

## ATTACHMENT B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-124-23-1**  
March 29, 2024

[Rio Vista Village Planning Committee Meeting Date:](#)

April 9, 2024

[Planning Commission Hearing Date:](#)

May 2, 2024

**Request From:**

[C-2](#) (Intermediate Commercial) (13.74 acres)  
[R-2](#) (Multifamily Residence District) (0.55 acres)

**Request To:**

[R-2](#) (Multifamily Residence District) (14.29 acres)

**Proposal:**

Single-family residential

**Location:**

Approximately 2,260 feet north of the northeast corner of North Black Canyon Highway and Circle Mountain Road

**Owner:**

Circle Mountain Holdings, LLC

**Applicant/Representative:**

Adam Baugh, Withey Morris Baugh, PLC

**Staff Recommendation:**

Approval, subject to stipulations

#### [General Plan Conformity](#)

[General Plan Land Use Designation](#)

Residential 3.5 to 5 dwelling units per acre

[Street Map Classification](#)

I-17 frontage road

MCDOT Rural  
Principal Arterial

Width varies +48 feet

**CONNECT PEOPLE & PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE:** *In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.*

As stipulated, the proposal will provide enhanced shading for pedestrian walkways, a multi-use trail, a shared-use path, and bicycle parking.

**CONNECT PEOPLE & PLACES CORE VALUE; CANALS & TRAILS; DESIGN PRINCIPLE:** *Provide multi-use trail connections where appropriate.*

As stipulated, the proposal will provide a multi-use trail along the western perimeter of the site to provide connection points to adjacent trails and to provide a more comfortable user experience for pedestrians and bicyclists to access the surrounding area.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

The proposal will add to the mix of housing types and densities that are appropriately located along the I-17 freeway and the nearby Anthem Employment Center to the south.

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

The proposal will provide tree shade along public and private sidewalks and trails, in addition to the internal pedestrian pathways. This will help to provide shade for pedestrians and bicyclists in and around the community.

#### **Applicable Plan, Overlays, and Initiatives**

[Rio Vista Village Design Guidelines](#): See Background Item No. 6.

[Monarch Butterfly Pledge](#): See Background Item No. 7.

[Housing Phoenix Plan](#): See Background Item No. 8.

[Tree and Shade Master Plan](#): See Background Item No. 9.

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

[Comprehensive Bicycle Master Plan](#): See Background Item No. 11.

[Zero Waste PHX](#): See Background Item No. 12.

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

[Phoenix Climate Action Plan](#): See Background Item No. 14.

[Conservation Measures for New Development](#): See Background Item No. 15.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	C-2, R-2
<b>North</b>	Vacant (proposed multifamily residential)	C-2
<b>South</b>	Vacant (proposed single-family residential)	R-2
<b>East</b>	Vacant (proposed multifamily residential)	C-2, R-2
<b>West (across I-17)</b>	Single-family residential and vacant land	R1-6 and County RU-43

<b>R-2 – Multifamily Residence District (Single-Family Detached, Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Gross Acreage</i>	-	14.29 acres
Maximum Number of Units	93 units; 171 with bonus	72 (Met)
Maximum Density (dwelling units/acre)	6.5 dwelling units per acre; 12 with bonus	5.04 dwelling units per acre (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures; Total: 60%	Not provided
Maximum Building Height	2 stories and 30 feet (except that 3 stories not exceeding 30 feet are permitted when approved by the design advisor for demonstrating enhanced architecture)	2 stories, height not provided
<i>Minimum Perimeter Building Setbacks</i>		
Adjacent to Street (Front, Rear or Side)	15 feet (in addition to landscape setback)	Not provided
Adjacent to Property Line	Rear: 15 feet (1-story), 20 feet (2-story)	Not provided
	Side: 10 feet (1-story), 15 feet (2-story)	Not provided
<i>Minimum Interior Building Setbacks</i>		
Front	10 feet	Not provided
Rear	None (established by Building Code)	Not provided
Street Side	10 feet	Not provided

Sides	None (established by Building Code)	Not provided
Common Landscaped Setback Adjacent to Perimeter Streets	15 average; 10 feet minimum	West (I-17 frontage road): 30 feet (Met) South: Not provided
Minimum Common Area	5% of gross area	28% (Met)
Minimum Parking	2 spaces per dwelling unit	Not provided

### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This request is to rezone 14.29 acres located approximately 2,260 feet north of the northeast corner of North Black Canyon Highway and Circle Mountain Road from 13.74 acres of C-2 (Intermediate Commercial) and 0.55 acres of R-2 (Multifamily Residence District) to 14.29 acres of R-2 (Multifamily Residence District) to allow single-family residential.

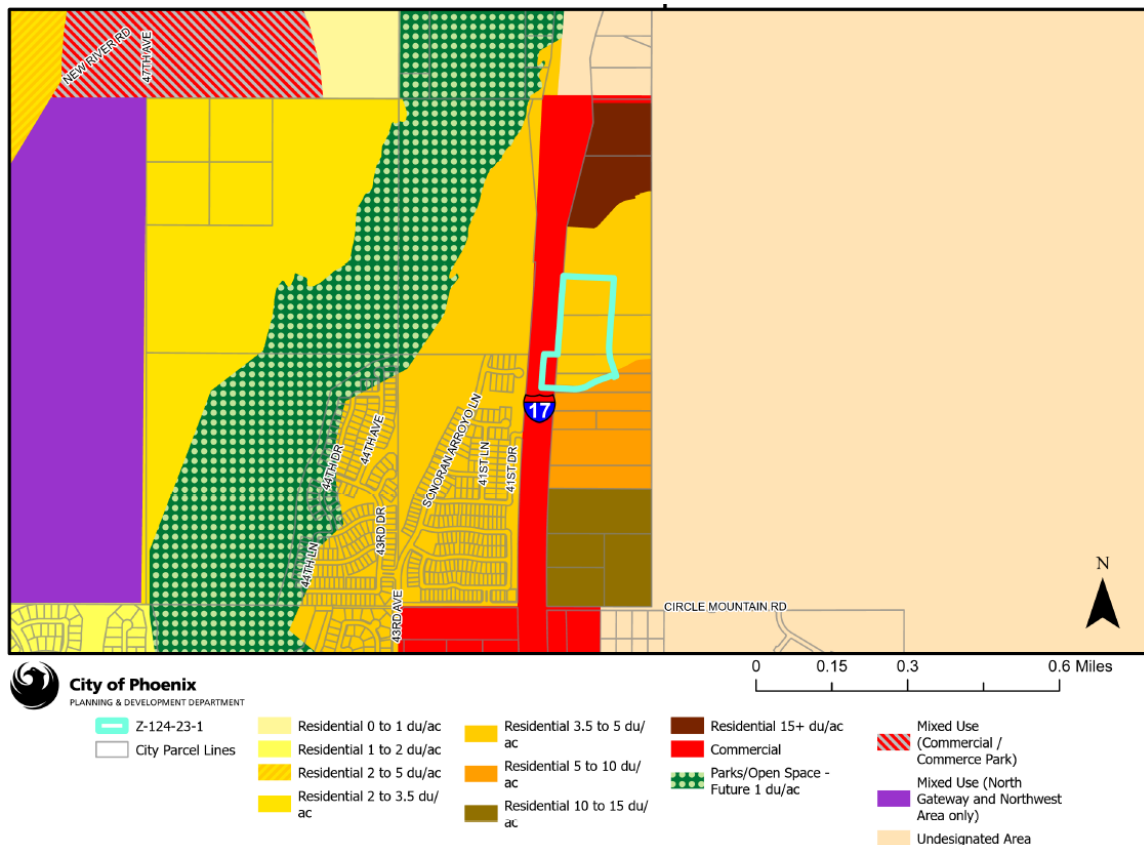
The subject site was originally part of Rezoning Case No. Z-8-22-1; however, it was later removed from the rezoning boundary prior to the hearing process and remained zoned as C-2. In order for the overall development to remain compatible, many stipulations from Rezoning Case No. Z-8-22-1 were carried over for this rezoning case, including Stipulation No. 15, which requires master plans for the overall development, including a multi-use trail along the western perimeter of the overall development, a north-south pedestrian connection through the center of the overall development, a pedestrian connection to trails to the east and west of the development, and pedestrian access to future development to the east.

#### **GENERAL PLAN LAND USE MAP DESIGNATION**

2. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. This land use category falls under the traditional lot housing type, which allows land use categories with densities ranging from 2 to 3.5 dwelling units per acre, 3.5 to 5 dwelling units per acre, 5 to 10 dwelling units per acre, or anything falling within those categories. Zoning districts R1-10, R1-8, R1-6, and R-2 are consistent with this housing type. While the proposal for R-2 is not consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre, it is consistent with the allowable zoning districts within the traditional lot housing type in the General Plan; therefore, a minor General Plan Amendment is not required.

To the north of the subject site is designated as Residential 3.5 to 5 dwelling units per acre. To the east of the subject site is designated as Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre. To the

west of the subject site, across the I-17 freeway, is designated as Residential 3.5 to 5 dwelling units per acre. To the south of the subject site is designated as Residential 5 to 10 dwelling units per acre.



