City of Phoenix

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

City of Phoenix

Agenda

Wednesday, November 5, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED November 4, 2025*****
Item Revised: 49
Item Requested to be Continued: 50

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak: https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e17feee37d461bb1b6be58373028cbca5

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2556 472 6099# (for English) or 2555 705 9938# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2555 705 9938#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2555 705 9938#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

1 **Liquor License - Special Event - W.R. Marksman Club, Inc. - District 1** Page 13

2 **Liquor License - Kimchi Korean BBQ - District 1** Page 14

Attachments

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Attachment B - Kimchi Korean BBQ - Map.pdf

3 **Liquor License - Doubles - District 2** Page 19

Attachments

Attachment A - Doubles - Data.pdf
Attachment B - Doubles - Map.pdf

4 **Liquor License - Garden of Eden Grill - District 2** Page 24

Attachments

Attachment A - Garden of Eden Grill - Data.pdf
Attachment B - Garden of Eden Grill - Map.pdf

5 **Liquor License - Whiskey & Wings - District 2** Page 29

Attachments

Attachment A - Whiskey & Wings - Data.pdf
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6 **Liquor License - Bell Road Food Mart - District 3** Page 33

Attachments

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Attachments

Attachment A - BBQ Chicken Phoenix - Data.pdf
Attachment B - BBQ Chicken Phoenix - Map.pdf

8 **Liquor License - Brasserie Melrose - District 4** Page 43

Attachments

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Attachment B - Brasserie Melrose - Map.pdf

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Attachments

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10 **Liquor License - Gertrude's - District 6** Page 53

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Attachment B - Gertrude's - Map.pdf

11 **Liquor License - Grab N Go EZ Stop Market - District 6** Page 58

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Attachment B - Grab N Go EZ Stop Market - Map.pdf

12 **Liquor License - Sogno Toscano Cafe & Wine Bar - District 6** Page 63

Attachments

Attachment A - Sogno Toscano Cafe & Wine Bar - Data.pdf
Attachment B - Sogno Toscano Cafe & Wine Bar - Map.pdf

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15 **Liquor License - Classico Fine Wines and Spirits - District 8** Page 71

16 **Liquor License - The Burger Bar - District 8** Page 73

Attachments

Attachment A - The Burger Bar - Data.pdf
Attachment B - The Burger Bar - Map.pdf

17 **Liquor License - Grab N Go 909 - District 8** Page 77

Attachments

Attachment A - Grab N Go 909 - Data.pdf
Attachment B - Grab N Go 909 - Map.pdf

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25 **Public Hearing and Resolution to Approve the 2026 Downtown Enhanced Municipal Services District Assessments (Resolution 22338) - Districts 7 & 8** Page 94

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26 **Pay Invoices for 2026 Downtown Enhanced Municipal Services District (Ordinance S-52382) - Districts 7 & 8** Page 105

27 **Issuance of Multifamily Housing Revenue Construction/Permanent Notes (The Moreland I Project), Series 2025 (Resolution 22343) - District 8** Page 108

Attachments

Attachment A - Phx IDA - The Moreland I 2025 - City Council Resolution.pdf

28 **Issuance of Multifamily Housing Revenue Notes (Helen Drake Village Project), Series 2025 (Resolution 22344) - District 5** Page 114

Attachments

Attachment A - Phx IDA - Helen Drake Village 2025 (Richman) - City Council Resolution.pdf

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37 **Abandonment of Easements - ABND 250036 - East of 23975 N. 19th Avenue (Resolution 22341) - District 1** Page 136

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40 **Amend City Code - Ordinance Adoption - Rezoning Application Z-59-25-1 (Tractor Supply Company - Phoenix Deer Valley PUD) - Approximately 660 Feet East of the Southeast Corner of 43rd Avenue and Pinnacle Peak Road (Ordinance G-7441) - District 1** Page 139

Attachments

Attachment A - Draft Ordinance - Z-59-25-1.pdf

41 **Amend City Code - Ordinance Adoption - Rezoning Application Z-81-25-2 - Approximately 200 Feet West of the Southwest Corner of 64th Street and Bell Road (Ordinance G-7440) - District 2** Page 147

Attachments

Attachment A - Draft Ordinance - Z-81-25-2.pdf

42 **Amend City Code - Ordinance Adoption - Rezoning Application Z-95-25-2 - Approximately 930 Feet West of the Northwest Corner of 32nd Street and Mohawk Lane (Ordinance G-7443) - District 2** Page 155

Attachments

Attachment A - Draft Ordinance - Z-95-25-2.pdf

43 **Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-6-25-3 - Approximately 300 Feet South of the Southeast Corner of Cave Creek Road and Nisbet Road (Ordinance G-7442) - District 3** Page 162

Attachments

Attachment A - Draft Ordinance - Z-SP-6-25-3.pdf

44 *****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** (CONTINUED FROM OCTOBER 15, 2025) Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-29-12-7(5) - Southeast Corner of 99th Avenue and Thomas Road (Ordinance G-7420) - District 5** Page 169

Attachments

Item 44 - Withdrawal Memo.pdf
Attachment A - Draft Ordinance - PHO-1-25--Z-29-12-7(5).pdf
Item 103 - Continuance Memo.pdf

45 **Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-8-25-6 - Approximately 165 Feet North and 450 Feet East of the Northeast Corner of 7th Street and Glendale Avenue (Ordinance G-7439) - District 6** Page 180

Attachments

Attachment A - Draft Ordinance - Z-SP-8-25-6.pdf

46 **Public Hearing and Resolution Adoption - General Plan Amendment GPA-NG-1-25-2 - Northeast Corner of Interstate 17 and Sonoran Desert Drive (Resolution 22339) - District 2** Page 187

Attachments

Attachment A - Draft Resolution - GPA-NG-1-25-2.pdf
Attachment B - Staff Report - GPA-NG-1-25-2.pdf
Attachment C - VPC Summary - GPA-NG-1-25-2.pdf
Attachment D - PC Summary - GPA-NG-1-25-2.pdf

47 **Public Hearing and Ordinance Adoption - Rezoning Application Z-24-25-2 - Northeast Corner of Interstate 17 and Sonoran Desert Drive (Ordinance G-7444) - District 2** Page 206

Attachments

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Attachment B - Staff Report - Z-24-25-2.pdf
Attachment C - VPC Summary - Z-24-25-2.pdf
Attachment D - PC Memo - Z-24-25-2.pdf
Attachment E - PC Summary - Z-24-25-2.pdf

48 **Public Hearing and Resolution Adoption - General Plan Amendment GPA-LV-1-25-7 - Southwest Corner of 59th Avenue and Dobbins Road (Resolution 22340) - District 7** Page 287

Attachments

Attachment A - Draft Resolution - GPA-LV-1-25-7.pdf
Attachment B - Staff Report - GPA-LV-1-25-7.pdf
Attachment C - VPC Summary - GPA-LV-1-25-7.pdf
Attachment D - PC Summary - GPA-LV-1-25-7.pdf

*49 *****ITEM REVISED (SEE ATTACHED MEMO)*** Public Hearing and Ordinance Adoption - Rezoning Application Z-29-25-7 (The Laveen Towne Center PUD) - Southwest Corner of 59th Avenue and Dobbins Road (Ordinance G-7445) - District 7** Page 312

Attachments

Item 49 - Revised Memo.pdf
Attachment A - Draft Ordinance - Z-29-25-7.pdf
Attachment B - Staff Report - Z-29-25-7.pdf
Attachment C - VPC Summary - Z-29-25-7.pdf
Attachment D - PC Memo - Z-29-25-7.pdf
Attachment E - PC Summary - Z-29-25-7.pdf
Attachment F - Opposition - Z-29-25-7.pdf

*50 *****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** (CONTINUED FROM OCTOBER 15, 2025) Public Hearing and Modification of Stipulation Request - Rezoning Application PHO-1-25--Z-323-79-6 - Northwest Corner of 24th Street and Missouri Avenue - District 6** Page 364

Attachments

Item 50 - Continuance Memo.pdf
Attachment A - PC Stipulations - PHO-1-25--Z-323-79-6.pdf
Attachment B - Staff Report - PHO-1-25--Z-323-79-6.pdf
Attachment C - PC Summary - PHO-1-25--Z-323-79-6.pdf
Attachment D - PC Appeal - PHO-1-25--Z-323-79-6.pdf
Item 114 - Continuance Memo.pdf

51 **Public Hearing - Amend City Code - Ordinance Adoption - Middle Housing - Z-TA-1-25-Y (Ordinance G-7446) - Citywide** Page 435

Attachments

Attachment A - Draft Ordinance - Z-TA-1-25-Y.pdf
Attachment B - Staff Report - Z-TA-1-25-Y and Z-3-25-4-7-8.pdf
Attachment C - VPC Summaries - Z-TA-1-25-Y.pdf
Attachment D - PC Summary - Z-TA-1-25-Y.pdf
Attachment E - Support Correspondence - Z-TA-1-25-Y.pdf
Attachment F - Opposition Correspondence - Z-TA-1-25-Y.pdf

52 **Public Hearing and Ordinance Adoption - Rezoning Application Z-3-25-4-7-8 - Middle Housing Overlay District - Various Parcels Located Within One Mile of the Downtown (Ordinance G-7447) - Districts 4, 7 & 8** Page 1004

Attachments

Attachment A - Draft Ordinance - Z-3-25-4-7-8.pdf
Attachment B - Staff Report - Z-3-25-4-7-8.pdf
Attachment C - VPC Summaries - Z-3-25-4-7-8.pdf
Attachment D - PC Summary - Z-3-25-4-7-8.pdf
Attachment E - Support Correspondence - Z-3-25-4-7-8.pdf
Attachment F - Opposition Correspondence - Z-3-25-4-7-8.pdf

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 1

Liquor License - Special Event - W.R. Marksman Club, Inc. - District 1

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Arthur Garcia

Location
4044 W. Black Canyon Boulevard
Council District: 1

Function
Dinner

Date(s) - Time(s) / Expected Attendance
February 24, 2026 - 5 p.m. to 11 p.m. / 150 attendees
February 25, 2026 - 5 p.m. to 11 p.m. / 200 attendees
February 26, 2026 - 5 p.m. to 11 p.m. / 200 attendees
February 27, 2026 - 5 p.m. to 11 p.m. / 300 attendees
February 28, 2026 - 5 p.m. to 11 p.m. / 400 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 2

Liquor License - Kimchi Korean BBQ - District 1

Request for a liquor license. Arizona State License Application 358058.

Summary

Applicant
Jaong Woo, Agent

License Type
Series 12 - Restaurant

Location
4214 W. Dunlap Avenue
Zoning Classification: C-2
Council District: 1

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 16, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"My focus and responsibility to my guests, staff and neighborhood is to provide amazing delicious food with the accompaniment of Korean (Asian) alcoholic beverages to enhance the overall guest experience. We as an organization are very aware of the health and safety of all involved relating to our space."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Our focus is on the food we serve at our restaurant, the alcohol that is served is only provided to enhance the experience of enjoying the culture and cuisine offerred by our restaurant."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Kimchi Korean BBQ - Data
Attachment B - Kimchi Korean BBQ - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: KIMCHI KOREAN BBQ

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Liquor Store	9	2	1
Beer and Wine Store	10	8	2
Restaurant	12	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	90.2	70.48
Violent Crimes	12.31	19.05	10.61

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

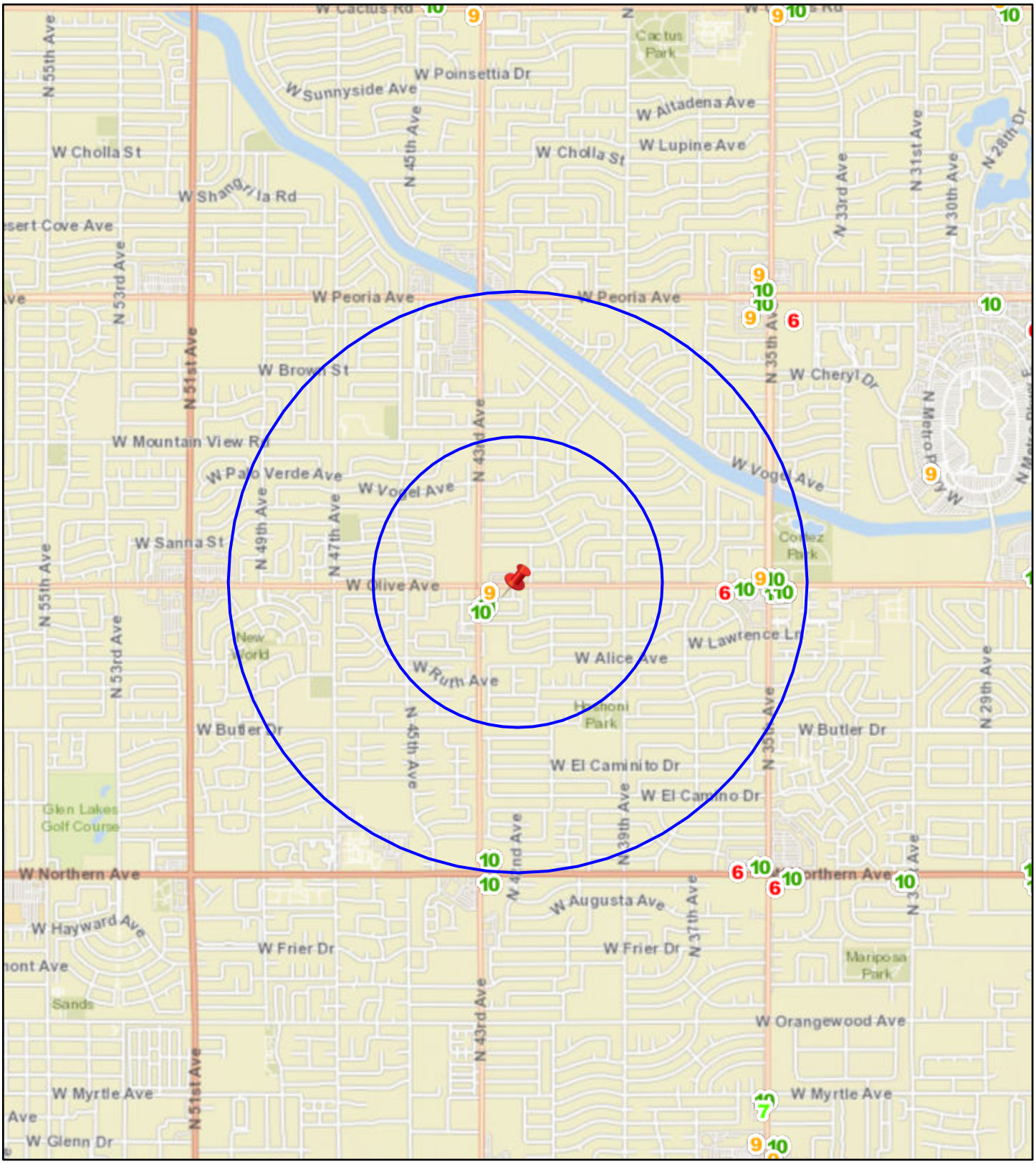
Description	Average	1/2 Mile Average
Parcels w/Violations	40	157
Total Violations	69	262

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0923084	2140	598	15	221
0923091	1107	330	8	7
1042061	1490	436	6	152
1042062	1136	203	29	327
1042063	1361	484	4	163
1057011	1484	317	33	85
1057012	2016	475	4	419
1057021	2689	600	18	316
Average	1601	393	60	177

Liquor License Map: KIMCHI KOREAN BBQ

4214 W DUNLAP AVE



Date: 9/19/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 3

Liquor License - Doubles - District 2

Request for a liquor license. Arizona State License Application 354677.

Summary

Applicant
Camila Alarcon, Agent

License Type
Series 12 - Restaurant

Location
16260 N. 71st Street
Zoning Classification: CP/GCP PCD
Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow the sale of alcoholic beverages.

The 60-day limit for processing this application was November 1, 2025. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant's members have significant experience operating establishments with liquor licenses in several locations across the United States. Applicant will operate this restaurant in accordance with its high standards, ensuring compliance of Arizona liquor laws and regulations, as well as proper training of managers and staff."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"A restaurant license at this location will provide the tenants and visitors of this office complex an additional amenity as required by the public's convenience, and will serve the best interest of the community."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Doubles - Data
Attachment B - Doubles - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: DOUBLES

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	2	1
Liquor Store	9	3	2
Beer and Wine Store	10	4	0
Hotel	11	1	1
Restaurant	12	23	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	20.11	26.64
Violent Crimes	12.31	1.75	2.44

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

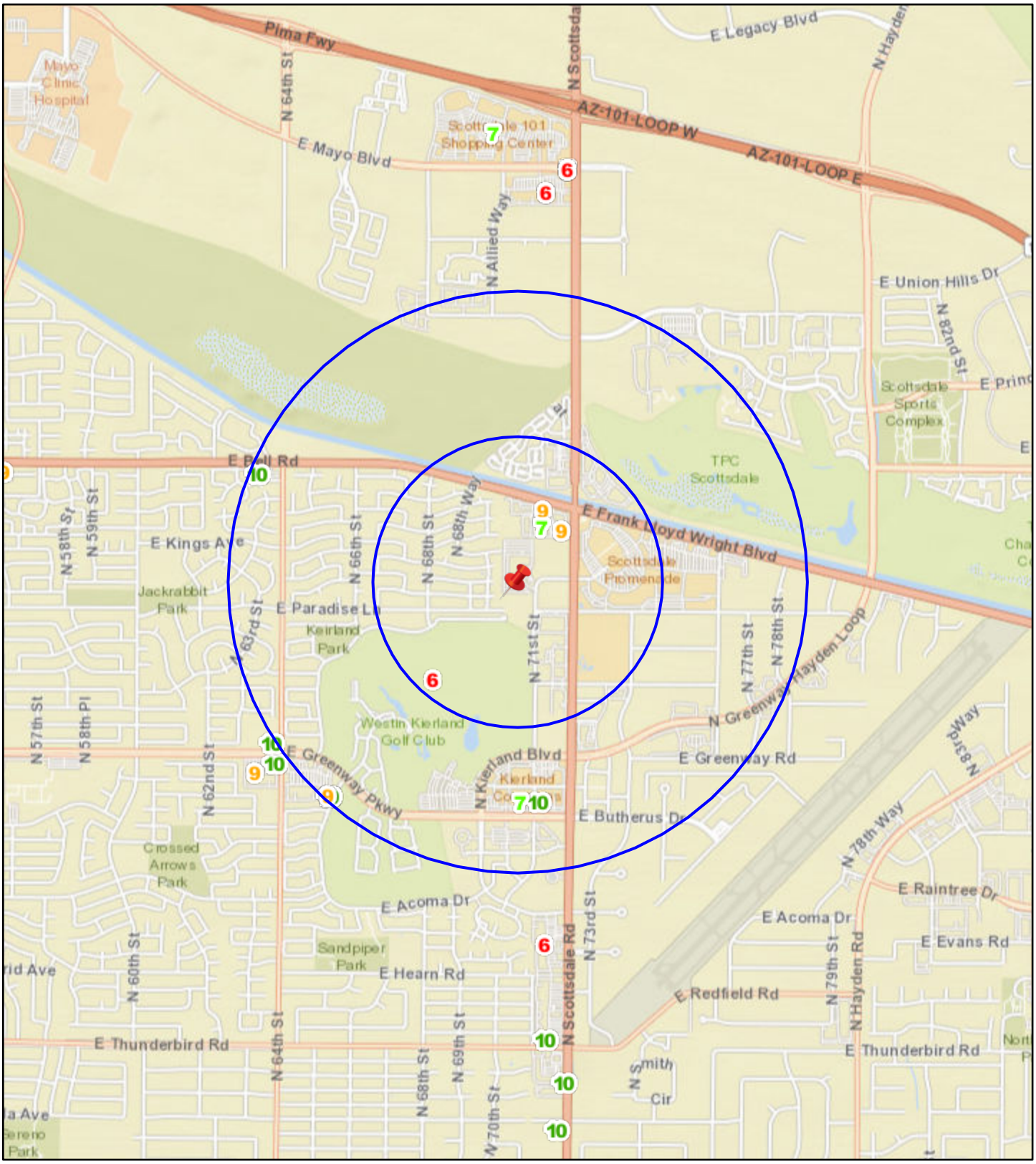
Description	Average	1/2 Mile Average
Parcels w/Violations	40	15
Total Violations	69	17

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032191	1914	552	701	109
1032192	1226	374	27	79
1032193	671	385	47	25
2168161	2299	576	378	112
2168452	2059	251	338	168
6152012	6102	515	722	1020
Average	1601	393	60	177

Liquor License Map: DOUBLES

16260 N 71ST ST



Date: 9/9/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 4

Liquor License - Garden of Eden Grill - District 2

Request for a liquor license. Arizona State License Application 357431.

