

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-123-23-3
31st Street & Winchcomb Drive PUD
May 28, 2025

[Paradise Valley Village Planning Committee Meeting Date:](#) June 2, 2025

[Planning Commission Hearing Date:](#) June 5, 2025

Request From: [R1-14](#) (One-Family Residence) (2.55 acres)
Request To: [PUD](#) (Planned Unit Development) (2.55 acres)
Proposed Use: Single-family residential
Location: ~~Approximately 330 feet north of the~~ northwest corner of 31st Street and Winchcomb Drive
Owner: Lumarpi, LLC c/o Maria Pilar Perez Alvarez
Applicant: David Bruner, Circle Road Ventures, LLC
Representative: J. Carlson, Espiritu Loci, Inc.
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Residential 1 to 2 dwelling units per acre	
<u>Street Classification</u>	Winchcomb Drive	Local	0-foot north half street
<u>Map Designation</u>			
<i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
The PUD (Planned Unit Development) is consistent with adjacent land uses and will have a maximum density that is a reasonable level of increased intensity. The PUD is mostly consistent with R1-10 zoning standards and would therefore be respectful of local conditions and surrounding neighborhoods.			
<i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i>			

The subject site is currently a vacant parcel. The PUD will facilitate appropriate development of this parcel that is compatible with the single-family residential character of the surrounding neighborhood.

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

The PUD, as stipulated, and as required by the Phoenix Zoning Ordinance, will be required to provide tree shade along sidewalks. This will help to provide shade for pedestrians and bicyclists in and around the community for user comfort and will help to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Zero Waste PHX](#): See Background Item No. 9.

[Complete Streets Guiding Principles](#): See Background Item No. 10.

[Housing Phoenix Plan](#): See Background Item No. 11.

[Phoenix Climate Action Plan](#): See Background Item No. 12.

[Transportation Electrification Action Plan](#): See Background Item No. 13.

[Conservation Measures for New Development](#): See Background Item No. 14.

[Shade Phoenix Plan](#): See Background Item No. 15.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-14
North	Single-family residential	R1-14
South (across Winchcomb Drive)	Single-family residential	R1-10
East	School	PUD
West	Single-family residential	R1-14, R1-10

Background/Issues/Analysis

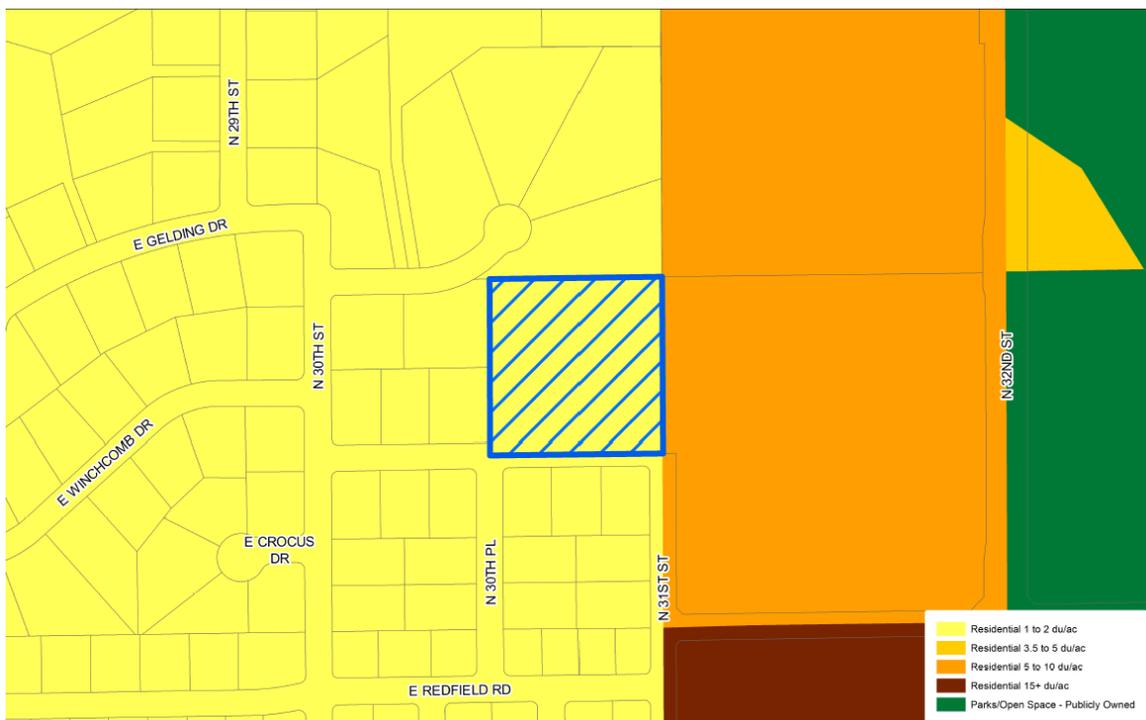
SUBJECT SITE

1. This request is to rezone 2.55 acres located approximately 330 feet north of the northwest corner of 31st Street and Wincomb Drive from R1-14 (One-Family Residence) to PUD (Planned Unit Development) to allow single-family residential.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map Designation for the subject site is Residential 1 to 2 dwelling units per acre. The PUD proposes to allow single-family residential with a maximum density of 3.14 dwelling units per acre, which is inconsistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required since the site is less than 10 acres in size.

The General Plan Land Use Map designation to the north, west, and south is also Residential 1 to 2 dwelling units per acre. The General Plan Land Use Map designation to the east is Residential 5 to 10 dwelling units per acre.

