 sq.ft.



Elevation F | French Country



Elevation A | Spanish Colonial



Elevation C | Craftsman



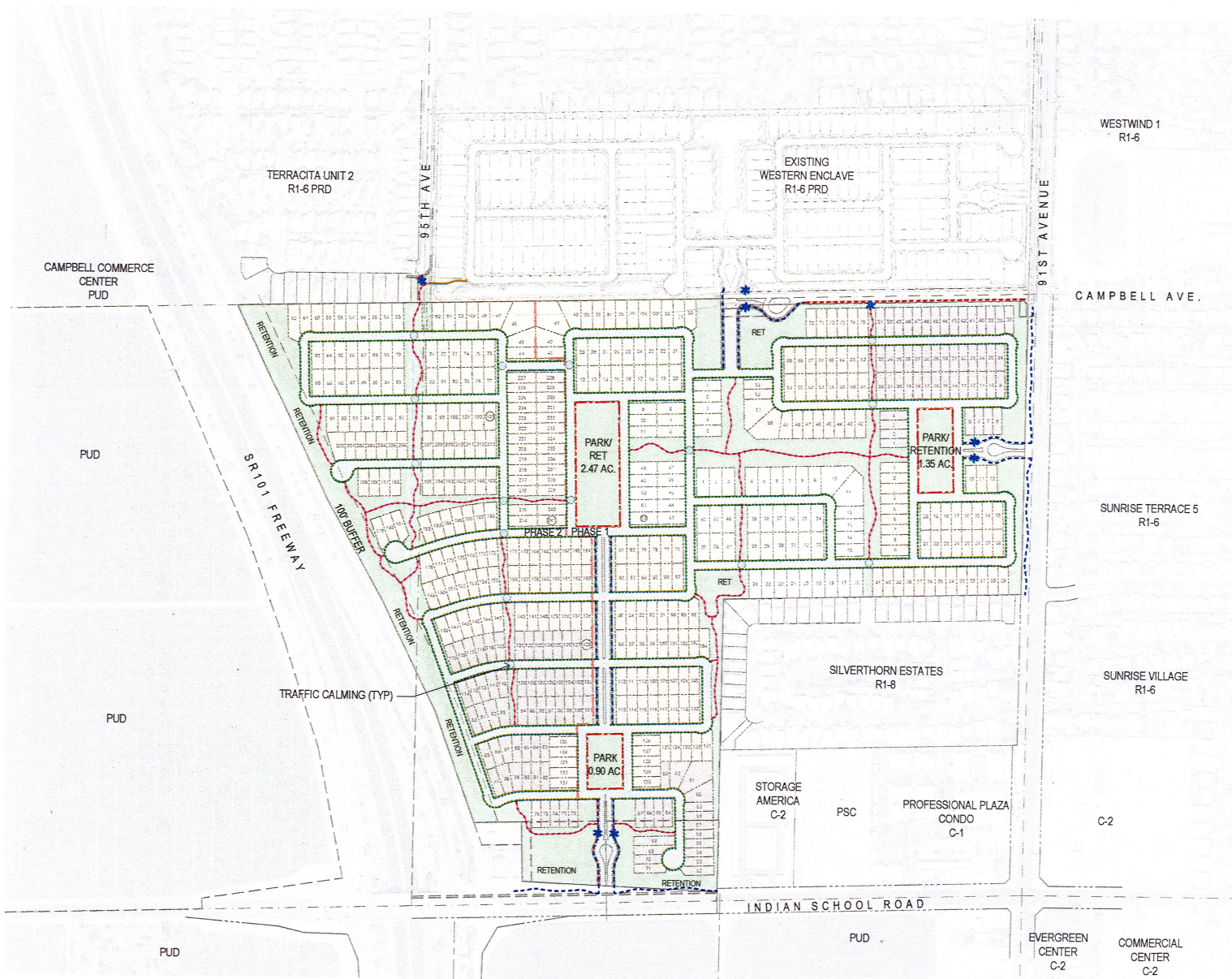
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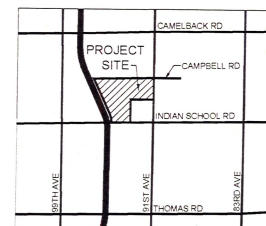