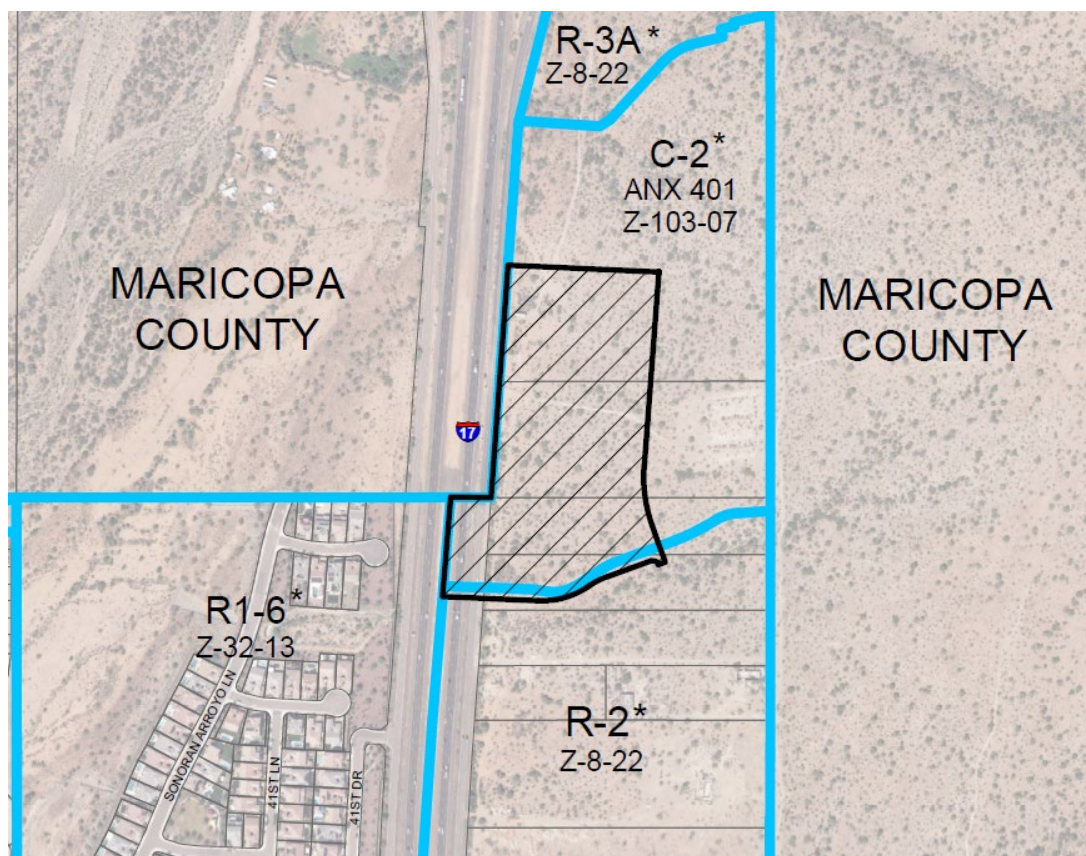
*General Plan Land Use Map*  
 Source: Planning and Development Department

### SURROUNDING LAND USES AND ZONING

- To the north and east of the subject site is vacant land with a proposed multifamily residential development, zoned C-2.

To the south of the subject site is vacant land with a proposed single-family residential development, zoned R-2 (Multifamily Residence District).

To the west of the subject site, across the I-17, is a single-family residential subdivision zoned R1-6 (Single-Family Residence District) and vacant land zoned County RU-43 (Rural Zoning District – One Acre Per Dwelling Unit).



*Zoning Sketch Map*

*Source: Planning and Development Department*

## PROPOSAL

### 4. Site Plan

The site plan, attached as an exhibit, proposes a 72-lot single-family residential development. The proposal includes typical lots ranging from 30 feet wide to 35 feet wide by 97 feet in depth, 28 percent of open space dispersed throughout three retention areas, a multi-use trail along the western perimeter of the site, a north-south pedestrian connection along the eastern perimeter of the site, and 29.16-foot-wide private accessways used solely for rear garage loading with the front sides of the homes proposed to face either a local street or a pedestrian walkway. Since the current design includes private accessways without sidewalks, dead-end private accessways, and garage-dominated private accessways, also referred to as private streets, it is not in compliance with various Subdivision Ordinance and Zoning Ordinance requirements and would require requesting technical appeals and variances; therefore, staff does not recommend stipulating general conformance to the site plan.

In order to ensure the density does not exceed the proposal of 72 units, and to ensure the residential density does not exceed the General Plan Land Use Map designation of 3.5 to 5 dwelling units per acre, staff recommends the maximum

density for the development is 5.04 dwelling units per acre. This is addressed in Stipulation No. 1.

In order to enhance compatibility with the surrounding area, which is primarily open space, staff recommends a minimum of 10 percent of common open space be provided, which is double of the minimum common open space required by the Zoning Ordinance. This is addressed in Stipulation No. 2.

Due to the location adjacent to the freeway, staff is recommending a series of stipulations to promote high-quality design and mitigation from the traffic noise, including requiring a minimum building setback of 58 feet and a minimum landscape setback of 30 feet along the west property line adjacent to the I-17 freeway (Stipulation Nos. 4 and 5), that the average indoor noise levels of residential units not exceed 45-decibels (Stipulation No. 16), noise mitigation walls adjacent to the west property line adjacent to the I-17 freeway (Stipulation No. 17), that the mix of walls provided on the site shall vary by a minimum of four feet every 400 lineal feet (Stipulation No. 18), that the perimeter walls be constructed with material such as CMU block or a similar material (Stipulation No. 19), and that the developer record documents to disclose to prospective purchasers and renters of property within the development the existence of noise from the I-17 freeway (Stipulation No. 39).

Furthermore, to ensure pedestrian accessibility, safety, and visibility, staff recommends the following:

- That if multifamily residential development occurs, where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative material or pavement treatment that visually contrasts with the parking and drive aisle surfaces.
- That if a pedestrian walkway or trail crosses private lots, a pedestrian access easement be dedicated across the private lots.
- That where the north-south pedestrian connection and the multi-use trail cross a street, the walkways include a pavement treatment that visually contrasts the street surface.

These are addressed in Stipulation Nos. 9, 10 and 37.

To further pedestrian safety, and to provide scenic views, staff recommends that where walls are provided and are longer than 55 feet, a combination of view walls/fencing and partial view walls/fencing (with minimum two feet of view fence atop the wall) shall be incorporated along property lines adjacent to dedicated public or private open space areas, natural and/or improved drainageways or recreational areas, except where adjacent to a perimeter street. This is addressed in Stipulation No. 20.

To ensure that perimeter walls throughout the development, where provided, are compatible and are higher-quality in design, staff recommends the perimeter walls incorporate stone veneer, stonework, or integral color CMU block. This is addressed in Stipulation No. 19.

In order to blend with the natural desert environment, staff recommends that drainage channels be designed to look natural in the desert setting through color, texture, landscaping, or other means. This is addressed in Stipulation No. 22. Furthermore, staff recommends that perimeter walls, including the noise wall, and interior walls (where provided) use materials and colors that blend with the natural desert environment. This is addressed in Stipulation No. 21.

5. **Elevations**

The elevations, attached as an exhibit, propose a variety of architectural styles and include plans for two-story single-family residences with a variety of colors, materials, breaking of massing, window and glass door muntins and mullions, window and door treatments, architectural embellishments, gable end treatment, front covered porches, window shutters, and decorative lighting fixtures.

However, due to the garage width being more than 50 percent of the home width along the proposed private accessways, the elevations would require a variance to allow the garage width with the current proposed design; therefore, staff does not recommend stipulating general conformance to the elevations.

Single-family residential development would be required to comply with the Phoenix Zoning Ordinance requirements of Single-Family Design Review (SFDR); however, in order to ensure similar elevations, as currently proposed, are constructed, staff recommends that the building elevations for single-family residential development comply with the following standards:

- That materials and colors blend with the natural desert environment.
- That enhanced building materials and four-sided architecture be provided.
- That a minimum of nine varying elevations be provided.
- That a minimum of five architectural styles be provided.
- That a minimum of six of the elevations include a front covered porch measuring a minimum of 6 feet deep x 12 feet and 7 inches wide.
- That a maximum of three of the elevations may include a covered entry with a minimum width of 2 feet and 6 inches
- That enhanced decorative windows be used on all front sides of homes.
- That elevations have varying rooflines of the homes.
- That all garage doors have windows and recessed panels.

Additionally, if multifamily residential development occurs, staff recommends the building elevations comply with the following standards:

- That materials and colors blend with the natural desert environment.

- That enhanced building materials and four-sided architecture be provided.

This is addressed in Stipulation No. 3.

#### PLANS, OVERLAYS, AND INITIATIVES

6. [\*\*Rio Vista Village Design Guidelines\*\*](#)

The Rio Vista Village Planning Committee developed the Rio Vista Village Design Guidelines to influence the design of new development to be in character with the Village. In accordance with the Rio Vista Village Design Guidelines, the proposal, as stipulated, will include a multi-use trail, desert-toned colors and high-quality wall and building materials, a minimum of 10 percent of common open space evenly dispersed throughout the development, a minimum 58-foot building setback from the I-17 freeway, a minimum 30-foot landscape setback from the I-17 freeway, covered front porches, different finishes for homes, enhanced decorative windows, varying rooflines of homes, and four-sided architecture. This is addressed in Stipulation Nos. 2 through 5, 15.a, 19, 21, and 22.

