

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-58-21-8 December 9, 2021

South Mountain [Village Planning Committee](#) Meeting Date:

December 14, 2021

[Planning Commission](#) Hearing Date:

January 6, 2022

Request From:

[S-1](#) (Ranch or Farm Residence District), approved [R1-18](#) (Single-Family Residence District) (20.76 acres)

Request To:

[R1-10](#) (Single-Family Residence District) (20.76 acres)

Proposed Use:

Detached single-family residential

Location:

Southwest corner of 19th Avenue and South Mountain Avenue

Owner:

PW Again, LLC

Applicant:

Paul Gilbert, Beus Gilbert McGroder, PLLC

Representative:

Paul Gilbert, Beus Gilbert McGroder, PLLC

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Residential 1 to 2 dwelling units per acre Proposed (GPA-SM-3-21-8): Residential 2 to 3.5 dwelling units per acre	
Street Map Classification	19th Avenue	Arterial Street	33-foot west half street
	South Mountain Avenue	Minor Collector Street	33-foot south half street

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

As stipulated, the development will promote neighborhood identity by incorporating density and building height limitations, landscape enhancements, various perimeter lot widths, and wider perimeter landscaped areas than required by the Zoning Ordinance, among other enhancements. These will also promote the agrarian character of the area and vision of the Rio Montaña Area Plan.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal for a single-family detached residential community would allow development of a housing product that is consistent with other single-family uses in the general area. As stipulated, the development will incorporate a range of perimeter lot widths, wide landscape areas, enhanced landscaping and height restrictions, which will also help to provide a transition from the proposed development to adjacent large-lot residential and rural properties.

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

The proposal, will be required to provide shade along the adjacent public sidewalks and pedestrian pathways located within open space tracts. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#): See Background Item No. 4.

[Tree and Shade Master Plan](#): See Background Item No. 10.

Complete Streets Guidelines: See Background Item No. 11.

Zero Waste PHX: See Background Item No. 12.

Housing Phoenix: See Background Item No. 13.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 (Approved R1-18)
North (across South Mountain Avenue)	Agricultural and large-lot residential	S-1
South	Agricultural	S-1 (Approved R1-18)
East (across 19th Avenue)	Agricultural	S-1 (Pending R1-10 zoning per case Z-31-21-8)
West	Agricultural and single-family residential	S-1, S-1 (Approved R1-18)

R1-10 – Single-Family Residential District (Planned Residential Development Option)		
<u>Standards</u>	<u>R1-10 Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	20.76 acres
Total Maximum Number of Units	72 units, up to 93 with bonus	67 units (Met)
Maximum Density	3.5 dwelling units per acre, up to 4.5 with bonus	3.23 dwelling units per acre (Met)
Minimum Lot Width	45 feet	50 feet (Met)
Minimum Lot Depth	110 adjacent to arterial	110 (Met)
Maximum Building Height	2 stories and 30 feet	2 stories and 30 feet
Maximum Lot Coverage	40 percent, up to 50 percent including attached shade structures	Not specified

MINIMUM BUILDING SETBACKS		
Perimeter Streets: (19th Avenue and South Mountain Avenue)	15 feet	15 feet (Met)
Interior Perimeter Property Lines: (Side and Rear)	Rear: 15 feet (1-story), 20 feet (2-story) Side: 0 feet (1-story), 15 feet (2-story)	Rear: 15 feet (1-story), 20 feet (2-story) (Met) Side: 0 feet (1-story), 15 feet (2-story) (Met)
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Adjacent to street (19th Avenue and South Mountain Avenue)	15 feet average, 10 feet minimum	19th Avenue: 25 feet (Met) South Mountain Avenue: 25 feet (Met)
Minimum Common Area	5% of gross site area	17% (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 20.76 acres located at the southwest corner of 19th Avenue and South Mountain Avenue from S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) to R1-10 (Single-Family Residence District) for single-family residential uses. The site is presently vacant.

In 1960, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned S-1. Historic aerial imagery shows that the site was historically utilized for agricultural purposes. In 2004, the site was rezoned to R1-18 as part of case Z-121-03-7 but has remained undeveloped since. Rezoning case Z-8-18-8 was filed in 2018 for the subject site, requesting R1-10 zoning. However, this case was ultimately withdrawn by the applicant prior to the City Council hearing.

