

Attachment D

PLEASE RESPOND ELECTRONICALLY TO TERESA GARCIA 2ND FLOOR, 602-262-7399



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: April 23, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-89-22-2 REVISED – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **May 21, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **May 27, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor
Village Planner ()
Village Planning Committee Chair ()



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-89-22-2

Council District: 2

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 10 regarding a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Chuck Kennedy, Land N. 34th Street, LLC	Owner	11811 North Tatum Boulevard, Suite 1060 Phoenix AZ 85028	602-549-5274		ckennedy1060@gmail.com
Shelby Duplessis, Diversified Future	Applicant	9361 West Cashman Drive Peoria AZ 85383			shelby@diversifiedfuture.com
Shelby Duplessis, Diversified Future	Representative	9361 West Cashman Drive Peoria AZ 85383			shelby@diversifiedfuture.com

Property Location: Approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane

Acreage: 3.92

Geographic Information

Zoning Map	APN	Quarter Section
L10	214-35-011C	Q35-35
Village:		
Paradise Valley		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	03/06/25	PHO (1-2 stipulations)



March 25th, 2025

VIA HAND DELIVERY

Byron Easton
Planning Hearing Officer
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

CITY OF PHOENIX

MAR 25 2025

Planning & Development
Department

Re: Stipulation Modification – Z-89-22 – Approx 140 feet north of the NEC of 34th Street & Tierra Buena Lane

Dear Mr. Easton:

We are the owners of the approximate 3.92 acres located near the northeast corner of 34th Street & Tierra Buena Lane, in Phoenix (APN 214-35-011C) (the “Property”). Please see attached **Exhibit A** for an aerial view of the Property and surrounding area.

On May 3, 2023, the Property was rezoned to R1-6 to permit a 20-lot single family residential development in case No. Z-89-22. As explained herein, the proposed residential development requires a minor modification to Stipulation 10.

BACKGROUND/PROPOSAL

As a condition of approval to case Z-89-22, detached sidewalks were to be provided along the public street (stip 8) and on the internal subdivision streets (stip 10). The developer has worked hard to satisfy the stip and provide detached sidewalks throughout most of the development. For instance, detached sidewalks are provided along 34th Street. Additionally, more than half of the sidewalks within the internal subdivision also provide detached sidewalks. Unfortunately, there are a few areas where this is impossible to accommodate due to the small size of the parcel, narrow nature of the lots, single-story heights and shallow depth of the parcel.

ABOUT THE SITE

The property is zoned R1-6 to permit a residential subdivision. However, there are a number of physical site constraints that make a residential subdivision very challenging.

1. **Out parcel:** The property is next to an out-parcel owned by a church which creates an unusual shape affecting the property layout and reducing the lot yield.
2. **Shape:** The property has an unusual shape that impacts the site layout, lot configuration and lot dimensions. As a consequence, it creates an irregular lotting plan that requires some minor relief.
3. **Single-story Heights:** As part of the community outreach and compromise, the surrounding neighbors required that all homes be single-story only. The developer was agreeable to working with the neighbors but as a result, more of the lot is needed as opposed to a two-story home which can have a smaller footprint and more verticality.

4. **Drainage:** Due to the small parcel size, drainage is consolidated into the center of the project with a looped street. However, because of the narrow nature of the property, the lots do not have enough depth to also provide a detached sidewalk while fitting a single-story floor plan.

When considering the solutions and cost to remedy all these site impacts, a minor stipulation adjustment is necessary to make development possible. By modifying the 5'-wide landscape area for the detached sidewalk, enough lot depth can be achieved to rectify the site impacts.

Accordingly, this PHO requests to place attached sidewalks in front of the driveways of individual lots only. (Detached sidewalks will still be provided on the exterior of the subdivision, along all common open space areas within the subdivision, and between driveways of individual lots.

JUSTIFICATION

As mentioned previously, the site suffers from special circumstances related to the land which create a unique hardship. While all other development standards have been maintained, it would have been justified to request new variances or building setback relief. However, the applicant desires only the least impactful item needed to develop the site. This PHO is necessary to develop the subdivision in a manner that is viable in today's single-family home market and which honors the single-story commitment made to the neighbors. Without the PHO approval, it is not possible for the applicant to address the site impacts and build homes on this property. The requested modification only impacts less than half of the interior streets of the subdivision. Therefore, the PHO approval will not be detrimental to those residing or working in the vicinity, adjacent property, or to the public welfare in general.

STIPULATION MODIFICATION

To allow the proposed development of the Property, we propose the following modification of stipulations approved for Z-89-22:

1. "The Developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk for internal public and/or private sidewalks within the development, including along the perimeter of Tract B and Tract C, as depicted on the site plan stamped December 20, 2022, planted to the following standards and as approved by the Planning and Development Department. *The Minimum 5-foot-wide attached sidewalks may be provided for no more than 16 feet in length each, or 47 feet in length each where driveways are within 15 feet of one another, located adjacent to driveways of individual lots within the development. Where driveways are located within 15 feet of one another, a minimum 2-inch caliper, single-trunk, large canopy, shade tree shall be planted in between the lots to provide shade along the attached sidewalk.*"

Rationale: The new language clarifies the detached sidewalks will be placed next to all open space and tract areas and in between driveways of individual lots only.

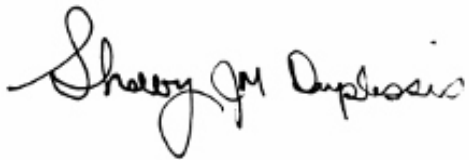
Conclusion

The reason the site has remained vacant this long is attributed to these site issues. The totality of these site constraints creates an irregular lotting plan and yield shallow lot dimensions. This makes it incredibly challenging to build homes with the resulting lot dimensions.

This site meets the requirements to justify the stipulation modification. The approval of this request will enable the applicant to enjoy reasonable and substantial property rights and the approval of the PHO request will not be detrimental to any adjacent properties or uses.

Respectfully submitted,

Diversified Future, LLC

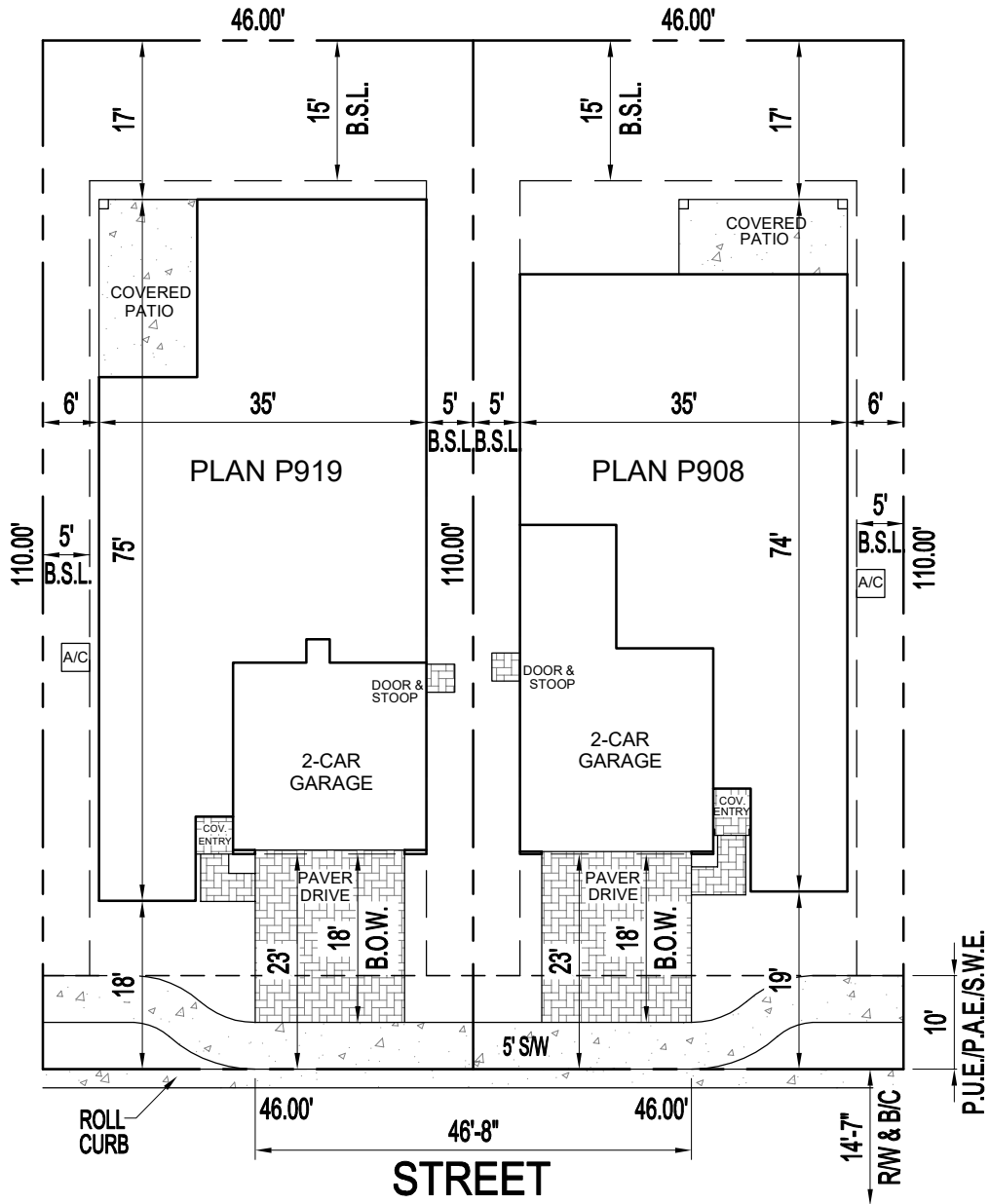
A handwritten signature in black ink, reading "Shelby JM Duplessis". The signature is fluid and cursive, with the first name "Shelby" being the most prominent.

Shelby JM Duplessis, PE
602.679.4438
Shelby@DiversifiedFuture.com

Attachments

DETACHED SIDEWALK EXHIBIT

SCALE: 1" = 20'-0"



ZONING
R1-6 PRD

BUILDING SETBACKS

FRONT.....= 10' / 18'

• 10' MIN. FROM PROPERTY LINE

• 18' MIN. FOR FRONT ENTRY GARAGES
TO BACK OF SIDEWALK

REAR.....= 15'

• 15' FOR PERIMETER LOTS
FOR SINGLE STORY HOMES

SIDES.....= 5' & 5'

COVERAGE

ALLOWABLE SQUARE FOOTAGE COVERAGE PER LOT 3,204 SQ. FT.

BUILDER: RICHMOND AMERICAN HOMES

SUBDIVISION: 34th STREET MANORS

CITY/STATE: PHOENIX, ARIZONA

DATE DRAWN: 03/20/25

REVISION DATE:

HARDLINE
CAD Services, Inc. ///

2500 S. Power Road, Bldg. 9, Suite 227/228
Mesa, Arizona 85209 - Phone 480.599.6349

Plot Plans
Lot Fit Analysis
Model Complex



Official Records of Maricopa County Recorder

STEPHEN RICHER

20230255548 05/17/2023 02:51

ELECTRONIC RECORDING

7106G-8-1-1--

ORDINANCE G-7106

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-89-22-2) FROM R1-14 (ONE-FAMILY RESIDENCE) TO R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 3.92-acre property located approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane in a portion of Section 1, Township 3 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "R1-14" (One-Family Residence), to "R1-6" (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped February 22, 2023, with specific regard to the open space provided, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The maximum building height shall be 1-story and 16 feet, measured to the peak of the roof.
3. Improved open space areas shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as shown on a shading study, as approved by the Planning and Development Department.
4. Landscape areas within retention areas and open space areas shall be planted with shrubs, accents and vegetative groundcovers to provide a minimum of 75% live coverage at maturity, as approved by the Planning and Development Department.
5. A minimum of two shaded active recreation amenities, such as a tot lot, picnic area, seating feature, garden amenity, or similar amenity, shall be provided within the open space area, as approved by the Planning and Development Department.
6. A minimum of five bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near improved open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. The perimeter landscape setback adjacent to the public street shall be planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 50% 2-inch caliper and 50% 3-inch caliper, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings.
- b. Shrubs, accents, and vegetative groundcovers to provide a minimum of 75% live coverage at maturity.

8. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk along the east side of 34th Street, planted to the following standards and as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings.
- b. Drought-tolerant shrubs, accents and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

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

9. The developer shall dedicate a sidewalk easement for any streetscape area (detached sidewalk and landscape strip) that falls outside of dedicated right-of-way along the east side of 34th Street, as approved by the Planning and Development Department.

Mod

10. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk for internal public and/or private sidewalks within the development, including along the perimeter of Tract B and Tract C, as depicted on the site plan dated December 20, 2022, planted to the following standards and as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings.
- b. Drought tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

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

11. 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.
12. A Red Border Letter shall be submitted to the Arizona Department of Transportation (ADOT) for this development.
13. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport (DVT) 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.
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.
15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

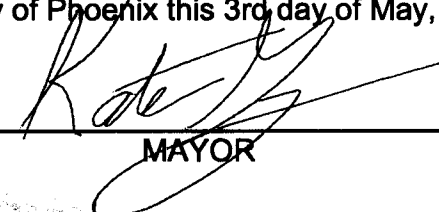
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of May, 2023.

ATTEST:


Denise Archibald, City Clerk

05.05.2023
Date


MAYOR



APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: 

Deryck R. Lavelle, Chief Counsel

P ml

REVIEWED BY:



Jeffrey Barton, City Manager

PML:am:(LF23-0898):5-3-23:2373458_1.doc

Exhibits:

- A – Legal Description (2 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That part of the North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, Township 3 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest Corner of said North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, being the Southwest Corner of the Villa Addante Subdivision shown on the Final Plat, recorded in Book 301 of Maps, Page 3, Maricopa County Records, found, marked with a Brass Cap flush with the pavement;

Thence South 89 degrees 36 minutes 03 seconds East South 89 degrees 14 minutes 35 seconds East (Record), along the Northerly line of said North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, being the Southerly line of said Villa Addante Subdivision, a distance of 275.00 feet to the POINT OF BEGINNING;

Thence continuing South 89 degrees 36 minutes 03 seconds East South 89 degrees 14 minutes 35 seconds East (Record) along said line, a distance of 385.43 feet to the Northeast Corner of said North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, being a Northwesternly Corner of the Bella Terra Subdivision shown on the Final Plat, recorded in Book 200 of Maps, Page 12, Maricopa County Records;

Thence South 00 degrees 40 minutes 46 seconds East South 00 degrees 28 minutes 32 seconds East (Record), departing said Northerly line and along the East line of said North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, also being the Westerly line of said Bella Terra Subdivision, a distance of 327.05 feet to the Southeast Corner of said North Half of the Southwest Quarter of the Northeast Corner of the Southwest Quarter of Section 1, being a Northwesternly Corner of said Bella Terra Subdivision;

Thence North 89 degrees 40 minutes 41 seconds West North 89 degrees 27 minutes 46 seconds West (Record), along the South line of said North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, also being the Northerly line of said Bella Terra Subdivision, a distance of 635.44 feet to a point on a line which is parallel with and 25 feet Easterly, as measured at right angles, from the West line of said North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, being a Northwesternly Corner of said Bella Terra Subdivision;

Thence North 00 degrees 40 minutes 34 seconds West, along said parallel line, a distance of 160.02 feet to a point on a line which is parallel with an 160 feet Northerly, as measured at right angles, from said South line of the North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 01 and Northerly line of said Terra Bella Subdivision;

Thence South 89 degrees 40 minutes 41 seconds East, along said parallel line, a distance of 246.85 feet;

Thence North 00 degrees 23 minutes 57 seconds East, departing said parallel line, a distance of 167.51 feet to the POINT OF BEGINNING.