Summary

Applicant
Lovina Hermez, Agent

License Type
Series 12 - Restaurant

Location
2505 E. Bell Road
Zoning Classification: C-2
Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is November 14, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I understand the responsibilities that come with serving alcohol. I am knowledgeable in state liquor laws. I am comitted in keeping a safe, lawful enviroment and will operate responsibly and reliably."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Garden of Eden Grill will provide a safe and healthy enviroment. The license will benefit the restaurant, customers, and provide a controlled enviroment where alcohol will be served responsibly."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Garden of Eden Grill - Data
Attachment B - Garden of Eden Grill - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: GARDEN OF EDEN GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Beer and Wine Bar	7	2	2
Liquor Store	9	8	1
Beer and Wine Store	10	5	3
Restaurant	12	13	7

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	145.38	199.57
Violent Crimes	12.31	27.94	34.92

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

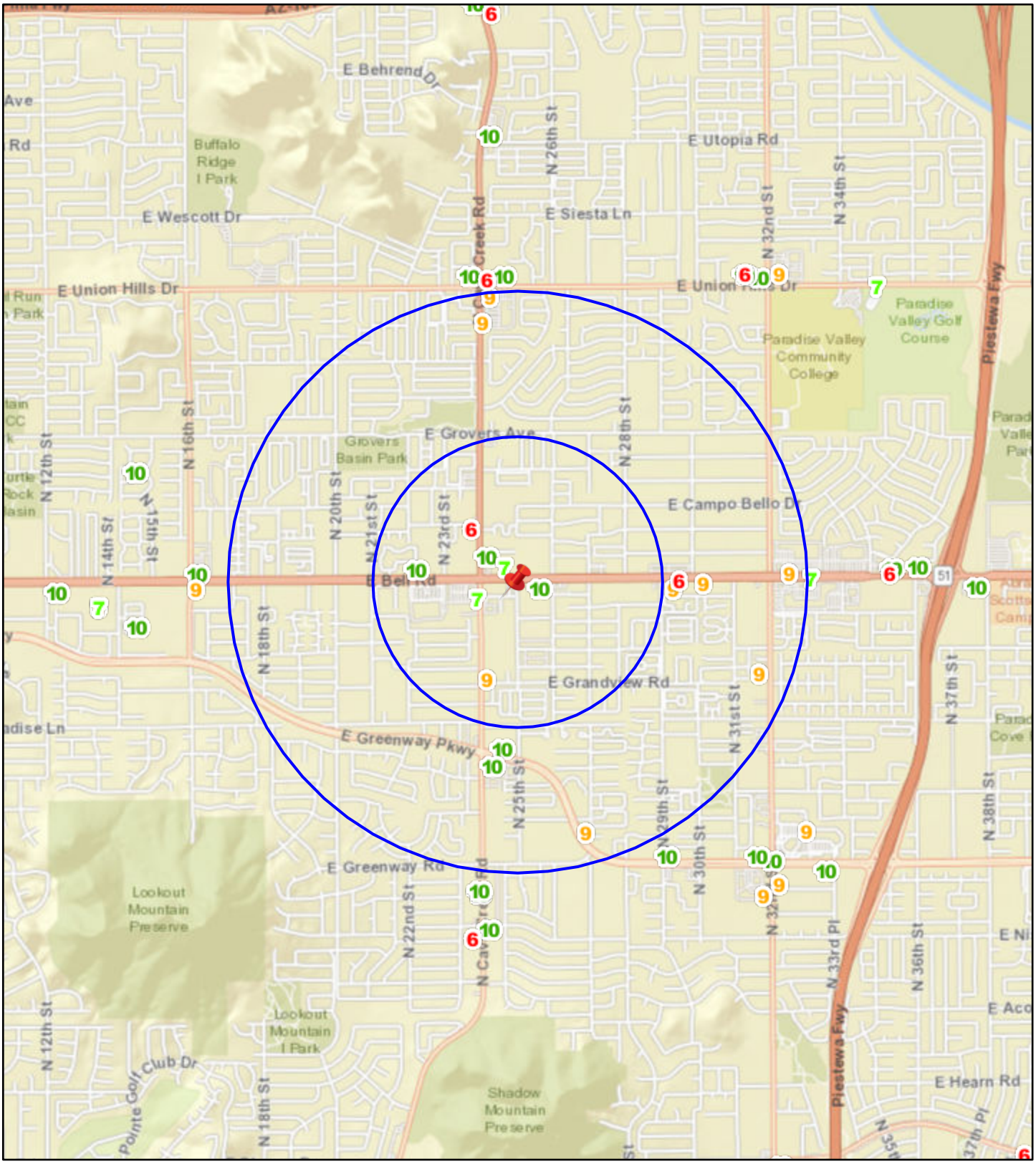
Description	Average	1/2 Mile Average
Parcels w/Violations	40	42
Total Violations	69	72

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033041	2061	216	78	671
1033051	1555	265	37	486
1033052	2177	371	29	554
1033061	1843	117	39	722
1036063	2120	707	33	63
6194001	1835	365	59	62
6195003	2528	759	86	475
Average	1601	393	60	177

Liquor License Map: GARDEN OF EDEN GRILL

2505 E BELL RD



Date: 9/18/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 5

Liquor License - Whiskey & Wings - District 2

Request for a liquor license. Arizona State License Application 359202.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
34406 N. Black Mountain Parkway
Zoning Classification: C-2
Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 9, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We are dedicated to upholding all laws, including those pertaining to liquor service. We have completed all liquor training courses, and our bartenders will all be knowledgeable in Title IV laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This location is an established local destination, and we are excited to offer them a new dining option in an established location. We will offer a safe environment to responsibly enjoy dinner with the option of alcoholic beverages."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Whiskey & Wings - Data
Attachment B - Whiskey & Wings - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: WHISKEY & WINGS

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	8	8
Bar	6	4	4
Liquor Store	9	4	4
Beer and Wine Store	10	4	4
Restaurant	12	12	12

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	3.42	8.81
Violent Crimes	12.31	0.37	0.74

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

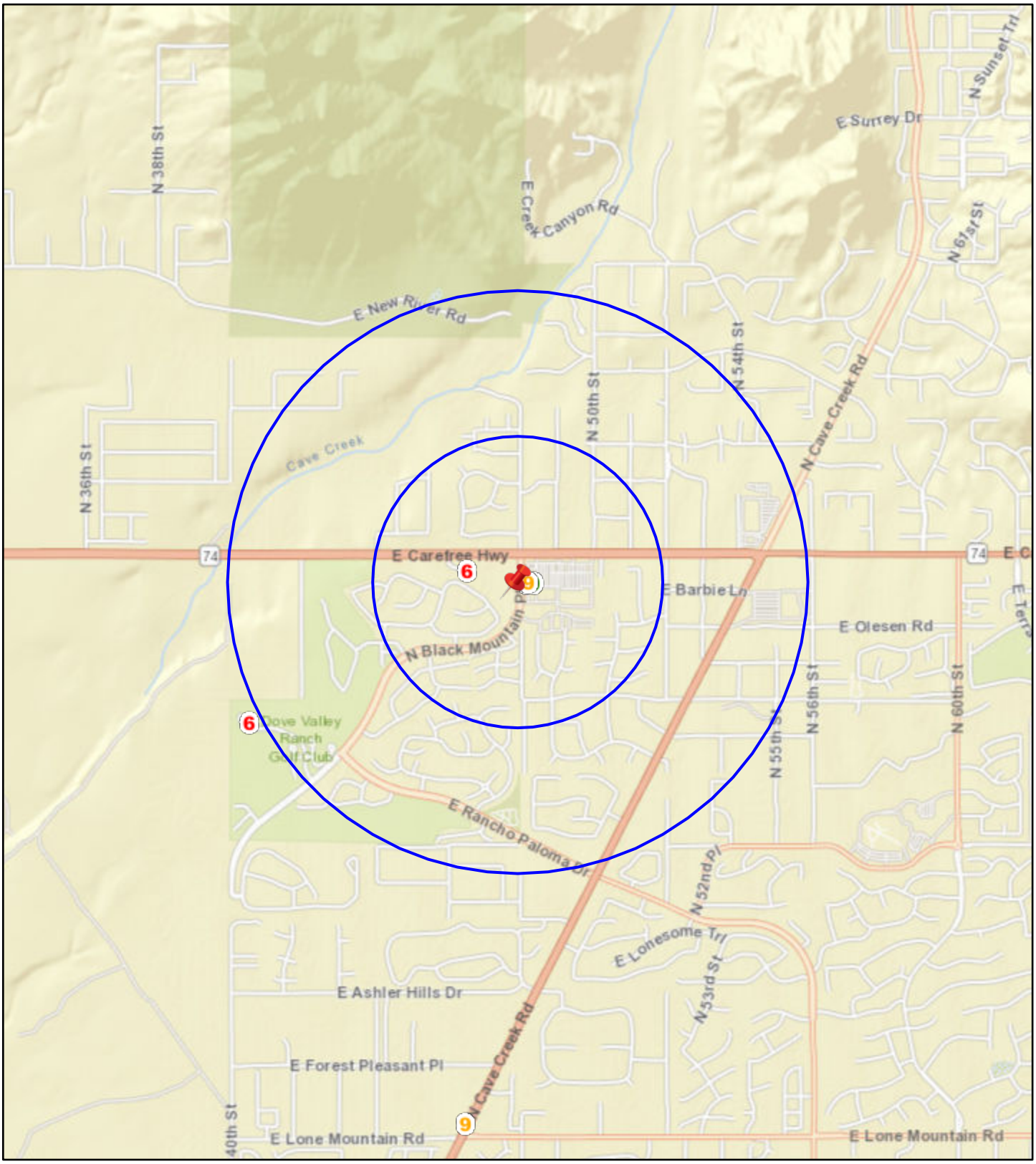
Description	Average	1/2 Mile Average
Parcels w/Violations	40	1
Total Violations	68	1

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0304023	1823	793	222	59
6125002	1605	599	77	23
6125003	874	355	32	26
Average	1601	393	60	177

Liquor License Map: WHISKEY & WINGS

34406 N BLACK MOUNTAIN PKWY



Date: 10/16/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 6

Liquor License - Bell Road Food Mart - District 3

Request for a liquor license. Arizona State License Application 360362.

Summary

Applicant
Michael Kaffer, Jr., Agent

License Type
Series 10 - Beer and Wine Store

Location
1602 E. Bell Road
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 18, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have worked for Arizona Alcohol Traffic & Firearms for 3 years helping people acquire liquor licenses and become Title 4 certified to insure compliance with state and local governmental laws & regulations regarding alcohol."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience / liquor / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Bell Road Food Mart - Data
Attachment B - Bell Road Food Mart - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: BELL ROAD FOOD MART

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Beer and Wine Bar	7	3	1
Liquor Store	9	2	2
Beer and Wine Store	10	7	4
Restaurant	12	9	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	111.04	125.69
Violent Crimes	12.31	16.24	17.51

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

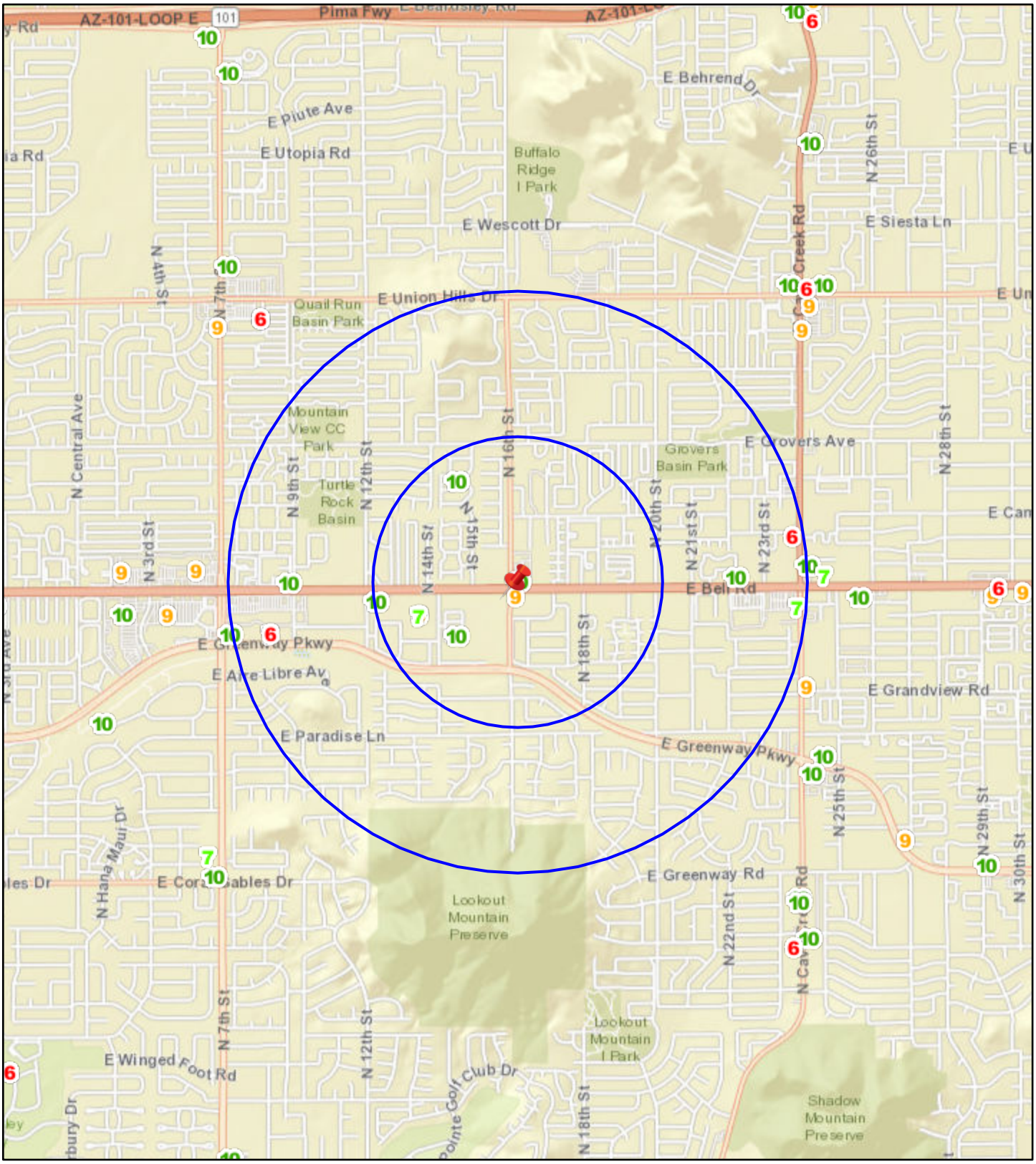
Description	Average	1/2 Mile Average
Parcels w/Violations	40	44
Total Violations	68	85

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036062	2171	617	8	51
1036063	2120	707	33	63
1036111	1291	377	39	156
6190002	1059	460	29	112
6192001	3238	52	86	1135
6192003	1173	323	123	61
6193001	1169	637	35	104
6194001	1835	365	59	62
6194002	1918	399	29	37
6194003	900	236	50	31
Average	1601	393	60	177

Liquor License Map: BELL ROAD FOOD MART

1602 E BELL RD



Date: 9/29/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 7

Liquor License - BBQ Chicken Phoenix - District 4

Request for a liquor license. Arizona State License Application 357030.

Summary

Applicant
Chung Kim, Agent

License Type
Series 12 - Restaurant

Location
305 E. Thomas Road
Zoning Classification: C-1
Council District: 4

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow the sale of alcoholic beverages.