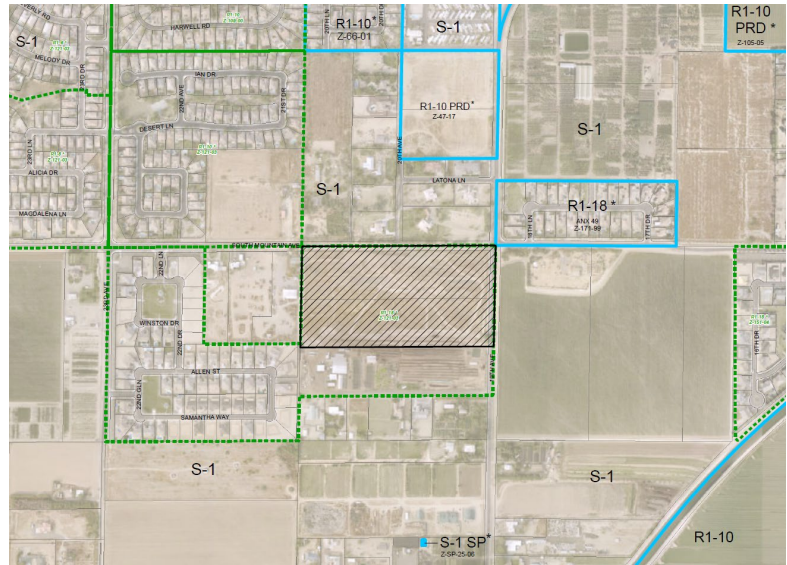
SURROUNDING LAND USES AND ZONING

2. The surrounding area contains a variety of residential zoning districts including S-1 (Ranch or Farm Residence District), R1-18 (Single-Family Residence District), and R1-10 (Single-Family Residence District). Properties north, across South Mountain Avenue, are zoned S-1 and are presently large-lot residential. Properties to the west of the site are zoned S-1 and S-1 (approved R1-18), and used for agriculture and single-family residential.

The property south of the site is zoned S-1 (approved R1-18) and has an active agricultural use.

The property east of the site, across 19th Avenue, is zoned S-1 and used for agriculture. This property has a pending request for R1-10 zoning per case Z-31-21-8.

Northwest of the site, across South Mountain Avenue, is a property zoned S-1 (approved R1-10). This property is presently vacant, but is planned for a residential subdivision.

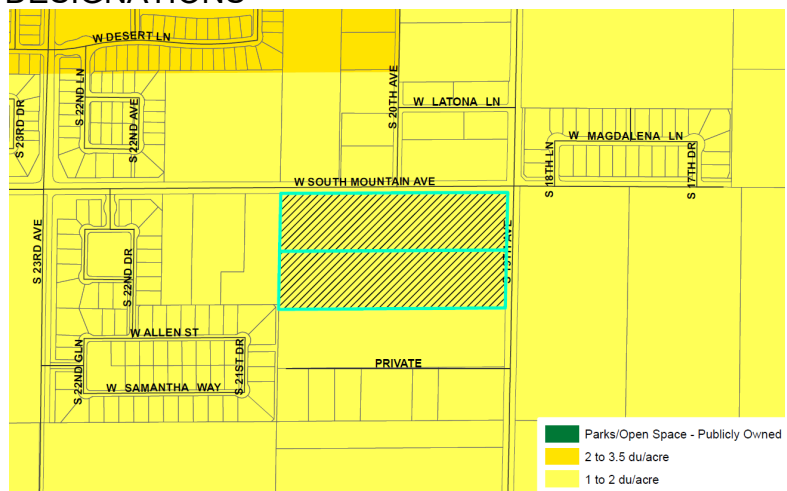


Zoning Aerial Map, Source: Planning and Development Department

Approximately 0.1 miles north and northwest of the site are other properties zoned R1-10. Similarly, numerous properties south of Dobbins Road, along 19th Avenue, are also zoned R1-10.

GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre, which is not consistent with the proposed R1-10 zoning district. Thus, a concurrent minor General Plan Amendment case GPA-SM-3-21-8 proposes to change the land use map designation to Residential 2 to 3.5 dwelling units per acre. The General Plan Land Use Map designation surrounding the site is



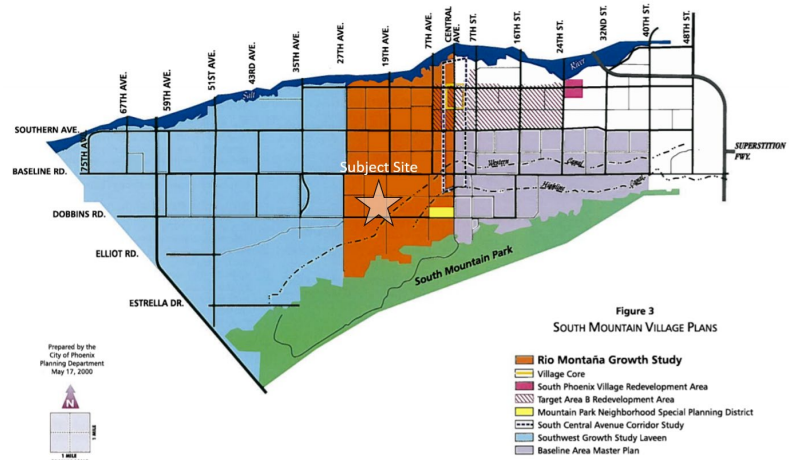
General Plan Land Use Map, Source: Planning and Development Department