APN: 214-35-011C

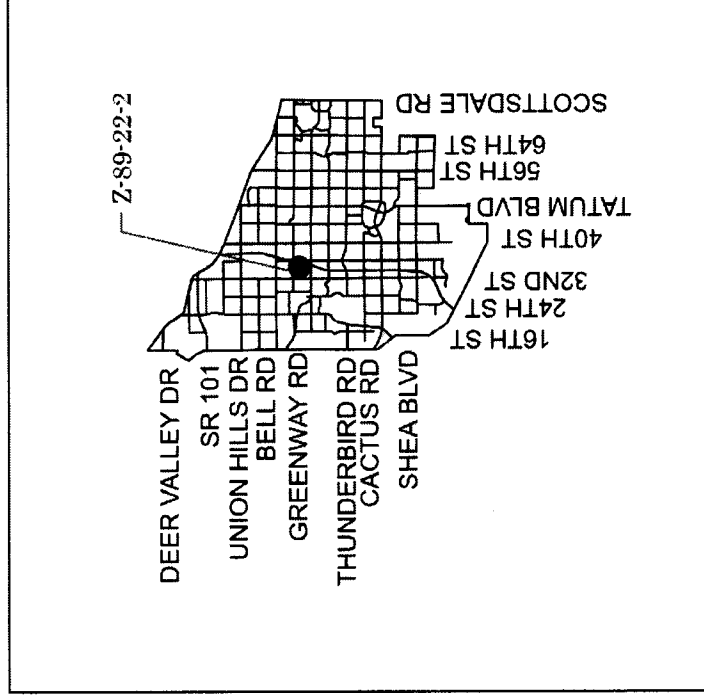
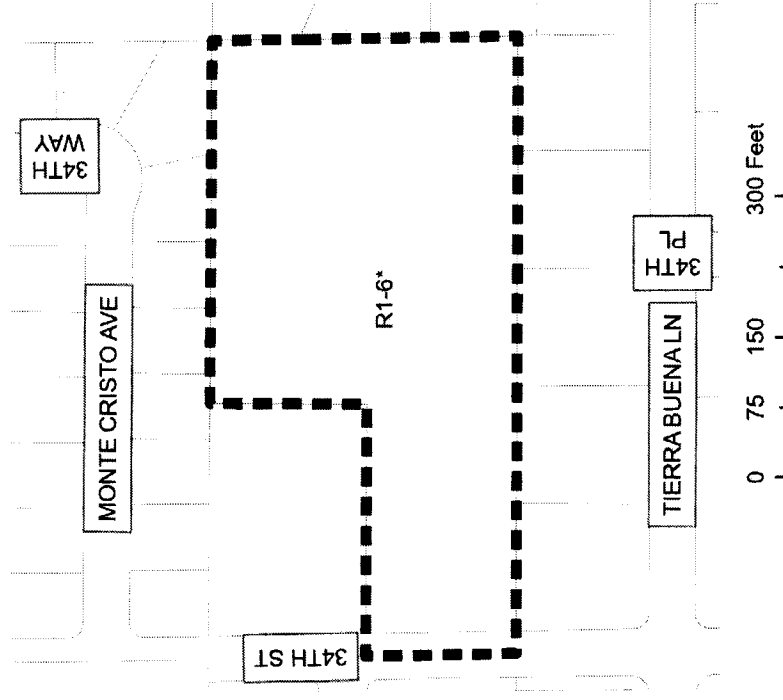
EXHIBIT B

ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -

Zoning Case Number: Z-89-22-2
Zoning Overlay: N/A
Planning Village: Paradise Valley

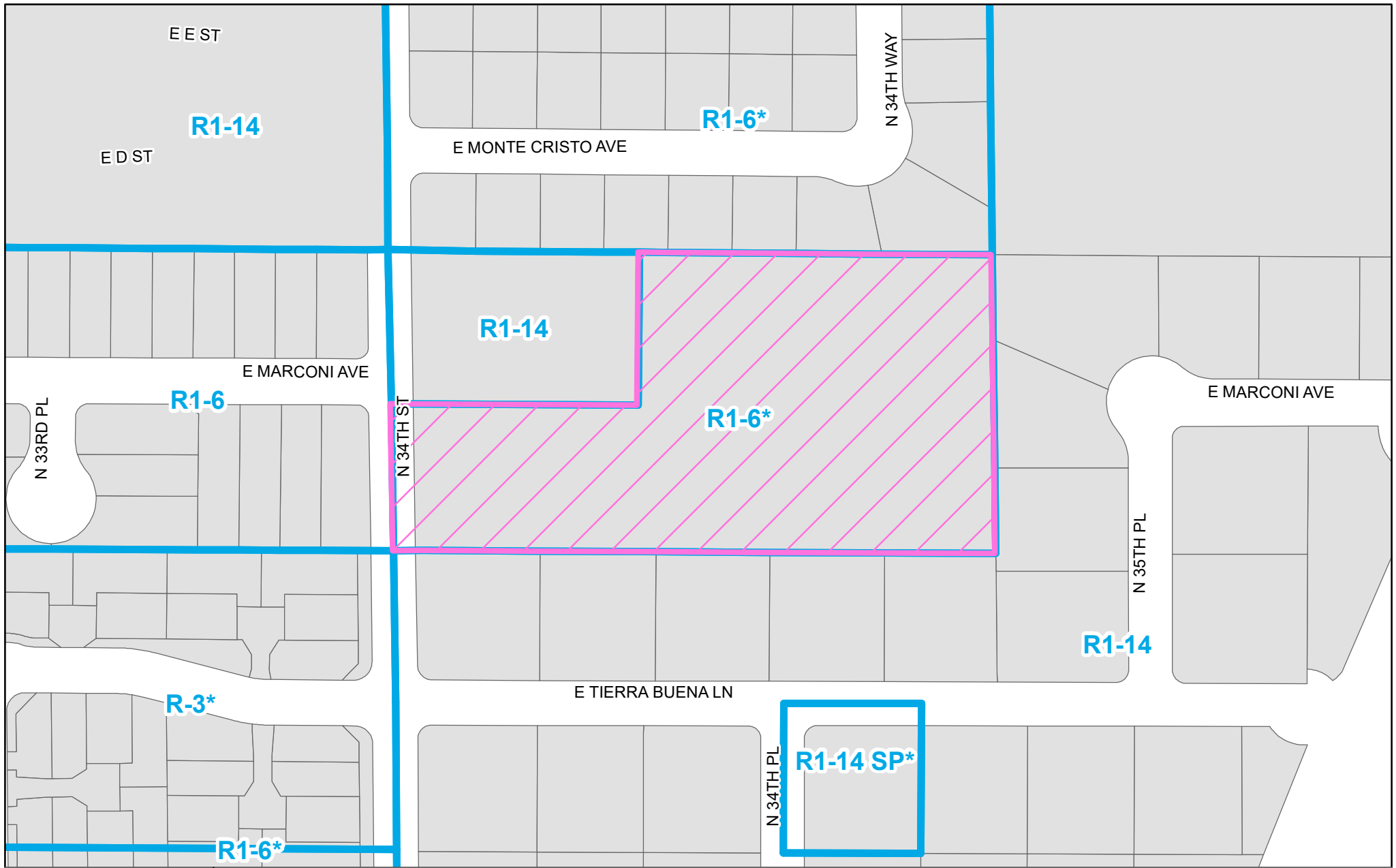


NOT TO SCALE



Drawn Date: 4/3/2023





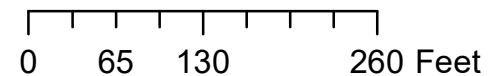
PHO-1-25--Z-89-22-2

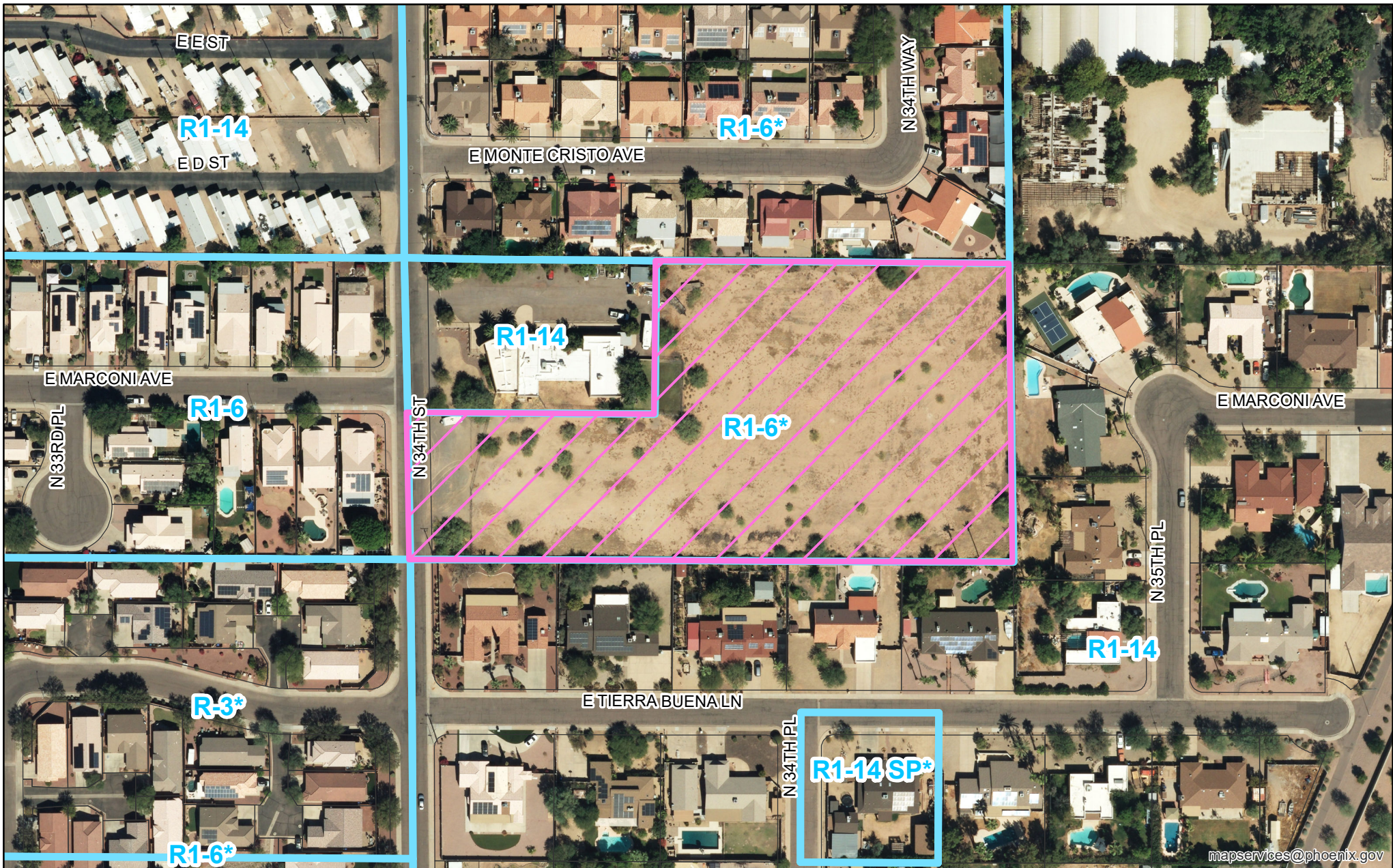
Property Location: Approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department





PHO-1-25--Z-89-22-2

Property Location: Approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, BEING THE SOUTHWEST CORNER OF THE VILLA ADDANTE SUBDIVISION SHOWN ON THE FINAL PLAT, RECORDED IN BOOK 301 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS, FOUND, MARKED WITH A BRASS CAP FLUSH WITH THE PAVEMENT;
THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS EAST SOUTH 89 DEGREES 14 MINUTES 35 SECONDS EAST (RECORD), ALONG THE NORTHERLY LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, BEING THE SOUTHERLY LINE OF SAID VILLA ADDANTE SUBDIVISION, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 36 MINUTES 03 SECONDS EAST SOUTH 89 DEGREES 14 MINUTES 35 SECONDS EAST (RECORD) ALONG SAID LINE, A DISTANCE OF 385.43 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, BEING THE SOUTHERLY LINE OF SAID VILLA ADDANTE SUBDIVISION, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 40 MINUTES 46 SECONDS EAST SOUTH 00 DEGREES 28 MINUTES 32 SECONDS EAST (RECORD), DEPARTING SAID NORTHERLY LINE AND ALONG THE EAST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, ALSO BEING THE WESTERLY LINE OF SAID BELLA TERRA SUBDIVISION, A DISTANCE OF 327.05 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, BEING A NORTHWESTERLY CORNER OF SAID BELLA TERRA SUBDIVISION;
THENCE SOUTH 89 DEGREES 40 MINUTES 41 SECONDS WEST NORTH 89 DEGREES 27 MINUTES 46 SECONDS WEST (RECORD), ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, ALSO BEING THE NORTHERLY LINE OF SAID BELLA TERRA SUBDIVISION, A DISTANCE OF 635.44 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 25 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, BEING A NORTHWESTERLY CORNER OF SAID BELLA TERRA SUBDIVISION;
THENCE NORTH 00 DEGREES 40 MINUTES 34 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 160.02 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 160 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01 AND NORTHERLY LINE OF SAID BELLA TERRA SUBDIVISION;
THENCE SOUTH 89 DEGREES 40 MINUTES 41 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 246.85 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 57 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 167.51 FEET TO THE POINT OF BEGINNING.

SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURE WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACE UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVACY WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT.
- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A SITE INSPECTION.
- THIS PROJECT HAS ADDITIONAL CONDITIONS OF APPROVAL (DESCRIBED IN A DEVELOPMENT AGREEMENT AND/OR DESIGN REVIEW DIVERSITY EXHIBIT ON FILE WITH THE CITY OF PHOENIX, PLANNING & DEVELOPMENT DEPARTMENT) WHICH MUST BE SATISFIED PRIOR TO INDIVIDUAL BUILDING PERMIT RELEASE.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER

DATE

SHELBY DUPLESSIS

PRINTED NAME OF COPYRIGHT OWNER

- A MINIMUM 18-FOOT SETBACK SHALL BE PROVIDED FROM THE BACK OF SIDEWALK TO THE FACE OF THE GARAGE DOOR.
- STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSWAYS, WITHIN A TRIANGLE MEASURING 33' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESSWAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS & RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
- EXISTING CITY OF PHOENIX IRRIGATION SHALL BE MODIFIED IN RIGHT-OF-WAY AND CONNECTED TO THE NEW SYSTEM. MAINTAIN ANY THROUGH IRRIGATION REQUIREMENTS. CONTRACTOR TO CAP OFF OR ABANDON EXISTING IRRIGATION TO PLANT MATERIAL AND PROVIDE NEW IRRIGATION FROM PROJECT TO EXISTING RIGHT-OF-WAY LANDSCAPING.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES.
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING & DEVELOPMENT DEPARTMENT.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE."

FINAL SITE PLAN
FOR
34TH STREET MANORS SUBDIVISION

A PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION SUBJECT TO SINGLE-FAMILY DESIGN REVIEW
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 3 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
BOOK __, PAGE __ M.C.R.

STIPULATIONS (ZONING CASE Z-89-22)

- THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED FEBRUARY 22, 2023, WITH SPECIFIC REGARD TO THE OPEN SPACE PROVIDED, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE MAXIMUM BUILDING HEIGHT SHALL BE 1-STORY AND 16 FEET, MEASURED TO THE PEAK OF THE ROOF.
- IMPROVED OPEN SPACE AREAS SHALL BE SHADED BY A STRUCTURE, LANDSCAPING AT MATURITY, OR A COMBINATION OF THE TWO TO PROVIDE MINIMUM 75% SHADE, AS SHOWN ON A SHADING STUDY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- LANDSCAPE AREAS WITHIN RETENTION AREAS AND OPEN SPACE AREAS SHALL BE PLANTED WITH SHRUBS, ACCENTS AND VEGETATIVE GROUND COVERS TO PROVIDE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- A MINIMUM OF TWO SHADED ACTIVE RECREATION AMENITIES, SUCH AS A TOT LOT, PICNIC AREA, SEATING FEATURE, GARDEN AMENITY, OR SIMILAR AMENITY, SHALL BE PROVIDED WITHIN THE OPEN SPACE AREA, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- A MINIMUM OF FIVE BICYCLE PARKING SPACES SHALL BE PROVIDED THROUGH INVERTED U AND/OR ARTISTIC RACKS LOCATED NEAR IMPROVED OPEN SPACE AREAS AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H. OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ARTISTIC RACKS SHALL ADHERE TO THE CITY OF PHOENIX PREFERRED DESIGNS IN APPENDIX K OF THE COMPREHENSIVE BICYCLE MASTER PLAN.
- THE PERIMETER LANDSCAPE SETBACK ADJACENT TO THE PUBLIC STREET SHALL BE PLANTED TO THE FOLLOWING STANDARDS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - MINIMUM 50% 2-INCH CALIPER AND 50% 3-INCH CALIPER, LARGE CANOPY, DROUGHT-TOLERANT SHADE TREES, PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.
 - SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS TO PROVIDE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.
- THE DEVELOPER SHALL CONSTRUCT A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK AND A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIP BETWEEN THE BACK OF CURB AND SIDEWALK ALONG THE EAST SIDE OF 34TH STREET, PLANTED TO THE FOLLOWING STANDARDS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - MINIMUM 2-INCH CALIPER DROUGHT-TOLERANT, LARGE CANOPY, SINGLE-TRUNK SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.
 - DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.

WHERE UTILITY CONFLICTS ARISE, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.