7. [\*\*Monarch Butterfly Pledge\*\*](#)

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 7 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

8. [\*\*Housing Phoenix Plan\*\*](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

9. [\*\*Tree and Shade Master Plan\*\*](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and

development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending the following stipulations designed to provide trees and enhance shade within and adjacent to the development:

- All perimeter setbacks adjacent to public streets be planted with 50 percent two-inch caliper and 50 percent three-inch caliper shade trees (Stipulation No. 6);
- Pedestrian pathways and trails, including sidewalks, be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75 percent shade (Stipulation No. 8);
- Landscape strips between back of curb and detached sidewalks along both sides of all streets within the development, excluding private accessways used only for rear alley garage loading if technical appeals for this design are granted, be a minimum of five feet wide and planted with minimum two-inch caliper shade trees planted 20 feet on center or in equivalent groupings (Stipulation No. 32);
- Landscape strips between back of curb and detached sidewalks along the east side of the I-17 frontage road be a minimum five feet wide, or wider to meet Maricopa County Department of Transportation (MCDOT) minimum standards, planted with minimum two-inch caliper shade trees planted 20 feet on center or in equivalent groupings, and that the developer record a landscaping maintenance agreement with MCDOT requiring the landowner and/or property management to maintain the installed landscaping within MCDOT right-of-way (Stipulation No. 34);
- Landscape strips between the back of curb and detached sidewalks along both sides of the minor collector street along the southern boundary of the site, adjacent to the development, be a minimum of five feet wide and planted with minimum two-inch caliper shade trees planted 20 feet on center or in equivalent groupings (Stipulation No. 36);
- If multifamily residential development occurs, a minimum of 10 percent of surface parking lot areas be landscaped with minimum two-inch caliper shade trees to achieve a minimum of 25 percent shade (Stipulation No. 23).

10. **[Complete Streets Guidelines](#)**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian

environment, staff is recommending enhanced pavement treatment for pedestrian walkways and trails that cross a street. Additionally, staff recommends that minimum five-foot-wide detached sidewalks separated by minimum five-foot-wide detached landscape strips between the back of curb and sidewalk be constructed within the development, that minimum five-foot-wide detached sidewalks, or wider to meet MCDOT minimum standards, separated by minimum five-foot-wide landscape strips between the back of curb and sidewalk, or wider to meet MCDOT minimum standards, be constructed along the I-17 frontage road, and that minimum five-foot-wide detached sidewalks separated by minimum eight-foot-wide landscape strips located between the back of curb and sidewalk be constructed along the minor collector street along the southern boundary of the site, adjacent to the development. These are addressed in Stipulation Nos. 32, 34, 36, and 37.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide guest bicycle parking spaces, and if multifamily residential development occurs, additional secured bicycle parking spaces and a bicycle repair station will be provided. This is addressed in Stipulation Nos. 11, 12 and 14.

12. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicated that the community would obtain City solid waste services, including recycling. Additionally, recycling service is provided by the City of Phoenix to single-family residential developments.

13. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a

future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Staff recommends that if multifamily development occurs, a minimum of 10 percent of the required bicycle parking spaces include electrical receptacles for electric bicycle charging capabilities, and a minimum of 10 percent of the required parking spaces include EV Installed infrastructure. These are addressed in Stipulation Nos. 13 and 24.

14. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 25, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

15. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 26 through 31, which addresses the following:

- Natural turf only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas within common areas.
- Pressure regulating sprinkler heads and drip lines to be utilized in any turf areas to reduce water waste.
- A leak detection device to be installed for the irrigation system of retention areas larger than 10,000 square feet.
- Landscaping to be maintained by permanent and automatic/water efficient

WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List to be utilized.
- Participation in the City of Phoenix Homeowner's Association Water Efficiency Program be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

#### COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff has not received any letters of opposition or support.

#### INTERDEPARTMENTAL COMMENTS

17. **Street Transportation Department**

The Street Transportation Department requested the following:

- That a 30-foot-wide multi-use trail easement (MUTE) be dedicated along the west side of the site, adjacent to the I-17 frontage road, and a minimum 10-foot-wide multi-use trail (MUT) be constructed within the easement, in accordance with the MAG supplemental detail.
- That a minimum of 65 feet of right-of-way be dedicated for the east half of the I-17 frontage road and be constructed per the Maricopa County Department of Transportation (MCDOT) Rural Minor Arterial cross section, as required and approved by MCDOT.
- That a minimum of 60 feet of right-of-way be dedicated and constructed for the full width of a minor collector street along the southern boundary of the site, adjacent to the development, and that the improvements be consistent with the Minor Collector Cross Section F and include a minimum five-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape strip located between the back of curb and sidewalk.
- That where pedestrian walkways and trails cross a street, the walkway be constructed of an alternative material that visually contrasts the street surface.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 15.a and 33 through 38.

#### OTHER

18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous

archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 40 through 42.

19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 43.
20. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.
2. The stipulated landscape setbacks and planting standards are above the required minimum standards and will make the proposal a compatible addition to the neighboring area.
3. As stipulated, the proposal supports efforts from various plans and initiatives, including the Rio Vista Village Design Guidelines, the Housing Phoenix Plan, the Tree and Shade Master Plan, the Complete Streets Guidelines, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

### **Stipulations**

1. The maximum density shall be 5.04 dwelling units per gross acre.

2. A minimum of 10% of common open space shall be provided, and shall be evenly dispersed throughout the development, as approved by the Planning and Development Department.
3. The building elevations for single-family residential development shall comply with the following standards, and if multifamily residential development occurs it shall comply with a and b below, as approved by the Planning and Development Department.
  - a. Materials and colors shall blend with the natural desert environment.
  - b. Enhanced building materials and four-sided architecture shall be provided.
  - c. A minimum of nine varying elevations shall be provided.
  - d. A minimum of five architectural styles shall be provided.
  - e. A minimum of six of the elevations shall include a front covered porch measuring a minimum of 6 feet deep by 12 feet and 7 inches wide.
  - f. A maximum of three of the elevations may include a covered entry with a minimum width of 2 feet and 6 inches.
  - g. Enhanced decorative windows shall be used on all front sides of homes.
  - h. Elevations shall have varying rooflines of the homes.
  - i. All garage doors shall have windows and recessed panels.
4. A minimum building setback of 58 feet shall be provided along the west property line, as approved by the Planning and Development Department.
5. A minimum landscaped setback of 30 feet shall be provided along the west property line, as approved by the Planning and Development Department.
6. All perimeter landscape setbacks adjacent to public streets 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 with a staggered row of trees for every 20 feet of setback.

- b. In areas using non-salvaged drought tolerant shrubs, accents, and vegetative groundcovers, a minimum of 75% live coverage at maturity shall be achieved.
  - c. In areas using salvaged native desert shrubs, accents, and vegetative groundcovers, a minimum of 50% live coverage at maturity shall be achieved.
- 7. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
- 8. All pedestrian pathways and trails, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
- 9. If multifamily residential development occurs, where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
- 10. If a pedestrian walkway or trail crosses private lots, a pedestrian access easement shall be dedicated across the private lots, as approved by the Planning and Development Department.
- 11. Guest bicycle parking spaces shall be provided at a minimum rate of 0.05 spaces per unit. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near 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.
- 12. If multifamily residential development occurs, a minimum of 0.25 secured bicycle parking spaces per dwelling unit shall be provided, as approved by the Planning and Development Department.
- 13. If multifamily residential development occurs, a minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
- 14. If multifamily residential development occurs, a bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be

provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

15. A Water Master Plan, Wastewater Master Plan, and Trails and Pedestrian Circulation Master Plan for the overall development, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted for review and shall include the following elements, as approved by the Planning and Development Department.
  - a. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west side of the property adjacent to the I-17 frontage road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail.
  - b. A north-south pedestrian connection shall be provided through the center of the overall development to provide an ultimate connection from Circle Mountain Road to Jenny Lin Road and shall comply with Section 1304.H of the Phoenix Zoning Ordinance.
  - c. One pedestrian connection shall be provided from the site leading to the adjacent trails directly east or west of the site, adjacent to the development, which may be provided along the minor collector road along the southern boundary of the development.
  - d. Pedestrian access shall be provided, adjacent to the development, to future development to the east, which may be provided along the minor collector road along the southern boundary of the development.
16. The indoor noise levels of residential units shall not exceed a decibel day-night level (DNL) of 45 decibels, as approved by the Planning and Development Department. Certification by an acoustical consultant with a proficiency in residential sound mitigation or noise control shall be included with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department. The acoustical consultant shall note in the analysis that the building design is capable of achieving the required noise level reduction.
17. Noise mitigation walls shall be provided adjacent to the western perimeter of the site. The wall height shall be a minimum of 8 feet tall or higher, as determined through a noise analysis prepared by an Acoustical Consultant. The wall shall be constructed of minimum 8-inch-thick concrete masonry units (CMU) or of cast-in-place concrete; and contain no openings unless they are above the minimum

height required for adequate noise mitigation, for drainage, or for pedestrian connections to the multi-use trail, as approved by the Planning and Development Department.

18. Perimeter walls, noise walls, and other walls adjacent to perimeter streets shall vary by a minimum of four feet every 400 lineal feet to visually reflect a meandering or staggered setback, as approved by the Planning and Development Department.
19. Where perimeter walls are provided, including the noise wall, they shall incorporate stone veneer, stonework, or integral color CMU block, and shall use materials as approved by the Planning and Development Department.
20. Where walls are provided and longer than 55 feet, a combination of view walls/fencing and partial view walls/fencing (with minimum two feet of view fence atop the wall) shall be incorporated along property lines adjacent to dedicated public or private open space areas, natural and/or improved drainageways or recreational areas, except adjacent to a perimeter street, as approved by the Planning and Development Department.
21. Perimeter walls, including the noise wall, and interior walls (where provided) shall use materials and colors that blend with the natural desert environment, as approved by the Planning and Development Department.
22. Drainage channels shall be designed to look natural in the desert setting through color, texture, landscaping, or other means, as approved by the Planning and Development Department.
23. If multifamily residential development occurs, a minimum of 10% of surface parking lot areas, exclusive of perimeter landscape setbacks, shall be landscaped. The surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and shall be dispersed throughout the parking area to achieve a minimum 25% shade, as approved by the Planning and Development Department.
24. If multifamily residential development occurs, a minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
25. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

26. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas within common areas, as approved by the Planning and Development Department.
27. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
28. A leak detection device shall be installed for the irrigation system of retention areas larger than 10,000 square feet.
29. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
30. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.
31. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
32. Minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape strips located between the back of curb and sidewalk shall be constructed along both sides of all streets within the development, excluding private accessways used only for rear alley garage loading if technical appeals for this design are granted, planted to the following standards, and as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Drought tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 50% live coverage.