Residential 1 to 2 dwelling units per acre. East of the site, across 19th Avenue, is a property with a pending minor General Plan Amendment case, GPA-SM-2-21-8, seeking to change the Land Use Map designation to Residential 2 to 3.5 dwelling units per acre.

Approximately 0.1 miles north of the site are other properties designated as Residential 2 to 3.5 dwelling units per acre in the General Plan Land Use Map.

4. **Rio Montaña Area Plan**

The Rio Montaña Area Plan encourages preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.



Rio Montaña Area Plan, Source: Planning and Development Department

The Rio Montaña Area Plan intends to accomplish this vision through seven goals that include:

1. Promoting balanced, high quality development;
2. Protecting and improving neighborhoods through maintenance, rehabilitation and infill projects;
3. Keeping a distinctive character that reflects the diversity in its equestrian heritage, culture, history and architecture;
4. Protecting the rural character, the Sonoran Desert and the riparian potential of the Rio Salado Habitat Restoration Project;
5. Promoting future business development and economic growth;
6. Developing the tourism industry through a wide range of opportunities;
7. Providing a variety of transportation options.

The site is relatively centrally located and designated by the land use map as Residential 1 to 2 dwelling units per acre within the Plan. As previously mentioned, a concurrent General Plan Land Use Map amendment case GPA-SM-3-21-8 proposes

to change this designation to Residential 2 to 3.5 dwelling units per acre. Although not consistent with the Rio Montaña Proposed Land Use Plan, a gradual increase in intensity at this location is appropriate given the included design considerations intended to further the goals of the Plan.

Per the proposed stipulations, the development will incorporate a range of perimeter lot widths ranging from 60 feet to 70 feet, provide wider landscape areas along the perimeters than required by the Zoning Ordinance, require pitched roofs to be incorporated on all buildings, incorporate one-story limitations and enhanced landscaping along perimeters. These elements will help provide an appropriate land use transition consistent with development patterns in the general area, while furthering the intent of the Rio Montaña Area Plan.

PROPOSAL

5. The proposal is to develop a 67-lot, single-family detached residential subdivision with a primary street access point along 19th Avenue on the east and exit only point along South Mountain Avenue on the north. A density of 3.23 dwelling units per acre is depicted in the proposed site plan, which also depicts a variety of lot widths ranging from 50 feet to 70 feet in width.



Conceptual Site Plan with Planning and Development Department annotations,
Source: Harrington Planning + Design

Conformance to the conceptual site plan provided by the applicant is recommended

by staff to provide certainty in how the project will develop and also to preserve the perimeter transitions along the north, south and west property lines via 60 to 70-foot-wide perimeter lots and wider landscape areas. Open space areas are also provided throughout the site for easy access by future residents. Furthermore, enhanced building setbacks along 19th Avenue and South Mountain Avenue will ensure that future homes will be placed more internally within the site. Stipulation No. 1 addresses conformance to the site plan to ensure that the development is built as proposed.

Staff also recommends Stipulation No. 2 which addresses landscaping enhancements along perimeter landscape setbacks to help maintain the character of the neighborhood and provide a transition in concert with the goals of the Rio Montaña Area Plan.

Lastly, Stipulation No. 3 as recommended by staff, will limit the building height for lots along the perimeters which shall be one story and 20 feet in height. These stipulations will help provide an appropriate transition from existing residential and agricultural uses in the area, and further many of the goals from the Rio Montaña Area Plan by protecting existing neighborhoods and maintaining a distinctive character plus scale.

6. Front building elevations were submitted by the applicant, depicting a variety of architectural styles, with various colors and textures proposed. These front building elevations show one and two-story housing products.

Staff does not recommend conformance to these building renderings, as only the front building elevations were provided. However, staff recommends that all lots, including 70-foot wide lots, be subject to the Single-Family Design Review standards outlined in Section 507 Tab.A.II. of the Zoning Ordinance. This is addressed in Stipulation No. 4.

Furthermore, staff recommends Stipulation No. 5 to require that all building elevations incorporate several enhancements including: multiple colors, exterior accent materials, and textural differences that exhibit quality and durability.

Stipulation No. 5 also requires that a minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard. This design feature will reinforce community orientation, consistent with the Rio Montaña Area Plan.



