



City of Phoenix
CITY CLERK DEPARTMENT

December 6, 1999

Mr. Alan Beaudoin
LVA Urban Design Studio
7502 East Main Street
Scottsdale, Arizona 85251

RE: Application Z-115-99-7

Dear Mr. Beaudoin:

The Phoenix City Council, at its meeting held November 17, 1999, considered a request to rezone 419 acres, located on the southeast corner of 75th Avenue alignment and Baseline Road, ~~from TOS~~ R1-10 PCD (65.2 acres), R1-8 (65.4 acres), R1-6 (137.6 acres), R-2 (139.9 acres) and C-2 (11.8 acres).

The Council granted this request per the Planning Commission recommendation, subject to the following stipulations:

Stipulations

1. That development shall be in general conformance to the land use plan dated June 26, 1999, and the accompanying development booklet as may be modified by the Development Services Department, reflecting use of the PCD option.
2. That the C-2 parcel be changed to C-1.
3. That the development not exceed 1,645 dwelling units. If for some reason the school is not built as proposed, then the development will not exceed 1,705 dwelling units (R1-8).

4. That the commercial parcel be limited to a maximum 9.9 gross acres and that development commence within 24 months of final plat approval for the final residential parcel in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance. If development does not occur within that time frame, the zoning will revert to R1-8.
5. That the developer submit a site plan for each development unit to the applicable Village Planning Committee for review in conjunction with site plan submittal to Development Services Department.
6. That, in addition to the ordinance required plan elements, the Developer shall submit the following Master Development Plans for review and approval by the appropriate City Departments prior to development of the first parcel. The plans are to address, at a minimum, the following:

A. Master Pedestrian/Bike/Trails Circulation

The Master Pedestrian/Bike/Trail Circulation Plan, consistent with the site plan and accompanying development booklet, shall be submitted to the Laveen Planning Committee, Trails Committee, Arizona State Horseman's Association, and to the Planning Department for review and approval by the Parks, Recreation and Library Department, Planning, Development Services, and Street Transportation Departments prior to vesting of zoning for the first development and is to address:

1. All proposed pedestrian walkways, equestrian trails, and bikeways within and abutting the site and include the width and locations
2. The location of walkways and bikeways coordinated with drainage ways to provide a trail network throughout the PCD.

B. Master Landscape Plan

The Master Landscape Plan, consistent with the site plan and accompanying development booklet, shall be submitted to the Planning Department for review and approval by the Parks, Recreation and Library Department, the Planning Department, and the Development Services Department prior to vesting of zoning for the first development unit and is to include but not be limited to the following:

Plant lists addressing

- Areas of landscaping to be planted with arid and other types of vegetation.

- List of plants not allowed in the development (i.e. palms, pine trees, oleander, eucalyptus, etc.) due to their incompatibility.
 - Coordinate the landscape conservation plan with the master drainage plans and trails plan.
 - That the Master Landscape Plan be submitted to the Laveen Planning Committee for informational purposes.
 - That the Master Landscape Plan plant list include, for use in all tracts and easements, trees reflecting rural character to include citrus, pecan, pistachio, Arizona ash, cottonwoods, mesquites, palo verdes, and ironwoods.
7. That the developer submit for review and approval by the City, a Watercourse Master Plan indicating how the proposed watercourse will be constructed, operated and maintained. The Plan must also indicate the source of the water rights used to supply the greenbelt/watercourse. The sum of the development's projected annual potable water demands, urban irrigation demand, and greenbelt/watercourse water demands will not exceed the water rights available to the property through the Peninsula-Horowitz Water District.
 8. That a minimum of 10 (ten) distinct housing models be provided with a variety of roof forms to include a traditional shed roof and a combination of parapet and slope roofs.
 9. That all houses along Baseline Road are single story in height for a depth of 150 feet from the perimeter subdivision wall.
 10. That the site design and housing product shall consider the design guidelines in the Laveen plan and that this development shall be subject to those design guidelines when they are adopted.
 11. That access from Parcel Number 3 be provided from 75th Avenue and provide mitigation to the possible isolation of this parcel covered by the proximity to the power lines.
 12. That the developer will provide, at the following locations, a transit accessory pad, right-of-way, and construction to City standards (see attached)

Eastbound Baseline Road east of 75th Avenue
Eastbound Baseline Road east of 73rd Avenue
Eastbound Baseline Road east of 71st Avenue
Eastbound Baseline Road east of 69th Avenue
Eastbound Baseline Road east of 67th Avenue
Eastbound Baseline Road east of 65th Avenue.