# TRAIL LEGEND

SYMBOL	DESCRIPTION
	5' DETACHED SIDEWALK
	5' CONCRETE SIDEWALK ATTACHED TO BOC
	4' CONCRETE SIDEWALK ATTACHED TO BOC
	4' DETACHED SIDEWALK
	5' CONCRETE PATH
	EXISTING 5' CONCRETE PATH
	PEDESTRIAN GATE

**CITY OF PHOENIX**  
 APR 19 2018  
**Planning & Development  
 Department**



VICINITY MAP

**LENNAR**

INDIAN SCHOOL AND 101

Circulation Plan

plan scale 1:200  
 date: 04.18.18

**andersonbaron**  
 plan · design · achieve  
 800 N. McDowell Drive, Suite 100  
 Chandler, Arizona 85226  
 PH: 480.699.7956 FAX: 480.699.7986



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### **ADDENDUM A**

### **Staff Report: Z-16-18-5**

June 7, 2018

<b>Maryvale <u>Village Planning Committee</u></b>	May 9, 2018
<b>Meeting Date:</b>	
<b><u>Planning Commission</u> Hearing Date:</b>	June 7, 2018
<b>Request From:</b>	<u>PUD PCD</u> (131.27 Acres)
<b>Request To:</b>	<u>R1-6</u> (131.27 Acres)
<b>Proposed Use:</b>	Single-Family Residential
<b>Location:</b>	Northeast corner of Loop 101/Agua Fria Freeway and Indian School Road
<b>Owner/Applicant:</b>	Algodón AG Revocable Land Trust
<b>Representative:</b>	Stephen W. Anderson, Gammage & Burnham, PLC
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The Maryvale Village Planning Committee heard the request on May 9, 2018 alongside companion case GPA-MV-2-18-5. The committee recommended approval of the companion case GPA-MV-2-18-5, by a vote of 8-0-1, and approval of Z-16-18-5 as recommended by staff, by a vote of 5-4.

As a result of ongoing dialogue, and the applicant's submittal of a revised Circulation Plan, city staff and the applicant have come to an agreement to revise the following:

- Revise stipulation 2 to increase the minimum open space from 15% to 20%.
- Remove stipulation 4 which has been addressed through the depiction of a pedestrian pathway along the western boundary in the revised Circulation Plan.
- Modify stipulation 6 to stipulate general conformance to the quantity and location of circulation elements (sidewalks, trails, and traffic mitigation infrastructure) as depicted on the revised Circulation Plan.

### **Revised Stipulations**

1. The project shall not exceed 524 lots.
2. A minimum of 4520 percent of the gross site area shall be retained as open space, as approved by the Planning and Development Department.



3. An average 100-foot-wide landscape setback shall be provided and maintained along the west boundary of the development as approved by the Planning and Development Department. Landscaping within the setback shall include a double row of trees with a minimum mixture of 1-½ inch (50%) and 1-inch (50%) caliper trees planted at a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. ~~A pedestrian pathway shall be provided along the full length of the western boundary, within the 100-foot-wide landscape setback in accordance with the City of Phoenix standard trail detail, as approved by the Planning and Development Department.~~
4. A landscaped entry and monument sign(s) shall be provided at each entryway into the development from 91st Avenue and Indian School Road. The landscaped entries shall be a minimum of 250 square feet and be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
5. ~~All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the property owner.~~

THE DEVELOPMENT'S CIRCULATION ELEMENTS (SIDEWALKS, TRAILS, AND TRAFFIC MITIGATION INFRASTRUCTURE) SHALL BE IN GENERAL CONFORMANCE WITH THE CIRCULATION PLAN DATE STAMPED JUNE 4, 2018, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WITH SPECIFIC REGARD TO THE, SIZES, QUANTITIES AND LOCATIONS OF THE ELEMENTS AND THE INCLUSION OF THE FOLLOWING PROVISIONS.