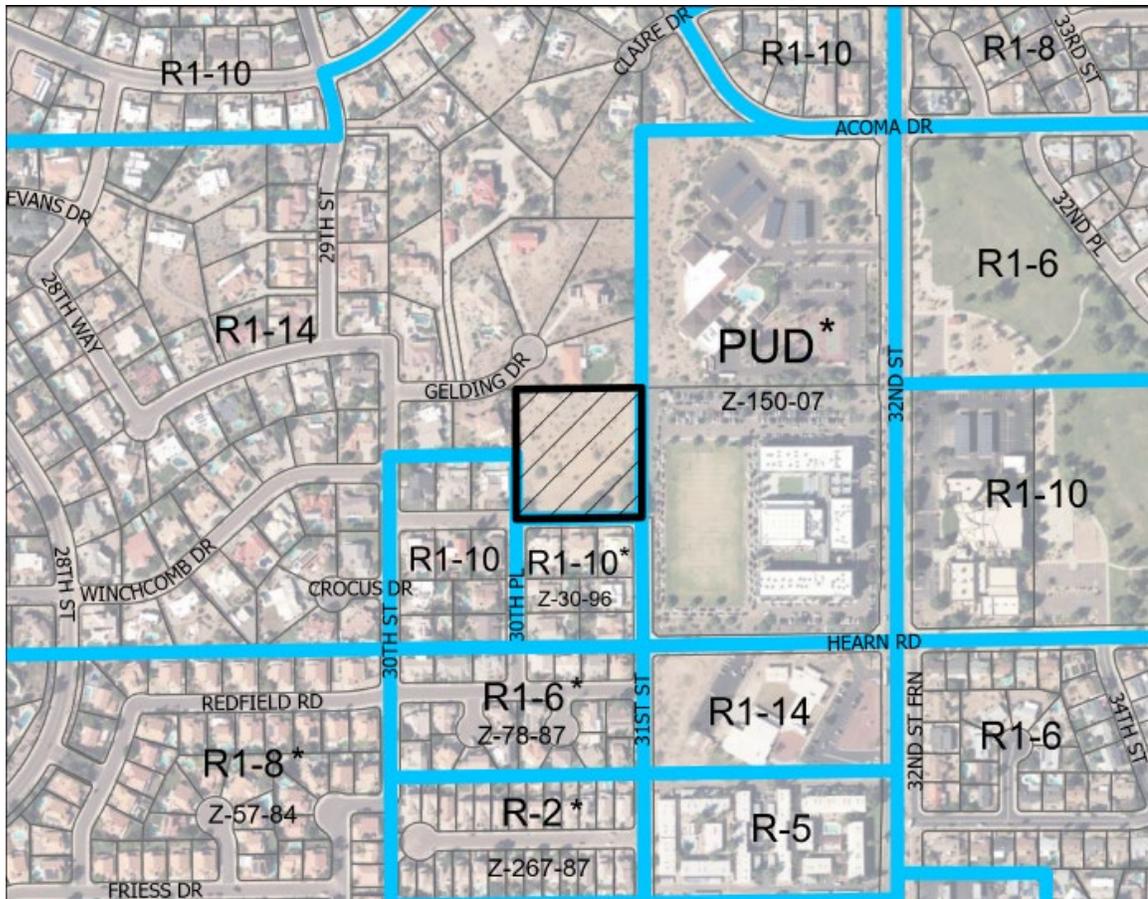


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The subject site is vacant land and is currently zoned R1-14 (One-Family Residence). To the north and west of the subject site is single-family residential, zoned R1-14 to the north, and R1-14 and R1-10 (Single-Family Residence District) to the west. To the south of the subject site, across Winchcomb Drive, is single-family residential, zoned R1-10. To the east of the subject site is a school, zoned PUD (Planned Unit Development).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. **Land Use**

The PUD proposes uses as permitted in the R1-10 (Single-Family Residence District) zoning district.

6. **Development Standards**

The PUD proposes development standards generally consistent with the R1-10 zoning district conventional development option, with the following deviations:

- **Minimum Lot Width**

The R1-10 zoning district conventional development option requires a minimum 75-foot lot width. The PUD proposes the two northern lots to be panhandle lots, which would require a minimum lot width of 20 feet. The PUD proposes to allow a minimum lot width of 20 feet for a maximum of two lots.

- **Maximum Density**

The R1-10 zoning district conventional development option allows a maximum density of 3.0 dwelling units per gross acre. The PUD proposes a maximum density of 3.14 dwelling units per gross acre to allow an eight-lot subdivision.

- **Minimum Perimeter Building Setbacks**

The R1-10 zoning district conventional development option requires a minimum 15-foot building setback along a perimeter rear lot line for one-story buildings, and a minimum 20-foot building setback along a perimeter rear lot line for two-story buildings. The PUD proposes to reduce the building setback by five feet along the northern property line to 10 feet for one-story buildings and 15 feet for two-story buildings.

- **Common Landscaped Setback Adjacent to Perimeter Streets**

The R1-10 zoning district conventional development option does not require a landscaped setback adjacent to perimeter streets. The PUD proposes a 10-foot minimum, 15-foot average landscaped setback adjacent to the perimeter street.

- **Minimum Interior Building Setbacks**

The R1-10 zoning district conventional development option requires a minimum three-foot building setback along interior side lot lines. The PUD proposes a minimum five-foot building setback along interior side lot lines.

- **Minimum Garage Setback**

The R1-10 zoning district conventional development option requires a minimum garage setback of 18 feet from the back of sidewalk for front-loaded garages. The PUD proposes to have no sidewalks within the subdivision; thus, the PUD proposes to measure the 18-foot garage setback from the edge of pavement of the street for front-loaded garages.

- Fences/Walls
The Phoenix Zoning Ordinance allows a maximum height of six feet for fences or freestanding walls within or bounding a required rear or side yard for residence zoning districts. The PUD proposes to allow a maximum height of eight feet for fences or freestanding walls along the north and east perimeter of the subdivision.
- Shade
The Phoenix Zoning Ordinance requires pedestrian walkways and sidewalks to be shaded a minimum of 50 percent. The PUD proposes zero percent sidewalk shade. PUDs are intended to provide superior standards that go above and beyond minimum Zoning Ordinance requirements, and zero percent shade is also in conflict with plans and policies adopted by the City Council to address citywide shade and pedestrian comfort, including the Complete Streets Guiding Principles and the Shade Phoenix Plan; thus, staff is not supportive of zero percent shade. Staff recommends a minimum of 50 percent shade. This is addressed in Stipulation No. 1.c.

Staff recommends a technical correction to change the “Auto Court Drive” title in the Development Standards Table to “Street Standards (Internal)” to be consistent with the language in the row above it and the Zoning Ordinance. This is addressed in Stipulation No. 1.d.

Staff recommends a technical correction in the “Parking Standards” section to replace a “should” statement with a “shall” statement, since the development standards in a PUD are regulatory rather than optional. This is addressed in Stipulation No. 1.e.

Staff recommends removing the reference to mitigating noise as the rationale for allowing an eight-foot-tall wall along the north and east perimeter of the subdivision in the “Fences/Walls” section, since a noise study would be required, and the wall would have stricter construction requirements in order to justify mitigating noise. This is addressed in Stipulation No. 1.h.