13. That a homeowners association be established which will have the responsibility for maintaining all landscaping within and adjacent to the right-of-way, and in all common areas and tracts in accordance with the approved plans.
14. That the homeowners, through the covenants of the homeowners association, are notified of the current and future existence of farm animals and the sights, sounds, and smells that accompany farm animals.
15. That the homeowners association not eliminate the access of horses on public trails.
16. That all mechanical (HVAC) equipment is ground mounted and screened with the exception of roof or garage mounted solar or photovoltaic panels.
17. That the developer shall contact the city archaeologist to determine how development of this site will be affected by a known archaeological site within the area that may contain human remains. If archaeological resources are identified for the project area, discussions between the developer and the city archaeologist should be undertaken in order to determine which local, state or federal cultural resource laws, regulations, and policies are applicable to the parcel. Documentation of this discussion and related actions must be submitted to the Site Development Manager prior to issuance of any building permit.
18. The developer agrees to reserve a 15-acre school site in conformance with Arizona Revised Statutes 9-462.01, or the equivalent voluntary cash contribution if the school site is purchased through the Students First Program, to the Laveen School District.
19. That the developer continues to work with the City Of Phoenix Police Department to accommodate a police substation at the commercial site.
20. That the neighborhood park will be relocated to a more central location if requested by Parks, Recreation and Library Department.
21. That recreational amenities, such as trails, ramadas, and playground equipment, be provided in the neighborhood park space. Details of the above amenities and a site plan depicting the location of such on the site shall be submitted by the developer and approved by the Development Services Department.
22. That the development include an equestrian and watercourse access and connection from the PCD to the rest of the watercourse. This can be accomplished by providing an equestrian trail along the length of the Champion Drain, along 63rd Avenue and along all perimeter tracts within the PCD that would eventually meet at the junction of Tract E, Tract F, and the collector street.

23. That Baseline Road shall be planted with a double row of trees of a variety consistent with the rural character of the community.
24. That all retention areas shall be sloped no greater than 4:1 throughout the site.
25. That a 15-acre site be reserved for a neighborhood park subject to the approval of the Parks, Recreation and Library Department.
26. That a change in pavement color and texture be provided at all street-equestrian trail crossings that is of a non-slip material.
27. That a gradual transition, such as a ramp, be provided between the equestrian trail and street crossings.
28. That an entry feature be designed that is of a rural or agricultural character to include, but not limited to, the use of masonry, stone, tiles, rail, ornamental iron or a combination thereof, as well as low profile lighting and signage.
29. That the developer shall install landscaping in front yards of all (R1-6) lots.
30. That water features (ponds, fountains, etc.) in common areas conform to restrictions outlined in Chapter 37 of the City Code.
31. That right-of-way dedications for Baseline Road and all collector streets shall be as per the approved Master Street Plan.
32. That right-of-way dedications and street alignments for local streets within the PCD shall be determined by the Development Services Department at the time of Preliminary Subdivision Plat Reviews.
33. That 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 Development Services Department. All improvements shall comply with all ADA accessibility standards.
34. That the applicant shall submit (has already submitted) a Traffic Impact Study to the City for this development. No zoning shall be vested until the study is reviewed and approved by the Street, Transportation Department. Contact Mr. John Siefert, (602) 262-1650, to set up a meeting to discuss the requirements of the study.

35. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA for the construction of all arterial streets.
36. That the Baseline Road improvements be constructed per city standards except there shall be no raised median adjacent to the low-density homes on the north side of the street as approved by the Development Services Department and the Street Transportation Department.
37. That collector streets within the residential development be in conformance with Section A-A: Collector Street, as shown in the application, Figure 5.
38. That view fencing shall be required for all lots that back onto the open space areas, the park and the school.
39. That an integrated lighting theme be provided with decorative features that accentuate/compliment the rural character with full cutoff enclosures and downward illumination to conform to the City of Phoenix Dark Sky Ordinance.
40. That the development use durable, permanent, high-quality materials as requested in the Design Policy and Standards section of the Southwest Growth Study/Laveen.
41. That the developer shall submit for review and approval by the Water Services Director, a Potable Water Master Plan and a Wastewater Master Plan. The plans shall be completed by a registered engineer and address on-site and off-site water mains to be built in conjunction with the development, including phasing of infrastructure. These plans may include a proposal for a developer, or developers, to construct a water transmission line to serve this development and receive credit and/or reimbursement through the impact fee program.
42. That following approval of this request by City Council, should any subsequent modification and/or deletions of stipulations be filed, they shall be reviewed by the applicable Village Planning Committee.

If you require further assistance or information, please contact the Planning Department, located on the second floor of the Phoenix City Hall, 200 West Washington Street, or call 262-7131.

Sincerely,



Vicky Miel
City Clerk

VM/sd/Item 8

cc: Al Evenson, Elliott Homes, 1400 E. Southern Avenue, Bldg H #725, Tempe, 85285
Michael Curley, 3101 N. Central, Phoenix, 85012
Planning Department (4) ✓
Street Transportation Department
Development Services Department
Official Records (2)



City of Phoenix
PLANNING DEPARTMENT

October 19, 2006

Elliott Homes/Al Evenson
1400 East Southern Avenue, Suite 720
Tempe, AZ 85282

Dear Applicant:

RE: Z-115-99-7 - Southwest corner of 71st Avenue and Meadows Loop East and north side of Meadows Loop East (Parcel 11)

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on October 18, 2006, concurred with the recommendation of the Planning Hearing Officer and has ratified application Z-115-99-7 for deletion of stipulation 4 regarding Development Unit 11 and the commercial development proposed for this Development Unit.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

STIPULATION

1. That development shall be in general conformance to the land use plan dated June 26, 1999, and the accompanying development booklet as may be modified by the Development Services Department, reflecting use of the PCD option.
2. That the C-2 parcel be changed to C-1.
3. That the development not exceed 1,645 dwelling units. If for some reason the school is not built as proposed, then the development will not exceed 1,705 dwelling units (RI-8).
4. That Phil Hertel, 2300 West Broadway, Phoenix, Arizona 85041, be invited to the preliminary site plan review meeting with the Development Services Department for Parcel 11, located at the southwest corner of 67th Avenue and Baseline Road.
5. That the developer submit a site plan for each development unit to the applicable Village Planning Committee for review in conjunction with site plan submittal to Development Services Department.

6. That, in addition to the ordinance required plan elements, the Developer shall submit the following Master Development Plans for review and approval by the appropriate City Departments prior to development of the first parcel. The plans are to address, at a minimum, the following:

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- Coordinate the landscape conservation plan with the master drainage plans and trails plan.
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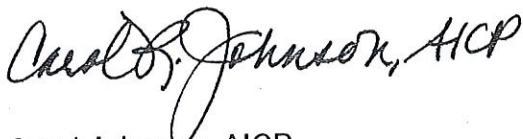
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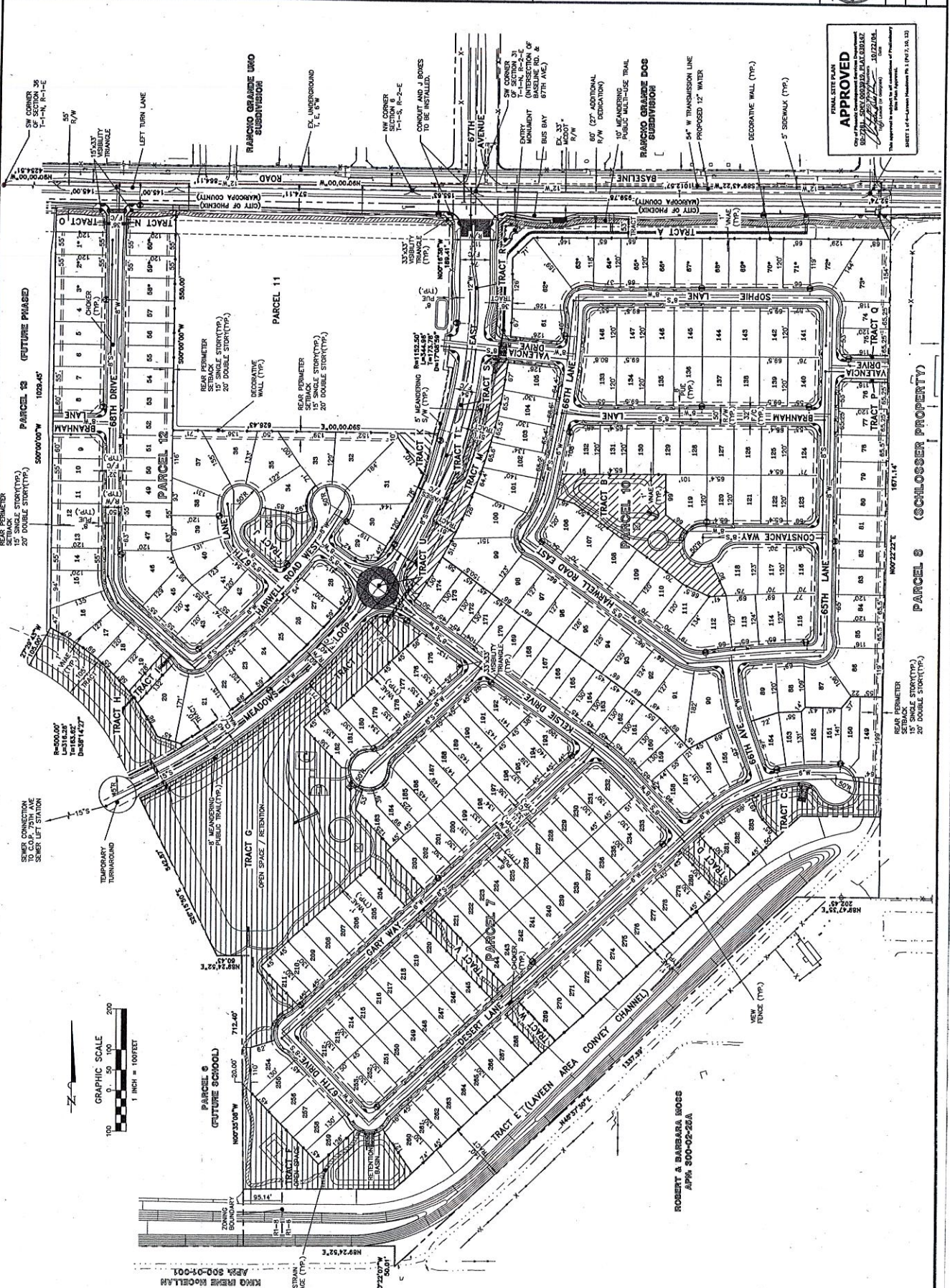
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42. That following approval of this request by City Council, should any subsequent modification and/or deletions of stipulations be filed, they shall be reviewed by the applicable Village Planning Committee.