The 60-day limit for processing this application is November 15, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have a clean record, financial stability, and a strong sense of responsibility. I understand and will strictly follow all liquor laws, ensure staff are trained are trained in responsible service, and maintain a safe environment for customers. My professionalism and commitment to compliance make me fully prepared to manage the duties that come with this license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will provide residents with a welcoming place to gather, enjoy food and drink responsibly, and support a local business that contributes to the economy. The license will allow us to better meet customer demand, create jobs, and strengthen community connections while maintaining a safe and compliant environment."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - BBQ Chicken Phoenix - Data
Attachment B - BBQ Chicken Phoenix - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: BBQ Chicken Phoenix

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	9	3
Beer and Wine Bar	7	6	3
Liquor Store	9	6	1
Beer and Wine Store	10	8	5
Hotel	11	2	1
Restaurant	12	41	20
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	171.78	146.7
Violent Crimes	12.31	29.03	25.15

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

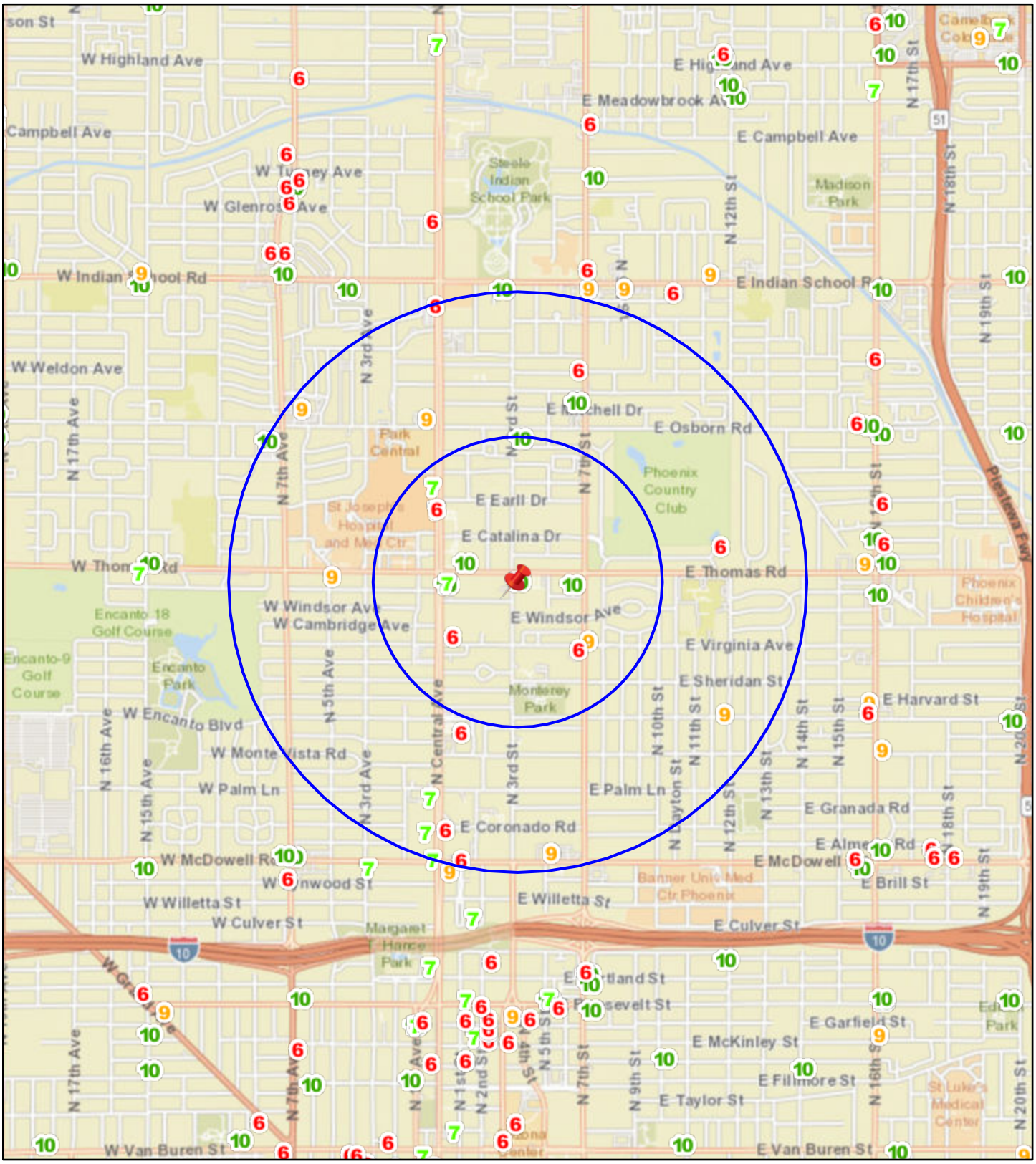
Description	Average	1/2 Mile Average
Parcels w/Violations	40	37
Total Violations	68	59

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105013	486	47	63	125
1105022	2166	436	185	339
1106004	1350	265	59	196
1117004	1426	315	66	49
1118001	962	221	108	264
1118003	1247	510	88	26
1118004	1423	507	117	200
Average	1601	393	60	177

Liquor License Map: BBQ CHICKEN PHOENIX

305 E THOMAS RD



Date: 9/24/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 8

Liquor License - Brasserie Melrose - District 4

Request for a liquor license. Arizona State License Application 359197.

Summary

Applicant
Tory Johnson, Agent

License Type
Series 12 - Restaurant

Location
4971 N. 7th Avenue
Zoning Classification: C-3 TOD-1
Council District: 4

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This business has plans to open in January 2026.

The 60-day limit for processing this application is November 11, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have completed the necessary training, have the experience to responsibly manage a restaurant beverage program, and the passion to ensure that this project."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The neighborhood is hungry for additional places to dine & drink - the vibrant Melrose District is always ready for a new face."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Brasserie Melrose - Data
Attachment B - Brasserie Melrose - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: BRASSERIE MELROSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	8	3
Beer and Wine Bar	7	8	2
Liquor Store	9	2	2
Beer and Wine Store	10	5	1
Restaurant	12	40	6

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	203.68	233.97
Violent Crimes	12.31	41.93	45.32

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

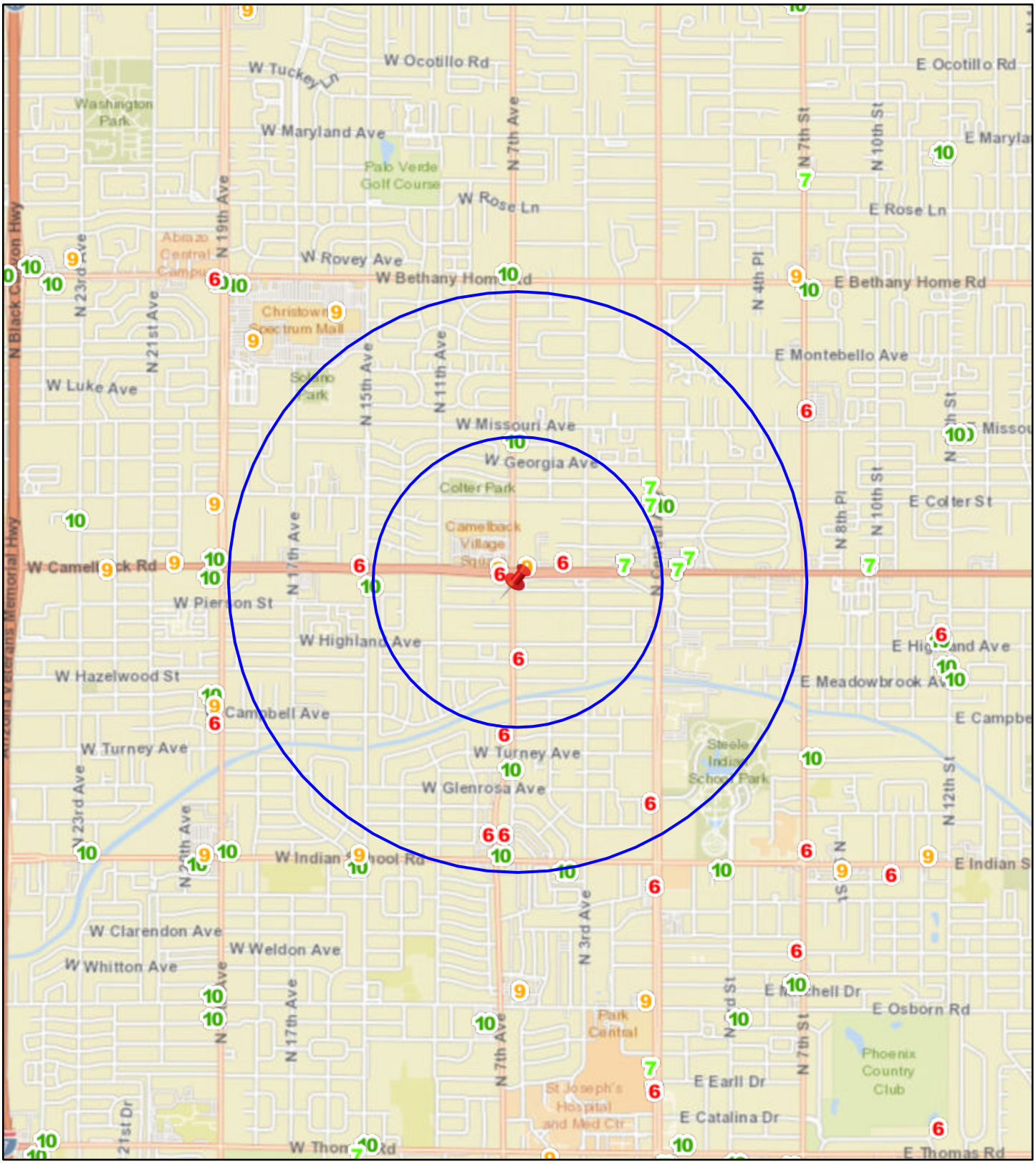
Description	Average	1/2 Mile Average
Parcels w/Violations	40	73
Total Violations	68	133

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1074012	695	104	48	42
1074013	735	245	18	41
1075001	942	355	22	43
1075003	1528	403	81	98
1088021	949	208	91	139
1088022	361	81	17	7
1088023	893	68	77	10
1089012	785	141	30	113
1089023	1182	103	32	311
1089024	621	197	42	0
1171001	1768	158	74	235
1171002	1261	250	104	101
Average	1601	393	60	177

Liquor License Map: BRASSERIE MELROSE

4971 N 7TH AVE



Date: 10/17/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 9

Liquor License - Crab 99 - District 5

Request for a liquor license. Arizona State License Application 357121.

Summary

Applicant
Guohui Chen, Agent

License Type
Series 12 - Restaurant

Location
9796 W. McDowell Road, Ste. 170
Zoning Classification: PUD
Council District: 5

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in December 2025.

The 60-day limit for processing this application is November 11, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes information about any liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Number 1 Buffet & Number 1 Cajun Seafood (Series 12)
10125 W. McDowell Road, Avondale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Harbor Seafood Cajun House (Series 12)
930 W. Broadway Road, Unit 10, Tempe
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been in restaurant management for 20 years and I have completed all liquor training courses. I currently managing another restaurant in Avondale, Arizona with liquor license #12 - Number 1 Buffet at 10125 W McDowell Rd, Avondale, AZ 85392 (AZ Liquor License Number 012070027351)."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The Crab 99 is a great new seafood boiler restaurant that is family oriented and budget friendly. It will be a great addition to the neighborhood."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Crab 99 - Data

Attachment B - Crab 99 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CRAB 99

Liquor License

Description	Series	1 Mile	1/2 Mile
Beer and Wine Bar	7	4	4
Beer and Wine Store	10	8	4
Hotel	11	4	4
Restaurant	12	4	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	27.68	17.72
Violent Crimes	12.31	4.61	3.39

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

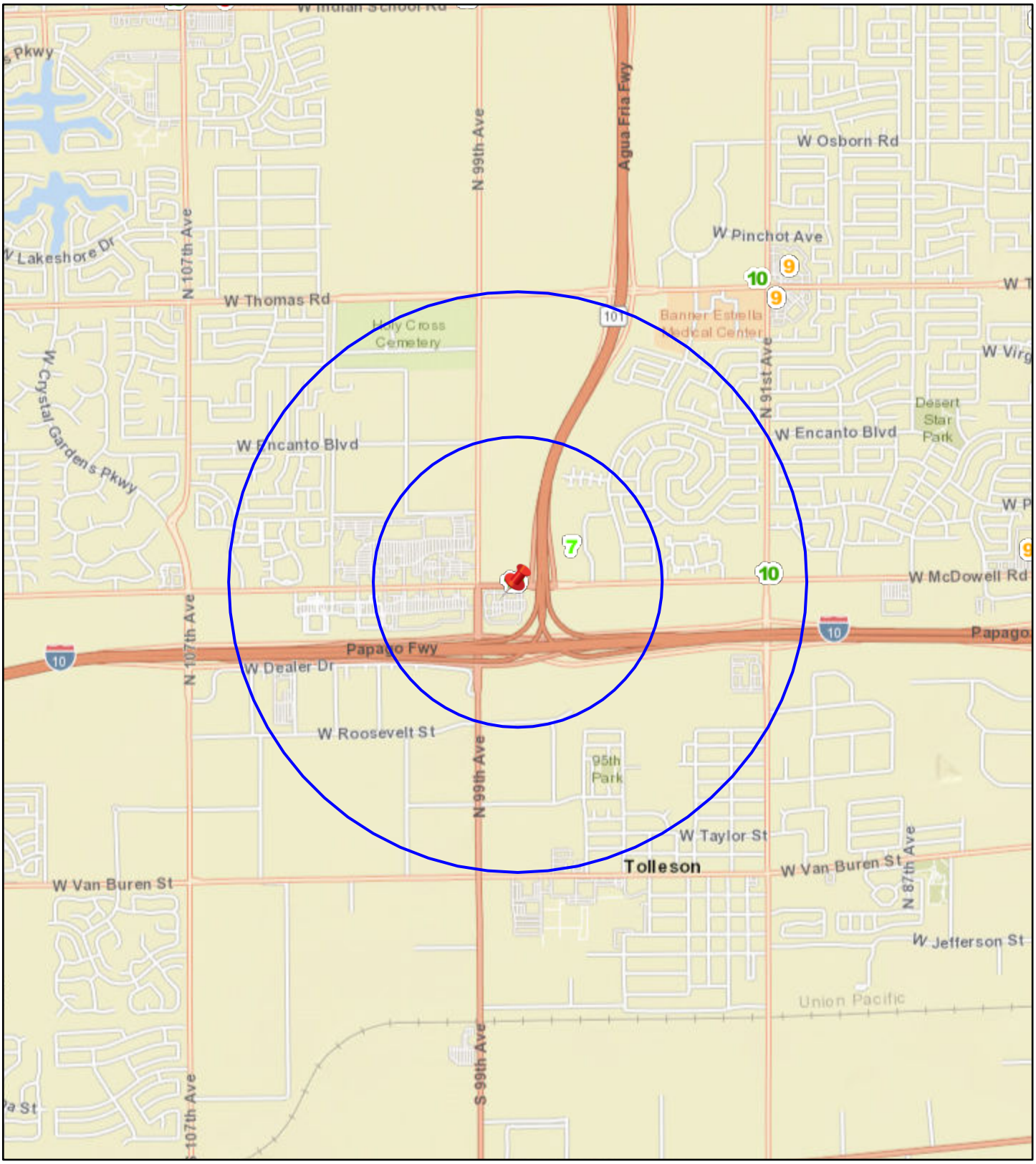
Description	Average	1/2 Mile Average
Parcels w/Violations	40	11
Total Violations	68	17

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820172	0	0	0	0
0820173	3988	321	14	398
0820242	3240	398	110	469
0820271	2208	260	99	274
0830002	2263	325	59	979
Average	1601	393	60	177

Liquor License Map: CRAB 99

9796 W MCDOWELL RD



Date: 10/16/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 10

Liquor License - Gertrude's - District 6

Request for a liquor license. Arizona State License Application 360382.

Summary

Applicant
Mark Tarbell, Agent

License Type
Series 12 - Restaurant

Location
1201 N. Galvin Parkway, Ste. 1511
Zoning Classification: R1-6
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 17, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Tarbell's (Series 12)
3213 E. Camelback Road, Phoenix
Calls for police service: 2
Liquor license violations: None

Tavern & Wine Store (Series 6)
3205 and 3209 E. Camelback Road, Phoenix
Calls for police service: 2
Liquor license violations: None

Wine Store (Series 10/10S)
3209 E. Camelback Road, Phoenix
Calls for police service: 0
Liquor license violations: None

Cultivate (Series 12)
3200 E. Camelback Road, Level 1, Phoenix
Calls for police service: 12
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have held several liquor licenses in Phoenix for over 30 years, without incident, including: Tarbell's - #12071531 and #07070163, Tavern & Wine Store - #06070233, Wine Store - #10076433, Wine Store Sampling - #105076433, Cultivate - #012070031392."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"My business present high-end environments with community and social value to

patrons of an affluent and educated demographic.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Gertrude's - Data
Attachment B - Gertrude's - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: GERTRUDE'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Government	5	2	0
Bar	6	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	4.88	3.82
Violent Crimes	12.31	0.53	0.63

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

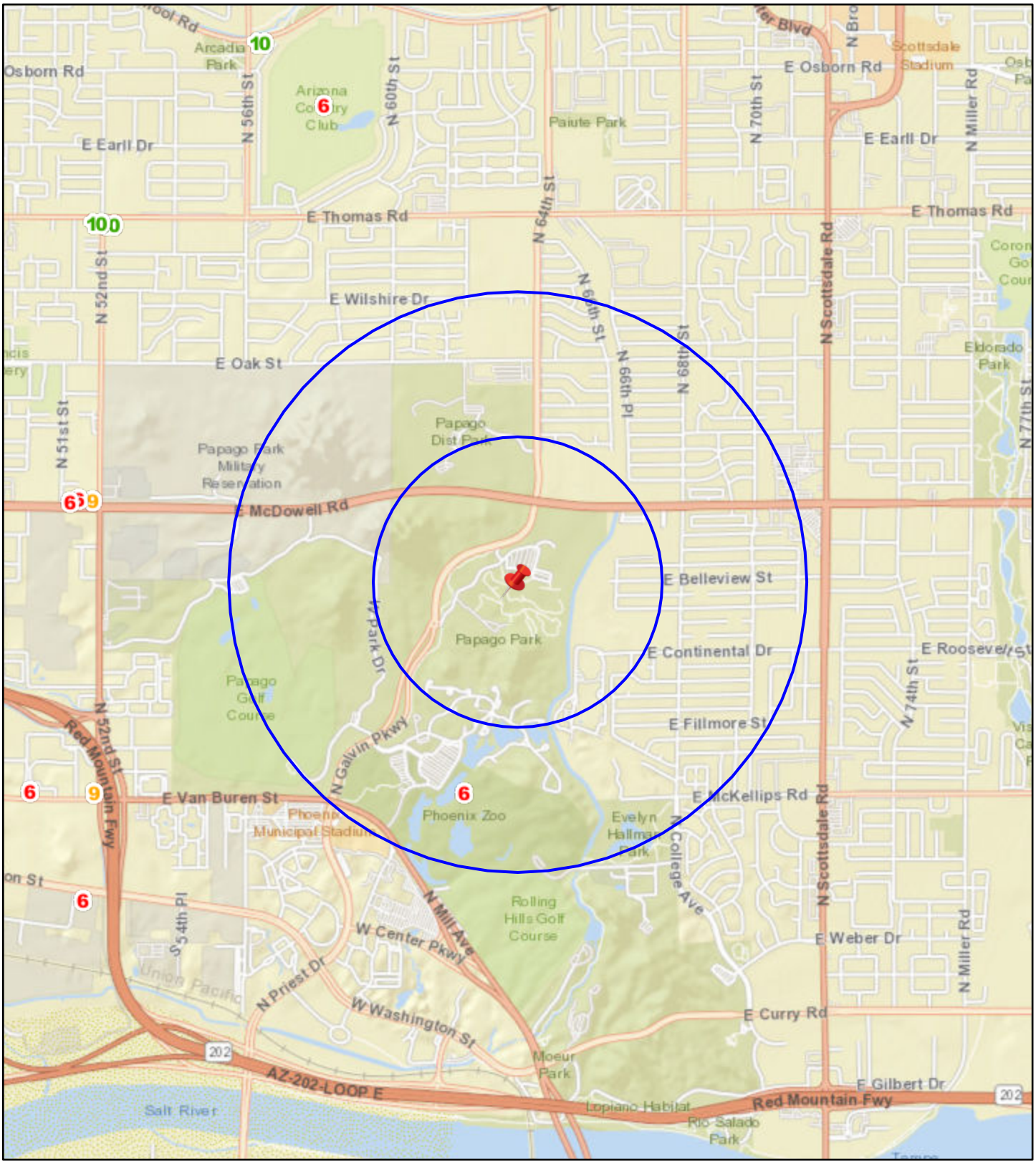
Description	Average	1/2 Mile Average
Parcels w/Violations	40	0
Total Violations	68	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1112041	3619	174	105	376
2180003	1146	410	63	58
2181001	1196	270	84	170
2181002	1010	339	60	63
3185013	734	274	6	50
Average	1601	393	60	177

Liquor License Map: GERTRUDE'S

1201 N GALVIN PKWY



Date: 9/24/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 11

Liquor License - Grab N Go EZ Stop Market - District 6

Request for a liquor license. Arizona State License Application 359454.