7. Landscape Standards

The PUD proposes that the builder install front yard, rear yard, side yard, and street side yard landscaping. Front yard landscaping of individual lots would include a minimum of one, minimum two-inch caliper, large canopy tree and a minimum of 50 percent live coverage. The rear and side yard landscaping of individual lots would include a minimum of two, two-inch caliper trees and a minimum of 50 percent live coverage limited to the interior building setback area of each lot. The two southern lots, adjacent to Winchcomb Drive, would include a

minimum 15-foot landscape setback along Winchcomb Drive, planted with a minimum of four, minimum two-inch caliper, large canopy, trees on each side of the subdivision access, for a total of eight trees to provide sidewalk shade coverage, and a minimum of 50 percent live coverage. The PUD also proposes that the property owner record documents that disclose to purchasers of property within the development homeowner responsibility of landscape maintenance on their lot in accordance with the requirements of the PUD, and that the CC&Rs include a statement that the homeowner is responsible for maintaining required landscaping as required by the PUD, since the landscaping would be on the individual lots of the subdivision, rather than in tracts.

The PUD proposes rear and side yard landscaping of the individual lots of the subdivision to be installed by the builder and limits the live coverage to the minimum interior building setback areas of each lot. Detached accessory structures can be built at a minimum three-foot building setback from the side and rear property lines rather than being limited to the building envelope. Staff recommends this language be revised to limit the live coverage to a minimum five-foot-wide landscape area along the side and rear property lines of each individual lot, so that the future homeowners are not limited to the buildable area for detached accessory structures. This is addressed in Stipulation No. 1.f.

Staff recommends a technical correction to the “Landscaped Setback Landscape” row in the Landscape Standards Table to replace “consistent with the neighborhood context” in the last paragraph with “consistent with a pedestrian environment”. This is the standard language used on all rezoning cases and ensures that pedestrian comfort is still addressed with the alternative design solution for shading. This is addressed in Stipulation No. 1.g.

8. **Design Standards**

The PUD proposes to modify design guidelines from Section 507 Tab A of the Phoenix Zoning Ordinance, which are the City-wide Design Review Guidelines. The following is a summary of the modifications proposed:

- Allowing on-site salvaged landscaping to be planted on another property, rather than replanting it on-site.
 - Staff recommends deleting all the design guidelines in the PUD that allow salvaged landscape to be replanted on another property, as the rationale for this design guideline is that “healthy non-native plant material contributes to the historical context and neighborhood identity of an area and is a resource that provides shade and screening which would take years to replace”. This is addressed in Stipulation No. 1.i.

- Allowing the landscape setback adjacent to Winchcomb Drive to utilize the entire area for retention (rather than only 50 percent of the landscape setback area being allowed as retention).
- Allowing landscape setback areas used for retention to have side slopes greater than 4:1 when stabilized with vegetation, boulders, a wall, or other measures (rather than a maximum slope of 4:1).
- Low water use plants that reflect and enhance the image of the Sonoran Desert to be originally installed by the builder in required landscape setback and front yard areas (rather than generally used throughout the entire development at all times).
- Allowing a wall, hedge row, or other similar measure as an acceptable transition of landscape material where different oasis and arid landscape themes are proposed among adjacent uses.
- Any proposed landscape treatment originally installed by the builder in a required landscape setback area must be compatible with and relate to any established distinctive character in the surrounding context area (rather than all landscape treatment to be compatible with and relate to any established distinctive character in the surrounding context area).
- Requiring zero percent tree shade adjacent to public and private walkways (rather than 50 percent shade and a minimum canopy clearance of six feet eight inches).
 - Staff recommends deleting this design guideline and keeping it per the minimum Zoning Ordinance standard of 50 percent shade. PUDs are intended to provide superior development standards that go above and beyond minimum Zoning Ordinance standards. By proposing zero percent shade, this PUD is not going above and beyond minimum Zoning Ordinance standards. Additionally, zero percent shade is in conflict with plans and policies that the City Council has adopted to further citywide shade and pedestrian comfort, including the Complete Streets Guiding Principles and the Shade Phoenix Plan. Additionally, this design guideline in the Zoning Ordinance has a minimum vertical canopy clearance from the sidewalk that would not be addressed in the PUD if modified as proposed. This is addressed in Stipulation No. 1.i.
- Allowing an auto court cluster subdivision with a maximum of eight dwelling units (rather than six dwelling units).
- Allowing the shared driveway within the auto-court cluster to be a maximum of 200 feet in length (rather than 150 feet in length).

- Allowing the three required parking spaces for each unit in the cluster to be located on the driveway of a lot or on the shared driveway or private accessway of the cluster if sufficient space is provided (rather than one parking space per unit being non-exclusive located within 150 feet of the cluster, measured from the curbline at the intersection with the public street or private accessway to the termination of the shared drive).
- Allowing security lighting internal to the cluster to be from light fixtures on the front elevation of each home, or landscape lighting in the front yard (rather than common lighting to illuminate common areas, define driveway locations and provide a level of safety for residents in the cluster).
 - Staff recommends deleting this design guideline, Auto Court Cluster Guideline 7.11 on page 16 of the PUD, as the rationale for this design guideline in the Zoning Ordinance is that “lighting internal to the cluster is necessary to illuminate common areas, define driveway locations and provide a level of security for residents in the cluster”. Common lighting cannot be turned off throughout the night, whereas private light fixtures on the front elevations of a home or landscape lighting in private yards can be turned off throughout the night by the homeowner and thus, can reduce the level of safety and reduce the illumination of common areas and driveway locations. This is addressed in Stipulation No. 1.i.
- Stating that all other design guidelines in Section 507 Tab A of the Phoenix Zoning Ordinance do not apply (rather than the design guidelines being applicable on a case-by-case basis based on the site plan submitted at the time of site plan review).
 - The City-wide Design Review Guidelines in the Phoenix Zoning Ordinance are reviewed on a case-by-case basis and may or may not be applicable, based on the site plan that is submitted at the time of site plan review. Since the site plan could change between the rezoning process and the site plan review process, staff recommends that the design guidelines in the PUD which state “not applicable” are deleted. This is addressed in Stipulation No. 1.i.

Staff recommends deleting the Auto Court Cluster Guideline 7.10 on page 16 of the PUD, as the proposed language is not any different from the existing language in the Zoning Ordinance. This is addressed in Stipulation No. 1.i.

Staff recommends deleting the reference to the Single-Family Design Review on page 15 of the PUD that removes the applicability of Single-Family Detached Design Review. Single-Family Detached Design Review is applicable on a case-by-case basis and would be applicable if a certain subdivision design was proposed at the time of site plan review. This is addressed in Stipulation No. 1.i.

The PUD also proposes elevating three design guidelines from Section 507 Tab A of the Phoenix Zoning Ordinance from a Presumption (P) to a Requirement (R) or (R*), including:

- Subdivision walls adjacent to a perimeter street to have a finished appearance.
- Minimum length of driveways, width of garage doors, and distance of the garage door from the back of sidewalk (or curb, if no sidewalk) for additional parking provided internal to the cluster.
- Trash and recycle container locations to be clearly illustrated on the site plan.