- THE DEVELOPER SHALL DEDICATE A SIDEWALK EASEMENT FOR ANY STREETSCAPE AREA (DETACHED SIDEWALK AND LANDSCAPE STRIP) THAT FALLS OUTSIDE OF DEDICATED RIGHT-OF-WAY ALONG THE EAST SIDE OF 34TH STREET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE DEVELOPER SHALL CONSTRUCT A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK AND A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIP BETWEEN THE BACK OF CURB AND SIDEWALK FOR INTERNAL PUBLIC AND/OR PRIVATE SIDEWALKS WITHIN THE DEVELOPMENT, INCLUDING ALONG THE PERIMETER OF TRACT B AND TRACT C, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 20, 2022. PLANTED TO THE FOLLOWING STANDARDS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - MINIMUM 2-INCH CALIPER DROUGHT-TOLERANT, LARGE CANOPY, SINGLE-TRUNK SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.
 - DROUGHT TOLERANT SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.

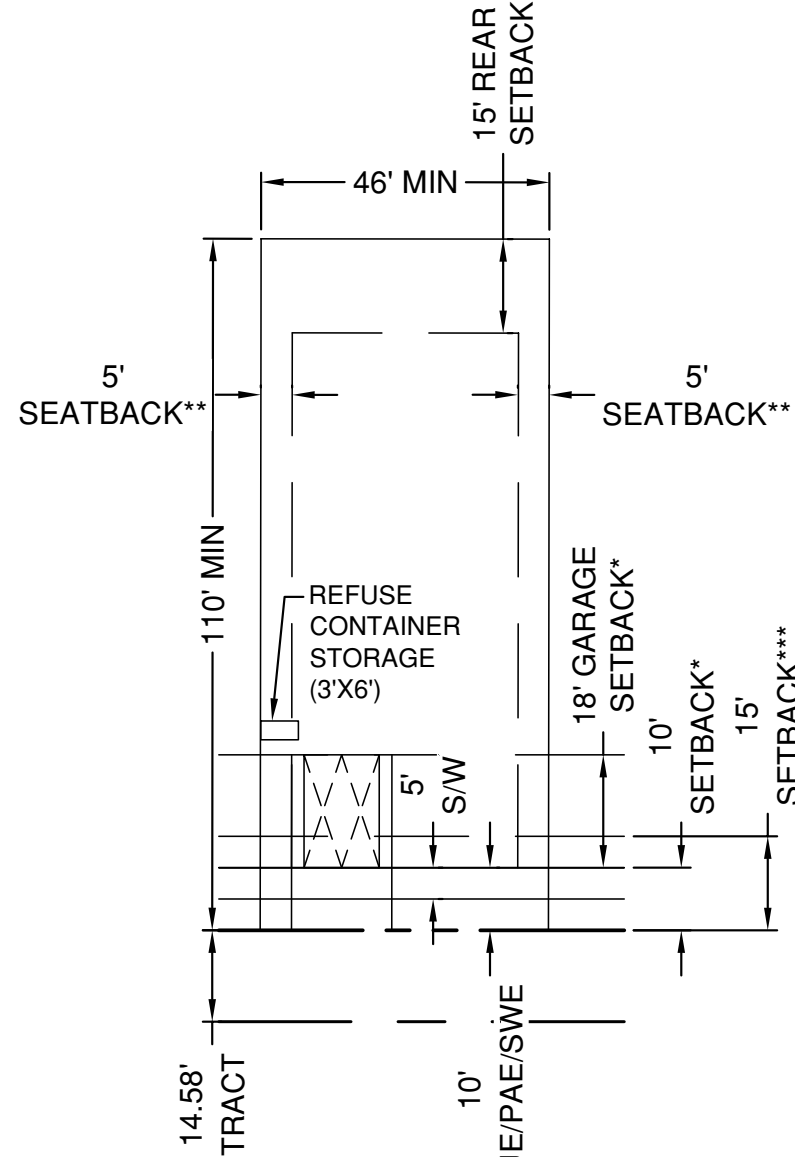
WHERE UTILITY CONFLICTS ARISE, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.

- 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.
- A RED BORDER LETTER SHALL BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR THIS DEVELOPMENT.
- THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF THE DEER VALLEY AIRPORT (DVT) 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.
- 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.
- PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

NOTE: BUILDER IS REQUIRED TO COMPLETE THE DESIGN REVIEW (DR) PROCESS WITH THE CITY FOR APPROVAL PRIOR TO ANY BUILDING PERMITS BEING ISSUED. THE DR WILL INCLUDE A DETAILED EXHIBIT SHOWING FOOTPRINTS OF HOMES WITH STAGGERED FRONT SETBACKS FOR COVERED BUILDING ELEMENTS BY A MINIMUM OF 5 FEET FOR 25% OF EACH BLOCK FACE (STAGGERING WILL APPLY TO THE FOLLOWING LOTS: 1, 6, 12, 13 AND 20). IN ADDITION ALL HOMES WILL HAVE 2 ALTERNATE PAVES OPTIONS FOR THE DRIVEWAYS ENSURING A MINIMUM OF 25% OF THE LOTS HAVE AN ALTERNATING DRIVEWAY PATTERN AND COLOR.

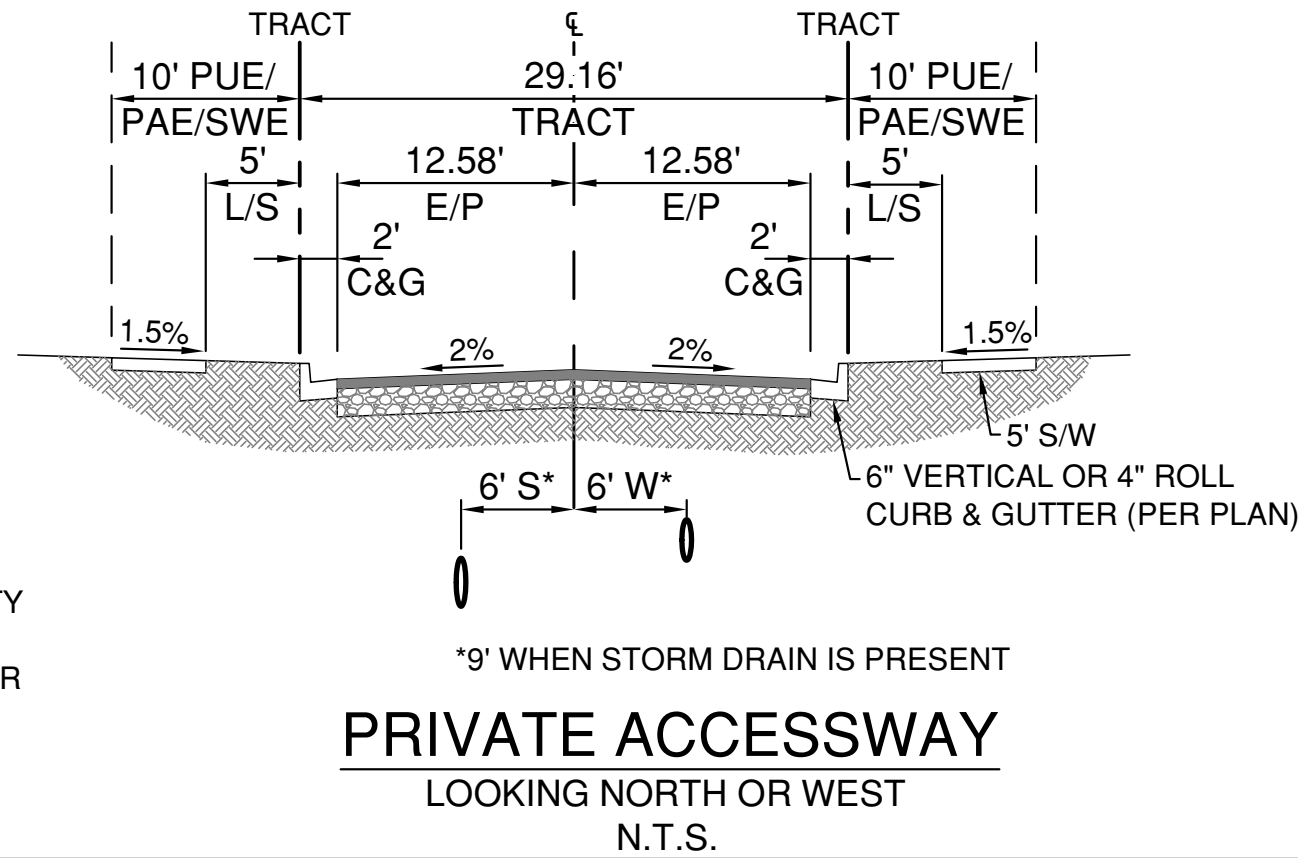
SHEET INDEX	
SHEET #	TITLE
1	COVER SHEET
2	FINAL SITE PLAN
3	WALL PLAN
4	HARDSCAPE DETAILS

SITE DATA						
PROPOSED USE	LOT SIZE	GROSS AREA (ac)	GROSS DENSITY (du/ac)	NET AREA (ac)	UNITS ALLOWED	YIELD (# LOTS)
SINGLE FAMILY	5,060 SF MIN.	3.92	5.11	3.83	21	20
A.P.N.				214-35-011C		
ZONING (CASE Z-89-22-2; APPROVED 4.13.23)				R1-6		
PROPOSED BUILDING HEIGHT (MAX)				16' - 1-STORY		
34TH STREET R/W AREA				0.09		
OPEN SPACE REQUIRED			5%	0.20		
OPEN SPACE PROVIDED			17.69%	0.69		
LOT COVERAGE (104,294+30,259) / (20+1)) *.5 = 3,204 SF			ALLOWED SQUARE FOOTAGE COVERAGE PER LOT			

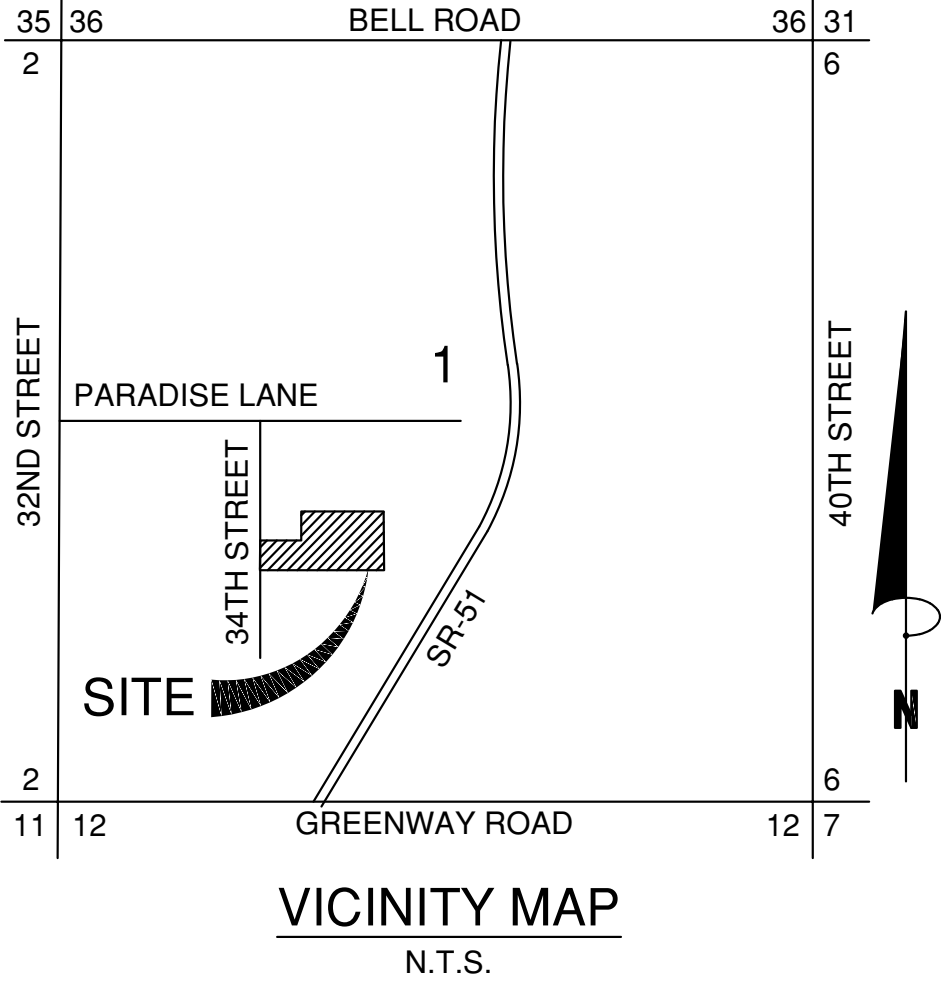


TYPICAL LOT DETAIL
N.T.S.

ALL LOTS WILL BE RESTRICTED TO 1-STORY HOMES
*18' FROM BACK OF SIDEWALK TO FRONT LOADED GARAGES; 10' FROM PROPERTY LINE FOR SIDE LOADED GARAGES OR LIVABLE SPACE
**5' SIDE INTERIOR SETBACKS. SEE PLAN FOR PERIMETER SIDE SETBACKS
***LOTS 1, 6, 12, 13 AND 20



PRIVATE ACCESSWAY
LOOKING NORTH OR WEST
N.T.S.



ENGINEER

DIVERSIFIED FUTURE
15169 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

CONTACT: SHELBY DUPLESSIS
PHONE: 602.679.4438
EMAIL: SHELBY@DIVERSIFIEDFUTURE.COM

DEVELOPER

34TH STREET MANORS, LLC
11811 NORTH TATUM BOULEVARD, SUITE 1060
PHOENIX, ARIZONA 85028

CONTACT: SHELBY DUPLESSIS
PHONE: 602.679.4438
EMAIL: SHELBY@DIVERSIFIEDFUTURE.COM

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 EAST MCKELLIPS ROAD, SUITE 131
MESA, ARIZONA 85203

CONTACT: NICK ADAMSON
PHONE: 602.997.9093
EMAIL: NICKA@MG-AZ.COM

ARCHITECT

PHOENIX DESIGN GROUP, LLC
8222 SOUTH 48TH STREET, SUITE 236
PHOENIX, ARIZONA 85044

CONTACT: DAVID ARAMBULA
PHONE: 480.451.9773
EMAIL: DAVIDA@PDGOFFICE.COM

BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF PARADISE LANE AND 32ND STREET.
ELEVATION = 1440.801 FEET (NAVD 29 DATUM)

BASIS OF BEARING

NORTH 00° 40' 34" WEST, BEING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 (MONUMENT LINE OF 34TH STREET) AS SHOWN ON THE RESULTS OF SURVEY/LOT SPLIT MINOR LAND DIVISION RECORDED IN BOOK 997 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS

CITY OF PHOENIX
FEB 09 2025
Planning & Development
Department

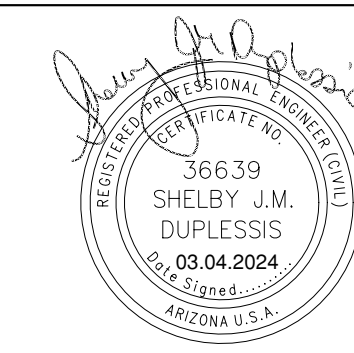
City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT	
This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans unless such errors are subsequently found to be violations of any code, law, ordinance, health, safety, or other design issues.	
FIRE - Luis Badilla 602-495-3664	
SITE - Jacob Pretzman 602-534-5326	
CIVIL - Marcos Cartagena 602-534-7269	
TRAFFIC - Christopher Reas	