Sincerely,



Carol Johnson, AICP
Principal Planner

cc: Kelly Walker (Sent electronically) Penny Parrella (Sent electronically)
Jay Neville (Sent electronically) Molly Monserud (Sent electronically)
Dave Barrier (Sent electronically) E.J. Hyncik, Public Transit (Sent electronically)
Jerry Hood (Sent electronically) Kelly Kvetko (sent electronically)
Lee Coleman (Sent electronically) Racelle Escobar (Sent electronically)
Tom Sedlmeier (Sent electronically) Case File
Book
LVA Urban Design Studio/Alan Beaudoin 7502 East Main Street, Scottsdale, AZ 85251



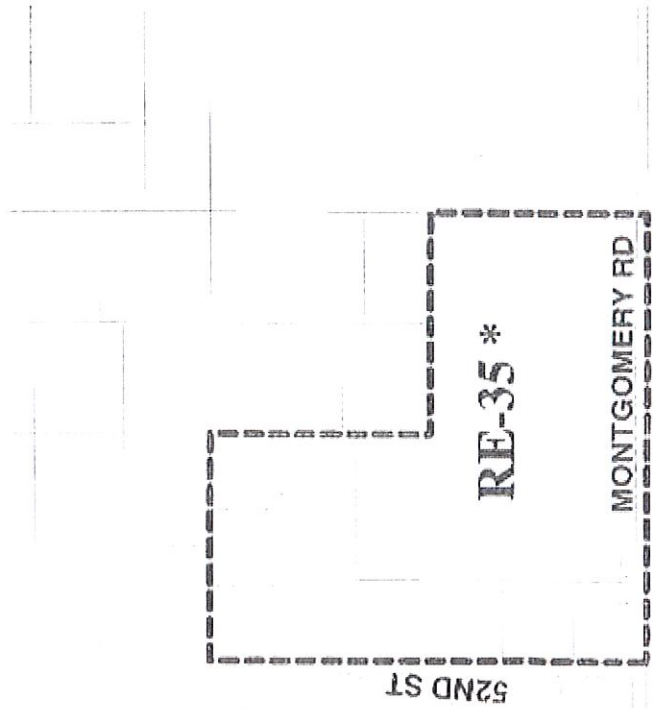
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1100

ORDINANCE NO. 6-4680 AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

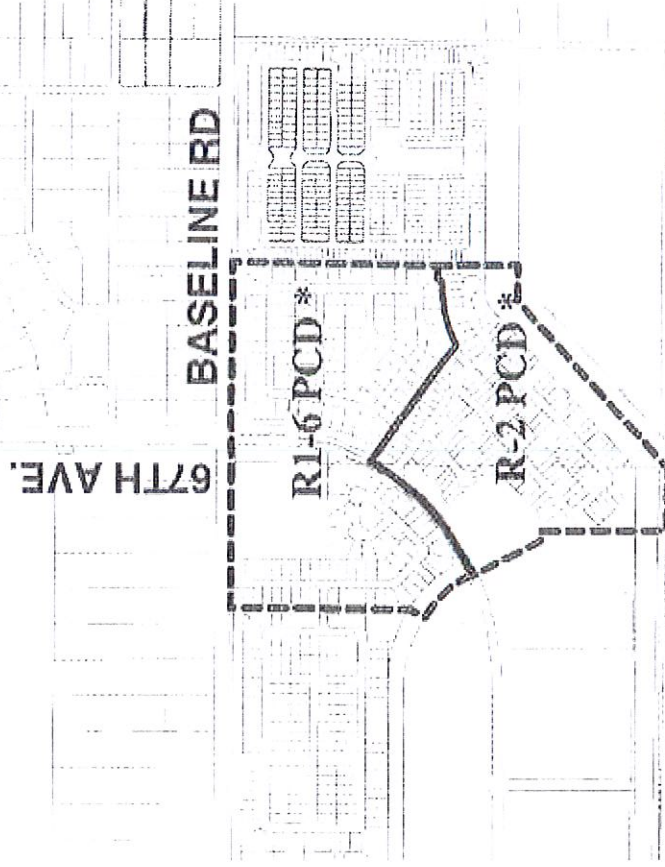
Passed by the Council of the City of Phoenix, Arizona this 16th day of March 2005.

Vicky Miel
City Clerk

Mayor



114-95 Q-11



115-99 D-4

ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: - - - - -



Drawn by: J.N.