In the “Modified Design Guidelines” and “Elevated Design Guidelines” sections, staff recommends a technical correction to remove the “A” before the section number referenced in each sub-header, since the section reference is “Section 507 Tab A” and the section number should begin with II rather than A. This is addressed in Stipulation No. 1.j.

The PUD also proposes additional design guidelines, including:

- The building elevations to be in general conformance with those included in Exhibit 4 – Home Elevations.
- The homes to include complementary massing, colors, materials, and detailing in general conformance with those included in Exhibit 4 – Home Elevations.
- A minimum of two different materials to be included on the front elevations in general conformance with those included in Exhibit 4 – Home Elevations.
- The front entry of homes to be visible from the auto court drive.
- The garage door finish to be elevated with wood, glass, or architectural embellishments.
- A minimum of two light fixtures to be installed on the front elevation of each home or landscape lighting in the front yard.
- Considering to include lower flow plumbing fixtures in homes.
- Considering to include dual-glazed windows on homes.

- Pedestrian pathways to be constructed of concrete, decorative pavers, or stamped or colored concrete, where they cross a vehicular path, in order to be visually contrasting.
- Considerations for green stormwater infrastructure and water consumption measures.

To clarify that these design guidelines follow the same implementation as the Section 507 Tab A design guidelines in the Phoenix Zoning Ordinance, staff recommends that a sentence be added in the beginning of the section, which states that the design guidelines will follow the same implementation as Section 507 Tab A. This is addressed in Stipulation No. 1.k.

City Council has directed City staff to apply green stormwater infrastructure (GSI) and water consumption stipulations as standard stipulations / requirements on all rezoning cases, in relation to the Phoenix Climate Action Plan and the Conservation Measures for New Development policy that were adopted by the City Council. Since the PUD proposes these standards as Considerations (C) in the “Additional Design Guidelines” section, staff recommends these all be changed to a Requirement (R), except for the GSI standard, which should be changed to a (T) for a technical requirement, since it is more technical in nature. Staff recommends number 14, regarding the restriction of natural turf in the side and rear yards, remain as a consideration as restrictions on turf exist for the front yard and area adjacent to Winchcomb Drive. Additionally, staff recommends adding language at the end of some of these standards which state that it would be as approved by the Planning and Development Department and/or Water Services Department, which is the standard stipulation language used on all other rezoning cases. This is addressed in Stipulation No. 1.l.

Staff recommends that the GSI and water consumption measures also be summarized in the Sustainability section of the PUD. This is addressed in Stipulation No. 1.m.

In the Exhibits section of the PUD, the “Building Setbacks” exhibit incorrectly depicts the interior front lot line for the two lots directly south of the two northern lots. Staff recommends the labels be modified to depict the correct legal lot lines, based on the lot orientation and Zoning Ordinance definitions. This is addressed in Stipulation No. 1.n.

PLANS, OVERLAYS, AND INITIATIVES

9. [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 applicant indicated in their submittal materials that proposal will make use of existing City waste and recycling management processes. Additionally, recycling service is provided by the City of Phoenix to single-family residential developments.

10. **[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. In order to further these guiding principles, including for pedestrian comfort, staff is recommending the PUD be revised to require a minimum of 50 percent shade along the public sidewalk, which is the minimum Zoning Ordinance standard, and that if there are any utility conflicts for tree plantings, the developer work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment. Additionally, the PUD proposes a minimum five-foot-wide attached sidewalk along Winchcomb Drive and landscaping adjacent to the sidewalk. This is addressed in Stipulation Nos. 1.c, 1.g, and 1.i.

11. **[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 a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

12. **[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. In order to achieve this goal, the City Council has directed City staff to include green stormwater infrastructure (GSI) stipulations as a standard stipulation on all rezoning cases; therefore, staff is recommending that the PUD be revised to change the green stormwater infrastructure design guideline in the PUD from a Consideration (C) to a technical requirement (T). This is addressed in Stipulation Nos. 1.i and 1.m.

13. **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 the PUD, which proposes each lot to include an EV Capable space, which may be located within the garage. Staff recommends a technical correction to replace a “should” statement with a “shall” statement for the EV Capable space requirement, since it is a regulatory section of the PUD. This is addressed in Stipulation No. 1.e.

14. **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. In order to achieve this, City Council directed City staff to include water consumption stipulations as standard stipulations on all rezoning cases in order to reduce water consumption citywide; therefore, staff recommends that the water consumption measures in the Design Guidelines section of the PUD be changed from a Consideration (C) to a Requirement (R) and that the measures be added to the Sustainability section. Additionally, staff recommends some technical corrections to add language at the end of some of the water consumption measures to state that it is as approved by the Planning and Development Department and/or the Water Services Department, which is

the standard language used on all rezoning cases. This is addressed in Stipulation No. 1.l and 1.m.

15. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. In order to further this plan, staff recommends that the PUD be revised to require a minimum of 50 percent tree shade along the sidewalk, which is the minimum Phoenix Zoning Ordinance requirement, and to address pedestrian comfort with an alternative design solution if there are utility conflicts with tree plantings. This is addressed in Stipulation Nos. 1.c. and 1.g.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, 10 letters of opposition, three letters with concerns, one letter of support, and a petition of support with 38 signatures had been received. Concerns shared included density, lot widths, building heights, property values, traffic, parking, pedestrian safety, crime, infrastructure capacity, public safety capacity, noise, light pollution, architectural compatibility, short-term rentals, and flooding.

INTERDEPARTMENTAL COMMENTS

17. **Street Transportation Department**

The Street Transportation Department requested the following:

- That minimum 5-foot-wide sidewalks be provided along all streets.
- That minimum 75 percent shade be provided along public sidewalks.
- That a minimum of 25 feet of right-of-way be dedicated for the north side of Winchcomb Drive, adjacent to the development.
- That a curved radius street connection between 31st Street and Winchcomb Drive be dedicated and constructed.
- That the developer coordinate with the owner of the adjacent parcel to the east (APN 214-55-972) to dedicate sufficient right-of-way to accommodate construction of the curved radius street connection at 31st Street and Winchcomb Drive.
- That all unused driveways and broken or out-of-grade street improvements be replaced and all off-site improvements be upgraded to current ADA guidelines.

- That all streets be constructed with all required elements and to ADA requirements.