Conceptual Front Building Elevations, Source: Not specified

7. Fencing and wall enhancements are addressed in Stipulation No. 6 and include full view fencing requirements where open space areas are adjacent to a public street. Furthermore, Stipulation No. 6 allows for solid walls topped with open view fencing to be utilized where required by the Zoning Ordinance, primarily where lots are adjacent to an open space area, unless conflicts arise between this requirement and other City or County regulations. These elements will increase visibility within these areas and promote an open feel both within the community and along adjacent streets.

Perimeter wall enhancements along adjacent public streets are also addressed in Stipulation No. 6, and will help to improve the streetscape by providing visual interest via wall-offsets and material and textural differences.

The development proposes a primary vehicular access to the community along 19th

Avenue and egress-only along South Mountain Avenue. In order to promote a sense of place for future residents, Stipulation No. 7 recommends that each of the vehicular entryways incorporate decorative materials. Furthermore, staff is recommending Stipulation No. 8 to require enhanced landscaping on both sides of each entryway into the development containing a variety of plant materials for visual interest.

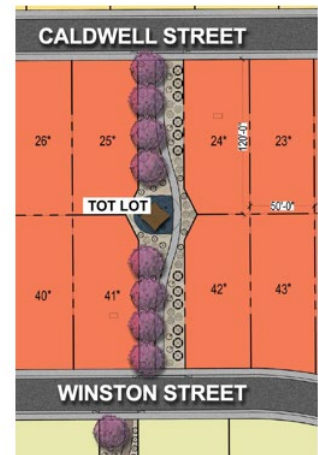
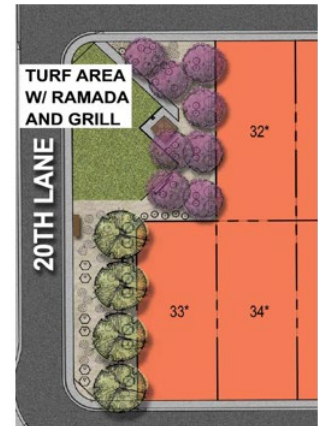
8. The area surrounding the site offers a variety of recreational and multimodal transportation opportunities. In addition, the proposed development will provide various amenity areas throughout the development. Staff recommends various pedestrian connections and enhancements throughout the community to promote recreation, walking and alternative transportation methods. Stipulation No. 9 addresses the following connections to/between:

- Amenity areas;
- Sidewalks;
- Centralized pedestrian path connecting the northern and southern portion of the site;
- Shaded pedestrian path that connects to either 19th Avenue or South Mountain Avenue near the street intersection.

9. The conceptual site plan also depicts various open space areas distributed throughout the development for future residents to enjoy. Staff is recommending Stipulation No. 10 to limit the use of high-water use plants within common landscaped areas to help conserve water and to allow the applicant to strategically place plants, such as turf, in areas of high activity and retention basins, among other areas. Staff recommends Stipulation No. 11 to require several amenities distributed throughout the development including:

- Tot lot with shade equipment;
- One picnic area with a barbeque grill, shade ramada and a picnic table;
- Two benches or seating features;

These amenities will promote the health of future residents by providing recreational opportunities through various activities, allowing the enjoyment of sunlight, and having a communal space that enables social interactions.



Amenity areas depicted in the conceptual Site Plan, Source: Harrington Planning + Design

STUDIES AND POLICIES

10. [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 several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending stipulations for enhanced landscaping and shaded sidewalks along the perimeter property lines as follows:

- Fifty-percent two-inch caliper and 50-percent three-inch caliper trees within the required landscape setbacks (Stipulation No. 2);
- Shaded pathway connecting the community to or near the intersection of 19th Avenue and South Mountain Avenue (Stipulation No. 9);
- Tot lot amenity with shade equipment (Stipulation No. 11);
- The sidewalks along 19th Avenue and South Mountain Avenue shall be detached and shaded a minimum of 75 percent with two-inch caliper trees (Stipulation No. 12 and 13).

11. **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. This development will help encourage connectivity within the development and adjacent streets by providing a network of pedestrian pathways. Furthermore, the project will pedestrianize the immediate street frontages by providing shaded detached sidewalks along 19th Avenue and South Mountain Avenue. These are addressed in Stipulation Nos. 9, 12 and 13.

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. The City of Phoenix offers recycling services for residential properties. The application materials submitted by the applicant indicate that recycling facilities will be available to residents.

13. **Housing Phoenix**

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.