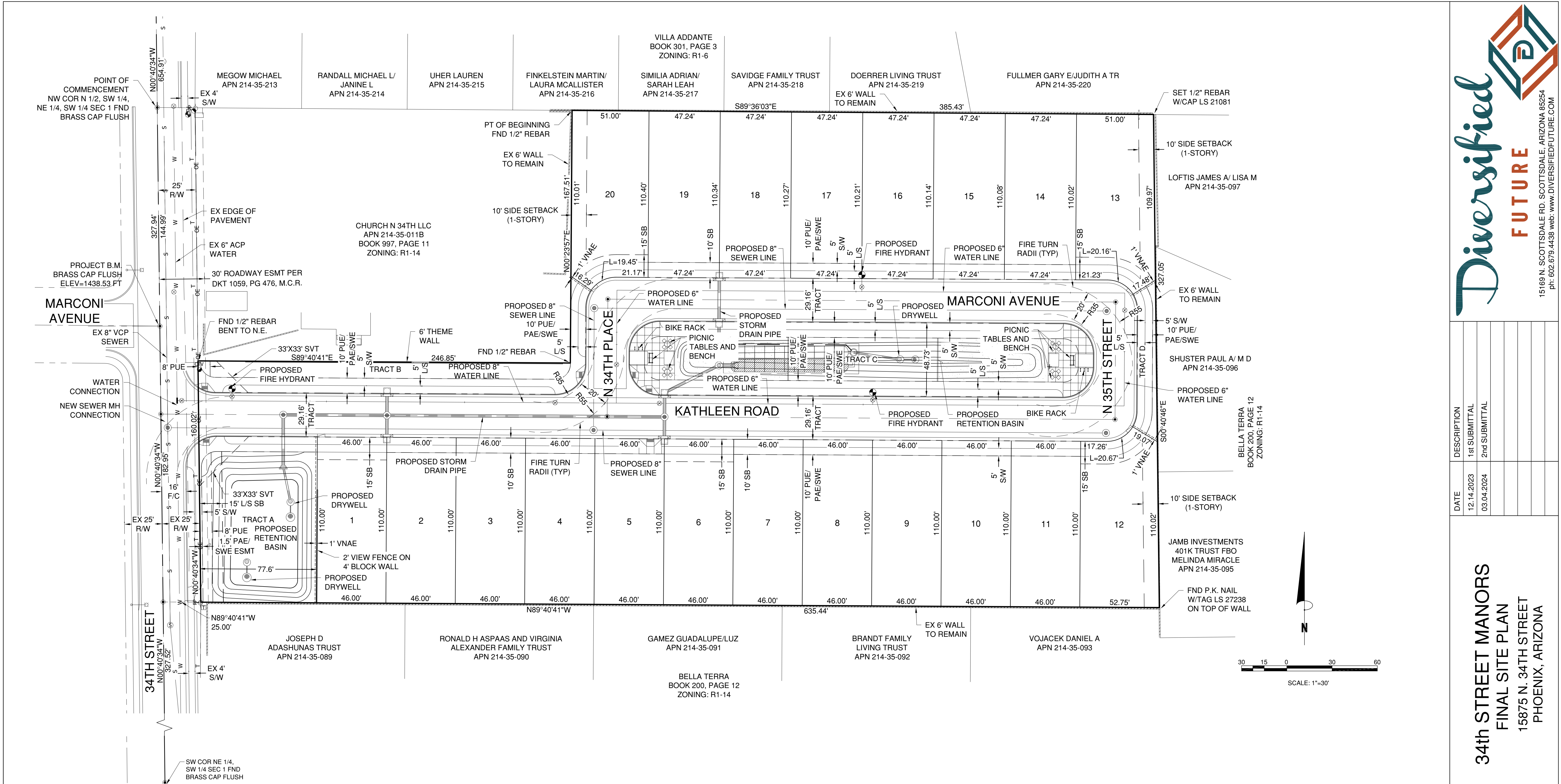
15169 N. SCOTTSDALE RD. SCOTTSDALE, ARIZONA 85254
ph: 602.679.4438 web: www.DIVERSIFIEDFUTURE.COM

DESCRIPTION	DATE	1st SUBMITTAL	2nd SUBMITTAL			
	12.14.2023		03.04.2024			

34th STREET MANORS
FINAL SITE PLAN
15875 N. 34TH STREET
PHOENIX, ARIZONA



CD: CRS
PM: SJD
PROJECT NO. 22-001
SHEET 1 of 4



NOTES:
2 PARKING SPACES PER DWELLING UNIT REQUIRED;
1 - 2 CAR GARAGE PROVIDED PER UNIT
TOTAL PARKING SPACES REQUIRED: 40 SPACES
TOTAL PARKING SPACES PROVIDED: 40 SPACES (2 PER HOME IN THE GARAGES)

ALL PARKING PLANS SHALL CONFORM TO 702 OF THE PHOENIX CITY CODE, AS AMENDED. PLEASE REFER TO: [HTTPS://PHOENIX.MUNICIPAL.CODES/ZO/702](https://phoenix.municipal.codes/ZO/702).
INDIVIDUAL GARAGES FOR RESIDENTIAL USES SHALL HAVE UNENCUMBERED PARKING SPACE DIMENSIONS MEASURING A MINIMUM OF NINE AND ONE-HALF 9½ FEET BY NINETEEN 19 FEET, MINIMUM 181 SF. TWO CAR GARAGES SHALL HAVE MINIMUM 19 FEET X 19 FEET, MINIMUM 361 SF

ALL LOTS IN THE SUBDIVISION ARE ALLOWED ONE DWELLING UNIT FOR A TOTAL OF 20 UNITS IN THIS SUBDIVISION.

PER SECTION 507 TAB A.II.C.8.1: "STAGGER FRONT SETBACKS FOR COVERED BUILDING ELEMENTS BY A MINIMUM OF 5 FEET FOR 25% OF EACH BLOCK FACE." STAGGERING WILL APPLY TO THE FOLLOWING LOTS: 1, 6, 12, 13 AND 20

OPEN SPACE/RETENTION AREAS WILL NOT EXCEED 4:1 SLOPE

LEGEND

	BOUNDARY LINE
	TRACT
	CENTERLINE
	SIGHT VISIBILITY TRIANGLE (SVT)
	VEHICULAR NON ACCESS EASEMENT (VNAE)
	PUBLIC UTILITY EASEMENT (PUE) /PUBLIC ACCESS EASEMENT (PAE)
	OVERHEAD ELECTRIC
	COMMUNICATIONS LINE

TRACT AREA		
TRACT ID	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE, RETENTION	8526.78 SF
B	LANDSCAPE, OPEN SPACE	5809.87 SF
C	LANDSCAPE, OPEN SPACE, RETENTION	14642.11 SF
D	LANDSCAPE, OPEN SPACE	1279.49 SF
E	STREETS (PRIVATE ACCESSWAYS); PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLE ACCESS	31849.30 SF

CITY OF PHOENIX
FEB 09 2025
Planning & Development
Department



DATE	DESCRIPTION
12.14.2023	1st SUBMITTAL
03.04.2024	2nd SUBMITTAL

34th STREET MANORS
FINAL SITE PLAN
15875 N. 34TH STREET
PHOENIX, ARIZONA

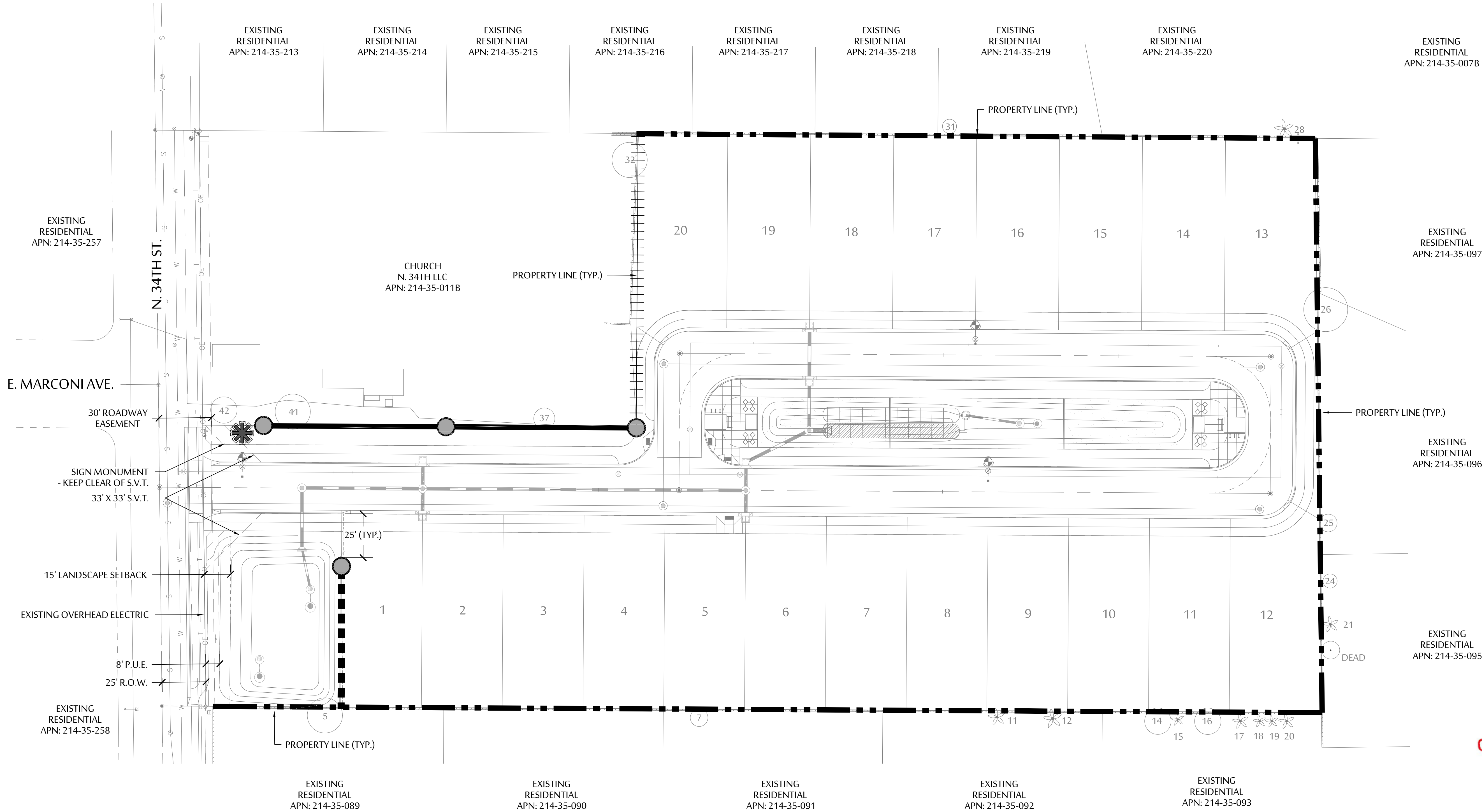
Call at least two full working days before you begin excavation.

ARIZONA 811

Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

CD: CRS
PM: SJD
PROJECT NO. 22-001
SHEET 2 of 4



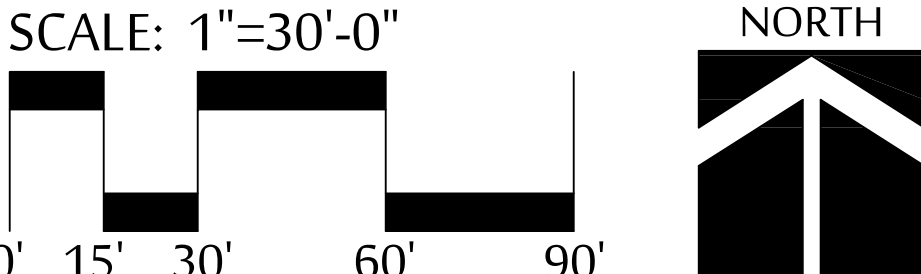
NOTE: THIS SHEET IS NOT REVIEWED OR APPROVED AS PART OF THE LANDSCAPE PERMIT PLANS.

WALL LEGEND

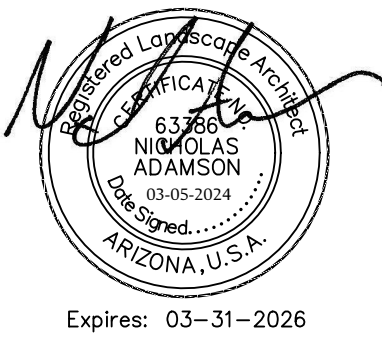
	EXISTING CMU WALL TO REMAIN
	6' HT. THEME WALL (≈ 217 LN.FT.) - SEE DETAIL 'D' ON SHEET L4.1
	6' HT. PARTIAL VIEW FENCE (≈ 77 LN.FT.) - SEE DETAIL 'E' ON SHEET L4.1
	6' HT - 4" CMU FENCE BLOCK WALL (≈ 168 LN.FT.) - SEE DETAIL 'H' ON SHEET L4.1
	ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE 4" CMU FENCE BLOCK WALL. - SEE DETAIL 'H' ON SHEET L4.1
	SIGN MONUMENT - SEE DETAILS 'A' & 'C' ON SHEET L4.1
	6' HT. THEME COLUMN (QTY: 4) - SEE DETAIL 'D' & 'F' ON SHEET L4.1

NOTES:

- ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.
- ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SIGHT VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.
- THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SIGHT VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.
- SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.