The Street Transportation Department initially requested 75 percent shade for public sidewalks, which is the citywide standard used on all public sidewalks for all rezoning cases. The Street Transportation Department agreed to reduce the shade requirement to 50 percent for this site; however, the PUD proposes to reduce the shade requirement to zero percent. Fifty percent shade for sidewalks is the minimum Zoning Ordinance standard. Thus, staff recommends that the PUD be revised to require a minimum of 50 percent tree shade along sidewalks, and to address pedestrian comfort with an alternative design solution if there are utility conflicts with tree plantings.

These are addressed in Stipulation Nos. 1.c, 1.g. and 2 through 6.

OTHER

18. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
19. The site has not been identified as being archeologically sensitive. However, 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 No. 7.
20. 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. 8.
21. 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 PUD is compatible with the adjacent land uses and density.
2. The PUD will develop an underutilized property and, as stipulated, will provide a high quality single-family residential development which will help alleviate the housing shortage in Phoenix.

3. The PUD landscaping and planting standards are above the minimum required standards for a conventional subdivision and will enhance compatibility with the neighboring area.

Stipulations

1. An updated Development Narrative for the 31st Street & Winchcomb Drive PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 15, 2025, as modified by the following stipulations:
 - a. Front Cover: Revise the submittal date information to add the following: City Council Adopted: [Add adoption date].
 - b. Front Cover: Replace “4th Submittal” with “Hearing Draft” and update the date to April 15, 2025.
 - c. Page 11, Development Standards Table, Street Standards, Sidewalk Tree Shade Coverage: Replace “0%” with “50%”.
 - d. Page 11, Development Standards Table, Auto Court Drive: Replace “Auto Court Drive” with “Street Standards (internal)”.
 - e. Page 11, Development Standards, PUD Parking Standards: Replace “should” with “shall”.
 - f. Page 12, Development Standards, Landscape Standards Table, Rear/Side Yard Landscape of Individual Lots: Replace “; live coverage area is limited to the minimum interior building setbacks area of each lot and excludes hardscape, pool, space, and turf areas” with “, planted within a 5-foot-wide landscape area along the side and rear property lines of each individual lot”.
 - g. Page 12, Development Standards, Landscape Standards Table, Landscaped Setback Landscape: Replace “with the neighborhood context” with “with a pedestrian environment”.
 - h. Page 13, Development Standards, Fences/Walls: Delete “when mitigating noise from a school or neighboring property, particularly”.
 - i. Pages 14 – 16, Design Guidelines, Modified Design Guidelines: Delete the following design guidelines: A.II.A.1.1, A.II.A.2.4, A.II.A.3.1.1,

A.II.A.3.1.6, A.II.A.3.1.8, A.II.A.3.1.10, A.II.A.3.1.14, A.II.A.3.1.16, A.II.A.4, A.II.A.5, A.II.A.6, A.II.A.9, A.II.B, A.II.C.2.4, A.II.C.3, A.II.C.6.1, A.II.C.7.10, A.II.C.7.11, and A.II.C.8.

- j. Pages 14 – 17, Design Guidelines, Modified Design Guidelines and Elevated Design Guidelines: Delete “A.” before the section number for each section header of modified and elevated Section 507 Tab A design guidelines.
 - k. Page 17, Design Guidelines, Additional Design Guidelines: Add the following after the first sentence: “The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).”
 - l. Page 18, Design Guidelines, Additional Design Guidelines: Replace (C) with (T) for #10, replace “(C)” with “(R)” for #11-13, 15 -16, replace “should” with “shall” for #10-13, 15-16, add “, as approved or modified by the Planning and Development Department” at the end of the first sentence of #10, add “, as approved by the Planning and Development and Water Services departments” at the end of #11, add “as approved by the Planning and Development Department” at the end of #12, and add “as approved by the Planning and Development Department” at the end of the first sentence of #13.
 - m. Page 21, Sustainability, Practices Enforceable By the City: Add the green stormwater infrastructure and water consumption measures (#10 – 16 of Additional Design Guidelines section) to the summary list of enforceable sustainability measures of the PUD.
 - n. Page 48, Exhibits, Building Setbacks: Revise the setback labels for the east property line of Lot 3 and west property line of Lot 6 to differentiate the interior front and interior side setback.
2. A minimum of 25 feet of right-of-way shall be dedicated for the north side of Winchcomb Drive, adjacent to the development, as approved by the Planning and Development Department.
 3. A curved radius street connection between 31st Street and Winchcomb Drive shall be dedicated and constructed, as approved by the Street Transportation Department.
 4. The developer shall coordinate with the owner of the adjacent parcel to the east (APN 214-55-972) to dedicate sufficient right-of-way to accommodate the curved

radius street connection at 31st Street and Winchcomb Drive, as approved by the Street Transportation Department.

5. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
6. 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.
7. 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.
8. 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.