Stipulation No. 1 would allow the developer to construct up to 67 single-family detached residential lots. If this development is approved, it would allow further diversity in housing products within the area and new housing choice for existing and new residents to the area.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff received one letter in opposition regarding this request, citing issues with land use compatibility due to the rural nature of the area, density concerns, impacts to existing neighbors, inadequate infrastructure, increased traffic, impacts to property values, and lack of conformance to the Rio Montaña Area Plan. In addition, a support petition containing various signatures was received for this project.

Furthermore, the Roosevelt School District provided a letter stating that the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed development.

INTERDEPARTMENTAL COMMENTS

15. The Pedestrian Safety coordinator with the Street Transportation Department provided comments pertaining to providing a direct pedestrian connection from the development to the intersection of 19th Avenue and South Mountain Avenue. Stipulation No. 9 addresses this pedestrian connection.
16. The Street Transportation Department provided comments pertaining to detached sidewalks along adjacent streets. Other comments provided pertained to adjacent right-of-way dedication and street construction, overhead utility undergrounding, junction box installation at street intersections, relocation of irrigation facilities, and other general street improvement requirements. These comments are addressed in Stipulation Nos. 12 through 18.
17. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Fire Code.
18. The Water Services Departments commented that there are sewer mains that can potentially serve the development. A water main extension will be required at the time of development. However, capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, the City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary

over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

19. The Floodplain Management division of the Public Works Department did not have any comments on this case.

OTHER

20. The subject site is within close proximity to properties used for agricultural uses, and approximately 1 mile northwest of the Phoenix Regional Police Academy, thus potentially leading to dust, odors, noise or other impacts to future residential uses on the site. Stipulation Nos. 19 and 20 would require the disclosure, the existence and operational characteristics of agricultural activities and the Phoenix Regional Police Academy gun range to purchasers of property within the development.
21. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. Furthermore, that an avigation easement is dedicated to the City of Phoenix as this property is within the PHX International Airport traffic pattern airspace and seeking noise sensitive land use. Lastly, that a No Hazard Determination for the proposed development be provided from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process. These are addressed in Stipulation Nos. 21, 22 and 23.
22. The site is not identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 24.
23. 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 regarding lot space and density.
24. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. This proposed development provides a housing option that is consistent with development patterns in the general area.
2. As stipulated, the proposed development is generally consistent with design policies and the intent of the Rio Montaña Area Plan.
3. This proposed development is appropriately located at the intersection of an arterial and minor collector street, and in proximity to transit service located along Baseline Road.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 22, 2021, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - a. The development shall be limited to a maximum of 67 lots.
 - b. Lots 1 through 14 shall be a minimum of 65 feet in width.
 - c. Lots 15, 16, 17 and 49 shall be a minimum of 60 feet in width.
 - d. Lots 50 through 67 shall be a minimum of 70 feet in width.
 - e. All other lots shall be a minimum of 50 feet in width.
 - f. Lots shall be a minimum of 45 feet from the southern perimeter property line.
 - g. Lots shall be a minimum of 25 feet from the western perimeter property line.
 - h. A minimum 10-foot wide landscape setback shall be provided along the southern and western perimeter of the site.
 - i. The location of the open space areas.

- j. A minimum of 17 percent of the gross site area, exclusive of required landscape setbacks, shall be provided as open space.
 - k. A minimum building setback of 50 feet, exclusive of fencing, entry features or detached accessory structures, shall be provided along the northern and eastern perimeter of the site along 19th Avenue and South Mountain Avenue.
 - l. A minimum 25-foot wide landscape setback shall be provided along 19th Avenue and South Mountain Avenue. The landscape setback may be reduced to 20 feet for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall.
- 2. All landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
 - 3. The maximum building height for lots 1 through 17 and lots 49 through 67, as depicted on the site plan date stamped November 22, 2021, shall be limited to one story and 20 feet.
 - 4. All lots in the development shall be subject to Single-Family Design Review, including lots that are wider than 65 feet, as approved by the Planning and Development Department.
 - 5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
 - b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.
 - c. Pitched roofs shall be provided on all primary building elevations.

6. Fences and wall are subject to the following stipulations, in addition to the Zoning Ordinance requirements, and approved by the Planning and Development Department.
 - a. Full open view fencing shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.
 - b. Where view fencing is required by the Zoning Ordinance, a combination of solid masonry wall and view fencing may be utilized. The solid portion of the wall shall not exceed 4 feet in height, or as otherwise required by a City or County barrier regulation.
 - c. Perimeter walls bounding the rear yard property lines of residential lots along 19th Avenue and South Mountain Avenue shall include minimum three foot offsets and material and textural differences, such as stucco and/or split face block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
7. Project entry/exit drives along 19th Avenue and South Mountain Avenue shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
8. Project entry/exit drives along 19th Avenue and South Mountain Avenue shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.
9. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:
 - a. Amenity areas.
 - b. Sidewalks.
 - c. Pedestrian path connecting the northern and southern portions of the site via a centralized pathway.
 - d. The common open space tract along the southwest corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored

concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.