535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093



WALL PLAN
34TH STREET MANORS

15875 N. 34TH STREET
PHOENIX, ARIZONA 85032

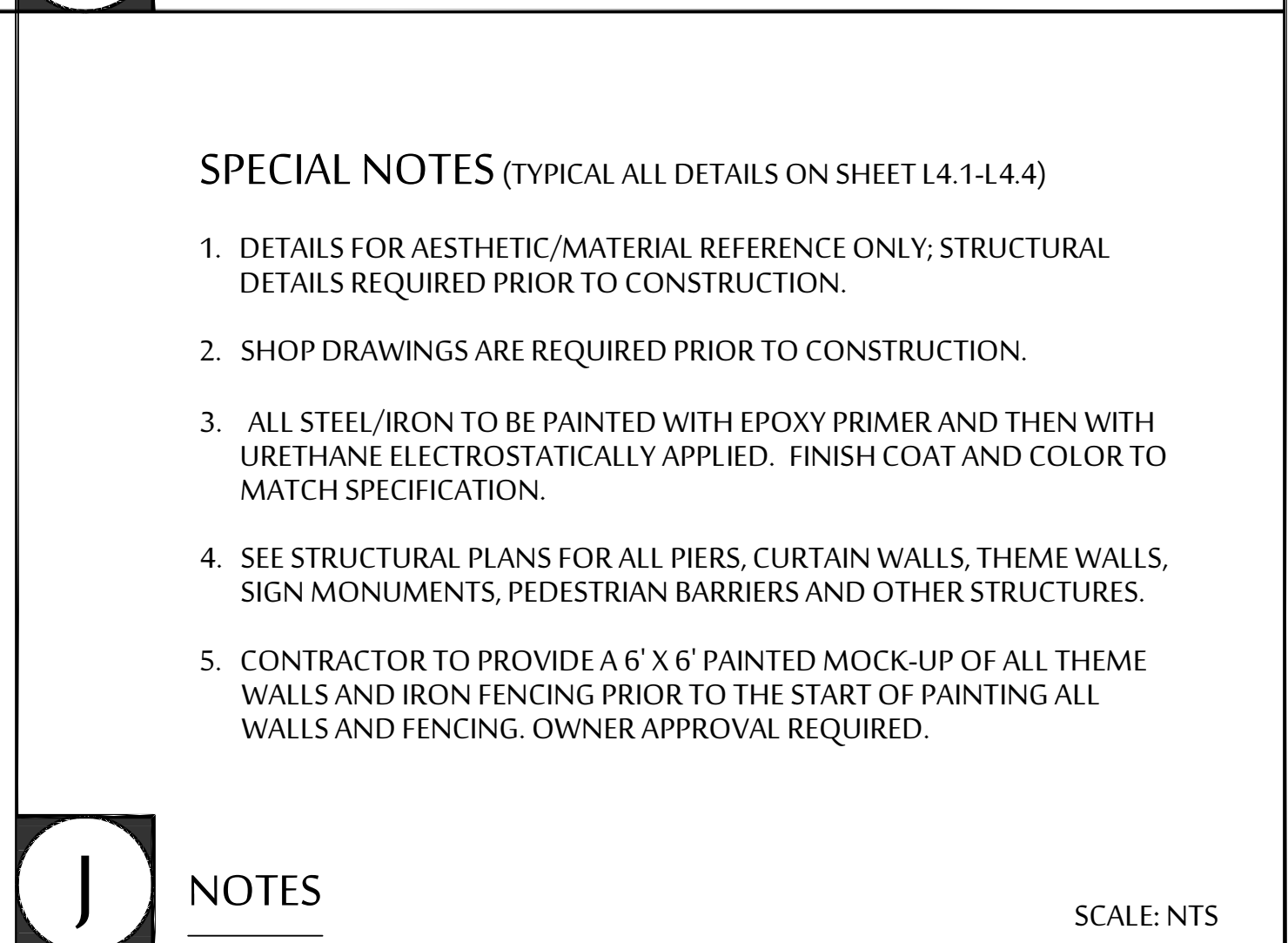
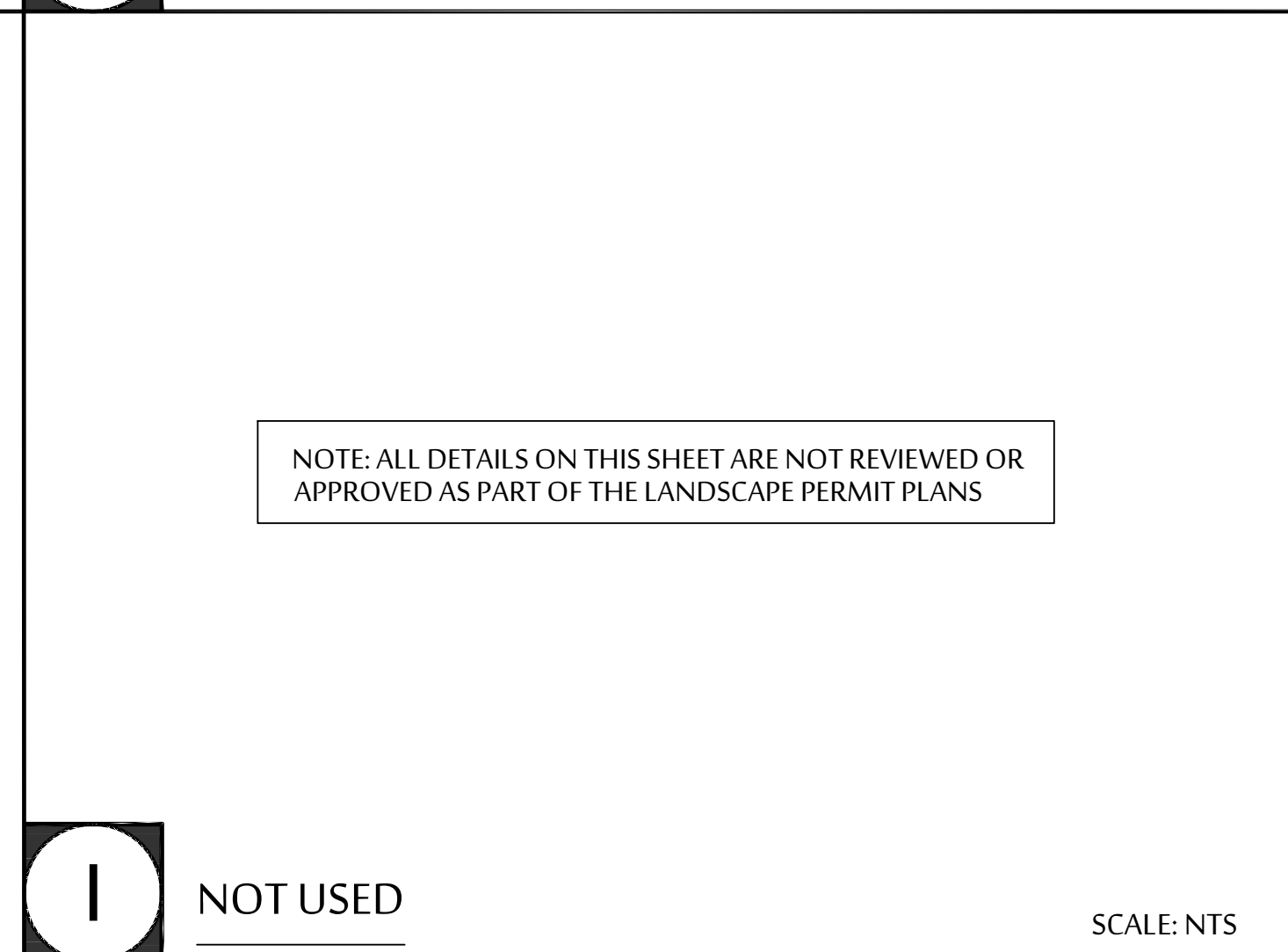
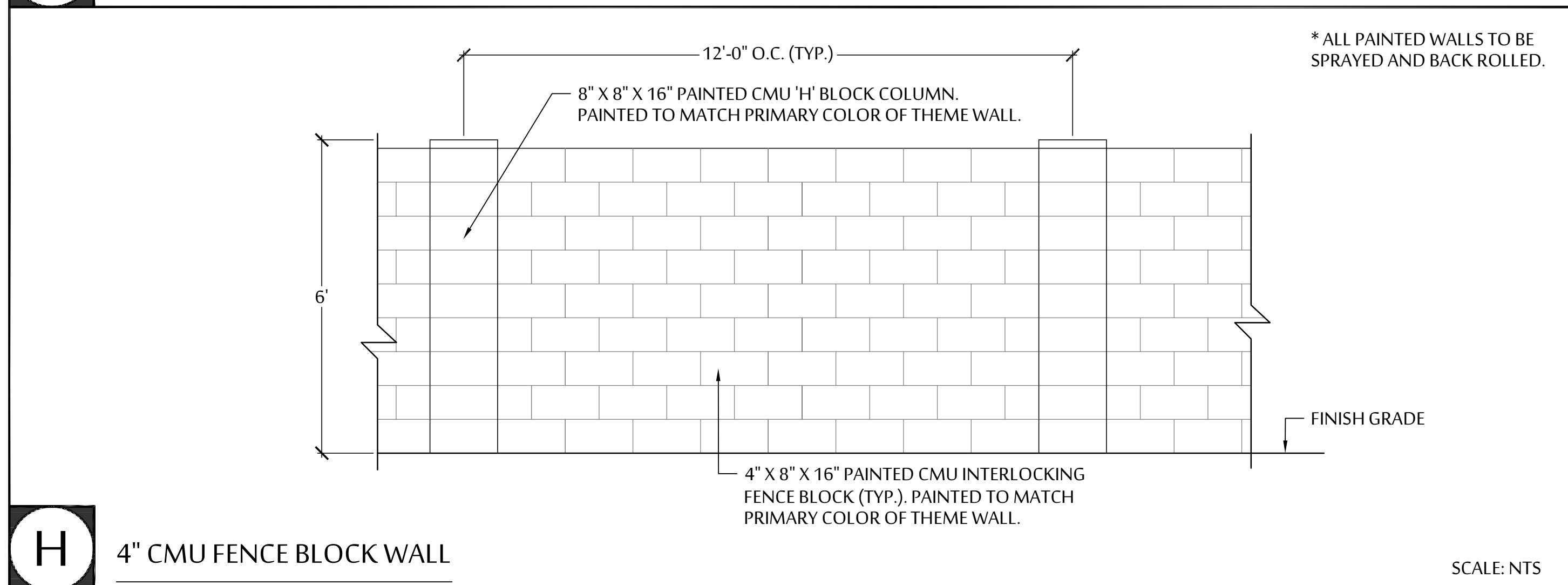
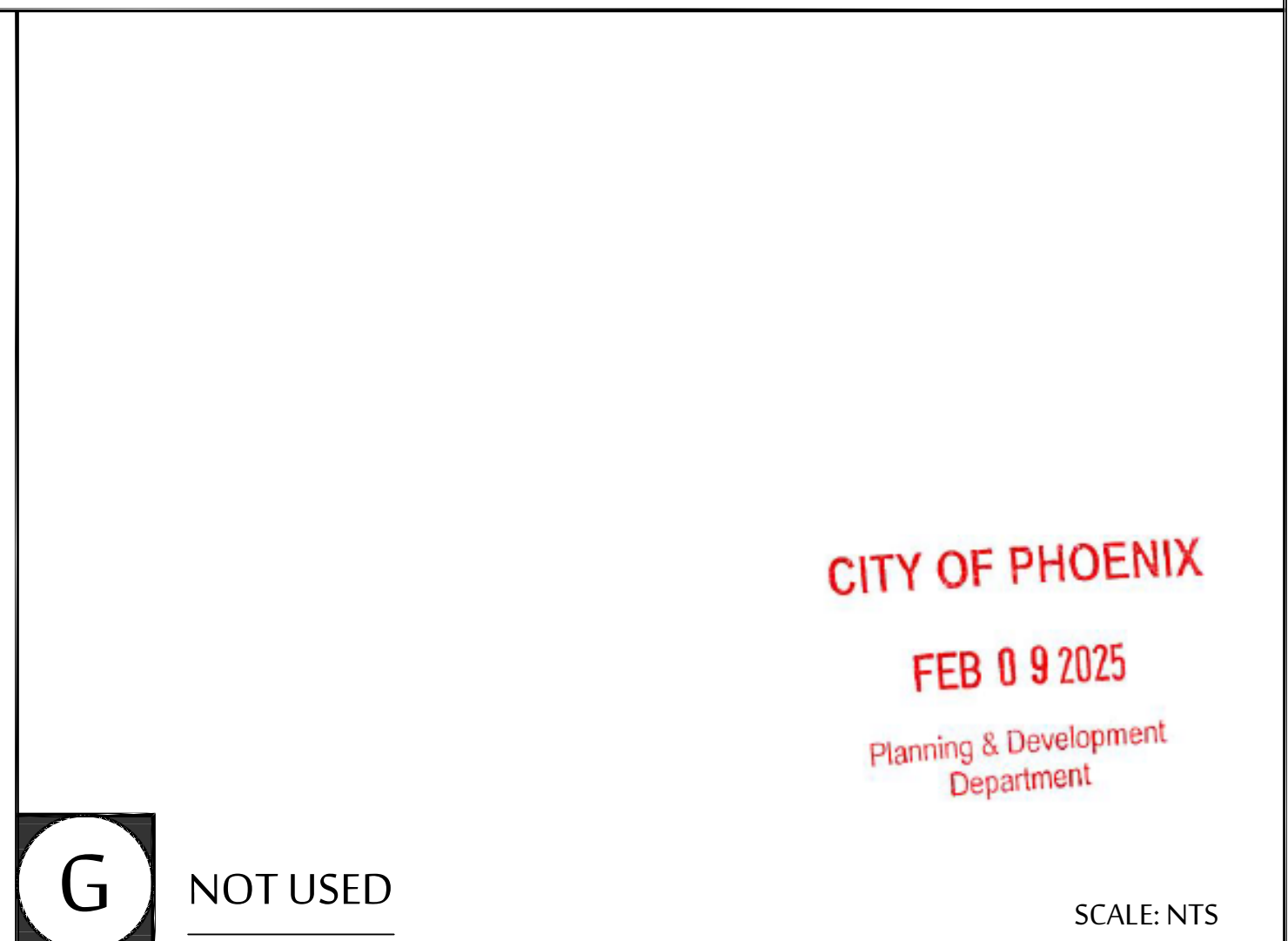
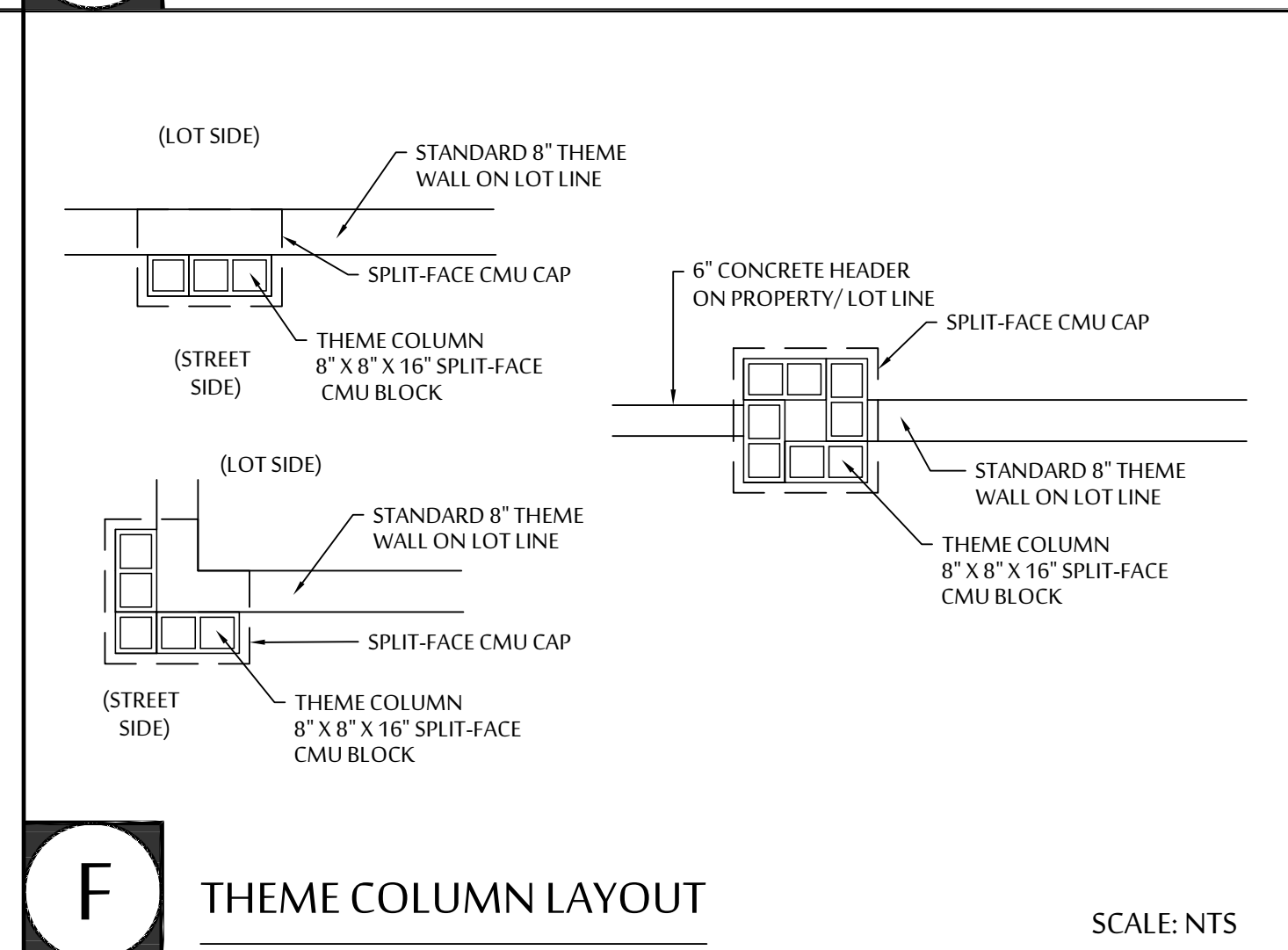
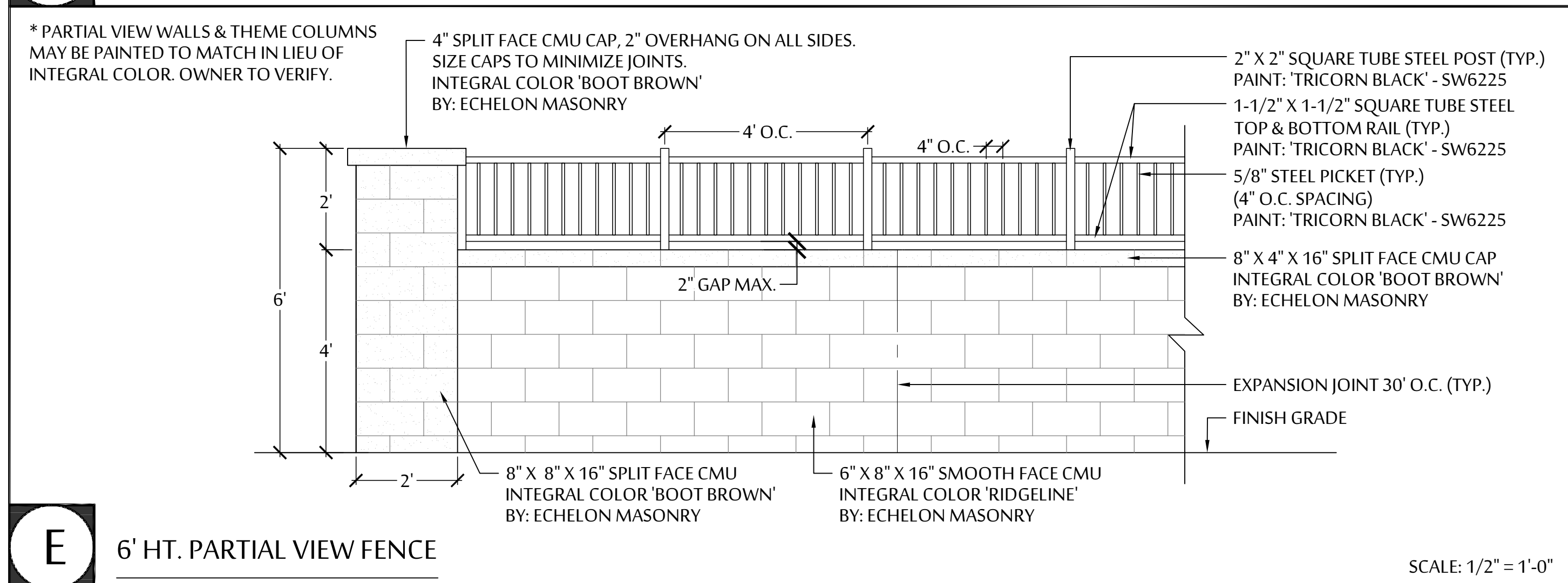
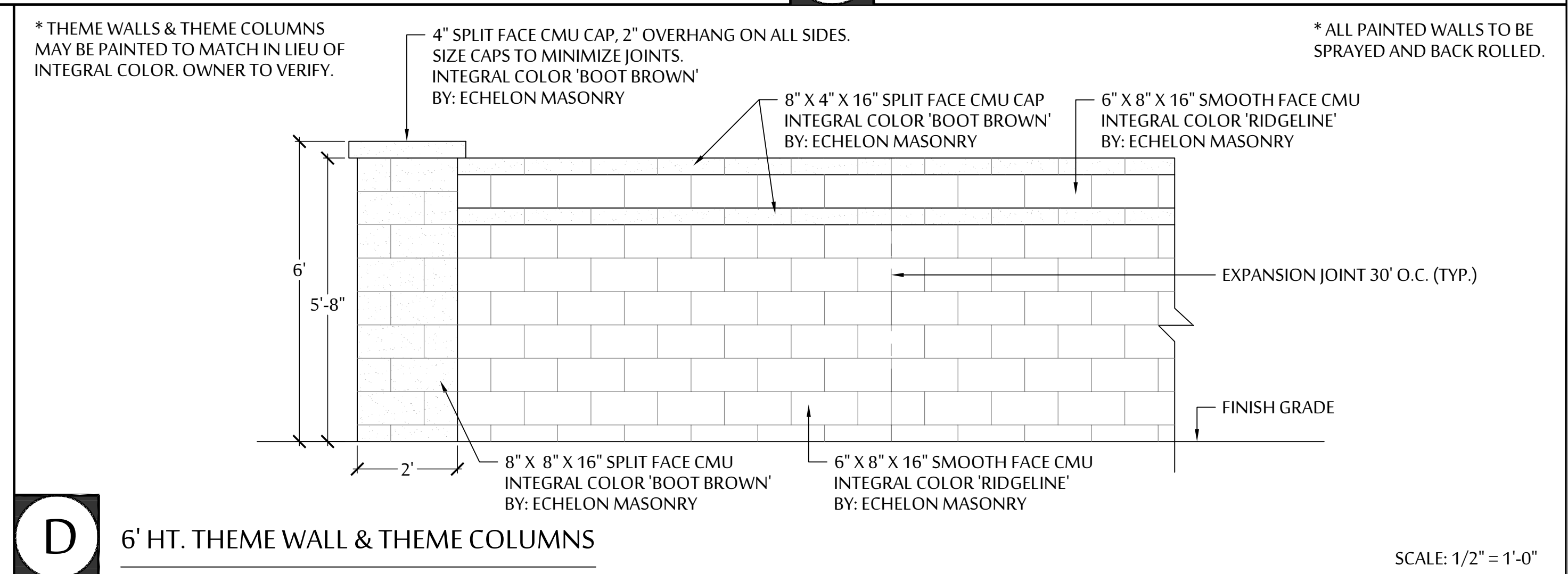
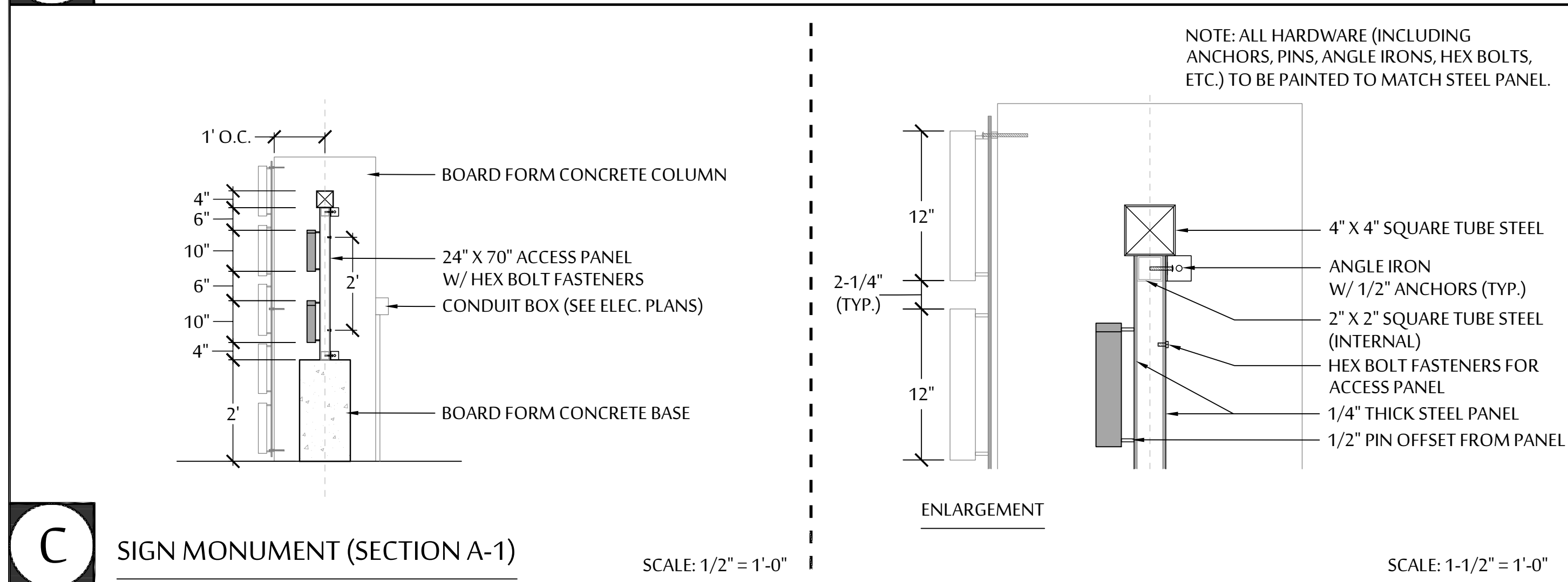
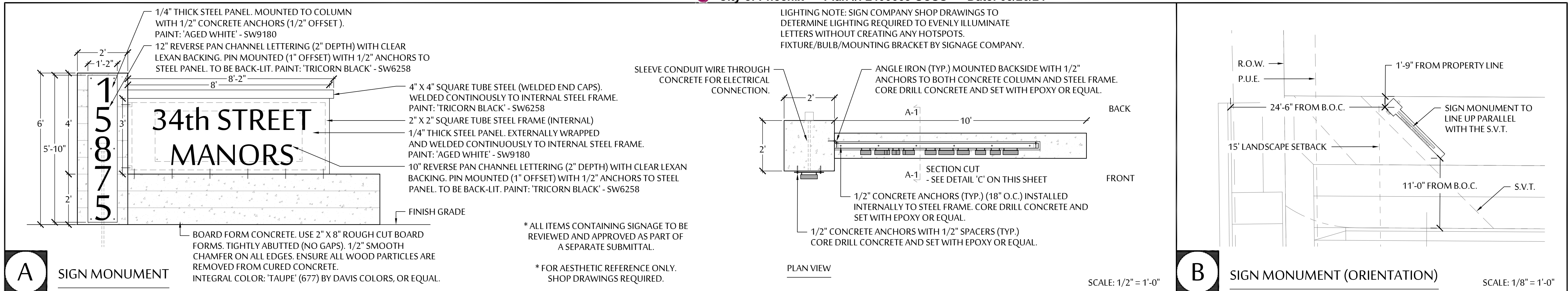
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO.	03-05-24
DATE:	TV, MCH
DRAWN BY:	NA
CHECKED BY:	