Writer

Adrian Zambrano

May 28, 2025

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

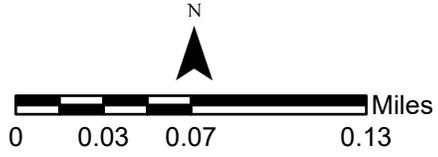
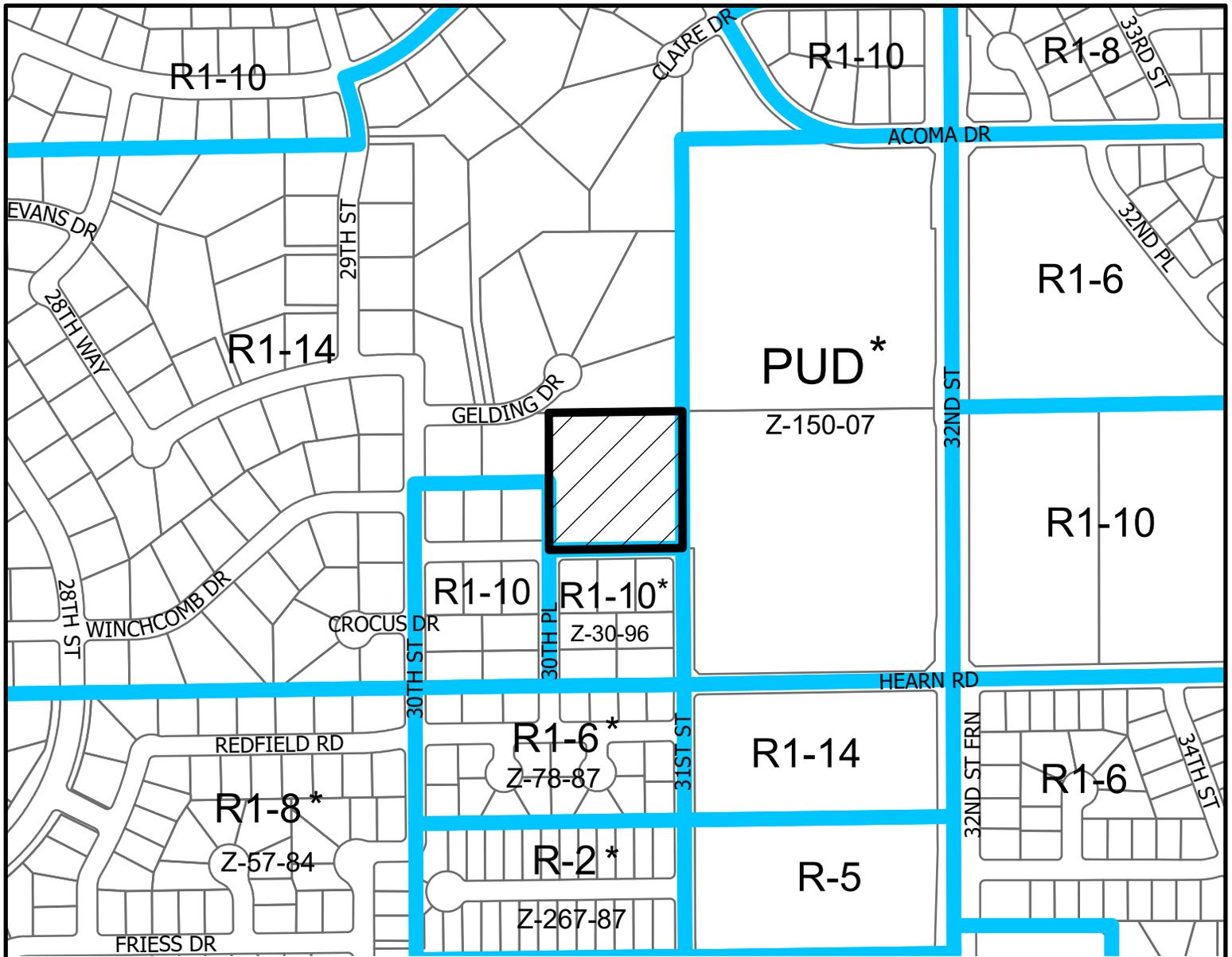
Aerial Sketch Map

Site Plan date stamped August 23, 2024

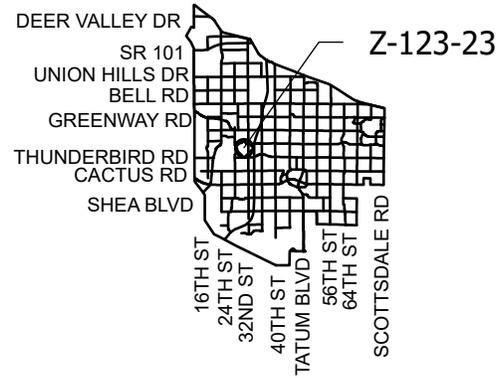
Elevations date stamped August 28, 2024 (2 pages)

[Community Correspondence](#) (78 pages)

[31st Street & Winchcomb Drive PUD Development Narrative](#) date stamped April 15, 2025

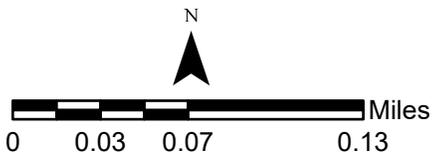
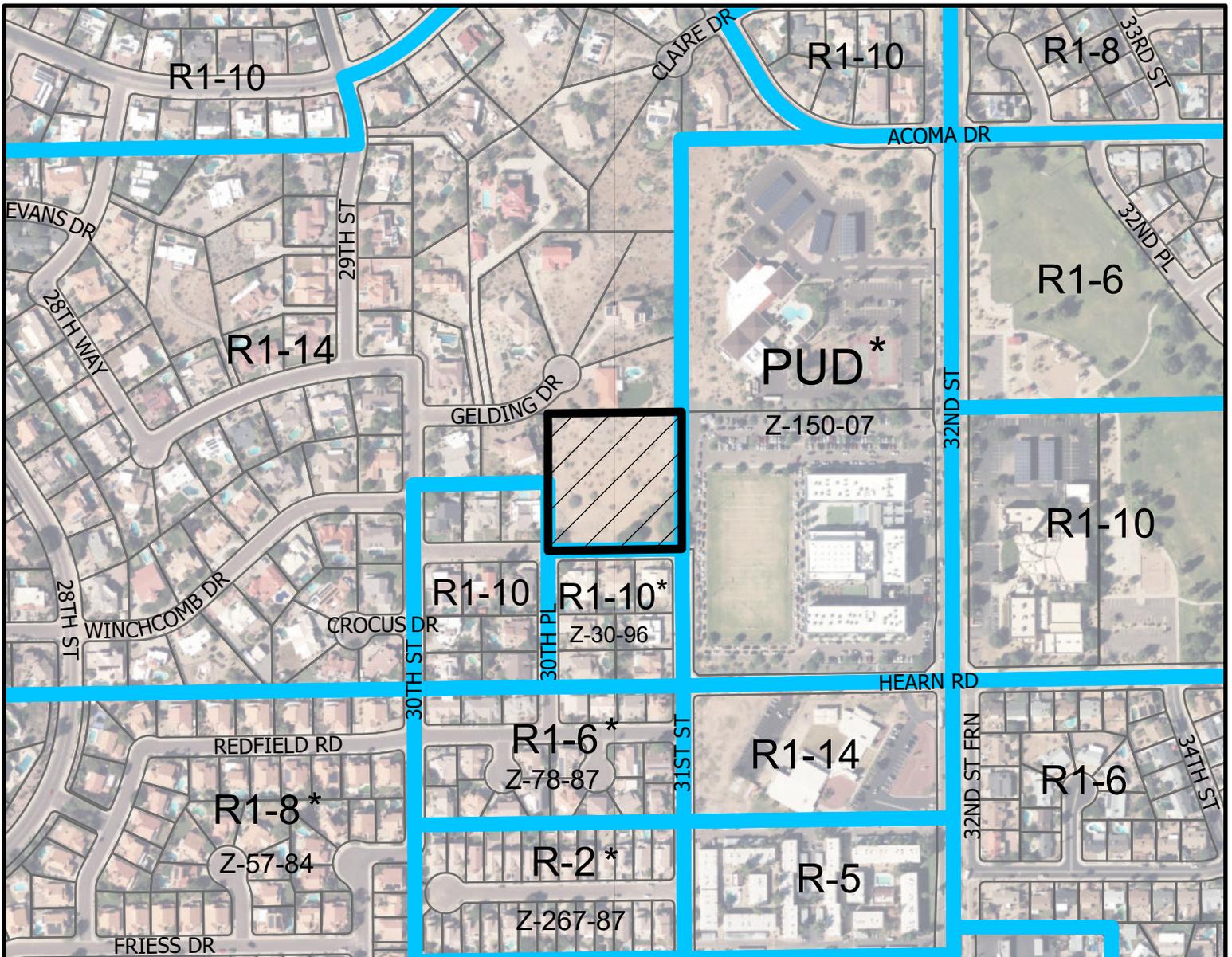