10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.
11. The following shall be provided and dispersed throughout the development, as approved by the Planning and Development Department:
 - a. Tot lot with shade equipment;
 - b. One picnic area with a barbeque grill, shade ramada and a picnic table; and
 - c. Two benches or seating features.
12. The sidewalk along 19th Avenue shall be a minimum of five feet in width and detached with a minimum 13-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.
 - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

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

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a

minimum 75 percent at maturity.

- b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

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

14. The developer shall dedicate 50-feet of right-of-way and construct the west half of 19th Avenue, as approved by the Planning and Development Department.
15. The developer shall provide conduit and junction boxes at 19th Avenue and South Mountain Avenue for future traffic signal equipment on the southwest corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.
16. Existing irrigation facilities along 19th Avenue are to be undergrounded and relocated outside of City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
17. The developer shall underground all existing electrical utilities located within the public right-of-way that are impacted/ or need to be relocated as part of this project. Coordinate with the affected utility companies for their review and permitting.
18. 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.
19. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and

operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.

21. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.
22. The developer shall grant and record an aviation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
23. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
24. 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.

Writer

Enrique Bojórquez Gaxiola

December 9, 2021

Team Leader

Samantha Keating

Exhibits

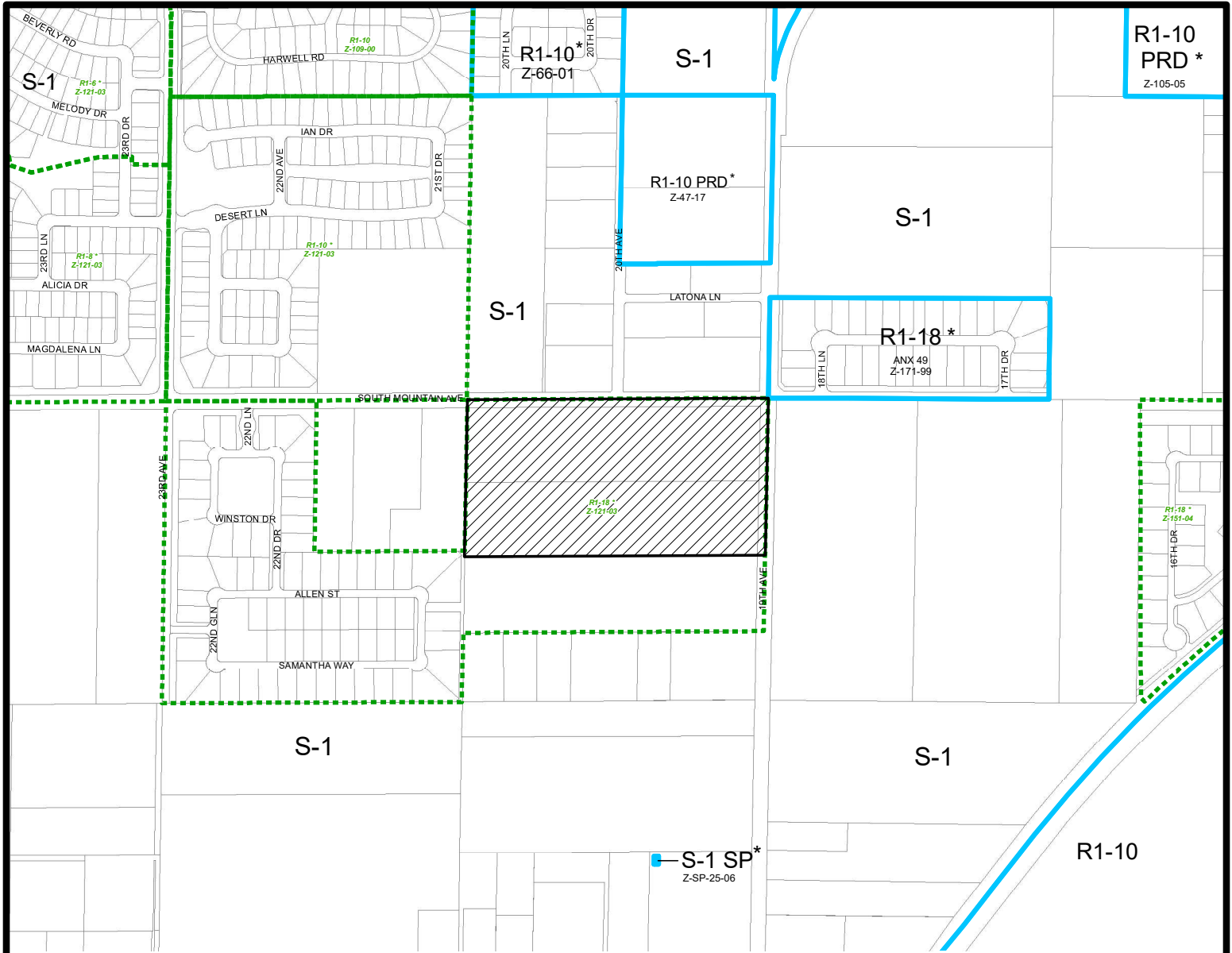
Zoning sketch map


Aerial sketch map

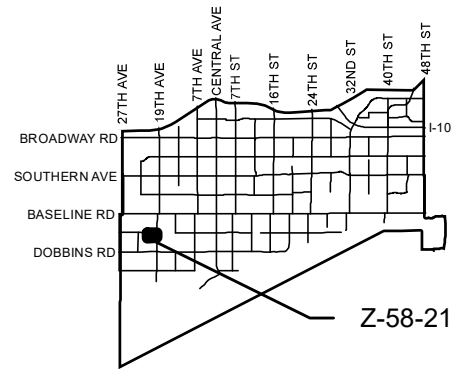