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

33. A minimum of 65 feet of right-of-way shall be dedicated for the east half of the I-17 frontage road and shall be constructed per the Maricopa County Department

of Transportation (MCDOT) Rural Minor Arterial cross section, as required and approved by MCDOT.

34. A minimum 5-foot-wide detached sidewalk, or wider to meet Maricopa County Department of Transportation (MCDOT) minimum standards, separated by a minimum 5-foot-wide landscape strips located between the back of curb and sidewalk, or wider to meet MCDOT minimum standards, shall be constructed along the east side of the I-17 frontage road, planted to the following standards. The developer shall record a landscaping maintenance agreement with the Maricopa County Department of Transportation (MCDOT) requiring the landowner and/or property management company/homeowners' association to maintain the installed landscaping within MCDOT right-of-way, as approved by MCDOT and the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Drought tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage.

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

35. A minimum of 60 feet of right-of-way shall be dedicated and constructed for the full width of a minor collector street along the southern boundary of the site, adjacent to the development. The improvements shall be consistent with the Minor Collector Cross Section F, as approved by the Planning and Development Department.
36. Minimum 5-foot-wide detached sidewalks separated by minimum 8-foot-wide landscape strips located between the back of curb and sidewalk shall be constructed along both sides of the minor collector street along the southern boundary of the development, planted to the following standards, and as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Drought tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 50% live coverage.

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

37. Where the north-south pedestrian connection and multi-use trail cross a street, the walkways shall be constructed of an alternative pavement material that visually contrasts the street surface, as approved by the Street Transportation Department and the Planning and Development Department.
38. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
39. The property owner shall record documents that disclose to prospective purchasers and renters of property within the development the existence of noise from the I-17 Freeway. 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.
40. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
41. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
42. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
43. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Adrian Zambrano

March 29, 2024

Staff Report: Z-124-23-1

March 29, 2024

Page 22 of 22

**Team Leader**

Racelle Escolar

**Exhibits**

Zoning Sketch Map

Aerial Sketch Map

Site Plan date stamped December 22, 2023 (2 pages)

Master Trails Plan date stamped December 22, 2023

Alley Product Exhibit date stamped December 22, 2023 (3 pages)

Elevations date stamped January 31, 2024 (9 pages)

MARICOPA  
COUNTY

MARICOPA  
COUNTY

R-3A\*  
Z-8-22

C-2\*  
ANX 401  
Z-103-07

R1-6\*  
Z-32-13

R-2\*  
Z-8-22



Miles

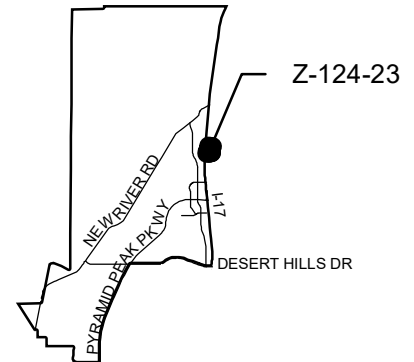
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**RIO VISTA VILLAGE**

CITY COUNCIL DISTRICT: 1



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Withey Morris Baugh, PLC

REQUESTED CHANGE:

APPLICATION NO. Z-124-23

DATE: 1/19/2024  
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

14.29 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 72-19  
QS 71-19

ZONING MAP  
U-6, V-6

FROM: C-2 ( 13.74 a.c.)  
R-2 ( 0.55 a.c.)

TO: R-2 ( 14.29 a.c.)

MULTIPLES PERMITTED

C-2, R-2  
R-2

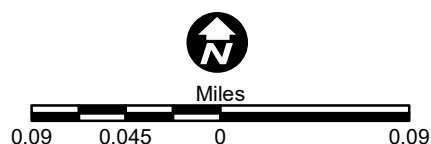
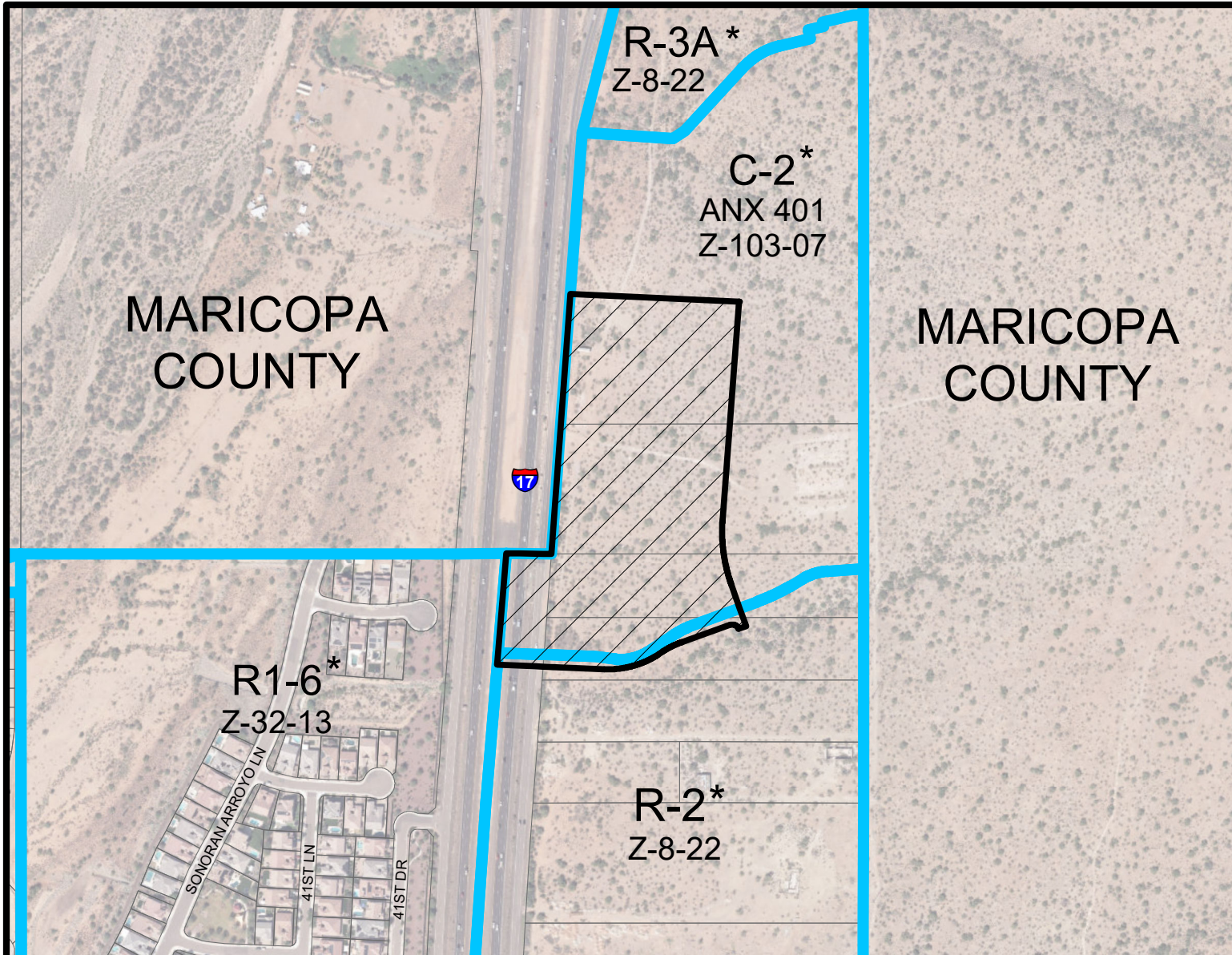
CONVENTIONAL OPTION

199, 5  
143

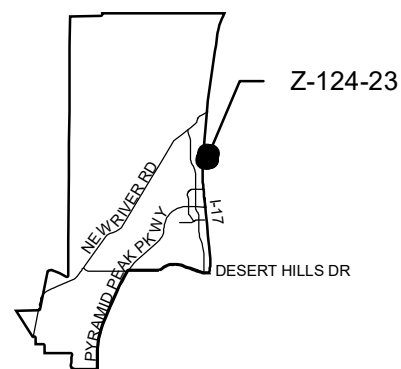
\* UNITS P.R.D. OPTION

239, 6  
171

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



**RIO VISTA VILLAGE**  
CITY COUNCIL DISTRICT: 1



<b>APPLICANT'S NAME:</b> Withey Morris Baugh, PLC			<b>REQUESTED CHANGE:</b>			
<b>APPLICATION NO.</b> Z-124-23		<b>DATE:</b> 1/19/2024 <small>REVISION DATES:</small>		FROM: C-2 ( 13.74 a.c.) R-2 ( 0.55 a.c.)  TO: R-2 ( 14.29 a.c.)		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small>  <b>14.29 Acres</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> <small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small>            QS 72-19            QS 71-19         </td> <td style="width: 50%; padding: 2px;"> <small>ZONING MAP</small>            U-6, V-6         </td> </tr> </table>			<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 72-19 QS 71-19	<small>ZONING MAP</small> U-6, V-6
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 72-19 QS 71-19	<small>ZONING MAP</small> U-6, V-6					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> <b>MULTIPLES PERMITTED</b>            C-2, R-2            R-2         </td> <td style="width: 50%; padding: 2px;"> <b>CONVENTIONAL OPTION</b>            199, 5            143         </td> </tr> </table>		<b>MULTIPLES PERMITTED</b> C-2, R-2 R-2	<b>CONVENTIONAL OPTION</b> 199, 5 143	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100%; padding: 2px;"> <b>* UNITS P.R.D. OPTION</b>            239, 6            171         </td> </tr> </table>		<b>* UNITS P.R.D. OPTION</b> 239, 6 171
<b>MULTIPLES PERMITTED</b> C-2, R-2 R-2	<b>CONVENTIONAL OPTION</b> 199, 5 143					
<b>* UNITS P.R.D. OPTION</b> 239, 6 171						
* Maximum Units Allowed with P.R.D. Bonus						