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3

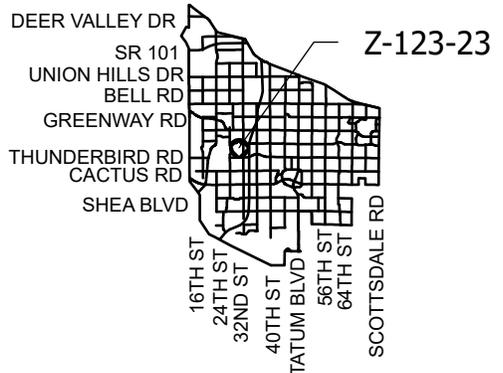


APPLICANT'S NAME: Espiritu Loci Inc		REQUESTED CHANGE:	
APPLICATION NO: Z-123-23	DATE: 2/13/2024	FROM: R1-14 (2.55 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.55 Acres	REVISION DATES: 8/26/2024	TO: PUD (2.55 a.c.)	
	AERIAL PHOTO & QUARTER SEC. NO. QS 33-34		
MULTIPLES PERMITTED R1-14 PUD	CONVENTIONAL OPTION 5 8	* UNITS P.R.D OPTION N/A N/A	

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



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3



APPLICANT'S NAME: Espiritu Loci Inc		REQUESTED CHANGE:	
APPLICATION NO: Z-123-23		FROM: R1-14 (2.55 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.55 Acres		TO: PUD (2.55 a.c.)	
DATE: 2/13/2024			
REVISION DATES: 8/26/2024			
AERIAL PHOTO & QUARTER SEC. NO. QS 33-34		ZONING MAP L10	
MULTIPLES PERMITTED R1-14 PUD		CONVENTIONAL OPTION 5 8	
		* UNITS P.R.D OPTION N/A N/A	

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



3024 EAST WINCHCOMB DRIVE

SITE PLAN



DATE	DESCRIPTION
8/10/24	PUD APPLICATION

REVISIONS:
 01 2/3/20
 02 2/15/23
 03 2/20/23
 04 2/20/23
 05 3/3/24

CHECKED BY: SEL & DY
 DRAWN BY: CDF
SITE PLAN
 SHEET No. 1 of 1
 PROJECT No. 1579

**SITE PLAN FOR
3024 E WINCHCOMB DRIVE**
 A PORTION OF THE SE QUARTER SECTION 11, TOWNSHIP 3N, RANGE 3E,
 GILA AND SALT RIVER MERIDIAN, CITY OF PHOENIX, COUNTY OF MARICOPA, ARIZONA

PROJECT DESCRIPTION
 PROPOSED 34-LOT SINGLE-FAMILY CONVENTIONAL SUBDIVISION FOR DETACHED DWELLING UNITS.

SITE DATA
 JURISDICTION: CITY OF PHOENIX
 ADDRESS: 3024 E WINCHCOMB DRIVE
 EXISTING ZONE: R-14
 PROPOSED ZONE: R-14
 GROSS AREA: 2,594 AC
 NET AREA: 1,546 AC

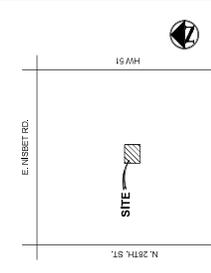
LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3N NORTH, RANGE 3E EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 00°12'31" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 335.68 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°11'11" WEST, A DISTANCE OF 661.80 FEET; THENCE NORTH 00°16'30" WEST, A DISTANCE OF 335.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'30" WEST, A DISTANCE OF 331.14 FEET; THENCE NORTH 00°14'47" WEST, A DISTANCE OF 335.68 FEET; THENCE NORTH 00°16'32" EAST, A DISTANCE OF 335.79 FEET TO THE POINT OF BEGINNING, CONTAINING 111,184.69 SQUARE FEET OR 2.55 ACRES, MORE OR LESS.

COMPARATIVE ZONING STANDARDS TABLE

ZONING STANDARDS	R-14-0 CONVENTIONAL	PUD
MIN. LOT WIDTH	75 FT.	75 FT. *
MIN. LOT DEPTH	NONE EXCEPT 10 FT. ADJACENT TO FRONT YARD	NONE
MAX. DWELLING UNIT DENSITY	3.0 DU/AC	3.0 DU/AC
MIN. PERIMETER BUILDING SETBACKS		
FRONT	15 FT.	15 FT.
REAR	15 FT.	15 FT.
SIDE	15 FT.	15 FT.
COMMON LANDSCAPE SETBACK ADJACENT TO PERIMETER STREET	NONE	NONE
MIN. INTERIOR BUILDING SETBACKS		
FRONT	10 FT.	10 FT.
REAR	10 FT.	10 FT.
COMBINED FRONT AND REAR	35 FT.	35 FT.
STREET SIDE	10 FT.	10 FT.
SIDES	15 FT. TOTAL (5 FT. MIN. UNLESS 0 FT.)	15 FT. TOTAL (5 FT. MIN.)
MIN. BUILDING SEPARATION		
MIN. GARAGE SETBACK	10 FT.	10 FT.
MAX. GARAGE WIDTH	NO MAX.	NO MAX.
MAX. YARD WIDTH	FOR LOTS 7.0 FT. WIDE MAX. 2.5 CRES AND 28 FT.	2.5 CRES AND 28 FT.
MAX. YARD LENGTH	NONE	NONE
COMMON AREAS	NONE	NONE
ALLOWED USES	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED
STREET SETBACKS	PUBLIC STREET OR PRIVATE ACCESSWAY	PUBLIC STREET, PRIVATE ACCESSWAY AND SHARED DRIVE
PARKING	2 SPACES PER DWELLING UNIT	2 SPACES PER DWELLING UNIT

* 75' EXCLUDING THE FLAG PORTION OF A FLAG LOT. FLAG LOTS ARE PERMITTED.