- A. DETACHED SIDEWALKS SHALL INCLUDE A MINIMUM FIVE-FOOT-WIDE LANDSCAPED STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND MINIMUM 2-INCH CALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG BOTH SIDES OF THE SIDEWALK.
- B. EACH "DETACHED SIDEWALK CHOKER TRAFFIC CALMING" ELEMENT SHALL BE A MINIMUM LENGTH OF 60 FEET AND THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL HAVE THE AUTHORITY TO REDUCE THE MINIMUM LENGTH TO ACCOMMODATE OTHER SITE CONSIDERATIONS UPON REQUEST.

## PUBLIC TRANSIT

6. The right-of-way shall be dedicated and bus stop pads constructed at the  
~~7.~~ following locations, as approved by the Planning and Development Department.

- Westbound Indian School Road
- Southbound 91st Avenue south of Campbell Road

The bus stop pads shall be built per City of Phoenix Standard Detail P1262 with a depth of at least 10 feet and placed between 60 and 110 feet from the intersections. Walk paths and pedestrian entrances to the community shall be provided near each bus stop.

## STREETS

7. Right-of-way totaling 35 feet shall be dedicated for the west half of 91st  
~~8.~~ Avenue, as approved by Planning and Development Department.

8. The developer shall construct all streets within and adjacent to the  
~~9.~~ 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.

9. The applicant shall complete and submit the Developer Project Information  
~~10.~~ Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

10. The applicant shall provide a signal warrant analysis for the intersection of 91st  
~~11.~~ Avenue and Campbell Avenue, as approved by the Street Transportation Department and the Planning and Development Department.

11. The Indian School Road access point shall be located to align with the 93rd  
~~12.~~ Avenue and Indian School Road major access point into the Algodon Center, as approved with the Planning and Development Department.

## AVIATION

12. The property owner shall record a Notice to Prospective Purchasers of  
~~13.~~ Proximity to Airport in order to disclose the existence and operational characteristics of the City of Glendale 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

## OTHER

13. In the event archaeological materials are encountered during construction, the  
~~14.~~ 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.

14. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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**