Summary

Applicant
Vaneet Sapra, Agent

License Type
Series 10 - Beer and Wine Store

Location
1851 W. Northern Avenue
Zoning Classification: C-1
Council District: 6

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 17, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have successfully owned and managed more then 10+ licenses over the past 10 yrs. My proven track record demostrate my ability to comply with liquor laws, operate responsibly and maintain well-managed establilishment."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will provide a safe and well managed establishment, create new more jobs, support the local economy and meet community demand in compliance with liquor laws."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Grab N Go EZ Stop Market - Data
Attachment B - Grab N Go EZ Stop Market - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: GRAB N GO EZ STOP MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Liquor Store	9	4	2
Beer and Wine Store	10	9	3
Restaurant	12	8	4
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	213.64	328.55
Violent Crimes	12.31	44.85	63.05

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

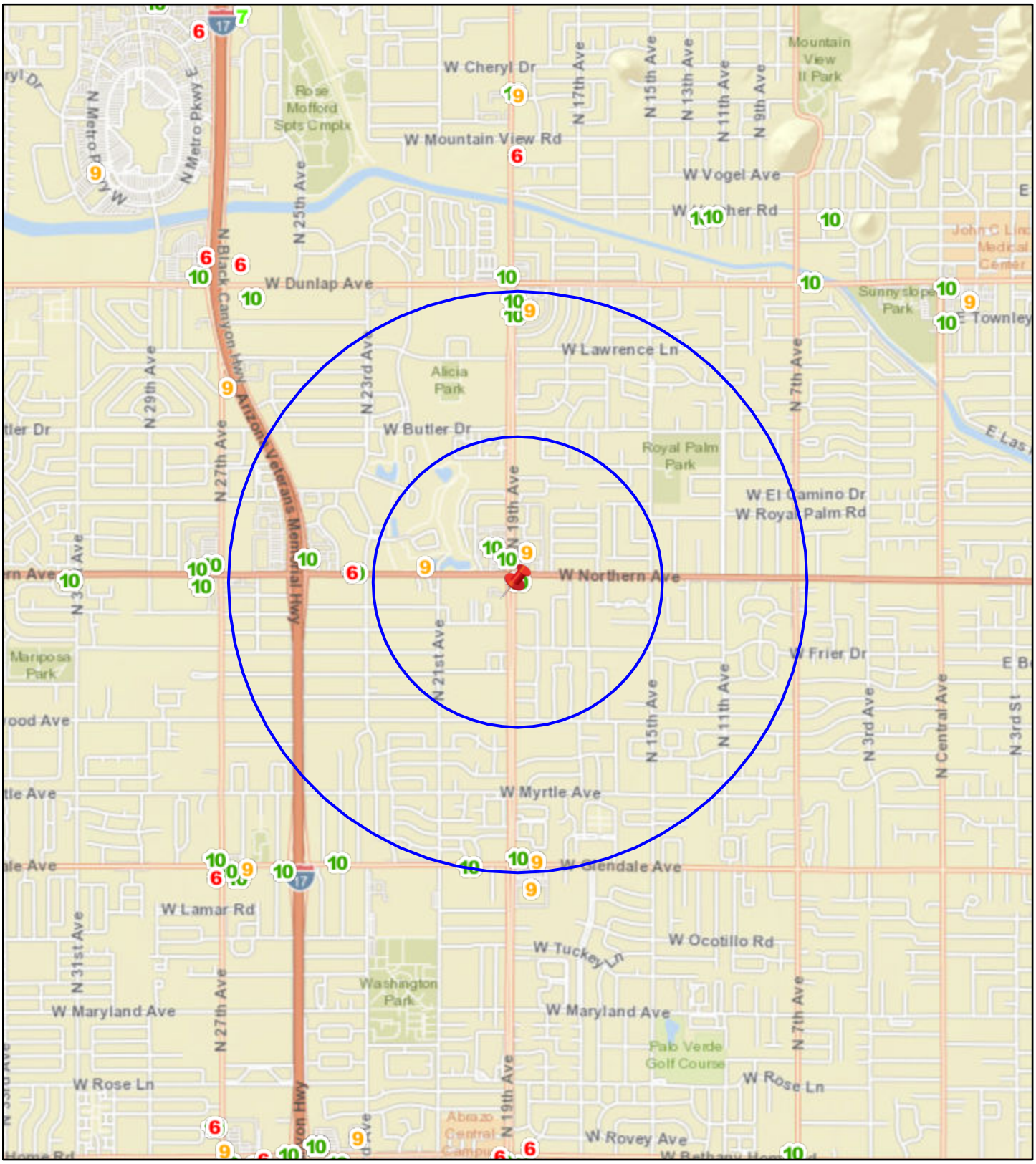
Description	Average	1/2 Mile Average
Parcels w/Violations	40	71
Total Violations	68	140

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1054001	1246	488	20	0
1054003	1227	324	26	16
1055031	515	0	19	63
1055032	3678	260	205	969
1060021	1826	129	76	413
1060022	1038	145	43	199
1060031	1932	262	50	414
1061001	1093	414	14	0
1061002	1280	430	31	277
1061003	1024	20	140	169
Average	1601	393	60	177

Liquor License Map: GRAB N GO EZ STOP MARKET

1851 W NORTHERN AVE



Date: 9/29/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 12

Liquor License - Sogno Toscano Cafe & Wine Bar - District 6

Request for a liquor license. Arizona State License Application 356855.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
3950 E. Indian School Road, Ste. 100
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 11, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"With locations in New York City, Santa Monica and Los Angeles, Sogno Toscano is opening its first location in Phoenix. Applicant will offer traditional Italian dishes, such as schiacciate, pastas, pinsas, taglieri, soups, salads, desserts and pastries in a Tuscan-style, family-friendly environment. Applicant would like to offer alcoholic beverages to guests 21 and over as an incident to the delicious meals served at the restaurant."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Sogno Toscano Cafe & Wine Bar - Data
Attachment B - Sogno Toscano Cafe & Wine Bar - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: SOGNO TOSCANO CAFE & WINE BAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	2	0
Bar	6	5	5
Beer and Wine Bar	7	6	3
Liquor Store	9	6	2
Beer and Wine Store	10	7	4
Restaurant	12	38	26

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	90.04	106.36
Violent Crimes	12.31	9.42	9.02

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

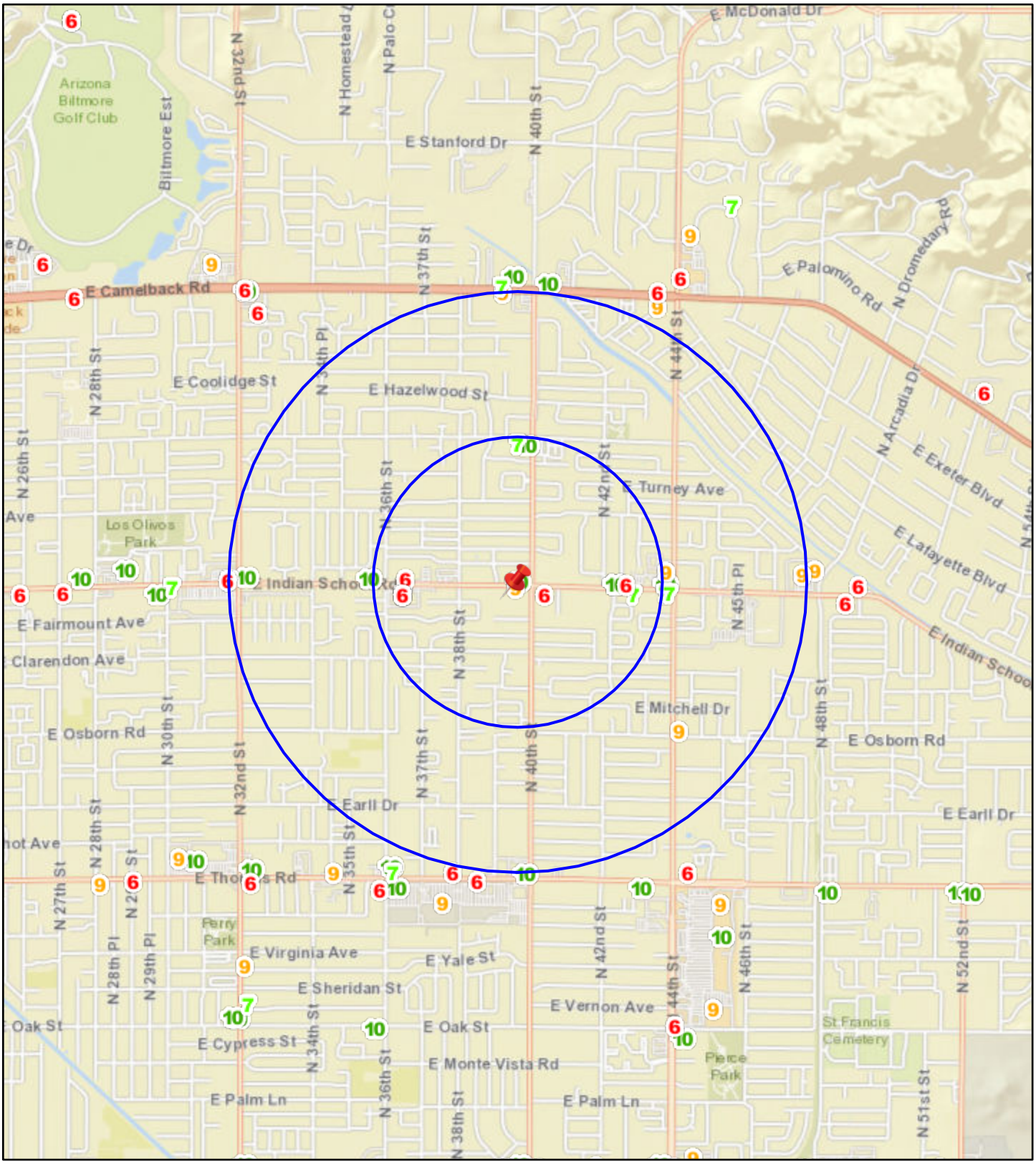
Description	Average	1/2 Mile Average
Parcels w/Violations	40	35
Total Violations	69	47

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1082001	1074	308	30	111
1082003	1237	375	35	61
1083013	1416	316	40	58
1083021	1269	360	68	58
1083022	1419	351	90	116
1109011	1092	393	51	29
1109021	2051	122	184	126
1109022	2584	472	149	528
1110001	1097	117	20	93
1110002	891	325	25	43
Average	1601	393	60	177

Liquor License Map: SOGNO TOSCANO CAFE & WINE BAR

3950 E INDIAN SCHOOL RD



Date: 9/19/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 13

Liquor License - The Chef's Warehouse - District 7

Request for a liquor license. Arizona State License Application 355207.

Summary

Applicant
Tyler Nielsen, Agent

License Type
Series 4 - Wholesaler

Location
3717 W. Washington Street
Zoning Classification: A-2
Council District: 7

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is November 18, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I am a manager at The Chefs' Warehouse West Coast, LLC and have taken the required Title 4 Management Liquor Law Training and the Title 4 Basic Liquor Law Training classes.”

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 14

Liquor License - Special Event - Chicanos Por La Causa, Inc. - District 8

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Nancy Lipman

Location
215 N. 7th Street
Council District: 8

Function
Holiday Party

Date(s) - Time(s) / Expected Attendance
December 13, 2025 - 7 p.m. to midnight / 350 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 15

Liquor License - Classico Fine Wines and Spirits - District 8

Request for a liquor license. Arizona State License Application 360610.

Summary

Applicant
Dario Soldan, Agent

License Type
Series 4 - Wholesaler

Location
3908 E. Broadway Road, Ste. 100
Zoning Classification: CP/GCP
Council District: 8

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in December 2025.

The 60-day limit for processing this application is November 18, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Classico Distributor (Series 4)
2209 W. 1st Street, Ste. 111, Tempe

Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have this liquor license #04073081 for the past 23 yrs and I'm expanding my business to the same capacity and nature to a new location at 3908 E. Broadway Rd #100 Phoenix AZ 85040."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 16

Liquor License - The Burger Bar - District 8

Request for a liquor license. Arizona State License Application 358372.

Summary

Applicant
Jared Repinski, Agent

License Type
Series 12 - Restaurant

Location
4750 S. 48th Street, Ste.107
Zoning Classification: C-2
Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is November 14, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been assisting Arizona liquor licensed establishments with their licensing needs for almost 20 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience / liquor / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - The Burger Bar - Data
Attachment B - The Burger Bar - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: THE BURGER BAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	4	4
Beer and Wine Bar	7	8	8
Liquor Store	9	12	4
Beer and Wine Store	10	4	0
Restaurant	12	12	12

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	42.09	64.43
Violent Crimes	12.31	9.26	16.56

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

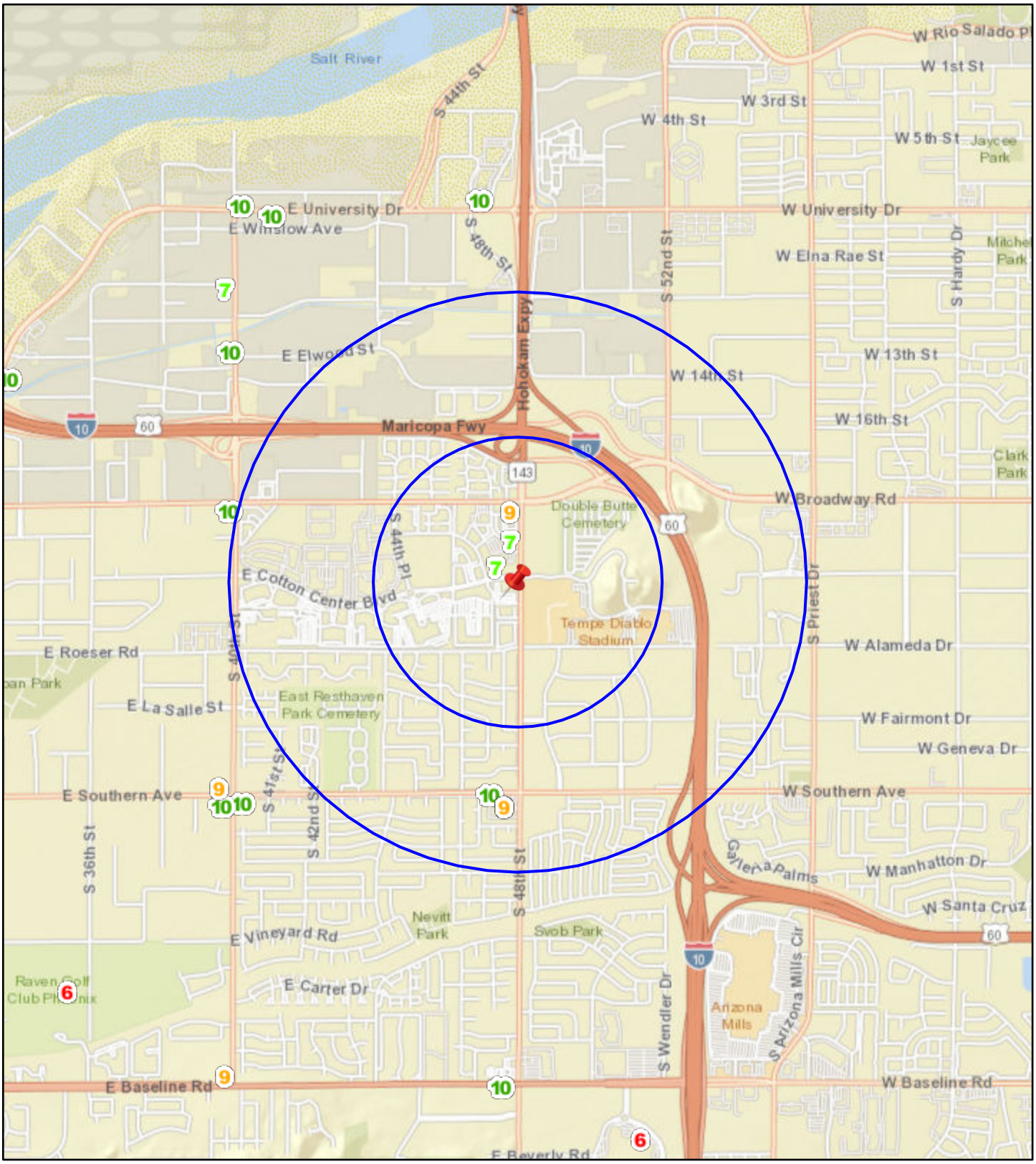
Description	Average	1/2 Mile Average
Parcels w/Violations	40	27
Total Violations	68	34

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1152002	1768	90	36	397
1162041	2033	444	17	581
1162042	1544	234	11	310
1162043	662	144	13	35
3197091	0	0	0	0
Average	1601	393	60	177

Liquor License Map: THE BURGER BAR

4750 S 48TH ST



Date: 10/16/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 17

Liquor License - Grab N Go 909 - District 8

Request for a liquor license. Arizona State License Application 357099.