1. C:\CADD\PROJECTS\17-CIRCLE MOUNTAIN PHOENIX PLANNING\CONCEPTUAL SITE PLAN\CONCEPTUAL SITE PLAN.dwg, 2023-12-21, 10:23 AM

SITE DATA	
SITE	DESCRIPTION
APN PARCEL #:	202-22-003G, 202-22-003H, 202-22-001C, 202-22-001D
EXISTING ZONING:	C-2
PROPOSED ZONING:	R-2 PRD (TABLE B)
TOTAL GROSS AREA:	+/- 14.1 AC
TOTAL NET AREA:	+/- 12.8 AC
GENERAL LAND USE PLAN:	RESIDENTIAL 3.5 S DU/AC
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT SIZE:	30' x 97'
TOTAL NUMBER OF UNITS:	72 LOTS
GROSS DENSITY:	5.1 DU/AC
REQUIRED OPEN SPACE:	15% (2.1 AC)
PROVIDED OPEN SPACE:	28% (3.9 AC)
MIN. BLDG SETBACK:	10'
PERIMETER U/S SETBACKS:	15' AVG, 10' MIN.
ADJ. TO PERIMETER STREETS:	30'
ADJ. TO 1/2 FRONTAGE RD:	30'
PERIMETER BLDG SETBACKS:	10' (1-STORY), 15' (2-STORY)
ADJ. TO PROPERTY LINE:	



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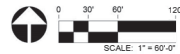
## CIRCLE MOUNTAIN • CONCEPTUAL SITE PLAN

PHOENIX, AZ  
2023-12-21  
# 23003746  
LENNAR

CITY OF PHOENIX

DEC 22 2023

Planning & Development  
Department



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

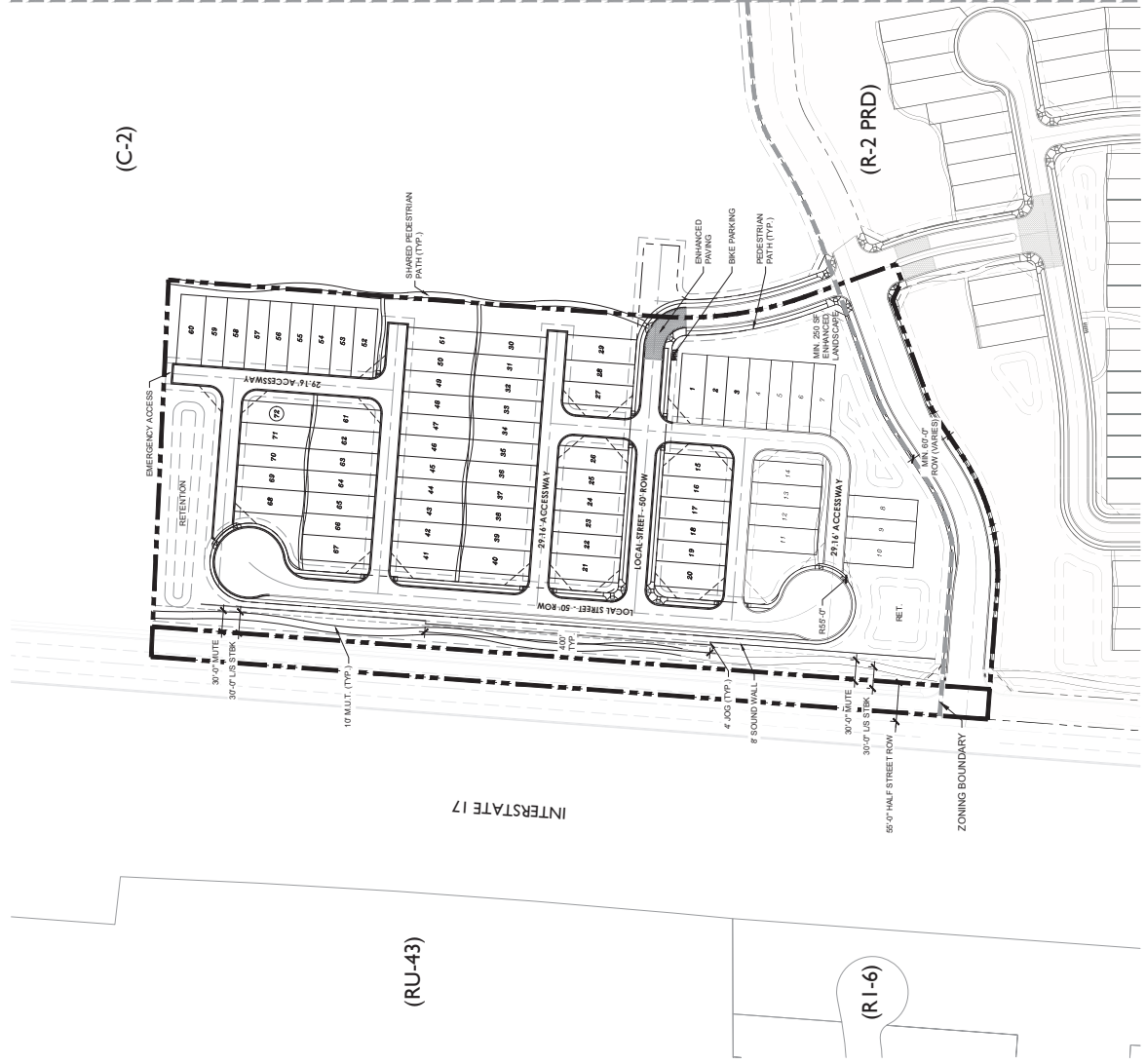
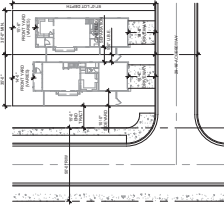
# REZONING SITE PLAN FOR INTERSTATE 17 & CIRCLE MOUNTAIN ROAD

PROJECT TEAM		CONTACT INFORMATION
DISCIPLINE	OWNER	
ENGINEER	LENNAR	CHRIS CLONTS — Chris.Clonts@lennar.com 10000 N. CENTRAL AVE., SUITE 150 TEMPER, ARIZONA 85326 480.414.4752
	HILGART WILSON	JOSHUA ROBINSON — jrobinson@hgwilson.com 10000 N. CENTRAL AVE., SUITE 150 TEMPER, ARIZONA 85326 480.490.5516 662.490.0515 ext. 179
	PLANNER/PLICANT	ALX STEPHAN — alex@planning.com 4900 N. SCOTTSDALE ROAD, SUITE 1200 SCOTTSDALE, ARIZONA 85251 480.490.0000

### LEGAL DESCRIPTION

ALTA SURVEY AND LEGAL DESCRIPTION BEING STUDIED AND WILL BE PROVIDED WITH PRELIMINARY SITE PLAN SUBMITTAL.

## LOT TYPICALS



SITE DATA		DESCRIPTION
SITE	ANY PARCEL IS:	
	EXISTING ZONING:	200-22-00-00, 200-22-00-01H, 200-22-00-01C, 200-22-00-01D
	PROPOSED ZONING:	C-2
	TOTAL GROSS AREA:	4.37 AC (PAV. B)
	TOTAL NET AREA:	4+/- 1.4 AC
	TOTAL LOT AREA:	4.37 AC
	TOTAL LOT USE PLAN:	RESIDENTIAL, 1-6, DUPLIC.
	TOTAL LOT USE:	SINGLE-FAMILY RESIDENTIAL
	MINIMUM LOT SIZE:	30' x 77'
	TOTAL NUMBER OF UNITS:	72 LOTS
	GROSS DENSITY:	5.1 DU/AC
	REQUIRED OPEN SPACE:	15% (2.1 AC)
	PROVIDED OPEN SPACE:	28% (1.9 AC)
	NET ALLOW. DENSITY:	10
	MINIMUM FRONT SETBACK:	15' (1-STORY), 15' (2-STORY)
	MINIMUM SIDE SETBACK:	15' (1-STORY), 15' (2-STORY)
	MINIMUM REAR SETBACK:	15' (1-STORY), 15' (2-STORY)
	MINIMUM FRONT YARD:	15' (1-STORY), 15' (2-STORY)
	MINIMUM SIDE YARD:	15' (1-STORY), 15' (2-STORY)
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	MINIMUM REAR YARD:	15' (1-STORY), 15' (2-ST

## PROJECT NUMBERS

KIVA#	23-1396
SDEV#	2300353
PAPP#	2305275
CITY Q.S.#	72-19 & 71-19
EXISTING ZONING:	C-2 R-2

**APPROVALS:**

CITY OF PHOENIX  
DEC 22 2023  
Planning & Development  
Department

SITE  
PLAN

ZN-SP

SHEET 1 OF 1

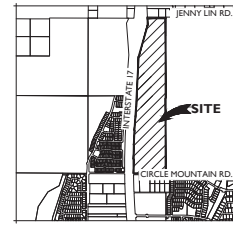


## PROJECT CONTACT

PREPARED FOR:  
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PREPARED BY:  
RVI PLANNING + LANDSCAPE ARCHITECTURE  
c/o Alex Stedman  
4900 N Scottsdale Rd Suite 1200, Scottsdale, AZ 85051  
480.994.0994 | astedman@rviplanning.com