Joél Carrasco

June 7, 2018

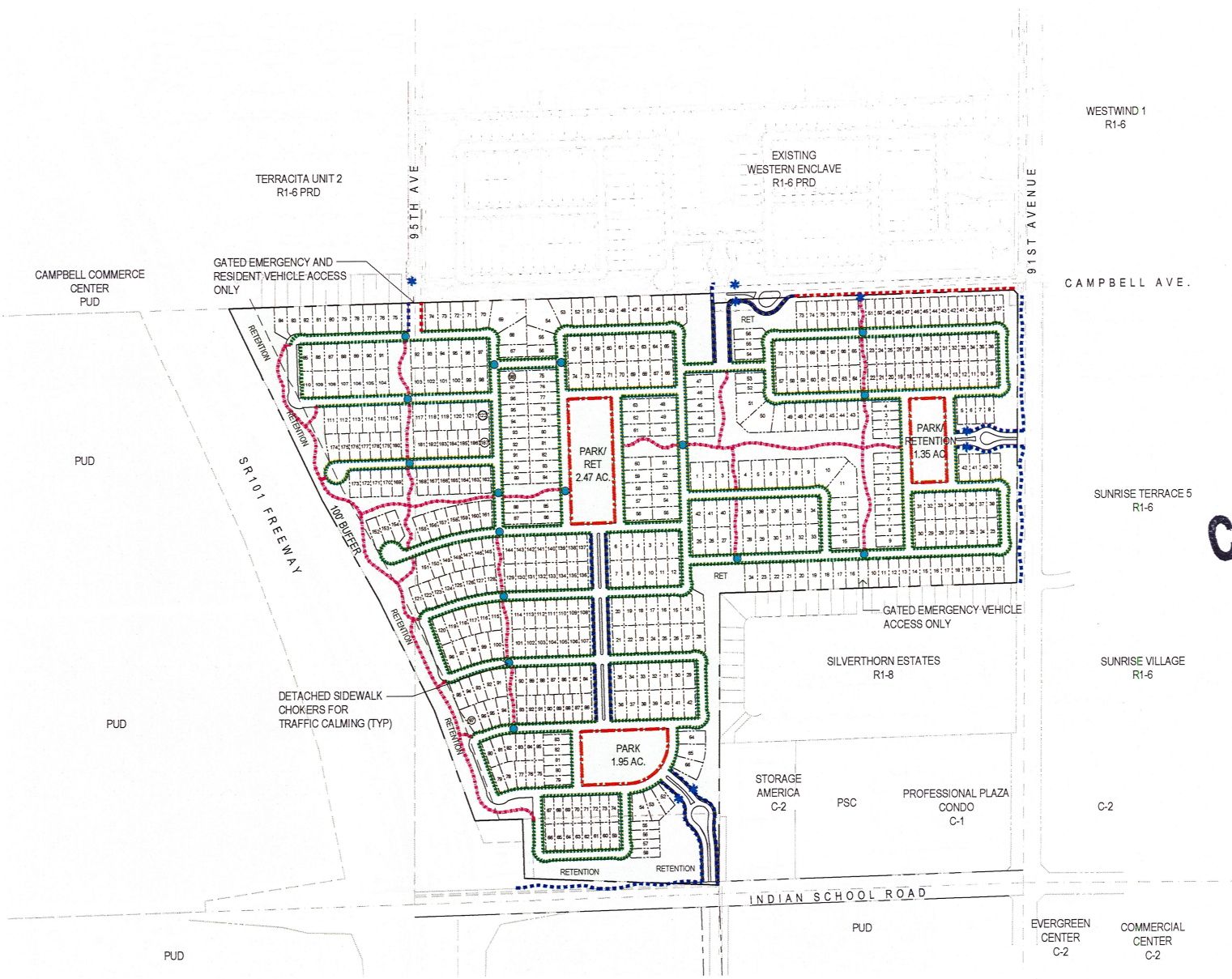
**Team Leader**

Samantha Keating

**Exhibits:**

Conceptual Circulation Plan date stamped June 4, 2018

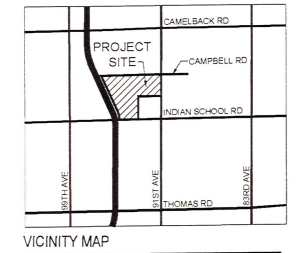
Illustrative Perspective date stamped May 29, 2018



**TRAIL LEGEND**

SYMBOL	DESCRIPTION
	5' DETACHED SIDEWALK
	5' CONCRETE SIDEWALK ATTACHED TO BOC
	4' CONCRETE SIDEWALK ATTACHED TO BOC
	4' DETACHED SIDEWALK
	5' CONCRETE PATH
	EXISTING 5' CONCRETE PATH
	PEDESTRIAN GATE
	DETACHED SIDEWALK CHOKER TRAFFIC CALMING LOCATION