Conceptual Site Plan date stamped November 22, 2021

Conceptual Front Building Elevations date stamped August 27, 2021

Community Correspondence (3 page)




 Miles
 0.1 0.05 0 0.1
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Beus Gilbert McGroder PLLC/Paul Gilbert		REQUESTED CHANGE: FROM: S-1 (Approved R1-18) (20.76 a.c.) TO: R1-10 (20.76 a.c.)	
APPLICATION NO. Z-58-21	DATE: 9/24/2021 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 20.76 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 02-24	ZONING MAP C-7	
MULTIPLES PERMITTED S-1 (Approved R1-18) R1-10	CONVENTIONAL OPTION 20 (40) 72	* UNITS P.R.D. OPTION N/A (48) 93	

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

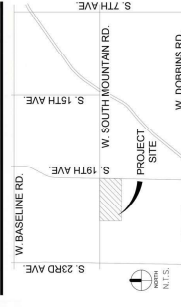




OWNER CONTACT
 K. HOWANIAN HOMES
 2500 N. 19TH AVE. SUITE 250
 PHOENIX, ARIZONA 85016
 ATTN: CHUCK CHISHOLM
 (480) 824-4175
 CCHISHOLM@KHV.COM

LANDSCAPE ARCHITECT
 HARRINGTON PLANNING + DESIGN (HP+D)
 1000 N. 19TH AVE. SUITE 200
 MESA, AZ 85210
 JASON HARRINGTON, RLA, ASLA, AISC, APWA
 (480) 250-0116
 JHARR@HARRINGTONPLANNINGDESIGN.COM

VICINITY MAP



SITE DATA

PROPOSED DEVELOPMENT STANDARDS WILL FOLLOW
 ZONING ORDINANCE REQUIREMENTS (R1-10 PRD)
 NET AREA = 19.3 AC
 GROSS AREA = 20.74 AC
 GROSS DENSITY = 3.23 DU/AC
 TOTAL LOTS = 67
 60' WIDE LOTS = 31 LOTS
 65' WIDE LOTS = 4 LOTS
 70' WIDE LOTS = 14 LOTS
 % OPEN SPACE (INCLUDING LANDSCAPE SETBACKS): 20% OF GROSS AREA
 % OPEN SPACE (INCLUDING LANDSCAPE SETBACKS): 25% OF GROSS AREA
 * SINGLE STORY HOME ONLY

CITY OF PHOENIX

NOV 22 2021
Planning & Development
Department



Harrington Planning + Design
 landscape architecture environmental planning urban design

SITE PLAN
 Andora
 Phoenix, Arizona
L 0.1



SPANISH ELEVATION CHARACTER



FARMHOUSE ELEVATION CHARACTER



HACIENDA ELEVATION CHARACTER



COTTAGE ELEVATION CHARACTER

CITY OF PHOENIX

AUG 27 2021

Planning & Development
Department



SPANISH ELEVATION CHARACTER



FARMHOUSE ELEVATION CHARACTER



HACIENDA ELEVATION CHARACTER



COTTAGE ELEVATION CHARACTER

EXTERIOR ELEVATION CONCEPTS

Enrique A Bojorquez-Gaxiola

To: Erin Hegedus
Subject: RE: Rezoning request for 19th Avenue & Southern

For Z-31-21-8 and GPA-SM-2-21-8, and Z-58-21-8 and GPA-SM-3-21-8 case files.