## VICINITY MAP

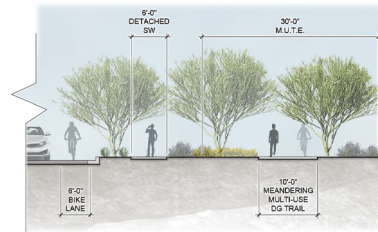


## LEGEND



ENHANCED PEDESTRIAN CROSSING  
LOCATION WITH PAVEMENT TREATMENT

- A. I-17 FRONTAGE ROAD DETACHED SIDEWALK AND 10' M.U.T. WITHIN 30' M.U.T.E.
- B. 6' DG PEDESTRIAN PATH
- C. CONCEPTUAL LOCATION OF 6' DG PEDESTRIAN PATH
- D. FUTURE CONNECTION TO STATE LAND (LOCATION OF CONNECTION POINTS TO BE DETERMINED)
- E. TYP. COLLECTOR ROAD DETACHED SIDEWALK



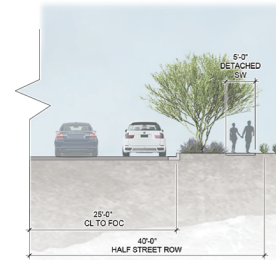
A. I-17 FRONTAGE ROAD DETACHED SIDEWALK AND 10' M.U.T. WITHIN 30' M.U.T.E.  
SCALE: 1" = 10'-0"



B. 6' PEDESTRIAN PATH  
SCALE: 1" = 10'-0"



C. FUTURE CONNECTION TO STATE LAND  
SCALE: 1" = 10'-0"



D. TYP. COLLECTOR ROAD DETACHED SIDEWALK  
SCALE: 1" = 10'-0"

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## APPROVAL BLOCK

### CITY OF PHOENIX APPROVAL

ORIGINAL AMENDMENT

PLANNING & DEVELOPMENT DIRECTOR DATE

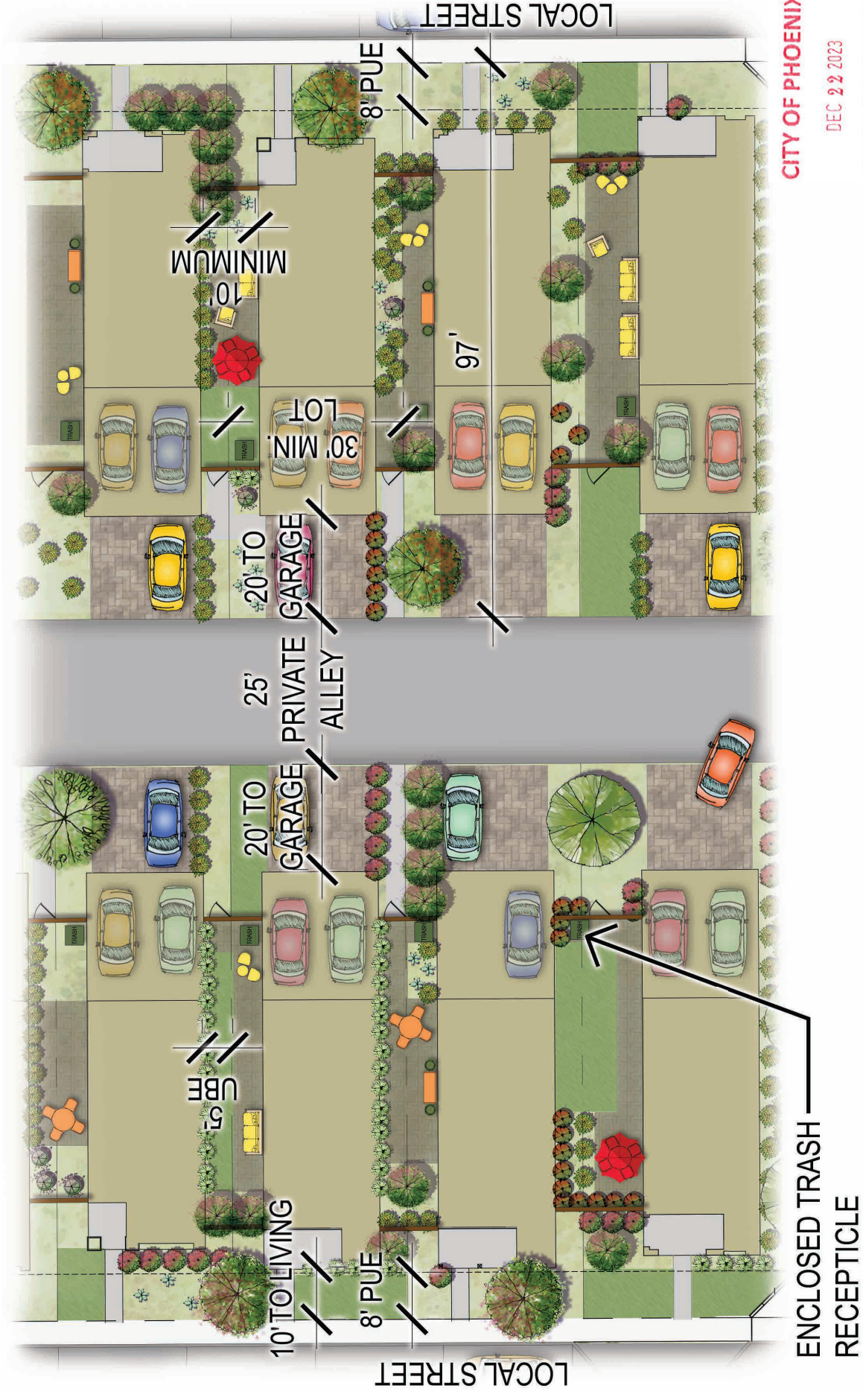
## CONSENT FOR REPRODUCTION

I CONSENT TO THE REPRODUCTION OF THIS MASTER PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS, PROVIDED THAT IF MODIFICATIONS ARE MADE THE ARCHITECTS/ENGINEERS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE CHANGES MADE TO THE PLAN.