**CITY OF PHOENIX**  
 JUN 04 2018  
 Planning & Development  
 Department



**LENNAR**

# INDIAN SCHOOL AND 101

Circulation Plan

plan scale 1:200  
 date: 06.01.18

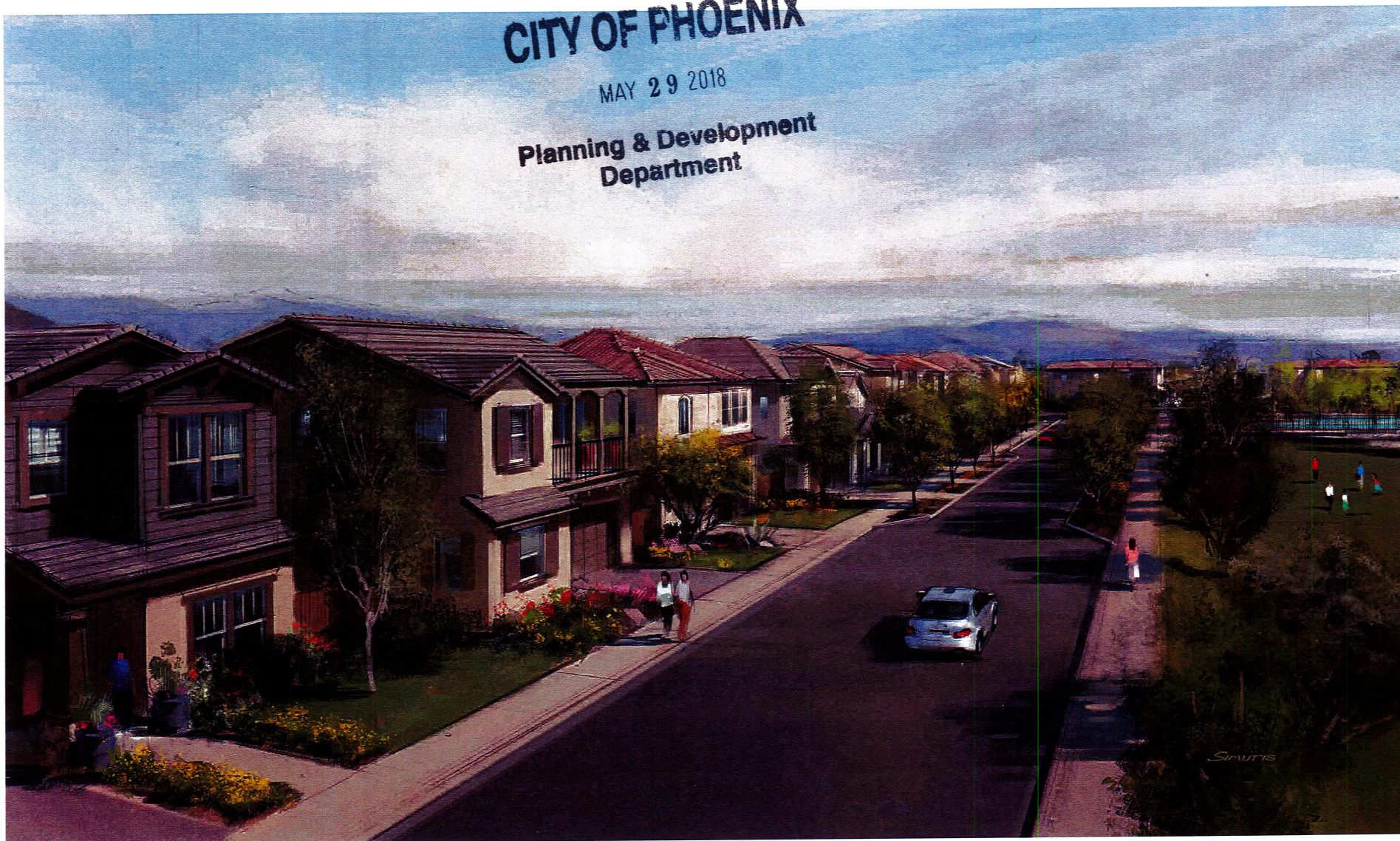
**andersonbaron**  
 plan · design · achieve  
 50 N. McClintock Drive, Suite 100  
 Chandler, Arizona 85226  
 PH. 480.699.7956 FAX. 480.699.7986



# CITY OF PHOENIX

MAY 29 2018

Planning & Development  
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ILLUSTRATIVE PERSPECTIVE