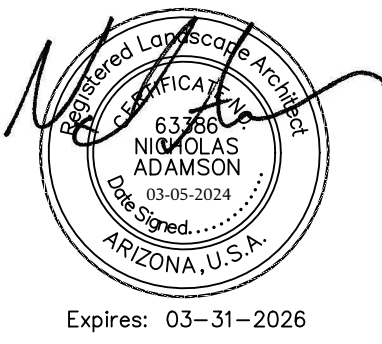
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SDEV: 2200396	QS: 35-35
PAPP: 2206787	LSPL: 2400281
PRLM: 2303964	LSIS: 2305720
ZONE: R 1-6 / CASE: Z-89-22	

SHEET NO.
L3.1



535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203

PHONE: (602) 997-9093



HARDSCAPE DETAILS

34TH STREET MANORS

15875 N. 34TH STREET
PHOENIX, ARIZONA 85032

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. _____
DATE: 03-05-24
DRAWN BY: TV, MCH
CHECKED BY: NA

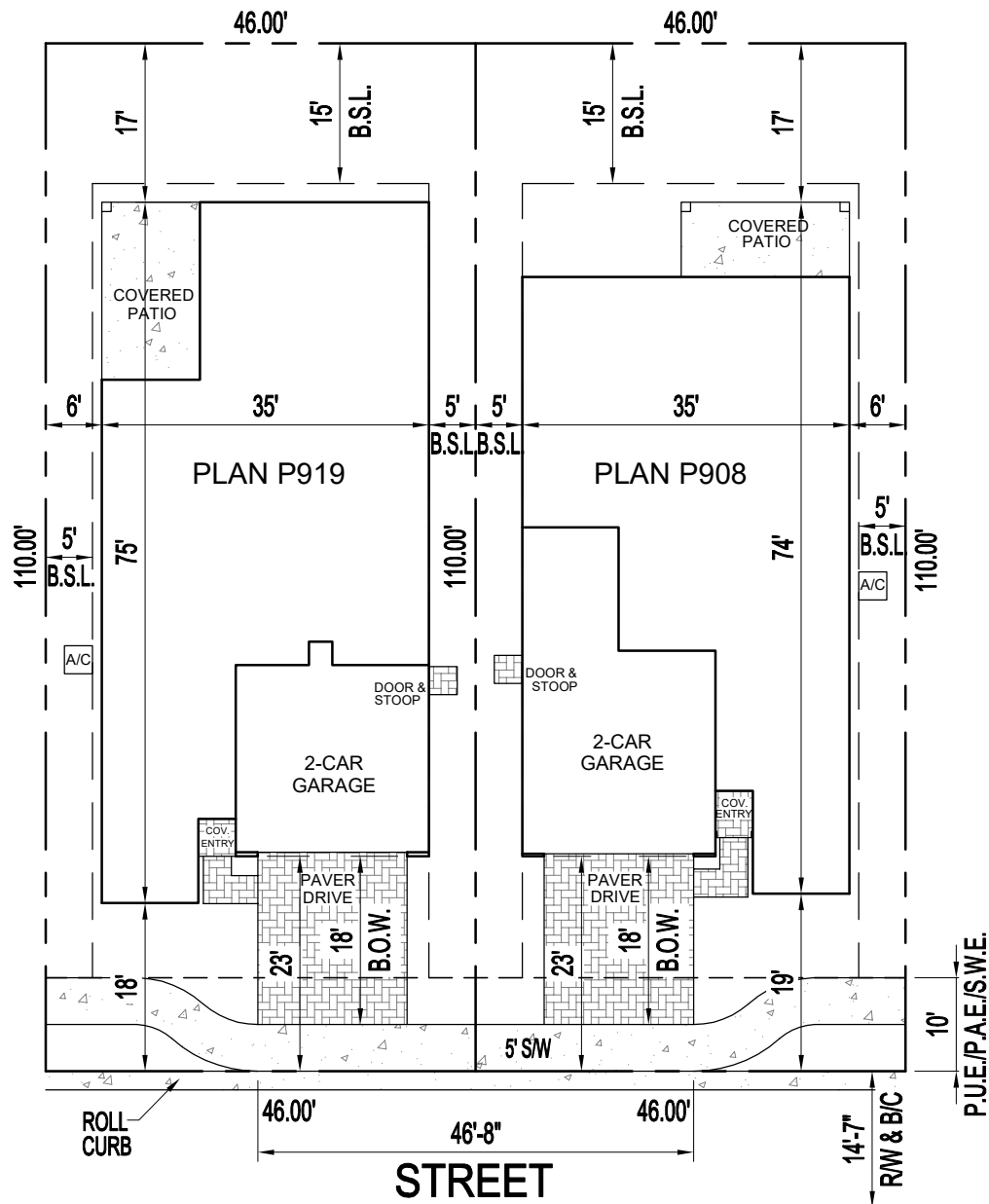
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SDEV: 2200396 QS: 35-35
PAPP: 2206787 LSPL: 2400281
PRLM: 2303964 LSIS: 2305720
ZONE: R 1-6 / CASE: Z-89-22

SHEET NO.
L4.1

8 OF 11

SCALE: 1" = 20'-0"

**Planning & Development
Department**



LOT COVERAGE CALCULATIONS

106,371 SF (LOT AREA) + 27,852.07 SF (TRACT OS AREA) =
134,223.07 SF X 0.5 = 67,111.54 SF / 20 = 3,355.58 SF
PERMITTED LOT COVERAGE PER LOT

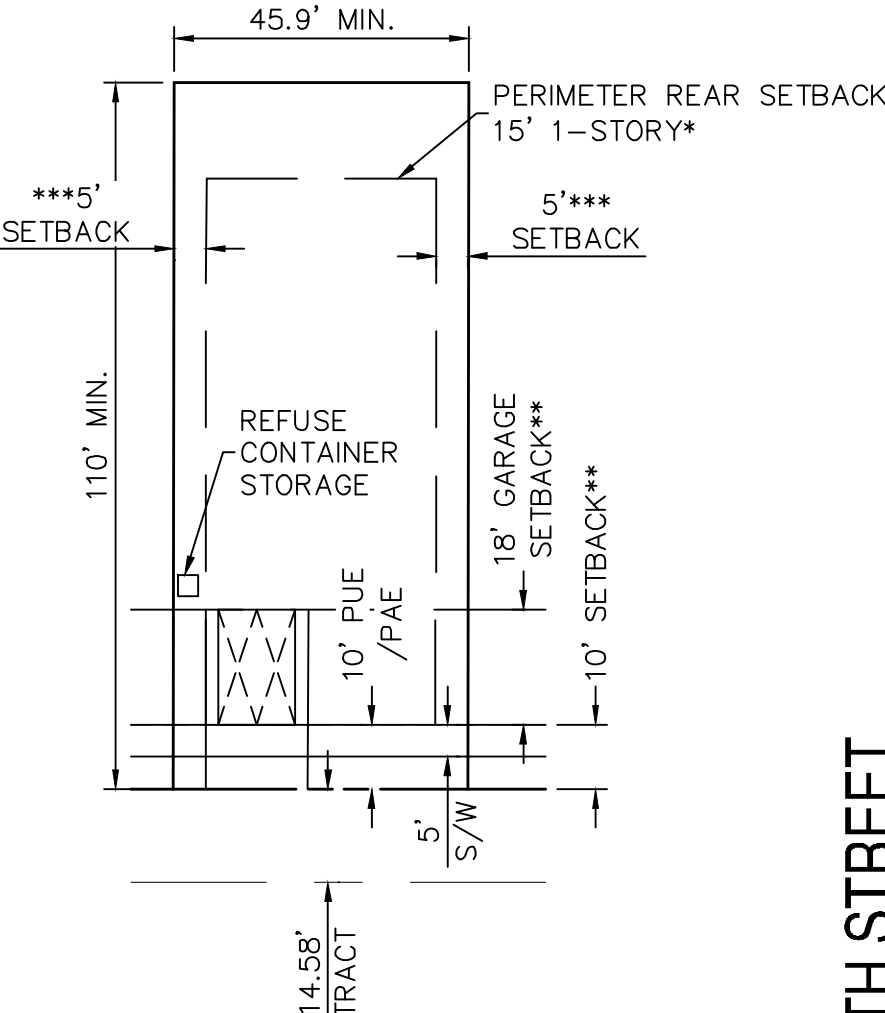
TOTAL LOT COVERAGE (PRIMARY + SHADE STRUCTURE) = 67,111.54 S.F.