From: [Erin Hegedus](#)
Sent: Wednesday, October 20, 2021 5:10 PM
To: info@TechnicalSolutionsAZ.com; [Council District 8 PCC](#)
Subject: Rezoning request for 19th Avenue & Southern

I reside at 8630 South 19th Avenue and am very concerned with the request to rezone this property. Myself and our neighbors have aggressively contested this previously and continue to do so.

My concerns, to list a few are:

Infrastructure does not support an increase in density.

- South Mountain Avenue is at best a two lane road from 7th Street to 27th Avenue. There are several areas of this road that are only one lane and the road is continually backed up especially when school is in session.
- 19th Avenue is also a two lane road with open canals to the east and the west and cannot support the current traffic and has been subject to several fatalities in the last 3 years.
- Additionally, Dobbins Road is a two lane road from 20th Street to 43rd Avenue and has been heavily backed up for years.

There are many developments on Dobbins Road that are in process that are going to affect all of us that reside in the area.

Furthermore, the housing that is proposed is not compliant with the homes that are in the area, which are larger lots, higher value and conform to the current Rio Montana plan that was approved by the City Council.

I am not only concerned with the lack of infrastructure but the fact that the higher density homes will greatly devalue our homes that conform to the current zoning.

I ask that you review the plans and decrease the density to conform to the Rio Montana plan as we have requested previously.

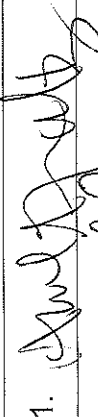



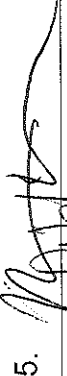










Sincerely,
Erin Hegedus, CMRP

Sent from [Mail \[go.microsoft.com\]](mailto:info@TechnicalSolutionsAZ.com) for Windows

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:


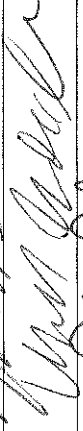

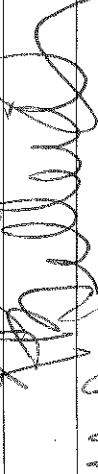







We, the undersigned, support the proposed residential project located west of the southwest corner of 19th Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

Signature	Printed Name	Address	Date
	April A. Fueno	2229 W. Harwell Rd. Phoenix AZ 85041	8/26/21
	Mike Peeler	2225 W. Harwell Rd 85041	8-27-21
	Wanda Thompson	2225 W. Harwell Rd	8-27-21
	Trisha Owens	2229 W. Harwell Rd	8-27-21
	Maria Veita	2127 W Harwell Rd	8-27-21
	GARY HINKLE	2115 W. HARWELL	8/27/21
	MARIA ALVARADO	2120 W Harwell Rd Phoenix AZ	8/26/21
	Tim Vature	1815 W. Magdalena	8/26/21
	Jeff Simons	1728 W. Magdalena Lane Phoenix AZ 85041	8/27/21
	Melissa Dellar	1724 W. Magdalena Ln Phoenix AZ 85041	8/27/21
	Michael Fries	1713 W. Magdalena Ln Phoenix AZ 85041	8/27/21
	Lluvia Montoya	8434 S. 1st Ave Phoenix AZ 85041	8/27/21
	Gabriel Lopez	8434 S 22nd GLN	8/27/21
	Teracy Smith	8512 S 22nd GLN	8/27/21
	Grayson Fryer	2126 W Allen St Phoenix AZ 85041	8/27/21

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:

We, the undersigned, support the proposed residential project located west of the southwest corner of 19th Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

Signature	Printed Name	Address	Date
	Jason McQuarrie	2122 W Allen St, Phoenix AZ	27 Aug 21
	Mark DeLaTorre	2110 W Allen St. Phoenix AZ	27 Aug 21
	DeAnza Baker	2111 W. Allen St. Phx AZ	27 Aug 21
	PAUL KUBOPOLICH	2124 W ALLEN ST PHX AZ	27 Aug 21
	Valerie Hernandez	2124 W Samantha Way Phx AZ	28 Aug 21
	Lester Washington	2206 W Samantha Way Phx AZ	28 Aug 21
	Darla Coe	2210 W Samantha Way Phx AZ	8/28/2021
	Moses Coe	2210 W. Samantha Way Phx AZ	8/28/2021
	Christina Hernandez	8708 S 22nd Glen	8/28/2021
	NORMAN YEE	2231 W Winston Phx AZ	8/28/21
	Brian Torre-Hirsch	2213 W Samantha Way Phx AZ	8-28-21