Summary

Applicant
Jaskaran Singh, Agent

License Type
Series 9 - Liquor Store

Location
8802 S. Central Avenue
Zoning Classification: C-2
Council District: 8

This request is for a new liquor license for a liquor store. This location is currently licensed for liquor sales with a Series 10 - Beer and Wine Store, liquor license.

The 60-day limit for processing this application is November 17, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have run several businesses for many years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It is important to serve and protect the community."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Grab N Go 909 - Data
Attachment B - Grab N Go 909 - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: GRAB N GO 909

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Liquor Store	9	8	2
Beer and Wine Store	10	12	4
Restaurant	12	10	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	102.76	120.91
Violent Crimes	12.31	19.74	27.28

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

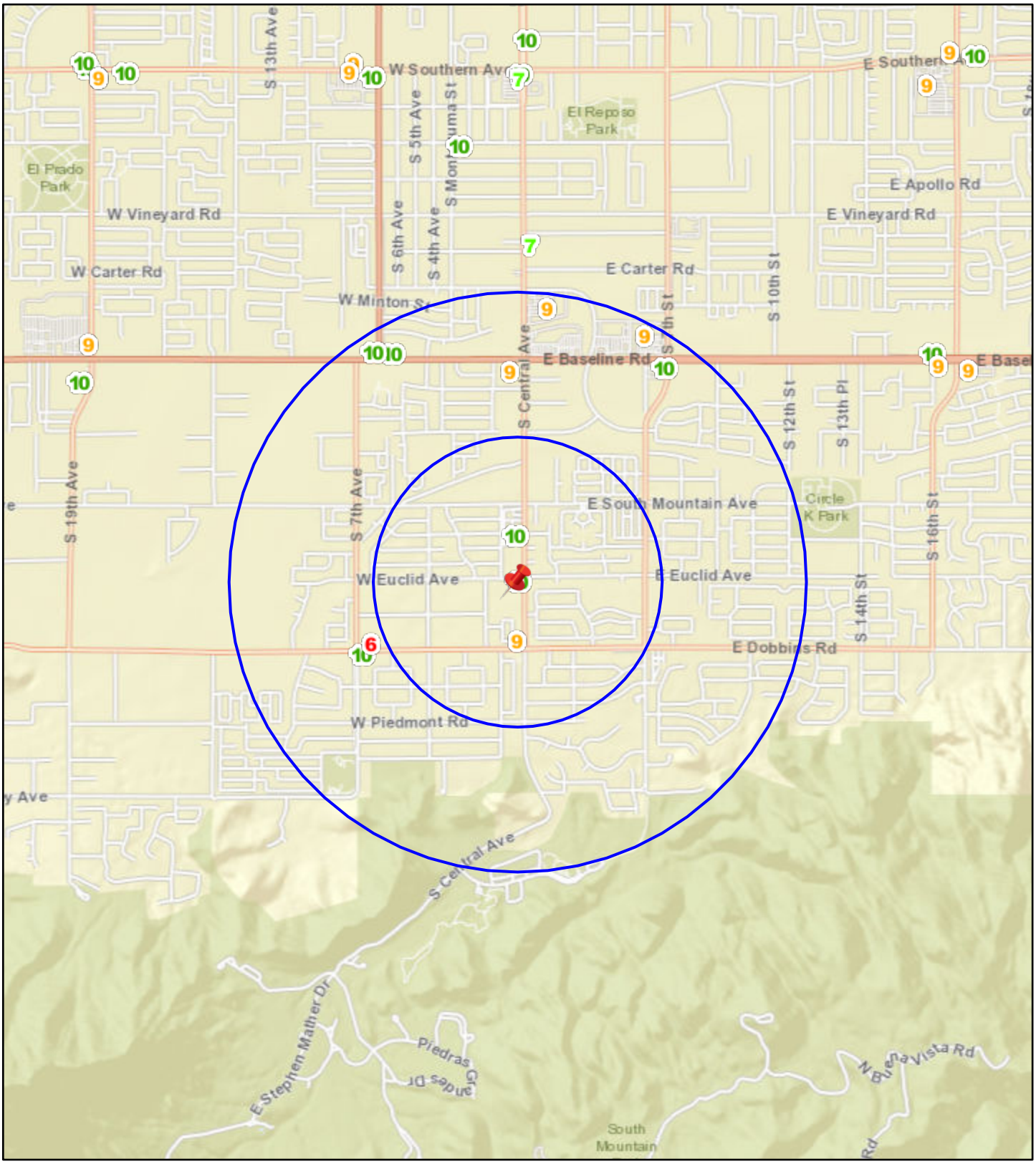
Description	Average	1/2 Mile Average
Parcels w/Violations	40	44
Total Violations	68	62

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167031	2424	868	78	214
1167032	1869	434	27	77
1167321	1257	284	23	489
1167322	1859	526	14	427
1167341	1488	486	29	332
1167351	1566	364	15	265
1167352	1422	260	62	315
1167361	1231	107	15	473
1167362	2156	475	19	241
Average	1601	393	60	177

Liquor License Map: GRAB N GO 909

8802 S CENTRAL AVE



Date: 10/2/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 18

Acceptance and Dedication of a Deed and Easements for Sidewalk, Roadway and Landscape Purposes (Ordinance S-52380) - Districts 1 & 7

Request for the City Council to accept and dedicate easements and a deed for sidewalk, roadway and landscape purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting and dedicating the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
MCR: 20250539395
Applicant and Grantor: 43 Thunderbird, LLC; its successor and assigns
Date: September 18, 2025
Purpose: Sidewalk
Location: 4250 W. Thunderbird Road
APN: 207-12-001C
File: 250082
Council District: 1

Deed (b)
MCR: 20250537585
Applicant and Grantor: Laveen Baseline LLC; its successor and assigns
Date: September 17, 2025
Purpose: Roadway
Location: Southwest corner of S. 63rd Avenue and W. Baseline Road
APN: 300-02-925B
File: 250077
Council District: 7

Easement (c)
MCR: 20250547203
Applicant and Grantor: Adams Place Apartments LLC; its successor and assigns

Date: September 23, 2025
Purpose: Landscape
Location: 2121 W. Adams Street
APN: 109-32-135
File: 250085
Council District: 7

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 19

Hazardous Material Meters, Parts, Services and Maintenance - EXC 21-120 - Amendment (Ordinance S-52385) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 154545 to modify the vendor name from Rigaku Analytical Devices, Inc. to Rigaku Americas Holding, Inc. dba Rigaku Analytical Devices. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using Ordinance S-47642.

Summary
This contract provides the Fire Department with hazardous materials detection meters used when responding to incidents involving chemical spills and gas releases. Specialized hazardous materials detection meters are required to monitor the atmospheric conditions and specific chemical hazards. The hazardous material meters are a critical part of the Fire Department's ability to identify dangerous substances and mitigate those hazards to protect the public and the firefighters.

Contract Term
The contract term remains unchanged, ending on May 31, 2026.

Financial Impact
The aggregate value of the contract will not exceed $1,039,266, and no additional funds are needed.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

- Hazardous Material Meters, Parts, Services and Maintenance Contract 154545 (Ordinance S-47642) on June 1, 2021.
- Hazardous Material Meters, Parts, Services and Maintenance Contract 154545 (Ordinance S-52034) on June 1, 2025.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 20

Request for City Council to Call to Meet in Executive Session on Specific Dates January through December 2026 - Citywide

Request for the City Council to call meetings for the purpose of holding an Executive Session pursuant to Arizona Revised Statute Section 38-431.03.A, on the following dates:

- January 20
- February 24
- March 24
- April 14
- May 12
- June 9
- June 30
- September 15
- October 6
- November 10
- December 15

Public Outreach
The time and location of each meeting will be posted in the official notice and agenda no later than 24 hours prior to each scheduled meeting.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Law Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 21

American Institutes for Research Opportunity Fund Consulting Agreement (Ordinance S-52383) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with American Institutes for Research in the Behavioral Sciences or affiliate (AIR) for pro-bono consulting services. There is no financial impact to the City for this agreement.

Summary

The American Institutes for Research Opportunity Fund's "Priority Places" initiative supports place-based investments in bold, community-led solutions that advance opportunity and improve lives and has worked with over 100 grantees worldwide. Through a philanthropic venture, Phoenix has been selected by AIR to receive, at no cost to the City, consulting services to provide research, evaluation, and technical assistance. The Office of Homeless Solutions (OHS) seeks research and technical assistance support to evaluate and understand its outcomes and impacts and improve its services. Through this partnership, AIR will contribute in-depth research capacity, data analysis, and evidence-based approaches to strengthen OHS's strategies and programs. Priority projects identified by OHS include:

- Understanding the return on investment for Phoenix-funded homelessness programs and true cost of experiencing homelessness in Phoenix.
- Evaluating supportive employment programs (costs and program impacts).
- Assessing the viability and potential for impact in incorporating shared housing and master leasing into OHS's broader strategy.

AIR is a nonpartisan, not-for-profit organization founded in 1946 and is one of the world's leading behavioral and social science research organizations. AIR has decades of experience partnering with governments, nonprofits, and community organizations at the local, state, and federal levels. Current and past collaborations include work with cities and states on education finance, workforce training, housing and homelessness, and public safety.

The partnership with the City will be supported through the AIR Opportunity Fund,

AIR's philanthropic arm dedicated to building stronger, healthier, and more resilient communities across the country. The AIR Opportunity Fund was established in 2021 with a 10-year, $225 million commitment to expand opportunity in education, workforce development, community health, and neighborhood safety. By concentrating resources in select "Priority Places," including Phoenix, AIR collaborates with local leaders to co-design solutions that respond.

Contract Term
The contract term will commence upon signing of the agreement for a term up to five years.

Financial Impact
This agreement will not result in a financial impact to the City.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 22

Authorization to Amend the Emergency Shelter/Heat Related Respite Operator and Supportive Services Qualified Vendor List (Ordinance S-52387) - Citywide

Request authorization for the City Manager, or his designee, to enter into additional contracts with responsive offerors to the Request for Qualifications (RFQu) for Emergency Shelter/Heat Related Respite Operator and Supportive Services Qualified Vendor List (QVL). Further request authorization for the City Controller to disburse funds for the QVL life.

Summary

The Office of Homeless Solutions (OHS) provides support and services for people experiencing homelessness and is committed to ending homelessness through a comprehensive, regional approach to housing and services. Contracts awarded from the QVL include assistance with City-owned shelter and heat-respite projects, contractor-owned emergency shelter and heat related respite programs, Community Court, and other supportive services to individuals or families experiencing homelessness.

Adding the additional providers will allow the City to continue providing shelter and supportive services to assist individuals moving from unsheltered homelessness to permanent housing. Due to the Citywide impacts of this item, staff is requesting consent of the full Council under Section 2 of City Council Ordinance S-50419, which requires additional Council approval for certain uses of the QVL.

Procurement Information

RFQu-22-HSD-61 was conducted in accordance with City of Phoenix Administrative Regulation 3.10. Human Services Department (HSD) received a total of seven offers on September 29, 2025 and all offers were determined to be responsive and responsible to the solicitation requirements.

The Procurement Officer evaluated all offers for Pass/Fail criterion on the following minimum qualifications:

Scope of Work 1: Emergency Shelter/Heat Related Respite Operator
At least three years experience operating an emergency shelter or heat related respite facility.
At least three years experience in case conferencing clients to end their homelessness.
Evidence that direct service staff are trained in CPR, First Aid, Crisis Prevention, Trauma Informed Care, and Motivational Interviewing.

Scope of Work 2: Supportive Services
At least three years experience providing supportive services to people experiencing homelessness.
Evidence of experience and participation in the local Continuum of Care.
Evidence of three years experience in the Homeless Management Information System (HMIS).
Evidence that direct service staff are trained in CPR, First Aid, Crisis Prevention, Trauma Informed Care, and Motivational Interviewing.

The following offerors met all solicitation criteria and are recommended to be added to the QVL:

Emergency Shelter/Heat Related Respite Operator
Chicanos Por La Causa, Inc.
Justa Center, Inc.
Phoenix Gospel Mission, Inc. DBA Phoenix Rescue Mission

Supportive Services
Chicanos Por La Causa, Inc.
Justa Center, Inc.
Phoenix Gospel Mission, Inc. DBA Phoenix Rescue Mission
M Gunn Holdings, LLC DBA EMT Elite
Myndhack LLC

Contract Term
This QVL term will remain unchanged and be in effect from February 1, 2023 through June 30, 2028.

Financial Impact
The aggregate cost of contracts approved under the QVL will not exceed $63,453,395 over the QVL life. Funding is available in the OHS' operating budget and via federal, state, and county grant funding.

Concurrence/Previous Council Action

- On January 25, 2023, the City Council approved the QVL with Ordinance S-49352.
- On June 28, 2023, the City Council approved an additional $13.3 million in funding with Ordinance S-49924.
- On December 13, 2023, the City Council approved an additional $6,752,847 in funding with Ordinance S-50419.
- On March 20, 2024, the City Council approved an additional $1,388,933 in funding with Ordinance S-50706.
- On May 15, 2024, the City Council approved an additional $10.5 million in funding with Ordinance S-50884.
- On January 15, 2025, the City Council approved an additional $15 million in funding with Ordinance S-51541.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 23

2026-27 Housing and Urban Development Consolidated Plan Annual Action Plan Process - Citywide

This report requests City Council approval of the 2026-27 Consolidated Plan Annual Action Plan process. This is a U.S. Department of Housing and Urban Development requirement of receiving federal program funds.

Summary

The 2026-27 Annual Action Plan examines housing and community development needs in the City of Phoenix and defines strategies for addressing those needs throughout the year. The Annual Action Plan contains the planning and application requirements for four major U.S. Department of Housing and Urban Development (HUD) programs that provide critical funds to entitlement cities like Phoenix every year. The four fund sources are: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Through adoption of the 2025-29 Consolidated Plan in May 2025, the City Council approved the general priorities and plans for these programs. Each year the Annual Action Plan details how federal funds will be spent during the coming year.

The Annual Action Plan process will begin in November 2025. The initial public communication and participation process will include the distribution of a community survey, social media posts and outreach, and a HUD-required public in-person hearing, all to assess community needs throughout Phoenix. Residents and neighborhood leaders will be invited to provide testimony regarding housing, homelessness, social services, and community development issues and concerns. Residents who are unable to attend the in-person public hearing will have the opportunity to submit their comments via email or voicemail. This information, along with a needs assessment, will form the foundation of the draft 2026-27 Annual Action Plan. The draft plan will be available for an advertised 30-day public comment period and another public hearing will be held in spring 2026 before it is reviewed and approved by the City Council. The goal of the Annual Action Plan process, per HUD requirements, is to ensure comprehensive community planning and coordinated service delivery are utilized to meet critical housing and community development needs. The City Council will be asked to review and approve the draft 2026-27 Annual

Action Plan in early May 2026 before it is due to HUD by May 15, 2026.

Concurrence/Previous Council Action

The Community Services and Education Subcommittee recommended approval of this item on October 22, 2025, by a 3-0 vote.

Public Outreach

The City of Phoenix's Annual Action Plan process will include holding two HUD required virtual public hearings with the notice of public hearings posted two weeks in advance.

Responsible Department

This item is submitted by Deputy City Managers Alan Stephenson and Gina Montes, the Neighborhood Services and Housing departments and the Office of Homeless Solutions.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 24

Authorize Additional Funding for the Septic Tank Pumping Services - Requirements Contract (Ordinance S-52389) - Citywide

Request to authorize the City Manager, or his designee, to add additional funding to Septic Tank Pumping Services Contract 155562, with AAA AJAX Pumping Services, Inc for the Parks and Recreation Department. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed $280,000.

Summary
The City owns and operates several facilities that require the pumping of liquid and solid materials from septic tanks and vault toilets. The septic/vault systems still in use are generally older facilities with aging infrastructure or facilities without access to the public sewer and water system. This contract will provide the needed pumping service, including clean-up of work areas at the conclusion of pumping services and all labor, equipment, materials and supplies, at various City locations.

Contract Term
The contract term remains unchanged, ending on November 30, 2026.

Financial Impact
Upon approval of $80,000 in additional funds, the revised aggregate contract value will not exceed $280,000. Funds are available in the Parks and Recreation Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Septic Tank Pumping Services Contract 155562 (Ordinance S-48032) on October 27, 2021.

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 25

Public Hearing and Resolution to Approve the 2026 Downtown Enhanced Municipal Services District Assessments (Resolution 22338) - Districts 7 & 8

Request to hold a public hearing for the approval of the 2026 Downtown Enhanced Municipal Services District (Downtown EMSD) assessments and adopt a resolution approving such assessments for the 2026 calendar year. The General Fund estimated annual expenditure for this program is $452,017.

Summary

Pursuant to Arizona state law, a public hearing must be held prior to the annual adoption of the assessments for the Downtown EMSD. The City Council authorized the formation of the Downtown EMSD in 1990 to provide enhanced public services, above and beyond the level of services provided in the remainder of the City. The costs for the Downtown EMSD services are paid through assessments on property owners within the Downtown EMSD boundaries, which are generally Garfield Street on the north, 7th Street on the east, 3rd Avenue on the west, and the railroad tracks south of Jackson Street on the south.

The City contracts directly with Downtown Phoenix, Inc. (DPI) to implement the work program, as described in **Attachment A**. The work plan and budget for calendar year (CY) 2026 provides a variety of enhanced services in the downtown core, including business improvement services and overall business development.

The annual assessments for the Downtown EMSD will be levied for CY 2026 after the required legal process for the Downtown EMSD has been completed. Assessments are determined in proportion to the benefits received by each parcel. There are approximately 742 parcels in the Downtown EMSD on which the budget will be assessed. This is based on the approved Downtown EMSD assessment diagram that indicates the properties to be assessed for enhanced municipal services. This diagram is on file with the Office of the Director of the City of Phoenix Street Transportation Department and was posted online at the City's Community and Economic Development Department website.

The figures below represent the assessments for private and public property owners based on the approved 2026 Downtown EMSD budget of $5,240,953. See

Attachment B for a breakdown of the expense categories. This includes $172,645 for streetscape maintenance expenses, which are paid only by property owners and tenants adjacent to the Streetscape Improvement District (SID). The SID includes certain portions of Monroe Street from 3rd Avenue to 7th Street; Adams Street from 2nd Avenue to 2nd Street; 2nd Street from Jefferson to Van Buren streets; and 3rd Street from Monroe to Van Buren streets.