LOT #	LOT AREA (SF)	PRIMARY LOT COVERAGE (SF) (LIVABLE & GARAGE)	ADD. COVERAGE FOR ATTACHED SHADE STRUCTURES (SF) (ENTRY PORCH & PATIOS)	TOTAL PERMITTED (SF)
1	5,280	2,684.5	671	3,356
2	5,280	2,684.5	671	3,356
3	5,280	2,684.5	671	3,356
4	5,280	2,684.5	671	3,356
5	5,280	2,684.5	671	3,356
6	5,280	2,684.5	671	3,356
7	5,280	2,684.5	671	3,356
8	5,280	2,684.5	671	3,356
9	5,280	2,684.5	671	3,356
10	5,280	2,684.5	671	3,356
11	5,280	2,684.5	671	3,356
12	5,509	2,684.5	671	3,356
13	5,715	2,684.5	671	3,356
14	5,234	2,684.5	671	3,356
15	5,237	2,684.5	671	3,356
16	5,240	2,684.5	671	3,356
17	5,243	2,684.5	671	3,356
18	5,246	2,684.5	671	3,356
19	5,249	2,684.5	671	3,356
20	5,618	2,684.5	671	3,356
TOTAL	106,371	53,690	13,420	67,110

SITE DATA		
CURRENT ZONING	R1-14	
PROPOSED ZONING	R1-6	
APN	214-35-011C	
GROSS AREA	3.92 AC	
NET AREA	3.83 AC	
MIN. LOT SIZE	47.6' X 110'	
YIELD	20	
GROSS DENSITY	5.10 DU/AC	
OPEN SPACE REQUIRED	0.20 AC	5%
TOTAL OPEN SPACE	0.64 AC	16.32%*
TOTAL USEABLE OPEN SPACE	0.61 AC	15.56%**
TOTAL TRACT AREA	0.74 AC	18.93 %
LOT COVERAGE	40% PRIMARY STRUCTURE 10% SHADE STRUCTURE	
PROPOSED BUILDING HEIGHT	20' - 1-STORY MAX	

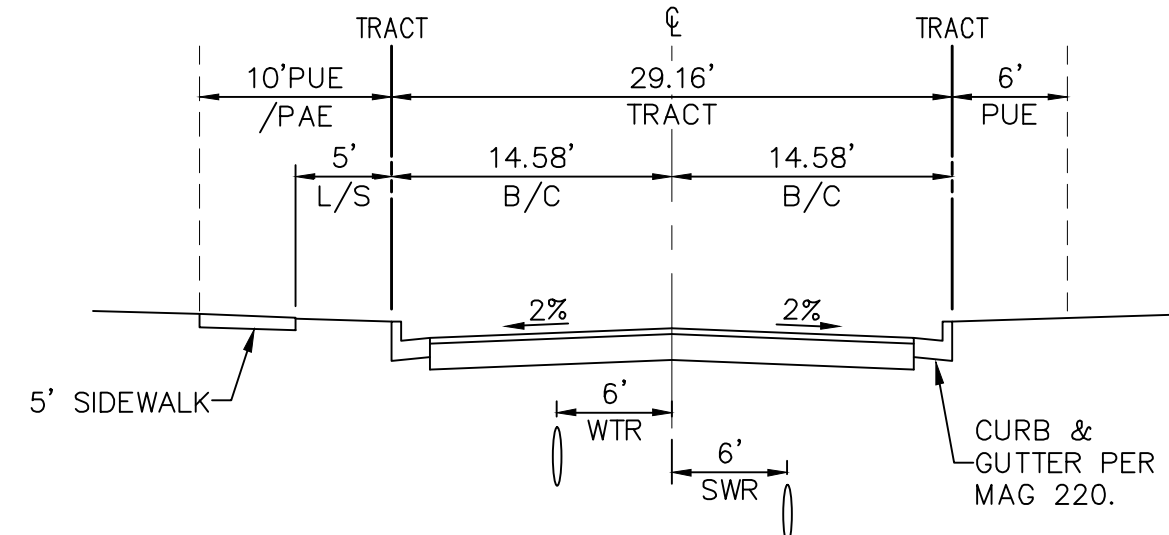
*TOTAL TRACTS (A THRU D) = 0.64/3.92 = 16.32%
**TOTAL TRACTS (A THRU D) = 0.64 - 0.09 (10' LANDSCAPE TRACT ALONG 34TH STREET)/3.92 = 15.56%

CHURCH N. 34TH LLC
A.P.N. 214-35-011B
ZONING: R1-14
S89°40'41"E 246.85'



TYPICAL LOT DETAIL
N.T.S.

*ALL LOTS WILL BE RESTRICTED TO 1-STORY HOMES
**18' FROM BACK OF SIDEWALK TO FRONT LOADED GARAGES; 10' FROM PROPERTY LINE FOR SIDE LOADED GARAGES OR LIVABLE SPACE
***5' SIDE INTERIOR SETBACKS. SEE PLAN FOR PERIMETER SIDE SETBACKS



PRIVATE ACCESSWAY
N.T.S.

NOTES:
2 PARKING SPACES PER DWELLING UNIT REQUIRED;
1 - 2 CAR GARAGE PROVIDED PER UNIT
TOTAL PARKING SPACES REQUIRED: 40 SPACES
TOTAL PARKING SPACES PROVIDED: 40 SPACES (2 PER HOME IN THE GARAGES)

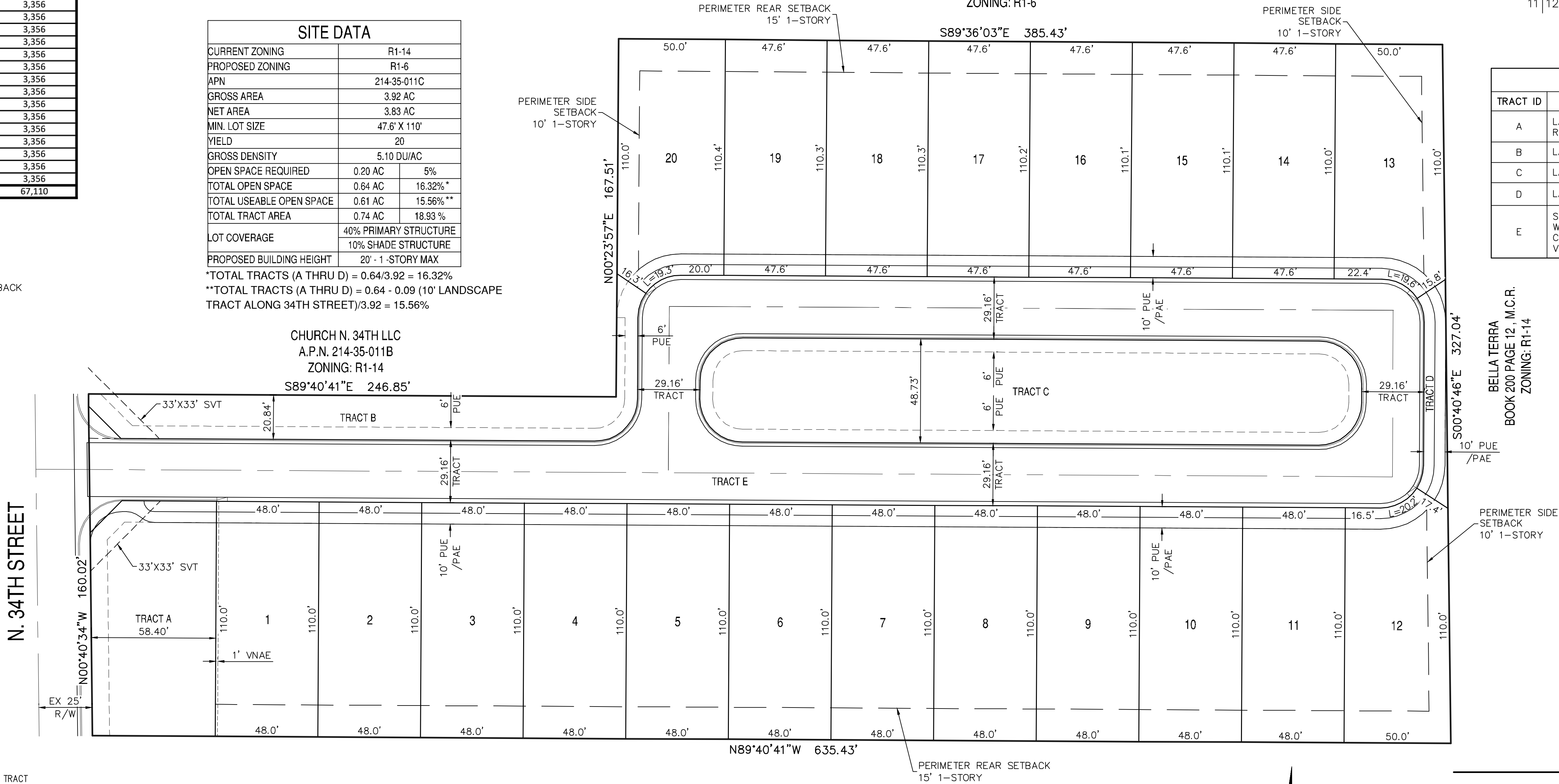
ALL PARKING PLANS SHALL CONFORM TO 702 OF THE PHOENIX CITY CODE, AS AMENDED. PLEASE REFER TO: [HTTPS://PHOENIX.MUNICIPAL.CODES/ZO/702](https://phoenix.municipal.codes/ZO/702).
INDIVIDUAL GARAGES FOR RESIDENTIAL USES SHALL HAVE UNENCUMBERED PARKING SPACE DIMENSIONS MEASURING A MINIMUM OF NINE AND ONE-HALF 9½ FEET BY NINETEEN 19 FEET, MINIMUM 181 SF. TWO CAR GARAGES SHALL HAVE MINIMUM 19 FEET X 19 FEET, MINIMUM 361 SF

PRELIMINARY SITE PLAN FOR 34TH STREET MANORS

A SINGLE-FAMILY DETACHED PLANNED RESIDENTIAL DEVELOPMENT
SUBDIVISION SUBJECT TO SINGLE-FAMILY DESIGN REVIEW

A PORTION OF THE SOUTWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 3
EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

VILLA ADDANTE
BOOK 301 PAGE 03 , M.C.R.
ZONING: R1-6



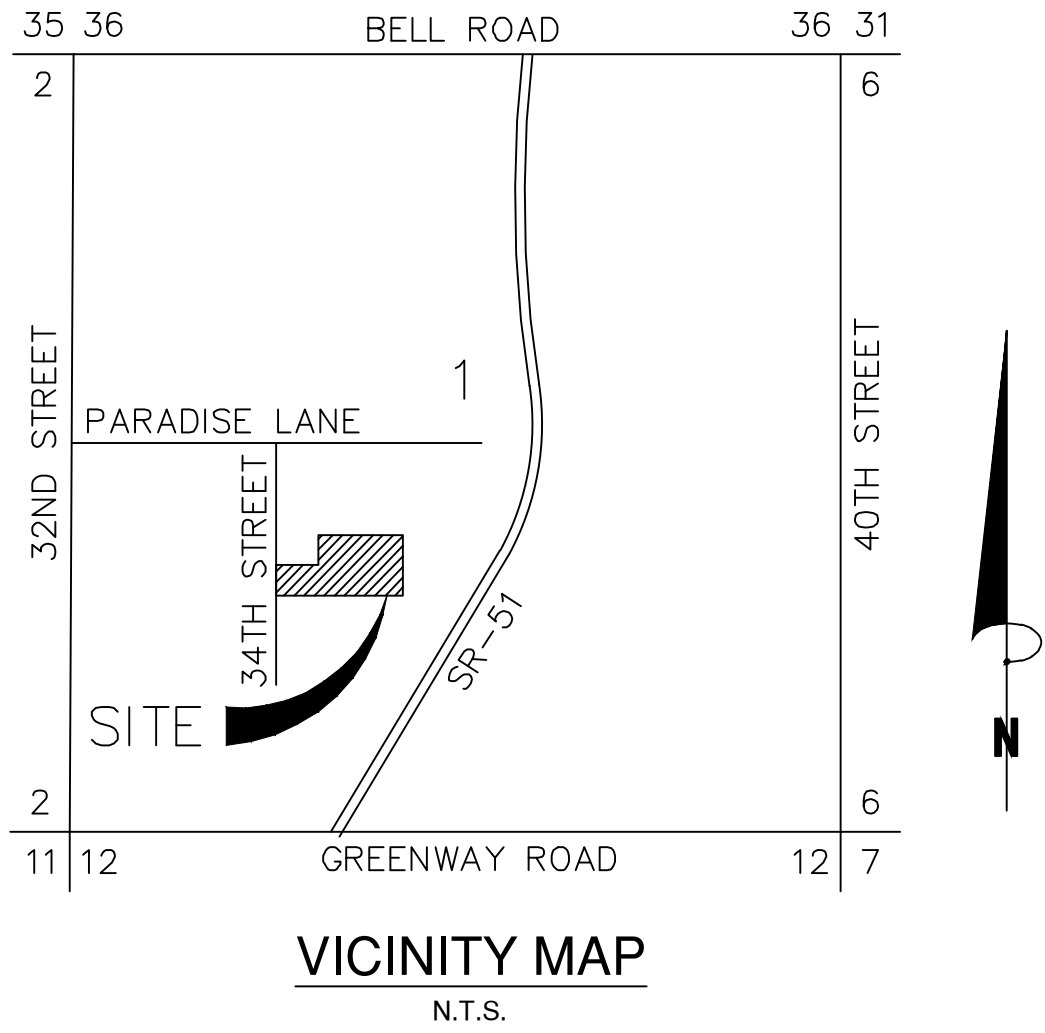
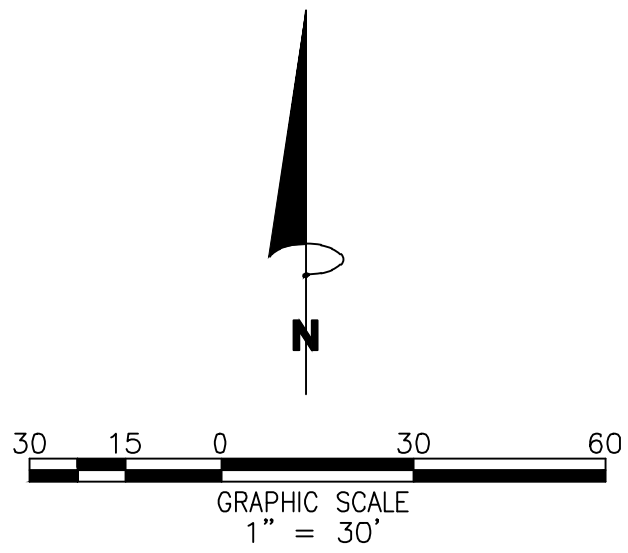
BELLA TERRA
BOOK 200 PAGE 12 , M.C.R.
ZONING: R1-14

BELLA TERRA
BOOK 200 PAGE 12 , M.C.R.
ZONING: R1-14

CITY OF PHOENIX
FEB 22 2023
Planning & Development
Department

LEGEND

—————	BOUNDARY LINE
-----	TRACT
—————	CENTERLINE
- - - - -	SIGHT VISIBILITY TRIANGLE (SVT)
.....	VEHICULAR NON ACCESS EASEMENT (VNAE)
-----	PUBLIC UTILITY EASEMENT (PUE) / PUBLIC ACCESS EASEMENT (PAE)



TRACT AREA		
TRACT ID	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE, PUE/PAE, RETENTION	6309.68 SF
B	LANDSCAPE, OPEN SPACE, PUE	5709.54 SF
C	LANDSCAPE, OPEN SPACE, PUE, RETENTION	14740.55 SF
D	LANDSCAPE, OPEN SPACE, PUE/PAE	1092.30 SF
E	STREETS (PRIVATE ACCESSWAYS); PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLE ACCESS	32164.55 SF

**DIVERSIFIED
FUTURE LLC.**

Diversified Future, LLC
9361 West Cashman Drive
Peoria, Arizona 85383

Phone: (602) 679-4438
Fax: (602) 800-5103

diversified.future@gmail.com

34TH STREET MANORS

A.P.N. 214-35-011C

PRELIMINARY SITE PLAN

PHOENIX, ARIZONA

MARICOPA COUNTY

KIVA: 22-3015
PAPP: 2206787
QS: 35-35

SCALE 1" = 30'

JOB No.

DATE: 02/15/2023

1
SHEET 1 OF 1

Location

Generally located at the northwest corner of Indian School Road and 15th Avenue

Council District: 4

This item was approved.

**117 Map of Dedication - CPLC Multi-Family Development - MOD 230001
- Northeast Corner of 6th Avenue and Broadway Road**

Map of Dedication: 230001

Project: 18-830

Name of Map of Dedication: CPLC Multi-Family Development

Owner: Chicanos Por La Causa, Inc.

Engineer: Douglas B. Toney, RLS

Request: Public rights-of-way and easement dedication

Reviewed by Staff: April 12, 2023

Final Map of Dedication requires Formal Action Only

Summary

Staff requests that the above map of dedication be approved by the City Council and certified by the City Clerk. Recording of the map of dedication dedicates the streets and easements as shown to the public.

Location

Generally located at the northeast corner of 6th Avenue and Broadway Road

Council District: 7

This item was approved.

**118 Amend City Code - Ordinance Adoption - Rezoning Application
Z-89-22-2 Approximately 140 Feet North of the Northeast Corner
of 34th Street and Tierra Buena Lane (Ordinance G-7106)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-89-22-2 and rezone the site from R1-14 (One-Family Residence) to R1-6 (Single-Family Residence District) to allow single-family residential.

Summary

Current Zoning: R1-14

Proposed Zoning: R1-6

Acreage: 3.92 acres
Proposal: Single-family residential

Owner: Land N. 34th Street, LLC
Applicant: HG 100, LLC
Representative: Shelby Duplessis, Diversified Future

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this case on March 6, 2023, and recommended approval, per the staff recommendation, with a modification, by a vote of 15-1.
PC Action: The Planning Commission heard this case on April 13, 2023, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 5-0.

Location

Approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane
Council District: 2
Parcel Address: 15875 N. 34th St.

This item was adopted.