PROPERTY OWNER
 LUMARPI LLC
 1844 N. 32ND ST.
 PHOENIX, AZ 85016

APPLICANT / DEVELOPER
 CIRCLE ROAD VENTURES LLC
 1844 N. 32ND ST.
 PHOENIX, AZ 85016

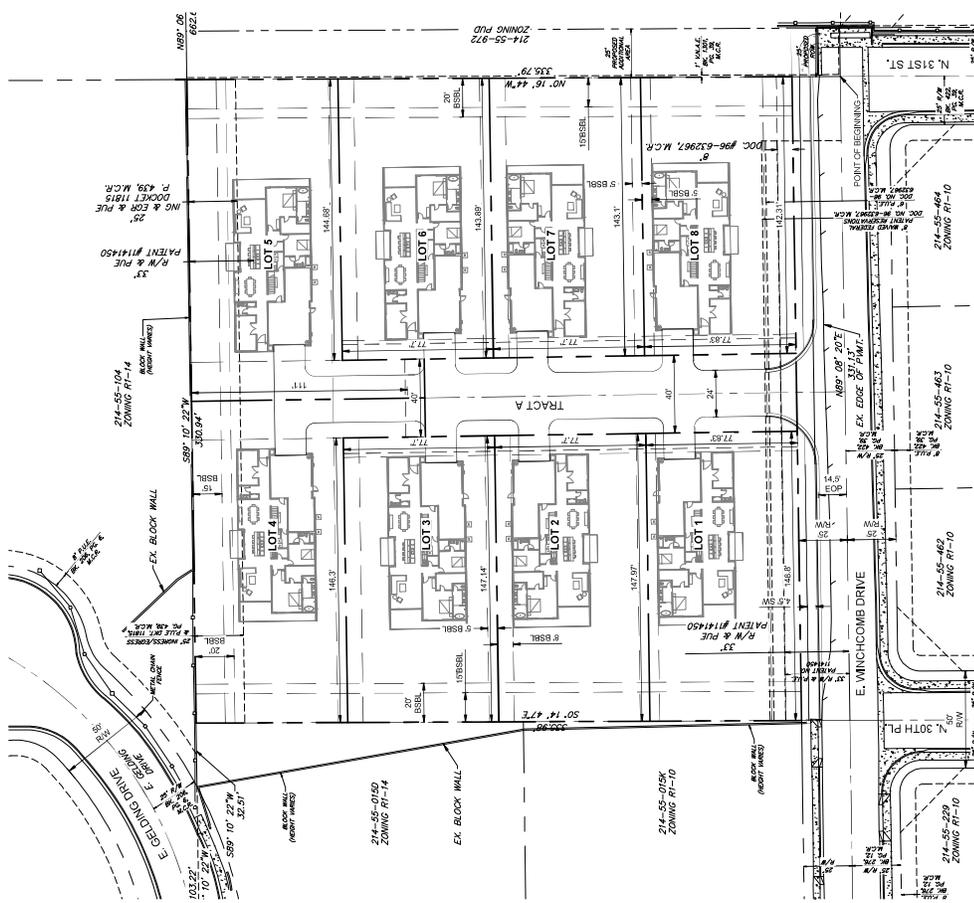
CONTACT: JOSEPH BEJNER
 PHONE: (480) 991-7213
 EMAIL: jbejner@circleventures.com

BENCHMARK
 CITY OF PHOENIX BENCHMARK # 1836 BEING A CITY OF PHOENIX BENCHMARK AT THE INTERSECTION OF 32ND ST. & ACCAWAUK HAVING A NODE 29 ELEVATION OF 1416.00

BASIS OF BEARING
 THE SOUTH EAST QUARTER SECTION 11, TOWNSHIP 3N NORTH RANGE 3E EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, IS BEING PLAT FOR GREAT HEARTS ACADEMY - NORTH PHOENIX. REFERENCED TO BOOK 1311 PAGE 38, 1/6/2021.

FLOOD ZONE
 FLOOD ZONE DESIGNATION: X PER F.E.M.A. FLOOD PANEL 1752 OF 422, DATED 10/6/13.

ZONE "X" - AREAS OF 1% ANNUAL CHANCE FLOOD DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



CITY OF PHOENIX
 AUG 23 2024
 Planning & Development
 Department

COLORED ELEVATIONS | SINGLE STORY



PLAN 7501 - MODERN PRAIRE



PLAN 7501 - DESERT CONTEMPORARY



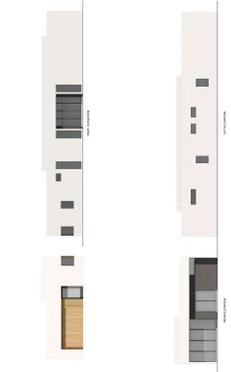
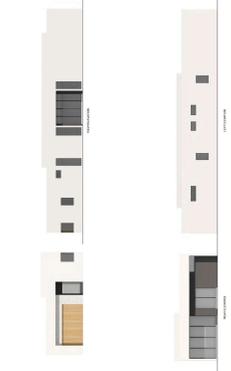
PLAN 7501 - MID-CENTURY MODERN



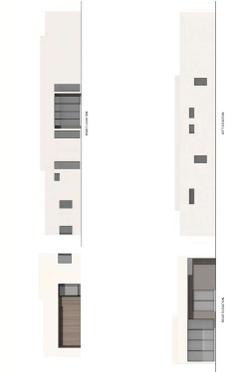
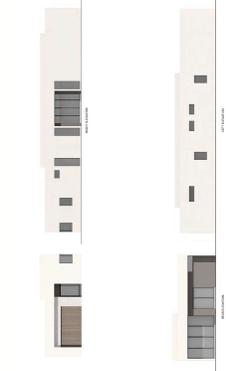
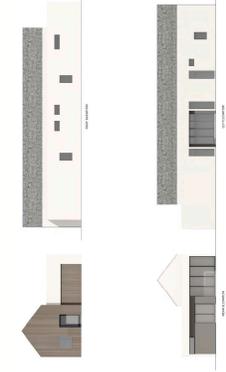
PLAN 7501 - MODERN FARMHOUSE

CITY OF PHOENIX
 AUG 28 2024
 Planning & Development
 Department

COLOR SCHEME 1



COLOR SCHEME 2



COLOR SCHEME 3



COLORED ELEVATIONS | TWO STORY



PLAN 7502 - MODERN PRAIRIE



PLAN 7502 - DESERT CONTEMPORARY



PLAN 7502 - MID-CENTURY MODERN



PLAN 7502 - MODERN FARMHOUSE

CITY OF PHOENIX
 AUG 28 2024
 Planning & Development
 Department

COLOR SCHEME 1



COLOR SCHEME 2



COLOR SCHEME 3