Estimated 2026 District Budget: $5,240,953
Estimated 2026 Assessment Revenue: $4,990,953
Estimated 2026 Non-assessment Revenue: $250,000

Downtown EMSD CY 2026 Assessments
Private Property Owners Assessments: $2,165,333
Public Property Assessments: $2,825,620
Total Assessments: $4,990,953

Streetscape Maintenance Expenses (expenses included in the figures above)
Private Property Owners Assessments: $103,799.15
Public Property Assessments: $68,845.85
Total Streetscape Expenses: $172,645

Financial Impact
The City's total estimated annual expenditure for this program is $1,343,610, which includes:

- $452,017 from the General Fund (approximate $8,628 increase from 2025);
- $665,747 from the Phoenix Convention Center;
- $159,804 from the Sports Facilities Fund; and
- $66,042 from the Phoenix Bioscience Core.

Concurrence/Previous Council Action
This item was recommended for approval at the Economic Development and the Arts Subcommittee meeting on September 10, 2025, by a vote of 3-0.

On October 15, 2025, the City Council approved:

- The 2026 Downtown EMSD Budget, Assessments and Set Public Hearing Date of November 5, 2025, for the hearing on the estimated assessments; and
- The 2026 Downtown EMSD Assessment Diagram.

Public Outreach
On October 15, 2025, the City Council set the date of November 5, 2025, as the date

for the public hearing on the Downtown EMSD assessments. On October 15, 2025, a total of 20 days prior to the hearing as legally required, all property owners were notified by mail of their annual assessment cost by the Street Transportation and Community and Economic Development departments. In addition, DPI has sent letters to all property owners, and the Downtown EMSD Board approved the 2026 budget at its June 2025 board meeting.

To answer any questions that property owners in the Downtown EMSD might have, Community and Economic Development Department staff made themselves available virtually for an hour prior to the November 5, 2025, public hearing. Notice of the public hearing was also published in the Record Reporter as specified below. No further notification is required after the public hearing.

To be published:
The Record Reporter
- October 22, 2025
- October 24, 2025

Location
The Downtown EMSD is generally bounded by Garfield Street on the north, 7th Street on the east, 3rd Avenue on the west, and on the south by the railroad tracks south of Jackson Street
Council Districts: 7 and 8

Responsible Department
This item is submitted by City Manager Jeffrey Barton, Deputy City Manager John Chan and the Street Transportation and Community and Economic Development departments.

Downtown Phoenix Inc.
DTPHX.ORG

2026 EMSD Work Plan
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Administration, Finance, and Information Technology

Goal: To manage shared resources and maximize efficiencies while supporting initiatives and projects organization-wide.

Proposed Objectives to Achieve Goal

1. Provide technical assistance for customer relationship management (CRM) platform
2. Continue to identify process improvements, training, budget saving opportunities, and ways to help staff across all DPI departments and affiliates work more efficiently and effectively
3. Support the work of all DPI departments, affiliates and facilities through finance, administrative, HR and IT services
4. Manage DPI employee benefits and payroll compliance
5. Utilize and maximize resources within Emfluent platform, a local Predictive Insights firm that specializes in talent optimization, office culture development, career pathing and hiring best practices
6. Prioritize employee development and retention throughout the year
7. Oversee the implementation and completion of mid-year and end-of-year assessments
8. Curate a desirable in-office experience for both employees and visitors, making our HQ an increasingly magnetic nexus of city building activity
9. Working with Marketing, Ambassadors and Clean + Green Team, manage inventory and spending of Downtown Phoenix Inc. branded merchandise and uniforms
10. Manage compliance with City contract, including annual audit

Marketing & Events

Goal: Sustaining our neighborhood's positive momentum through mission-driven programming and events, relentless business support, rich, human interest-driven storytelling, and user-friendly resources that reinforce our live/work/play/learn/create identity.

Proposed Objectives to Achieve Goal

1. With Community Engagement and street teams, provide support to City of Phoenix and Local Organizing Committee in hosting 2026 NCAA Women's Final Four; use opportunity of hosting Women's Final Four to elevate and amplify Downtown's increasingly compelling story
2. Continue to develop and expand potential of new dtphx.org web site, which debuted in 2025
3. Continue to leverage the Downtown Insider, which experienced 40 percent subscriber growth in the first five months of 2025
4. Continue to share human interest stories (business owners, students, residents, employees, community leaders etc.) through the DTPHX blog, Insider and social media while also using our platforms to promote the important work we do to propel the neighborhood forward (Clean + Green Team, DTPHX Ambassadors, convention and mega event support, homeless outreach, volunteering, event support, business support, etc.)
5. Develop targeted PR strategies to amplify the organization's initiatives, including reports on economic growth, seasonal campaigns, DPI produced events, and other newsworthy announcements
    a. Track media results through a media monitoring program that showcases reach, impressions, and publicity value
    b. Track event results to show growth and community impact
6. Bolster strategic partnerships with City of Phoenix, Visit Phoenix, and Arizona Office of Tourism to streamline marketing efforts and increase awareness of Downtown businesses, cultural institutions, events and amenities
7. Raise public awareness to work DPI is doing to support individuals experiencing homelessness:
    a. Promoting the work of our Outreach Navigators
    b. Promoting We're In This Together v2.0 campaign
    c. Promoting collaborative work being done in DTPHX Community Resource Hub, a new facility managed by DPI that provides office space for key partners like Valley Metro, City of Phoenix Community

Assistance Program (CAP), Upward and Onward, Phoenix PD's Downtown Operations Unit (DOU) and our contracted Outreach Navigators

8. Continue to curate an events portfolio and inclusive placemaking pop-ups that check multiple mission-driven boxes:
    a. Family Friendly
    b. Activating Public Spaces
    c. Inclusive
    d. Promoting Downtown Businesses
    e. Budget Friendly
    f. Multi-Cultural
    g. Arts-Centric
9. Continue to identify new creative event spaces to expand our Venue Menu, positively impacting other areas of Downtown while relieving stress on Downtown parks
10. Increase event attendance through outreach to Downtown employees, students and residents
    a. Continue working with ASU leadership to activate Civic Space Park
    b. Work with Community Engagement and residential property managers to attract more Downtown residents to events
11. Continue celebration of cultural months, including DPI campaigns, produced and sponsored events, stakeholder engagement and community feedback (social media, surveys)
12. Continue to advance our event recruitment and curation strategies by growing our trusted network of Downtown event producers and convening those producers, in partnership with the City, twice yearly
13. Continue to grow sponsorship opportunities, focusing on providing opportunities to our investors and stakeholders
14. Continue to work with Visit Phoenix, Phoenix Convention Center, and hospitality partners to sell Downtown to convention clients and event producers, including assisting on site visits, executing golf cart tours and leveraging our constantly improving amenity package

DTPHX Ambassadors and Clean & Green Team

Goal: To curate a distinguishing sidewalk experience that is clean, safe, welcoming, and inclusive.

Proposed Objectives to Achieve Goal

Ambassador Program

1. Continue to serve as eyes and ears for Downtown by maintaining up to 24 full-time positions
   a. Includes funding to financially support two (2) City of Phoenix Civic Space Park Rangers
2. Continue to participate in the City's coordinated efforts to reduce homelessness by connecting individuals in need to services and shelter
   a. Continue to provide services to EMSD and Greater Downtown through two (2) dedicated dehp Integrative Services Outreach Navigators, who office out of the DTPHX Community Resource Hub and coordinate with DTPHX Ambassadors and Downtown stakeholders directly
3. Continue to professionally develop Ambassadors through monthly training programs, beyond 30/60/90-day onboarding
   a. Provide street-level business tours and walking familiarization tours to Ambassadors to keep up with the rapid growth and development of Downtown
   b. Schedule ongoing field trainings and other professional development opportunities
4. Manage the front lobby of DPI's main office
5. Continue to track daily (and report monthly) Ambassador interactions and services delivered through Eponic handheld devices; continue to explore viability capabilities of Eponic's web-based app, which would give stakeholders direct access for services requests
6. As Downtown development continues to deliver new residential and commercial offerings, evolve deployment to best serve entire EMSD, including newly added northern portion of Phoenix Bioscience Core

Clean & Green Team

1. Continue to clean high-traffic public spaces and infrastructure with pressure washing equipment
2. Improve walkability of Downtown's corridors and enhance the street level experience through landscaping
   a. Increase pedestrian friendliness through tree plantings and potentially, with the help of grant funding, manufactured shade installations
   b. Continue adding planters with flowering plants to beautify building exteriors near intersections throughout the EMSD
   c. Continue to focus on west/northwest portions of EMSD, where thousands of apartment units have recently opened
   d. Continue to design, install and maintain dog stations throughout the EMSD
3. Continue to assess and improve public amenities throughout the Streetscape Improvement District, such as:
   a. Additional trash/recycling receptacles
4. Assist City of Phoenix with implantation of Downtown Parking Plan recommendations regarding signage
5. Continue to support Downtown's bike culture and pedestrian experience with an emphasis on improving the safety of sidewalks, crosswalks and bike lanes
6. Continue to work with City of Phoenix Streets Department to address signaling improvements throughout EMSD
7. Support stakeholders, such as ASU, working with the City of Phoenix to create pedestrian malls/corridors

Community Engagement

Goal: To inform and engage Downtown Stakeholders in Downtown Phoenix Inc.'s events, resources, and services by building and supporting avenues of reciprocal communication.

Proposed Objectives to Achieve Goal:

1. Continue staff's familiarization and proficiency in the utilization of Client Relationship Management (CRM) platform Virtuous, and refine stakeholder

lists to maximize performance and allow for more targeted communications and stronger historical data

2. Ensure proper communication channels are in place with property management teams, security teams, and parking management teams to support Downtown's high volume event days; implement tech systems that will streamline these communications
3. Raise awareness of our services with residential property managers and ownership of new and recent apartment communities within the EMSD, with the ultimate goal of seeing our welcome kits and printed collateral reaching residents who live in those towers
4. Continue placemaking efforts throughout EMSD by partnering with stakeholders on a variety of projects
    a. Continue Family Friendly infrastructure initiatives, like Story Walk, and create a guide to family friendly amenities Downtown
    b. Establish partnerships with local sustainability experts for greening projects and redevelopment of green space
5. Continue to partner with Downtown neighborhood groups like Downtown Core Community and Evans Churchill Community Association (Ex: Group bike rides, volunteer cleanups, etc.)
6. Strategically utilize streetpole banners for evergreen marketing and placemaking initiatives
7. Continue stakeholder engagement through monthly meetings (Open House, Events, Streets + Transportation), email communications (SOE, Stakeholder Alerts), events and one-on-one touchpoints
8. Leverage Downtown focus groups—made up of residents, students, event producers, employees, business owners, etc.—to help inform staff direction; formalize structure and cadence to maximize feedback
9. Continue to grow The Flock volunteer program:
    a. Host a wide variety of volunteer opportunities that increase engagement with Downtown students, employees and residents
    b. Continue to deploy The Flock as an additional value to event producers
    c. Partner with local non-profit organizations to host satellite volunteer opportunities in public spaces and residential + office towers
    d. Continue to build the database of volunteers
    e. Pilot a community impact program that engages local businesses

Business Development

Goal: To foster Downtown as a sustainable, inclusive, family-friendly and economically-viable business, education, entertainment and residential center of our city and region.

Proposed Objectives to Achieve Goal:

1. Assist the City of Phoenix's Community and Economic Development Department with the attraction of new businesses and companies while also targeting retail gaps in Downtown, with emphasis on non-F&B businesses
2. Assist the City of Phoenix's Community and Economic Development department in prioritizing office retention efforts; enhance employee retention and attraction by leading strategic engagement initiatives, such as regular employer/employee surveys and proactive relationship-building with company leaders
3. Continue to serve as "one-stop" information + data resource for developers, brokers, and companies interested in locating/expanding Downtown, including access to a new digital twin platform specifically for Downtown
4. Maintain and regularly update Downtown Business Core data resources, including but not limited to: monthly Facts & Figures one sheet, demographic reports and development tracking; this data ensures accurate reporting by DPI and its partners and helps develop a strong understanding and visualization of Downtown trends
5. Continue to promote, organize and facilitate curated golf cart tours of Downtown for brokers, potential tenants, developers and other stakeholders to showcase the area and foster valuable new business connections
6. Maintain connectivity to commercial property management teams and increase their awareness of business development services and economic development data and collateral available to them through DPI
7. Conduct regular business retention + expansion visits with Downtown street-level businesses to build relationships, identify challenges, connect to resources, and provide direct technical assistance where needed
8. Support the Downtown Phoenix Community Development Corporation [DP CDC] in advancing affordable housing development in/adjacent to the EMSD
9. Continue to manage and curate the Downtown Phoenix Digital Twin, including providing user support, coordinating with technical partners, maintaining existing data, and identifying new data sources

Attachment B

CY 2026 EMSD Budget - Estimated

Account	2026 Budget
EMSD General Office	709,560
EMSD Admin Salaries	200,982
EMSD Events	433,358
EMSD Marketing	467,460
EMSD Bus Dev	219,998
EMSD BID/Field Services	2,831,950
EMSD SID	172,645
Total District Expenses	**4,990,953**
Miscellaneous non-district expenses	**250,000**
Total Budgeted Expenses	**5,240,953**
Assessment Revenue	**4,990,953**
Non-assessment Revenue	**250,000**
Total Revenues	**5,240,953**

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 26

Pay Invoices for 2026 Downtown Enhanced Municipal Services District (Ordinance S-52382) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to pay all invoices received from Downtown Phoenix, Inc. (DPI) through the Phoenix Downtown Enhanced Municipal Services District (EMSD) Agreement, in an amount not to exceed $4,990,953 for work related to the calendar year 2026 Downtown EMSD budget and work plan through December 31, 2026. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The City Council authorized formation of the Downtown EMSD in 1990 to provide enhanced public services, above and beyond the level of services provided in the remainder of the City. The City contracts directly with DPI to implement the work program of the Downtown EMSD, including the Ambassadors program, streetscape improvements and maintenance, the Clean Team program, marketing, event promotion, business assistance, and transportation services. Pursuant to State law, the Downtown EMSD's budget must be approved each year. This action is the final step in the annual budget process to authorize the Community and Economic Development Department to pay DPI for services rendered in calendar year 2026 under the Downtown EMSD contract.

Financial Impact

The City's total estimated annual expenditure for this program is $2,825,620, which includes:

- $452,017 from the General Fund (approximate $8,628 increase from 2025);
- $665,747 from the Phoenix Convention Center;
- $159,804 from the Sports Facilities Fund;
- $66,042 from the Phoenix Bioscience Core;
- $1,192,869 as a pass-through from other government-owned properties including Maricopa County, Maricopa County Stadium District and the State of Arizona; and
- $289,141 collected as a pass-through from tenants on City-owned properties.

The remaining $2,165,333 of funds are collected from private property owners through

an assessment on their property tax bills.

Estimated 2025 District Budget: $5,240,953
Estimated 2025 Assessment Revenue: $4,990,953
Estimated 2025 Non-assessment Revenue: $250,000

In preparation for remitting the first payment by January 1, 2026, the Community and Economic Development Department request the advance term as December 1, 2025, to December 31, 2026, to prepare for implementation. Funding is available in the Community and Economic Development Department's Operating budget.

Concurrence/Previous Council Action
This item was recommended for approval at the Economic Development and the Arts Subcommittee meeting on September 10, 2025, by a vote of 3-0.

On October 15, 2025, the City Council approved:
- The 2026 Downtown EMSD Budget, Assessments and Set Public Hearing Date of November 5, 2025 for the hearing on the estimated assessments; and
- The 2026 Downtown EMSD Assessment Diagram.

Public Outreach
On October 15, 2025, the City Council set the date of November 5, 2025, as the date for the public hearing on the Downtown EMSD assessments. On October 15, 2025, a total of 21 days prior to the hearing as legally required, all property owners were notified by mail of their annual assessment cost by the Street Transportation and Community and Economic Development departments. In addition, DPI sent letters to all property owners, and the Downtown EMSD Board approved the 2026 budget at its June 2025 board meeting.

To answer any questions that property owners in the Downtown EMSD might have, Community and Economic Development Department staff made themselves available virtually for an hour prior to the November 5, 2025, public hearing. Notice of the public hearing was also published in the Record Reporter on October 22, 2025 and October 24, 2025. No further notification is required after the public hearing.

Location
The Downtown EMSD is generally bounded by Garfield Street on the north, 7th Street on the east, 3rd Avenue on the west, and on the south by the railroad tracks south of Jackson Street
Council Districts: 7 and 8

Responsible Department

This item is submitted by City Manager Jeffrey Barton, Deputy City Manager John Chan and the Street Transportation and Community and Economic Development departments.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 27

Issuance of Multifamily Housing Revenue Construction/Permanent Notes (The Moreland I Project), Series 2025 (Resolution 22343) - District 8

Requests City Council approval for the issuance of Multifamily Housing Revenue Construction/Permanent Notes (The Moreland I Project), Series 2025, to be issued in one or more tax-exempt and/or taxable series, in an aggregate principal amount not to exceed $50,000,000.

Summary

Request City Council adoption of a resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue up to $50,000,000 of Multifamily Housing Revenue Construction/Permanent Notes (the “Notes”), for use by ML I Housing, LLC, an Arizona limited liability company (the “Borrower”), to finance and/or refinance, as applicable, all or a portion of the cost of:

a. The acquisition, construction, development, improvement, equipping and/or operation of the first phase of a multifamily residential rental housing community expected to be referred to as “The Moreland I” to be comprised of approximately 132 units (all or a portion of which will be set aside for occupancy by low- to moderate-income tenants), an adjacent parking structure, and improvements and facilities functionally related and subordinate thereto, to be situated on approximately 1.60 acres of land leased by the City of Phoenix to the Borrower (collectively, the “Facility”), which is being co-developed by Brinshore Development, L.L.C. and the City of Phoenix (or their respective affiliates);
b. Funding any required reserve funds;
c. Paying capitalized interest on the Notes, if any; and
d. Paying costs and expenses incurred in connection with the issuance of such Notes (collectively, the “Project”).

The issuance of the Notes and the plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Multifamily Housing Revenue Construction/Permanent Notes at its meeting held on October 16, 2025.