**119 Amend City Code - Ordinance Adoption - Rezoning Application
Z-90-22-4 - Approximately 420 Feet North of the Northwest Corner
of 18th Place and Thomas Road (Ordinance G-7108)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-90-22-4 and rezone the site from R1-6 (Single-Family Residence District) to R-4A (Multifamily Residence - General) to allow multifamily residential.

Summary

Current Zoning: R1-6
Proposed Zoning: R-4A
Acreage: 1.63 acres
Proposed Use: Multifamily residential

Owner: East Phoenix Church of God, et al.
Applicant: Brinshore Development, LLC

10. **Application #:** **Z-89-22-2**
 From: R1-14
 To: R1-6
 Acreage: 3.92
 Location: Approximately 140 feet north of the northeast corner of
 34th Street and Tierra Buena Lane
 Proposal: Single-Family Residential
 Applicant: HG 100, LLC
 Owner: Land N. 34th Street, LLC
 Representative: Shelby Duplessis, Diversified Future

Ms. Racelle Escolar stated that Item No. 10 is Z-89-22-2 a request to rezone 3.92 acres at approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane from R1-14 (One-Family Residence District) to R1-6 (Single-Family Residence District) to allow single-family residential.

The Paradise Valley Village Planning Committee recommended approval, per the staff recommendation with a modification by a 15 to 1 vote. The modification was to limit the building height to 16 feet, measured to the peak of the roof.

Staff recommends approval, per the Paradise Valley Village Planning Committee recommendation.

Chairman Howard called on the applicant to speak.

Ms. Shelby Duplessis, with Diversified Future, stated that the applicant has worked very closely with staff and the residents to make this project work. It is a great infill site for more housing needed in the area. She added that it was important to the neighbors that they restrict all the homes to one story. Everything to the south of them in that neighborhood is one story. The applicant thought that was a fair restriction to meet their biggest concerns. Everything else is summarized in the staff presentation, and they are happy to have Village Planning Committee support, as well as staff. She was happy to answer any questions.

Chairman Howard stated that there was one registered opposition speaker. He called on him to speak.

Mr. Steven Collins stated that he has been in conversation with all his neighbors in this area. They have had meetings and brought up the concern regarding the height. They are glad that the Paradise Village Planning Committee brought up the stipulation. However, they have another concern because they have all been getting notices on water usage. It has been a relevant thing in the news. The applicant is developing these vacant lots and they are packing these lots with houses that are so close together. The neighbors are also concerned about water usage and the shortage in the Valley currently. He asked how that is being addressed when these applications are filed by the applicant, and how it is handled by the City, when the Valley is headed for a water crisis. Not everyone is

opposed to the property getting developed but is opposed to the number of houses going into such a small piece of property.

Chairman Howard thanked Mr. Collins for speaking. He asked the applicant if she wanted to address any of Mr. Collins's comments and questions.

Ms. Duplessis stated that it was during intense conversations they had with neighbors at their neighborhood meetings that they offered the one-story stipulation. At the Village Planning Committee, they were asked by residents to consider reducing the maximum height for a one story, from 20 feet to 16 feet. As for water, they are part of the designated water area for the City of Phoenix. They have worked with staff to verify, and they provided approval from them that they have the assured water to support that. The R1-6 zoning they are requesting is equivalent to the zoning that is to their west and to areas north of them.

Chairman Howard invited questions and discussion from commissioners.

Commissioner Boyd commented that he understands the water issue can be a very scary thing, but at the same time he wanted to put on the record that there is a lot of data showing that outdoor water use is a large factor in the water consumption of most households. When we talk about housing people in the desert, denser is better, because you are sharing resources, you have less risk of pipes breaking and leaking, and you have more efficient infrastructure. While he understands the concern, and he sees it all the time, and it is something we should be looking into, he thinks in this case that denser is better. He is in support. He also noted that anywhere in the Code it is possible to get two stories, but if it makes everyone happy, he thinks that is how you balance and make some homes. He is happy to see where this case has ended up.

Chairman Howard thanked Mr. Collins for his comments and stated that they were very thoughtful and appropriate comments. He also thanked Commissioner Boyd for his comments and agreed with what he said about having a more efficient design in the desert, better utilizing existing infrastructure and expansions to that infrastructure.

Chairman Howard stated that he wanted to say a few words about what the Planning Commission does as a commission. He stated, they are a land-use commission. So, at a high level, they can consider things like water usage, but at the end of the day, that really is a question for City of Phoenix staff. It is part of the permitting process. That is not something that the Planning Commission members are qualified to speak on as a commission, or even within their prevue to look at the water calculations, which would require an engineering background, that they do not have. He cautioned everyone in these cases to stick to the land use and look at whether what they are looking at makes sense for the area, as opposed to going outside of their expertise into a place where the City of Phoenix already looks very closely at these issues. They are the ones who say whether there is an adequate supply of water to serve this project. They

have, in this instance, said that there is adequate water to serve this project. He invited questions, comments, or a motion.

Commissioner Busching made a MOTION to approve Z-89-22-2, per the Paradise Valley Village Planning Committee recommendation.

Commissioner Mangum SECONDED.

There being no further discussion, Chairman Howard called for a vote and the MOTION Passed 5-0 (Gaynor, Gorraiz, Jaramillo, Simon absent).

Stipulations:

1. The development shall be in general conformance with the site plan date stamped February 22, 2023, with specific regard to the open space provided, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The maximum building height shall be 1-story and 20 16 feet, MEASURED TO THE PEAK OF THE ROOF.
3. Improved open space areas shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as shown on a shading study, as approved by the Planning and Development Department.
4. Landscape areas within retention areas and open space areas shall be planted with shrubs, accents and vegetative groundcovers to provide a minimum of 75% live coverage at maturity, as approved by the Planning and Development Department.
5. A minimum of two shaded active recreation amenities, such as a tot lot, picnic area, seating feature, garden amenity, or similar amenity, shall be provided within the open space area, as approved by the Planning and Development Department.
6. A minimum of five bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near improved open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. The perimeter landscape setback adjacent to the public street shall be planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 50% 2-inch caliper and 50% 3-inch caliper, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings.
 - b. Shrubs, accents, and vegetative groundcovers to provide a minimum of 75% live coverage at maturity.
8. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk along the east side of 34th Street, planted to the following standards and as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

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

9. The developer shall dedicate a sidewalk easement for any streetscape area (detached sidewalk and landscape strip) that falls outside of dedicated right-of-way along the east side of 34th Street, as approved by the Planning and Development Department.
10. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk for internal public and/or private sidewalks within the development, including along the perimeter of Tract B and Tract C, as depicted on the site plan date stamped December 20, 2022, planted to the following standards and as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

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

11. 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.

12. A Red Border Letter shall be submitted to the Arizona Department of Transportation (ADOT) for this development.
13. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport (DVT) 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.
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.
15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

175673

PARADISE VALLEY VILLAGE PLANNING COMMITTEE MINUTES

Monday, March 6, 2023

Meeting was held electronically via a video conferencing platform

MEMBERS PRESENT

Alex Popovic, Chair
Anita Mortensen, Vice Chair
Larisa Balderrama
Abram Bowman
Ana Bustamante
Eric Cashman
Karen DeMoss
Cynthia DiMassa
Robert Goodhue
Robert Gubser
Diane Petersen
Regina Schmidt
Anna Sepic
Marc Soronson
Alan Sparks
Louisa Ward

MEMBERS ABSENT

Toby Gerst
Jennifer Hall
Daniel Mazza
Roy Wise

STAFF PRESENT

Adrian Zambrano

1. Call to Order, introductions, and announcements by Chair.

Chair Alex Popovic called the meeting to order at 6:03 p.m. with a quorum of 15 members present (11 required for a quorum).

2. Review and approval of the December 5, 2022 meeting minutes.

MOTION:

Robert Gubser motioned to approve the December 5, 2022 meeting minutes.
Robert Goodhue seconded the motion.

VOTE:

15-0; motion to approve the December 5, 2022 meeting minutes passes with Committee members Balderrama, Bowman, Bustamante, Cashman, DiMassa, Goodhue, Gubser, Petersen, Schmidt, Sepic, Soronson, Sparks, Ward, Mortensen and Popovic in favor.

3. **Z-89-22-2:** Presentation, discussion, and possible recommendation regarding a request to rezone 3.92 acres located approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane from R1-14 (One-Family

Residence) to R1-6 (Single-Family Residence District) to allow single-family residential uses.

Committee member Karen DeMoss joined the meeting during this item, bringing the quorum to 16 members.

Two members of the public registered to speak on this item, in opposition.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of rezoning case Z-89-22-2, describing the location, request, surrounding land uses, existing and surrounding zoning, and General Plan Land Use Map designation. Mr. Zambrano provided background on adopted policy plans and goals of those plans that the proposal would further. Mr. Zambrano then described the proposal, discussing the proposed site plan and elevations. Mr. Zambrano noted that there was one letter of opposition received and summarized the concerns in the letter of opposition. Mr. Zambrano concluded by sharing the staff findings, recommendation of approval and the recommended stipulations.

Applicant Presentation:

Shelby Duplessis, representing the applicant with Diversified Future, introduced herself and noted two main points that the developer has agreed to, including reducing the maximum building height to 1-story and 20 feet and providing more than triple the minimum required open space. Ms. Duplessis stated that the request for R1-6 would be a good transition from the R1-14 zoning to the west and south to the R1-6 zoning to the east and north. Ms. Duplessis noted that the main concern they heard was regarding the maximum building height. Ms. Duplessis stated that Stipulation No. 15 should be removed since the Proposition 207 Waiver was already submitted and that she would like to go back and look at Stipulation No. 8 regarding the detached sidewalk along 34th Street, since the sidewalk to the north and south are attached.

Questions from the Committee:

Mr. Goodhue asked if there were any concerns with the density and building setback for the properties to the south. **Ms. Duplessis** responded that there were not and added that only one letter was received that stated the density would be okay as long as the applicant agreed to a maximum building height of 1-story.

Abram Bowman asked about the history of the property. **Ms. Duplessis** responded that the site has never been developed and that nothing has ever happened on this site.

Public Comment and Applicant Response:

Jon Baker introduced himself as an adjacent neighbor and stated that 20 feet still seems like a tall height and that there are still some concerns related to the building height. **Mr. Baker** asked what the procedure would be to review the height. **Chair Popovic** directed the question to **Mr. Zambrano**. **Mr. Zambrano** responded that if there is still concern relating to 20 feet in height, then the Committee can recommend modifying the stipulation to reduce that height. **Mr. Baker** asked if 1-story is typically 10 feet in height and stated that if so, then 20 feet in height would potentially be a 2-story building. **Mr. Zambrano** responded that the building elevations submitted by the applicant were showing between 15 to 16 feet in height. **Mr. Baker** asked if any concerns should be voiced at the public hearing in April. **Chair Popovic** responded that if there were concerns, they can be voiced at this meeting and a vote will be taken on the case by the Committee. **Chair Popovic** asked staff to confirm. **Mr. Zambrano** responded affirmatively, stating that the Committee could modify any of the staff recommended stipulations or can add additional stipulations and their recommendation will be forwarded to the Planning Commission, who will either approve the Committee's recommendation, modify stipulations or add additional stipulations. **Mr. Baker** stated that the neighbors would be opposed to anything over 15 feet since it would be getting closer to a 2-story building at 20 feet in height. **Ms. Duplessis** responded that a typical 1-story home ranges from 15 to 20 feet in height and a 2-story home would go up to 30 feet in height. **Ms. Duplessis** clarified that the stipulation would be reducing the maximum building height allowed by 10 feet. **Ms. Duplessis** added that the architectural plans are still in draft form and that they would be happy to work with the neighbors before Planning Commission to reduce the height as much as possible. **Mr. Baker** thanked **Ms. Duplessis** and stated that he will do his part to ensure his neighbors are all involved as well. **Mr. Baker** asked if the Committee does not vote on the stipulation at this meeting if it would be voted on at a later time. **Mr. Zambrano** responded that the Committee would take a vote to either continue the case to the next Committee meeting, to approve it either with modified or additional stipulations, or to deny it. **Mr. Baker** asked if that was the route **Ms. Duplessis** was trying to take. **Ms. Duplessis** responded that she would like the Committee to make a recommendation and have the stipulation worked out before going to Planning Commission, so they do not have a continuance. **Mr. Baker** stated that 15 feet in height seems like a good midpoint and asked if the applicant would agree to 15 feet. **Ms. Duplessis** stated that she could agree to 16 feet, just to be safe. **Mr. Baker** agreed. **Mr. Baker** asked about the building setback. **Ms. Duplessis** responded that the minimum required building setback would be 15 feet for a 1-story building.

Judy Moler stated she had sent an email to the Planning Commission and the City Council District's office. **Ms. Moler** stated the concerns she had were what everyone else was concerned about. **Ms. Moler** asked if the rear yard wall would be the same existing wall behind the existing homes. **Ms. Duplessis** responded

affirmatively, stating that it would be a shared wall, and added that the homes would be located 15 feet or more from the existing wall. Ms. Duplessis stated they would only need to consider doing a dual wall or replacing the wall if grading and drainage design or other requirements cannot be met. Ms. Duplessis added that if that happened, there would be a discussion between the applicant and the affected neighbors to ensure a consensus can be made. Ms. Moler asked if the applicant would consider adding a second layer to the wall. Ms. Duplessis responded that they usually cannot do that due to structural capability and integrity of the wall and explained that it may end up being too much for the footer that was originally designed and installed, and the wall could fall over. Ms. Moler asked if the applicant would be landscaping the homes. Mr. Duplessis responded that the developer would be landscaping the open space areas and the homeowners would landscape their yards. Ms. Moler asked what caliper meant when referring to a tree. Ms. Duplessis responded that it refers to the size of the tree. Ms. Moler asked what the Proposition 207 Waiver of Claims was. Ms. Duplessis responded that it is a required form for the City stating that the City would not be held responsible for any kind of diminished value of the subject property by going through the process requested by the applicant to rezone the property. Ms. Moler asked if the back of the houses would be 15 feet away from the wall. Ms. Duplessis responded that they would be a minimum of 15 feet away from the wall and that many of the homes would be located further than that, including covered patios.

Ms. Duplessis stated that this discussion was a good demonstration of the ongoing collaboration and discussions the applicant has had with the neighbors and that it has been very productive.

Mr. Goodhue asked if the building elevations were close to the final product or if they would be modified. Ms. Duplessis responded that they would be modified and that the building elevations presented were put together pretty quickly in order to present a draft of the building elevations to the Committee. Mr. Goodhue stated that building height is measured to the midpoint of a gable roof and that there would be an additional 3 to 4 feet in height above that. Mr. Goodhue stated that if the Committee votes on this item, he will make a recommendation for the stipulation regarding building height to not be taller than 16 feet at the peak of the roof.

MOTION – Z-89-22-2:

Mr. Goodhue motioned to recommend approval of Z-89-22-2, per the staff recommendation, with a modification to Stipulation No. 2. Diane Petersen seconded the motion.

VOTE – Z-89-22-2:

15-1; motion to recommend approval of Z-89-22-2, per the staff recommendation, with a modification to Stipulation No. 2, passes with Committee members Balderrama, Bowman, Bustamante, DiMassa, Goodhue, Gubser, Petersen, Schmidt, Sepic, Soronson, Sparks, Ward, Mortensen and Popovic in favor and Committee member Cashman opposed.

4. Public comments concerning items not on the agenda.

None.

5. **INFORMATION ONLY:** Presentation and discussion regarding the 2022 Paradise Valley Village Annual Report.

Mr. Zambrano asked if the Committee would like to keep the same cover photo from the 2021 Paradise Valley Village Annual Report or if any Committee members have a new photo to propose.

Eric Cashman asked if any photos will be presented as options or if photos are being accepted. **Mr. Zambrano** responded that he has not received any photos from any Committee members so there are no photos he has to present and that it would be up to the Committee based on any ideas they may have for a new cover photo.

Mr. Bowman asked if there was a timeline for selecting the photos and if Committee members would submit photos and discuss at the next meeting. **Mr. Zambrano** responded that it is a possibility for photos to be submitted and to discuss them at the next meeting, unless the Committee agrees on a cover photo that he could include in the annual report.

Anna Sepic stated that a notable project was the Scottsdale Towne Square PUD project and suggested a photo of that project could be included.

Mr. Cashman stated that using the same cover photo as the 2021 Paradise Valley Village Annual Report would be confusing and recommended the discussion be postponed in order to give the Committee members an opportunity to submit photos for consideration.

Karen DeMoss stated that she believes the Paradise Valley Mall redevelopment is a pretty major project and is what comes to her mind when thinking of the Paradise Valley Village.

Chair Popovic concurred and added that keeping the same photo would be a disservice to other projects that have come to the Committee. Chair Popovic recommended the discussion be deferred to the next meeting so Committee