ALEX STEDMAN

NAME (PRINTED) OF COPYRIGHT OWNER DATE

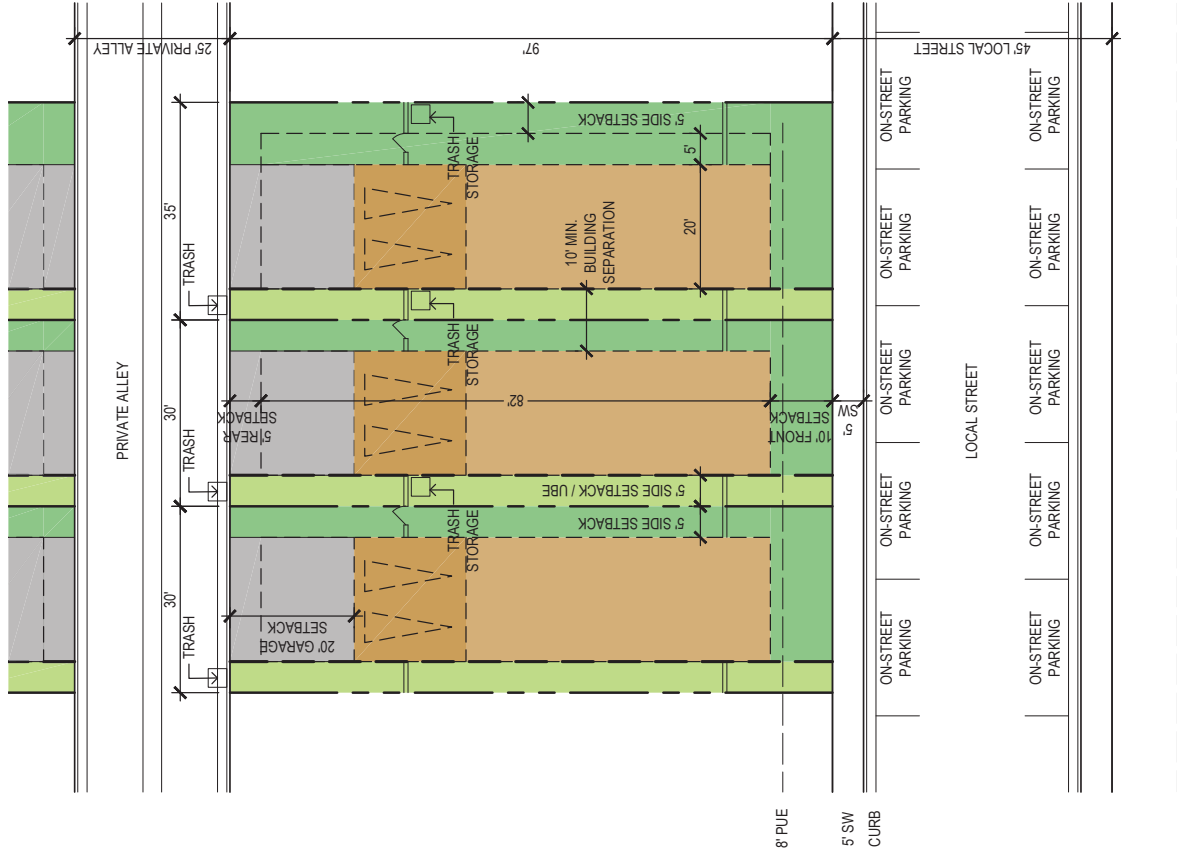
SIGNATURE OF COPYRIGHT OWNER DATE



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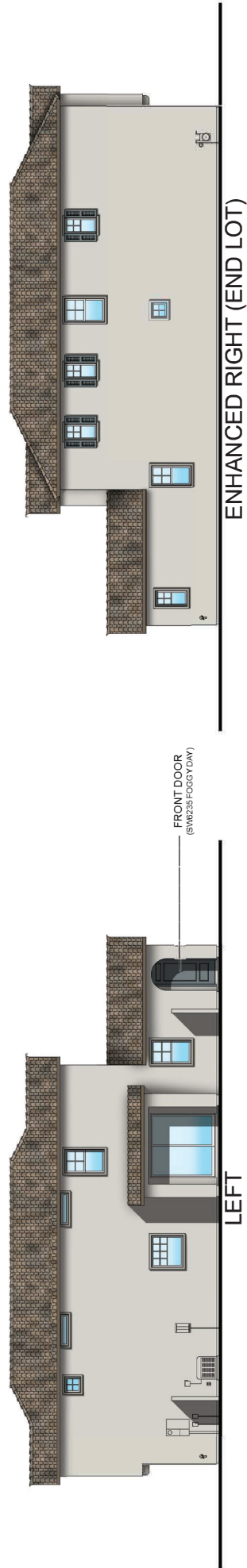


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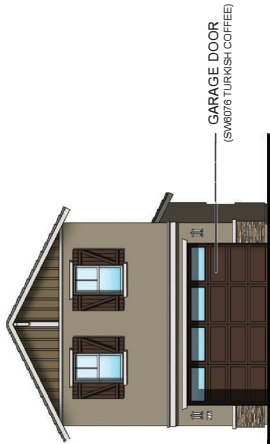
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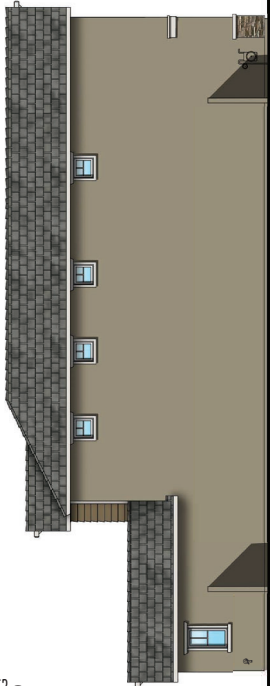




ENHANCED RIGHT (END LOT)



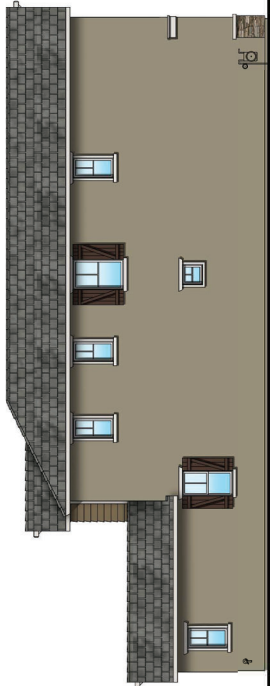
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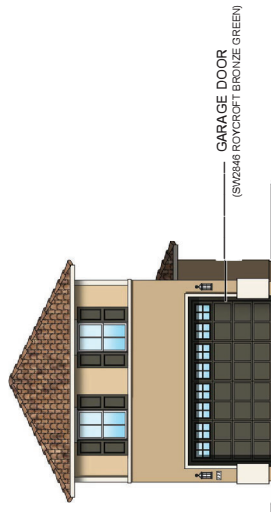
RIGHT (U.B.E. SIDE)



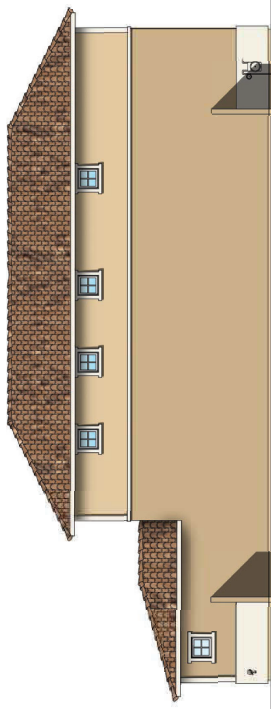
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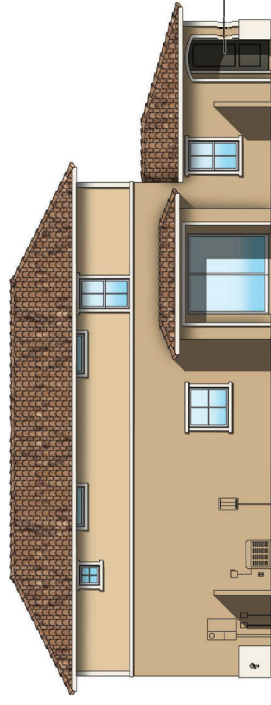
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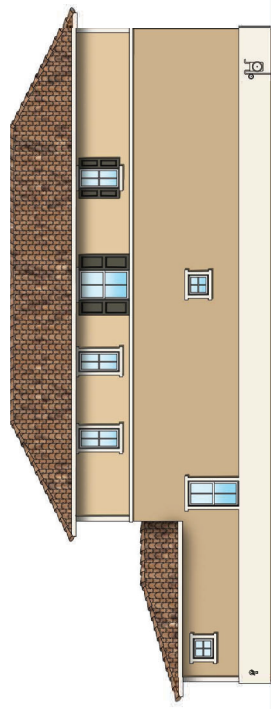
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RIGHT (U.B.E. SIDE)



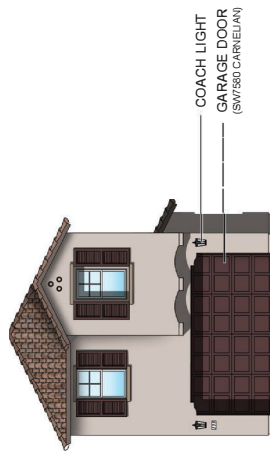
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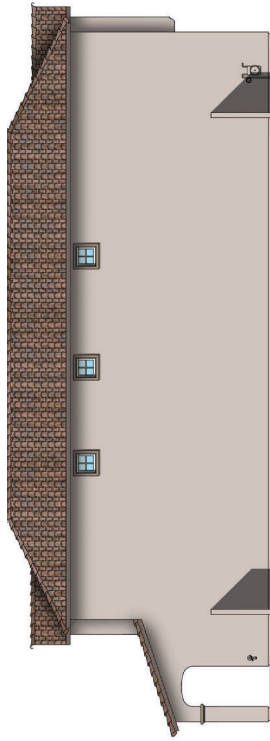
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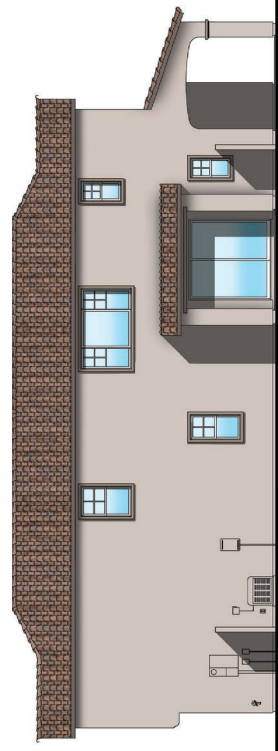
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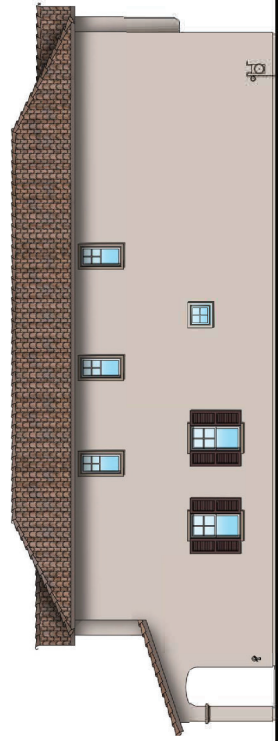
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RIGHT (U.B.E. SIDE)



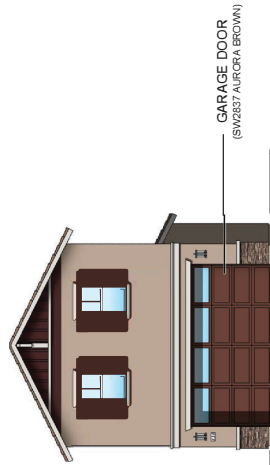
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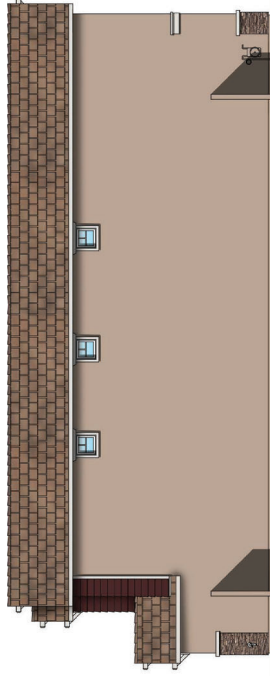
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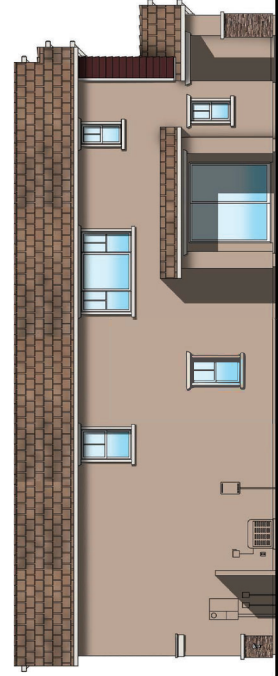
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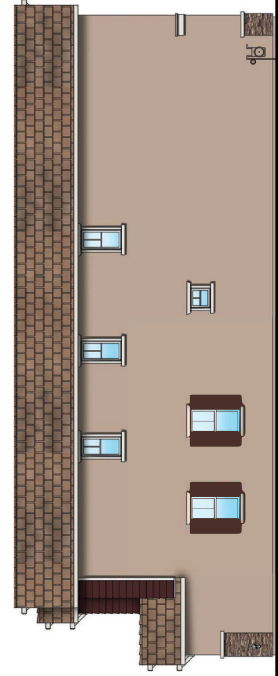
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RIGHT (U.B.E. SIDE)