Location
The Facility is located at or near 325 E. Moreland Street, in Phoenix, Arizona (previously expected to be located at 1125 N. 3rd Street, in Phoenix, Arizona).
Council District: 8

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT THE OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION _____

A RESOLUTION APPROVING THE PLAN OF FINANCING AND ISSUANCE OF NOT TO EXCEED $50,000,000 PRINCIPAL AMOUNT OF ONE OR MORE TAX-EXEMPT AND/OR TAXABLE SERIES OF MULTIFAMILY HOUSING REVENUE CONSTRUCTION/PERMANENT NOTES (THE MORELAND I PROJECT), SERIES 2025 OF THE INDUSTRIAL DEVELOPMENTAUTHORITY OF THE CITY OF PHOENIX, ARIZONA

_____

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the "Authority"), is a nonprofit corporation designated a political subdivision of the State of Arizona (the "State") incorporated with the approval of the City of Phoenix, Arizona (the "City"); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the "Act"), authorizes the Authority to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a "project" (as defined in the Act) whenever the Board of Directors of the Authority (the "Authority Board") finds such loans to further advance the interests of the Authority or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a "project" when the Authority Board finds that the refinancing is in the public interest; and

WHEREAS, ML I Housing, LLC, an Arizona limited liability company (the "Borrower"), has requested that the Authority issue its revenue notes for the purpose of assisting the Borrower to finance and/or refinance, as applicable, all or a portion of the cost of: (a) the acquisition, construction, development, improvement, equipping and/or

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operation of the first phase of a multifamily residential rental housing community expected to be referred to as "The Moreland I" to be comprised of approximately 132 units (all or a portion of which will be set aside for occupancy by low- to moderate-income tenants), an adjacent parking structure, and improvements and facilities functionally related and subordinate thereto, to be situated on approximately 1.60 acres of land leased by the City to the Borrower and located at or near 325 E. Moreland Street, Phoenix, Arizona 85004 (previously expected to be located at 1125 N. 3rd Street, Phoenix, Arizona), which is being co-developed by Brinshore Development, L.L.C. and the City (or their respective affiliates), (b) funding any required reserve funds, (c) paying capitalized interest on the below-defined Notes, if any, and (d) paying costs and expenses incurred in connection with the issuance of such Notes (collectively, the "Project"); and

WHEREAS, the Authority, by Resolution No. 2025-20, duly adopted by the Authority Board at a meeting duly called and held on October 16, 2025, granted final approval of the issuance and sale of its Multifamily Housing Revenue Construction/Permanent Notes (The Moreland I Project), in one or more tax-exempt and/or taxable series (the "Notes"), from time to time pursuant to a plan of financing, in an aggregate principal amount not to exceed $50,000,000, the proceeds of which will be used to finance the Project; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Authority under which the Notes are to be issued require the approval of the Council of the City; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that an "applicable elected representative" (as that term

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is defined in the Code) approve the issuance of the tax-exempt portion of the Notes and the plan of financing for the Project following a public hearing, which public hearing was held by the Authority on October 10, 2025; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Notes has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act and of the "applicable elected representative" as defined in Section 147(f) of the Code with respect to the Notes.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Authority under which the Notes are to be issued are hereby approved.

SECTION 2. The issuance of the Notes and the plan of financing for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 3. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

[*Signature page follows*]

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PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

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City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 28

Issuance of Multifamily Housing Revenue Notes (Helen Drake Village Project), Series 2025 (Resolution 22344) - District 5

Requests City Council approval for the issuance of Multifamily Housing Revenue Notes (Helen Drake Village Project), Series 2025, to be issued in one or more tax-exempt and/or taxable series in an aggregate principal amount not to exceed $20,000,000.

Summary

Request City Council adoption of a resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue up to $20,000,000 of Multifamily Housing Revenue Notes (the “Notes”) for use by Richman Helen Drake Village, LLC, a Delaware limited liability company (the “Borrower”), to finance and/or refinance, as applicable, all or a portion of the cost of:

a. The acquisition, construction, development, improvement, equipping, and/or operating of a multifamily residential rental housing community to be known as “Helen Drake Village” (including improvements and facilities functionally related and subordinate thereto) expected to be comprised of approximately 80 units (all or a portion of which will be set aside for occupancy by low- to moderate-income senior tenants) to be situated on approximately two acres of land leased to the Borrower by the City of Phoenix, (collectively, the “Facility”);
b. Funding any required reserve funds;
c. Paying capitalized interest on the Notes, if any; and
d. Paying costs and expenses incurred in connection with the issuance of such Notes (collectively, the “Project”).

The issuance of the Notes and the plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Revenue Notes at its meeting held on October 16, 2025.

Location
The Facility is generally located at or near 7606 N. 27th Avenue in Phoenix, Arizona.
Council District: 5

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT THE OFFICAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION _____

A RESOLUTION APPROVING THE PLAN OF FINANCING AND ISSUANCE OF NOT TO EXCEED $20,000,000 PRINCIPAL AMOUNT OF ONE OR MORE TAX-EXEMPT AND/OR TAXABLE SERIES OF MULTIFAMILY HOUSING REVENUE NOTES (HELEN DRAKE VILLAGE PROJECT), SERIES 2025 OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

_____

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the "Authority"), is a nonprofit corporation designated a political subdivision of the State of Arizona (the "State") incorporated with the approval of the City of Phoenix, Arizona (the "City"); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the "Act"), authorizes the Authority to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a "project" (as defined in the Act) whenever the Board of Directors of the Authority (the "Authority Board") finds such loans to further advance the interests of the Authority or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a "project" when the Authority Board finds that the refinancing is in the public interest; and

WHEREAS, Richman Helen Drake Village, LLC, a Delaware limited liability company (the "Borrower"), has requested that the Authority issue its revenue notes for the purpose of assisting the Borrower to finance and/or refinance, as applicable, all or a portion of the cost of: (a) the acquisition, construction, development, improvement,

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equipping and/or operating of a multifamily residential rental housing community to be known as “Helen Drake Village” (including improvements and facilities functionally related and subordinate thereto) expected to be comprised of approximately 80 units (all or a portion of which will be set aside for occupancy by low- to moderate-income senior tenants) to be situated on approximately 2 acres of land leased to the Borrower by the City and generally located at or near 7606 N 27th Avenue, Phoenix, Arizona 85051, (b) funding any required reserve funds, (c) paying capitalized interest on the below-defined Notes, if any, and (d) paying costs and expenses incurred in connection with the issuance of such Notes (collectively, the “Project”); and

WHEREAS, the Authority, by Resolution No. 2025-18, duly adopted by the Authority Board at a meeting duly called and held on October 16, 2025, granted final approval of the issuance and sale of its Multifamily Housing Revenue Notes (Helen Drake Village Project), in one or more tax-exempt and/or taxable series (the “Notes”), from time to time pursuant to a plan of financing, in an aggregate principal amount not to exceed $20,000,000, the proceeds of which will be used to finance the Project; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Authority under which the Notes are to be issued require the approval of the Council of the City; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), requires that an “applicable elected representative” (as that term is defined in the Code) approve the issuance of the tax-exempt portion of the Notes and the plan of financing for the Project following a public hearing, which public hearing was held by the Authority on October 10, 2025; and

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WHEREAS, information regarding the Project to be financed with the proceeds of the Notes has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act and of the "applicable elected representative" as defined in Section 147(f) of the Code with respect to the Notes.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Authority under which the Notes are to be issued are hereby approved.

SECTION 2. The issuance of the Notes and the plan of financing for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 3. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

[*Signature page follows*]

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PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

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City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 29

Fire Department Computer-Aided Dispatch Transition Consultant Contract (Ordinance S-52386) - Citywide

Request authorization for the City Manager, or his designee, to enter into contract with Ronald C. Burch to provide computer-aided dispatch (CAD) transition consulting. Further request authorization for the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $630,000.

Summary

The Phoenix Fire Department (PFD) requires technical administration services for its existing regional CAD system during the implementation of the new regional CAD system. The dispatch system is used to deploy appropriate Fire personnel, apparatus, and equipment to emergency calls from the public.

The CAD Modernization Project is an ongoing effort to upgrade the current legacy CAD system. A substantial portion of PFD Technical Services staff are needed for the ongoing CAD Modernization Project. However, the mission critical nature of the CAD system requires that there be no reduction in the level of support it receives during the project implementation.

The extended implementation timeline of the CAD Modernization Project requires that PFD have a CAD transition consultant to provide services through the end of the current CAD system’s live operations.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition due to the nature of the CAD operation system (OpenVMS), programming languages used by CAD (COBOL and MACRO), PFD has few other options available for temporary external resources to support the legacy CAD system.

Contract Term

The contract will begin on or about October 29, 2025, for a three-year term.

Financial Impact

The aggregate contract value will not exceed $630,000 for the three-year aggregate term. Funding is available in the Phoenix Fire Department's Capital Improvement Program budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 30

One-Time Purchase of Ground Support Equipment for Remote Hardstand at Phoenix Sky Harbor International Airport (Ordinance S-52378) - District 8

Request to authorize the City Manager, or his designee, for a one-time purchase of TLD brand ground support equipment (GSE) from Aero Specialties, Inc. for the new remote hardstand located at Terminal 3 at Phoenix Sky Harbor International Airport (PHX). Further request to authorize the City Controller to disburse all funds related to this item. The total purchase value will be up to $700,000.

Summary
The Aviation Department requests approval for a one-time purchase of GSE, which consists of two air conditioning units, one ground power unit, and two water carts. These GSE are necessary to support the remote hardstand to aircraft during passenger boarding, deboarding, and moving passengers safely and quickly between the aircraft and terminal buildings. The purchased GSE will accommodate various aircraft sizes that currently serve PHX.

Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances without Competition, due to the time constraints associated with long lead times for new equipment and the upcoming completion of the remote hardstand.

Contract Term
The item will be for the one-time purchase of GSE, upon City Council's approval, on November 5, 2025.

Financial Impact
The total purchase value of this one-time purchase will be up to $700,000, including taxes, shipping, and all associated fees. Funding is available in the Aviation Department's Capital Improvement Program budget.

Location
Phoenix Sky Harbor International Airport: 2485 E. Buckeye Road

Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 31

Overhead, Aircraft Hangar, and Automatic Doors/System Replacement and Repair Services - IFB 23-0129 - Amendment (Ordinance S-52379) - Districts 1, 8 & Out of City

Request to authorize the City Manager, or the City Manager's designee, to allow additional expenditures under Contract 159166 (Contract) with D.H. Pace Company, Inc. for various mechanical door repair and replacement services for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will be $1.5 million.

Summary
The Contract provides maintenance and repair services for aircraft hangar doors, overhead doors, dock leveling devices, and automatic doors throughout Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport, and Phoenix Goodyear Airport (Airports). These services are critical to ensure the proper operation, safety, and security of Airport facilities for the traveling public. Due to significant demand to replace aging doors and doors with potential security risks, the Aviation Department relies on the Contract to ensure the Airports' continued operations without disruption.

Contract Term
The Contract term remains unchanged and will expire on September 30, 2028.

Financial Impact
Additional funds in the amount of $1.5 million will increase the cost of the Contract to $3 million. Funds are available in the Aviation Department’s Operating budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Overhead, Aircraft Hangar, and Automatic Doors/System Replacement and Repair Services, Contract 159166 (Ordinance S-50140) on September 6, 2023.

Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road;
Phoenix Deer Valley Airport, 702 W. Deer Valley Road; and
Phoenix Goodyear Airport, 1658 S. Litchfield Road, Goodyear, AZ.

Council Districts: 1, 8 and Out of City

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 32

New Access Agreement with Saab Inc. at Phoenix Deer Valley Airport (Ordinance S-52384) - District 1

Request to authorize the City Manager, or his designee, to execute an access agreement with Saab Inc. (Saab) for access to Aviation properties at Phoenix Deer Valley Airport (DVT) to install and maintain airfield sensors on existing utility poles at DVT, which will communicate with controllers in the Federal Aviation Administration (FAA) control tower.

Summary
Saab is collaborating with the FAA to install airfield sensors at DVT as part of the FAA Surface Awareness Initiative (SAI). SAI is designed to improve airfield safety by providing air traffic controllers increased situational awareness of aircraft activities on the ground thereby reducing the potential for runway incursions. The sensors track aircraft on the ground that are equipped with a component that broadcasts the aircraft's position to receiving equipment in the FAA control tower. The installation of the airfield sensors will have a minimal physical footprint.

Contract Term
The term of the access agreement is month-to-month and will expire on the date that the City determines.

Financial Impact
There are no rents due under the access agreement. All installation activities will be conducted by Saab at its sole expense.

Location
Phoenix Deer Valley Airport: 702 W. Deer Valley Road
Council District: 1

Responsible Department
This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 33

Amended and Restated Lease 33676 with Cutter Aviation, Inc. at Phoenix Sky Harbor International Airport (Ordinance S-52388) - District 8

Request to authorize the City Manager, or his designee, to amend Lease 33676 (Ground Lease) with Cutter Aviation Phoenix, Inc. (Cutter) for the operation of a full-service fixed base operator facility (FBO) at Phoenix Sky Harbor International Airport (PHX) to extend the term 15 years and incorporate Lease 157996 (Parking Lot Lease) into the Ground Lease.

Summary

Cutter leases approximately 18 acres of land under the Ground Lease for the operation of an FBO at PHX. Cutter also leases approximately 1.06 acres of land at PHX under the Parking Lot Lease for parking needs to support of its FBO operations. Both leases will expire on March 31, 2028.

Cutter is seeking to invest a minimum of $7 million in FBO facility improvements, including refurbishment of aircraft storage hangars, increase hangar aircraft size capacity to accommodate larger general aviation aircraft, installation of a portico, asphalt of aircraft ramp areas, and other efficiency and customer service enhancements. In order for Cutter to amortize these investments, the Aviation Department desires to amend and restate the Ground Lease to include extending the term by 15 years, updating other lease provisions to modernize the Ground Lease to align with current leasing standards, and incorporating the Parking Lot Lease into a consolidated amended and restated Ground Lease. The amended and restated Ground Lease will require all improvement to be completed within the first 36 months of the extended term. To ensure the construction of the improvements is completed within 36 months, Cutter must provide a cash deposit in the amount of $350,000 to the City as a capital investment milestone guarantee. Failure to substantially complete the improvements within the 36-month time period will result in forfeiture of the deposit to the City.

Contract Term

The terms of the Ground Lease and Parking Lot Lease will expire on March 31, 2028. The amended and restated Ground Lease will extend the term by 15 years from April 1, 2028, to March 31, 2043. If the leased premises are required for airport operational

purposes, the City may terminate the amended and restated Ground Lease by giving Cutter a minimum of 12 month's prior written notice.

Financial Impact

Cutter currently pays approximately $336,808 in rent in the form of a minimum annual guarantee (MAG) for its FBO leased premises and also pays additional amounts for other aeronautical services in compliance with Federal Aviation Administration (FAA)-approved PHX FBO Minimum Standards, such as fuel flowage fees and landing fees performed at PHX. Combined revenue from Cutter for FBO and other aeronautical services generates approximately $1.2 million per year. As a provision of the amended and restated Ground Lease, rent for the FBO leased premises will convert to a ground rental rate of approximately $0.43 per square foot per year, which will produce a rent amount that approximately equals the current MAG amount. The annual ground rental rate will remain at approximately $336,808 for years one through five of the extended term. In years six through 10 of the extended term, the ground rental rate will increase by $0.10 per square foot per year.

An appraisal will determine the market rental rate for year 11 of the extended term. If the appraisal increase is 10 percent or less, then the ground rent will be adjusted to the appraised market rate for year 11. If the appraisal market rate increase exceeds 10 percent, the ground rental rate increase for year 11 will be capped at 10 percent, with subsequent 10 percent annual rent increases in years 12 through 15 until the ground rental rate matches the appraised market rate. Once the appraised market rate is reached, the rent adjustments for the remaining lease years will be based on the Phoenix-Mesa-Scottsdale Consumer Price Index (CPI) or three percent, whichever is greater.

Cutter currently pays $48,510 in ground rent under the Parking Lot Lease with annual rent adjustments of three percent. The rental rate for the Parking Lot premises during the extended term years will also be based on the appraised market rental rate and will follow the same rental adjustment methodology as the FBO leased premises.

In addition to annual ground rent, Cutter will be subject to all fees and services associated with the current FAA-approved PHX FBO Minimum Standards, including fuel flowage fees and landing fees. The total anticipated revenue over the 15-year extended term is expected to exceed $22 million.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board recommended approval of this item on September 18, 2025, by a vote of 9-0.
The Transportation, Infrastructure, and Planning Subcommittee recommended

approval of this item on October 15, 2025, by a vote of 3-0.

Location
Phoenix Sky Harbor International Airport, 2802 E. Old Tower Road
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 34

Holiday Light Decorations - RFA 23-FMD-018 - Amendment (Ordinance S-52381) - Districts 4, 7 & 8

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 156425 with Saguaro Summit LLC dba Christmas Light Decorators. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $150,000.

Summary
The Public Works Department is responsible for the annual holiday decorations displayed along Central Avenue between Baseline and Camelback roads. Decorations are installed beginning the week of Thanksgiving and remain through early January. This amendment will provide additional funds for the decorations.

Contract Term
The contract term remains unchanged, ending on June 30, 2026, with one optional one-year renewal.

Financial Impact
Approval of this request will increase the aggregate contract value by $150,000, for a revised total not to exceed $740,000. Funding is available in the Public Works Department's budget.

Concurrence/Previous Council Action
The City Council previously reviewed Contract 156425 on September 4, 2024, under Ordinance S-51216. The original contract award was approved on May 25, 2022, under Ordinance S-48621.

Location
Council Districts: 4, 7 and 8

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Public Works Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 35

Jimmy Carter Way Ceremonial Sign Topper - District 8

Request City Council approval to install a ceremonial sign topper honoring Jimmy Carter. The ceremonial sign topper will be installed at the intersection of 13th Street and St. Anne Avenue (**Attachment A**).

Summary

Jimmy Carter was born James Earl Carter, Jr. born on October 1, 1924 and died on December 29, 2024 at 100 years old. Jimmy Carter was the 39th president of the United States, serving from 1977 to 1981 and served as the 76th governor of Georgia from 1963 to 1967.

Although Jimmy Carter had no formal ties to the origin or leadership of the Habitat for Humanity International Organization, he dedicated himself to alleviating human suffering and promoting peace and human rights through the Carter Center. Through the Carter Center, he led the Jimmy and Rosalynn Carter Work Project for Habitat for Humanity for more than 30 years. Together they worked alongside over 108,100 volunteers who have built, renovated or repaired more than 4,447 homes in 14 countries, all while raising awareness of the critical need for affordable housing. The location for the sign installation is within a neighborhood included in the Jimmy and Rosalynn Carter Work Project.

Financial Impact

The fabrication, installation, and maintenance costs of the ceremonial sign topper will be funded by the requestor.