LEFT



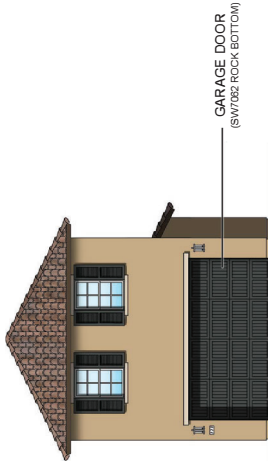
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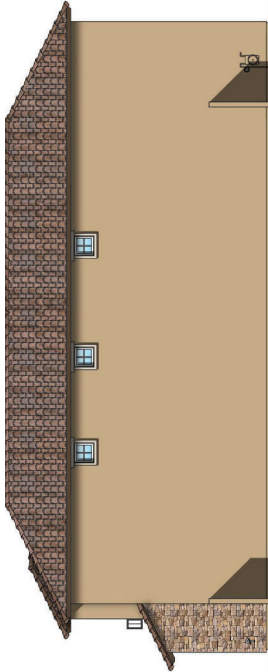
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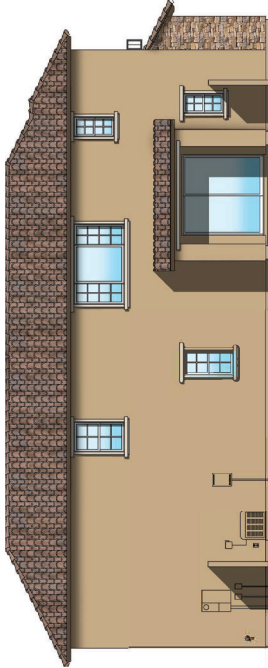
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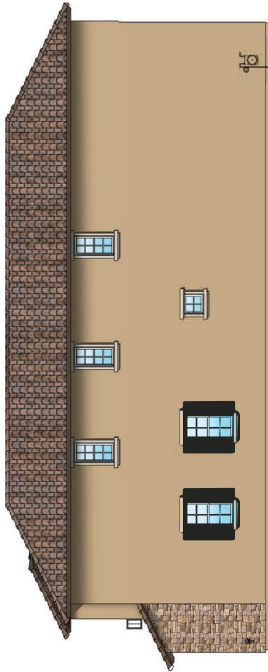
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RIGHT (U.B.E. SIDE)



LEFT



ENHANCED RIGHT (END LOT)

LENNAR®

- HILLCREST -

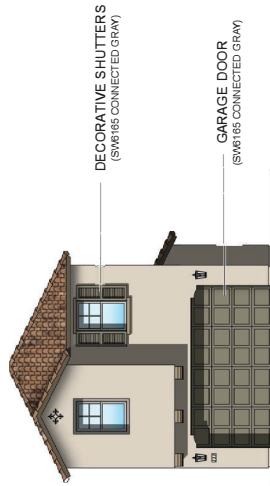
PLAN 2019 E - SCHEME CS1E  
Tuscan



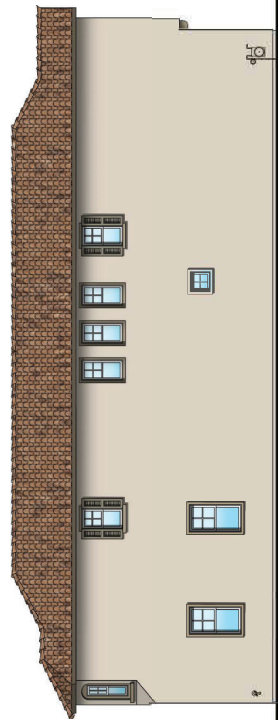
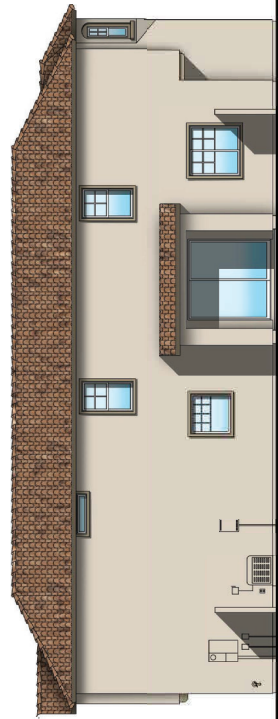
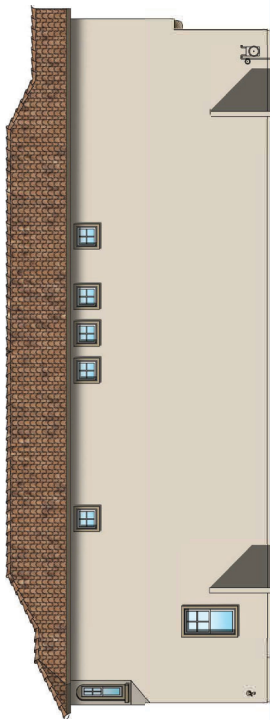
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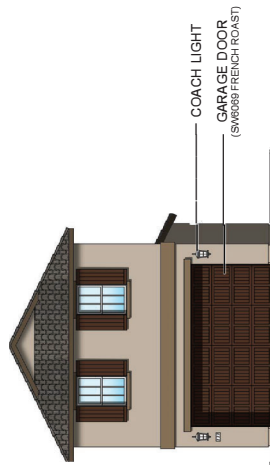


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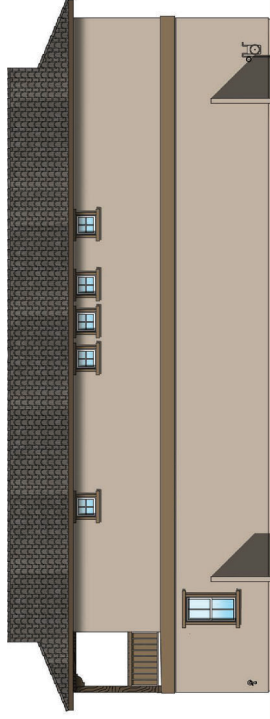




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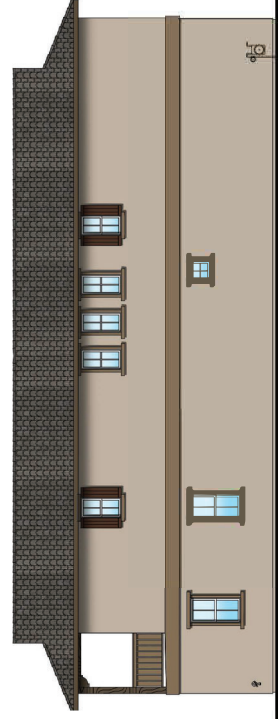
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RIGHT (U.B.E. SIDE)



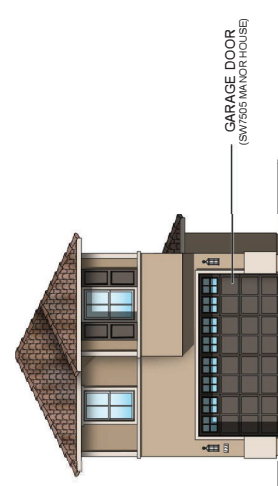
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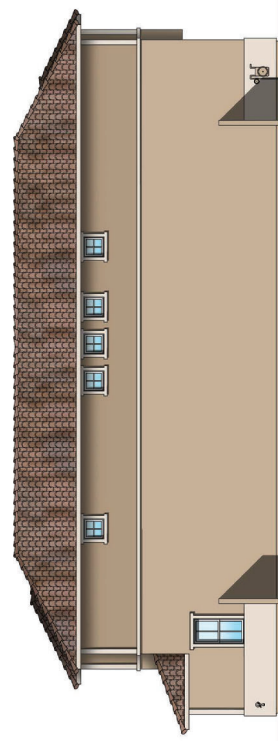
ENHANCED RIGHT (END LOT)



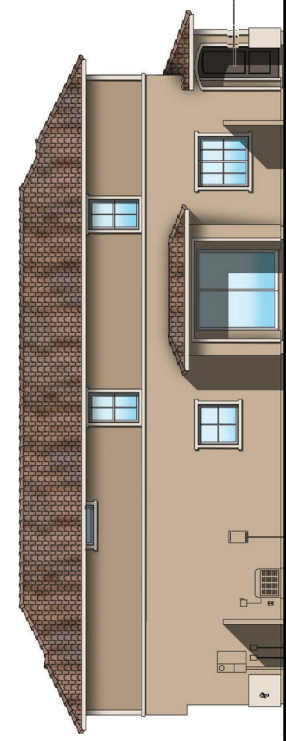
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REAR



RIGHT (U.B.E. SIDE)



LEFT



ENHANCED RIGHT (END LOT)

**LENNAR**

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