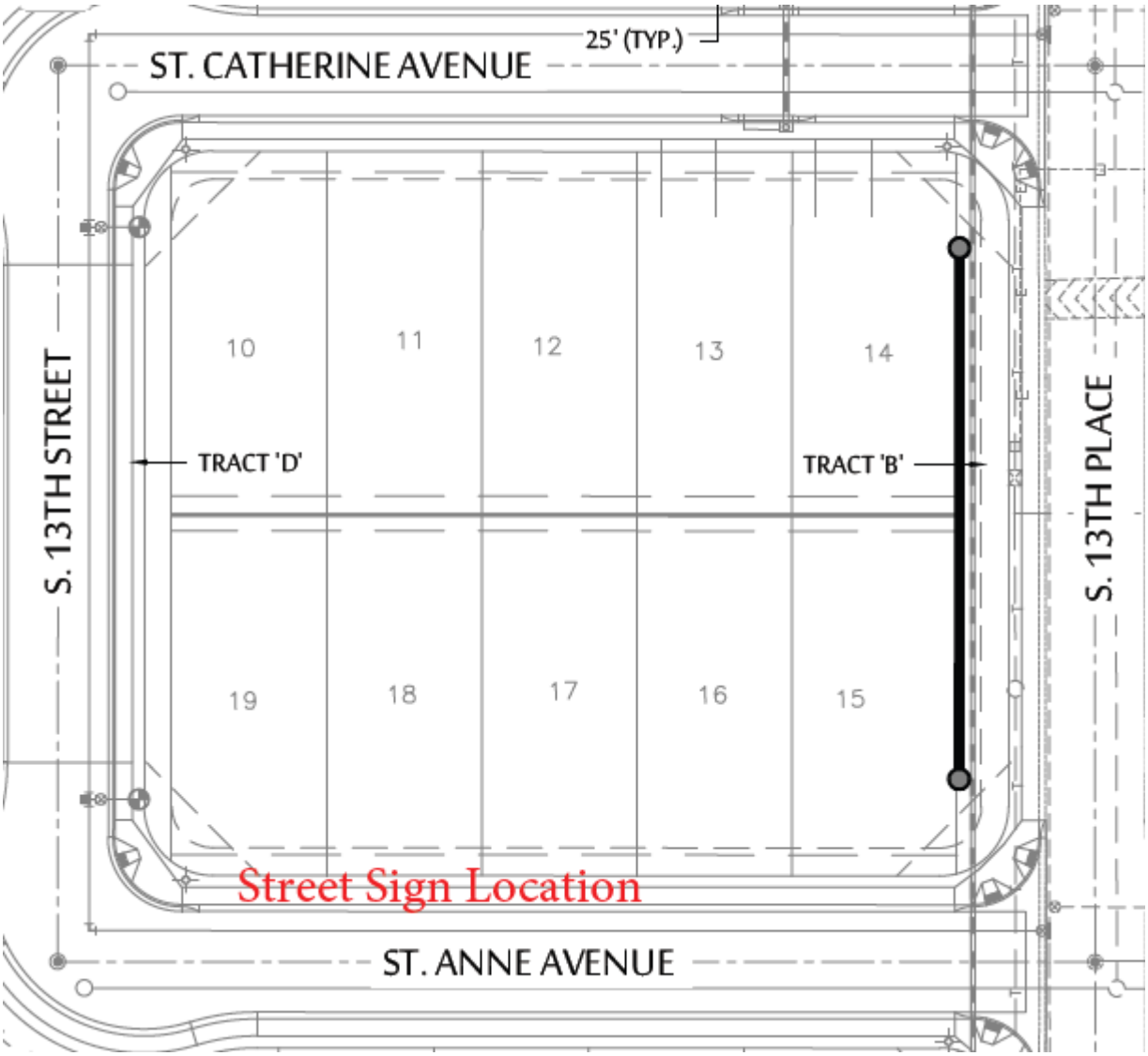
Location

13th Street and St. Anne Avenue
Council District: 8

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Street Transportation Department.

ATTACHMENT A





City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 36

24th Street Water Treatment Plant Rehabilitation 2025 - Engineering Services - WS85290033 (Ordinance S-52390) - District 6

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC to provide Engineering Services that include design and construction administration and inspection for the 24th Street Water Treatment Plant Rehabilitation project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $14 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to rehabilitate and/or replace various treatment systems due to age and usage.

Wilson Engineers, LLC's services include, but are not limited to: develop a comprehensive set of contract documents including construction plans and specifications adhering to current City standards, regulatory guidelines, and requirements; attend regular meetings with the project team to discuss, coordinate, and review the work progress and budget, resolve design issues, and document meeting minutes; obtain all required permits for the construction and operation of the modifications; provide all required services as necessary to implement alternative design reviews, constructability reviews, quality control reviews that may be performed by the Construction Manager at Risk (CMAR); provide design services including

agency coordination, preparation of preliminary, pre-final and final plans and consultation regarding the CMAR models and final cost proposal, assistance in the bid evaluation and recommendation of contract award; provide value-engineering recommendations to ensure the project will meet both the budget and schedule; conduct pre-construction conference and hold subsequent meetings, as necessary, with the project team; perform on-site examination of materials, equipment, and workmanship; keep the City informed of the progress of the work, and will guard the City against defects and deficiencies in such work and will disapprove or reject work failing to conform to the contract documents; provide quality control services during the course of construction to ensure that the overall technical correctness of the construction phase services are being followed and that construction schedule is being met; arrange and coordinate special inspection for structural, mechanical, and electrical work, as required; provide start-up assistance and training services; prepare and review project documents; and conduct a substantial and final completion inspection.

Procurement Information
The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Two firms submitted proposals and are listed below:

Selected Firm
Rank 1: Wilson Engineers, LLC

Additional Proposer
Rank 2: Carollo Engineers, Inc.

Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for Wilson Engineers, LLC will not exceed $14 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve

funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
24th Street Water Treatment Plant
Council District: 6

Responsible Department
This item is submitted by City Manager Jeffrey Barton, Deputy City Manager Ginger Spencer, the Water Services Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 37

Abandonment of Easements - ABND 250036 - East of 23975 N. 19th Avenue (Resolution 22341) - District 1

Abandonment: 250036
Project: 21-3516
Applicant: Robert Cole
Request: To abandon eight combined drainage and temporary access easements, totaling approximately 102,356 square feet (2.37 acres).
Date of Decision: September 23, 2025

Location
Generally located east of 23975 N. 19th Avenue
Council District: 1

Financial Impact
None. No consideration fee was required as part of this submittal, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 38

Abandonment of Easements - ABND 230070 - 5100 E. Roosevelt Street (Resolution 22342) - District 6

Abandonment: 230070
Project: 23-446
Applicant: Iron Mountain Data Centers Arizona 3, LLC
Request: To abandon three portions of the drainage easements on the project site. Abandonment one and three are abandoning portions of the drainage easement dedicated with recently approved Park 52 and 202 plat (PLAT 210077) and grading and report plan (CPGD 2109267), completed by Hunter Engineering. Abandonment two is abandoning a portion of the existing drainage easement dedicated by a map of dedication for Motorola in 1974 (Book 175, Page 27).
Date of Decision: February 23, 2024

Location
Generally located on 5100 E. Roosevelt Street
Council District: 6

Financial Impact
Pursuant to Phoenix City Code Article 5, Section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No consideration fee was required as part of this submittal, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 39

Abandonment of Easement - ABND 250021 - 9110 W. Lower Buckeye Road (Resolution 22337) - District 8

Abandonment: 250021
Project: 21-966
Applicant: Steven Browser
Request: To abandon an irregular shaped drainage easement that totals 13,411 square feet and is located on property at 9110 W. Lower Buckeye Road.
Date of Decision: July 8, 2025

Location
Generally located at 9110 W. Lower Buckeye Road
Council District: 8

Financial Impact
Pursuant to Phoenix City Code Article 5, Section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No consideration fee was required as part of this submittal, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 40

Amend City Code - Ordinance Adoption - Rezoning Application Z-59-25-1 (Tractor Supply Company - Phoenix Deer Valley PUD) - Approximately 660 Feet East of the Southeast Corner of 43rd Avenue and Pinnacle Peak Road (Ordinance G-7441) - District 1

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-59-25-1 and rezone the site from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow a neighborhood commercial center.

Summary

Current Zoning: C-2
Proposed Zoning: PUD
Acreage: 5.81 acres
Proposal: Neighborhood commercial center

Owner: Lennar Arizona, LLC
Applicant: STNL Development
Representative: Stephen Anderson, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Deer Valley Village Planning Committee heard this item on July 15, 2025, for information only.
VPC Action: The Deer Valley Village Planning Committee heard this item on September 16, 2025, and recommended approval, per the staff recommendation, with modifications and a deletion, by a vote of 9-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the staff memo dated October 6, 2025, by a vote of 8-0.

Location

Approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road
Council District: 1
Parcel Addresses: 3939, 4121, 4141, 4161, and 4181 W. Pinnacle Peak Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

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ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-59-25-1) FROM C-2 (INTERMEDIATE COMMERICAL) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

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

SECTION 1. The zoning of a 5.81-acre site located approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Pleak Road in a portion of Section 15, Township 4 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "C-2" (Intermediate Commercial) to "PUD" (Planning Unit Development) to allow a neighborhood commercial center.

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

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

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Tractor Supply Company – Phoenix Deer Valley PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped September 8, 2025, as modified by the following stipulations.

    a. Front Cover, add “City Council adopted: [Insert Adoption date]”

    b. Page 6, 1. General Development Standards, Table 1: General Development Standards, E. Loading Hours, Setbacks and Screening, vi. Screening for Outdoor Display Area / Plant Nursery, modify as follows:

    The outside display area / plant nursery located to the south of the main Phase I building shall be screened from view using opaque fencing and gates of a height not less than 8 feet, or the height of the material being screened, except that the southern edge may utilize a non-opaque black vinyl coated chain link fence when parallel to and within 50 feet of the southern property line. Black vinyl coated chain link fence and gates may also be utilized along the western, eastern, and northern edges of the outside display area / plant nursery only with a UV-stabilized polypropylene fence screen material or similar fence screen material fastened to the fence or gate and providing minimum 98 percent opacity, with the color of the screen material subject to the approval of the Planning and Development staff during the site plan review process. This provision does not apply to permanent sidewalk display areas or permanent trailer and equipment display areas.

    c. Page 19, I. Comparative Zoning Standards, Table 6: Comparative Zoning Standards, E. Loading Hours, Setbacks and Screening, vi. Screening for Outdoor Display Area / Plant Nursery, modify as follows:

    The outside display area / plant nursery located to the south of the main Phase I building shall be screened from view using opaque fencing and gates of a height not less than 8 feet, or the height of the material being screened, except that the southern edge may utilize a non-opaque black vinyl coated chain link fence when parallel to and within 50 feet of the southern property line. Black vinyl coated chain link fence and gates may also be utilized along the western, eastern, and northern edges of the outside display area / plant nursery only with a UV-stabilized polypropylene fence screen material or similar fence screen material fastened to the fence or gate and providing minimum 98 percent opacity,

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with the color of the screen material subject to the approval of the Planning and Development staff during the site plan review process. This provision does not apply to permanent sidewalk display areas or permanent trailer and equipment display areas.

Revised language shall also be expressed in bold font.

2. There shall be direct accessible pedestrian connectivity between the Phase 1 building and the Phase II building independent of the required connection to the city walk on Pinnacle Peak Road as approved by the Planning and Development Department.

3. All mitigation improvements shall be constructed and/or funded as identified and assigned in the Traffic Impact Study approval letter dated April 24, 2025.

4. A proportionate amount of the funds totaling $2.3 million dollars, as stipulated in Z-28-24-1, shall be deposited into an escrow account to the Street Transportation Department, unless the total $2.3 million is satisfied by Stipulation No. 9 of Rezoning Case No. Z-28-24-1, to reimburse the city installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval. The proportionate amount of the funding contribution for the subject site shall be based on the linear feet (LF) of the Pinnacle Peak Road frontage improvements adjacent to the subject site as a portion of the linear feet of the overall site's frontage approved under Z-28-24-1.

5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

8. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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

PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-59-25-1

PORTION OF MARICOPA COUNTY ASSESSOR'S PARCEL NO. 206-40-011 INCLUSIVE OF ADJOINING 65' OF RIGHT-OF-WAY EXTENDING TO CENTERLINE OF PINNACLE PEAK RD.

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DECRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, BEING MARKED BY A BRASS CAP IN HANDHOLD, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A BRASS CAP FLUSH BEARS, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 2630.91 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST CORNER, 657.73 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 757.73 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 21 MINUTES 13 SECONDS EAST, 329.65 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, 757.97 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 43 SECONDS WEST, 329.87 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL CONTAINS 249,907 SQUARE FEET OR 5.7371 ACRESS, MORE OR LESS.

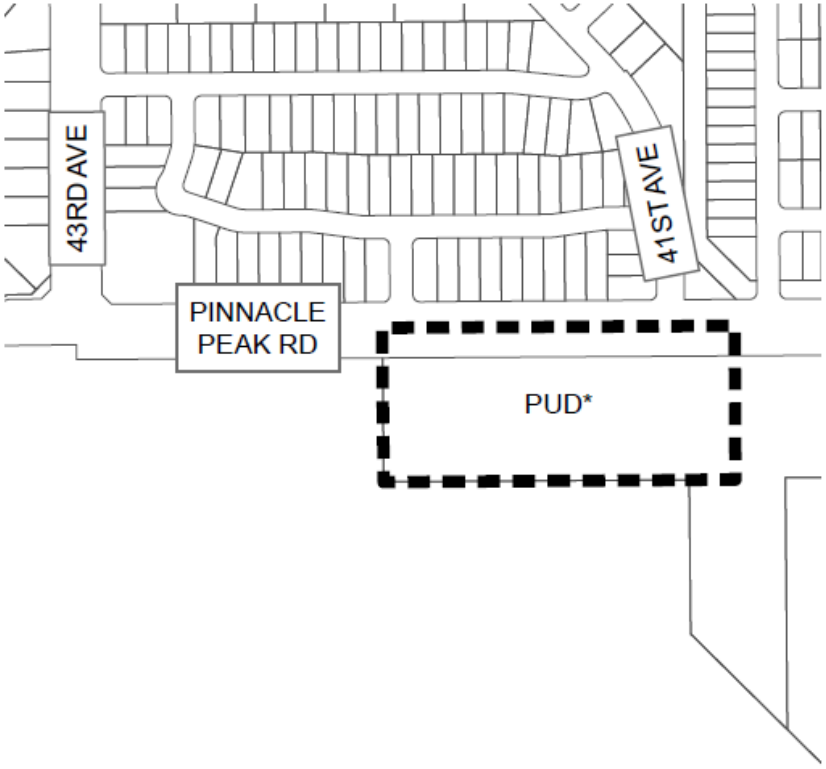
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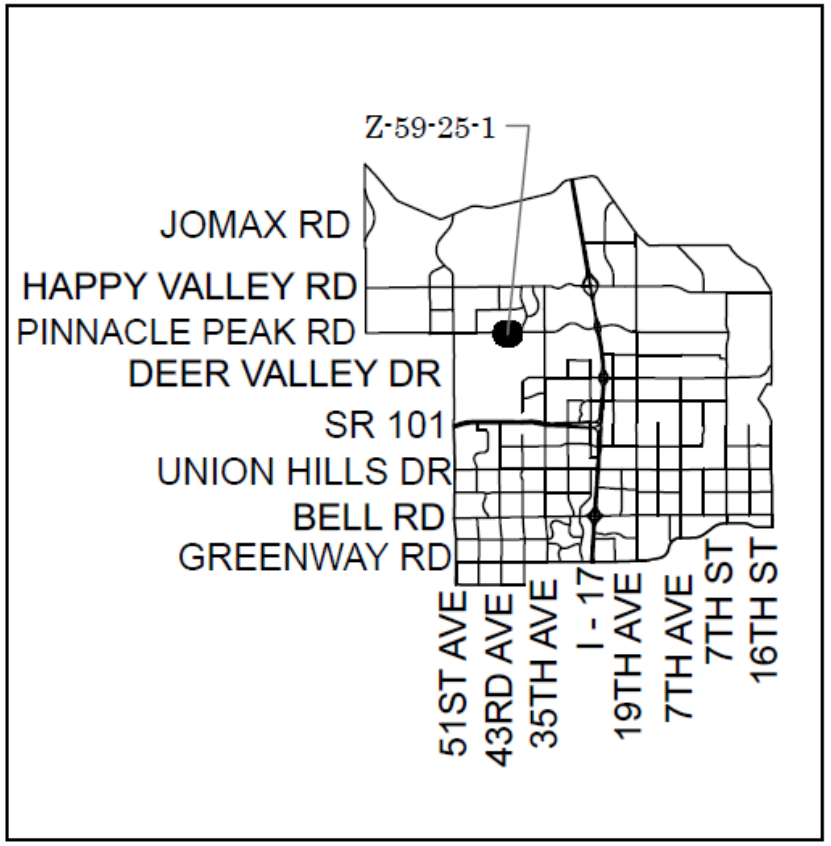
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-59-25-1
Zoning Overlay: N/A
Planning Village: Deer Valley





0 180 360 720 Feet

NOT TO SCALE

N

Drawn Date: 10/3/2025

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City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 41

Amend City Code - Ordinance Adoption - Rezoning Application Z-81-25-2 - Approximately 200 Feet West of the Southwest Corner of 64th Street and Bell Road (Ordinance G-7440) - District 2

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-81-25-2, and rezone the site from C-1 (Neighborhood Retail) to C-2 (Intermediate Commercial) to allow a commercial center.

Summary

Current Zoning: C-1
Proposed Zoning: C-2
Acreage: 3.33
Proposal: Commercial center

Owner: Superstition Associates, LLC
Applicant/Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this item on September 8, 2025, and recommended approval, per the staff recommendation, by a vote of 12-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 8-0.

Location

Approximately 200 feet west of the southwest corner of 64th Street and Bell Road
Council District: 2
Parcel Address: 6245 E. Bell Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-81-25-2) FROM C-1 (NEIGHBORHOOD RETAIL) TO C-2 (INTERMEDIATE COMMERCIAL).

_____

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

SECTION 1. The zoning of a 3.33-acre property located approximately 200 feet west of the southwest corner of 64th Street and Bell Road in a portion of Section 4, Township 3 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "C-1" (Neighborhood Retail) to "C-2" (Intermediate Commercial).

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

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

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped July 22, 2025, the following shall apply:

    a. The existing streetscape along Bell Road, adjacent to the development, shall be replenished to the following standards, as approved by the Planning and Development Department.

        i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.

        ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

    b. The existing landscape planters within the surface parking lot shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees per 120 square feet of landscape planter area, and a minimum of five 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.

    c. Existing retention areas shall be replenished with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the retention areas, and a minimum of five 5-gallon shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, as approved by the Planning and Development Department.

    d. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties, as approved by the Planning and Development Department.

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e. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

f. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.

g. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

h. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

i. 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.

j. A minimum of 6 bicycle parking spaces shall be provided and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.

k. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

l. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.

m. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

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n. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

2. The existing landscape area along the south property line, adjacent to Juniper Avenue, shall be replenished with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.

3. 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.

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

PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-81-25-2

A portion of the Northeast quarter of Section 4, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 4;

Thence North 89 degrees 56 minutes 05 seconds West along the North line of said Section 4, a distance of 229.45 feet;

Thence South 00 degrees 03 minutes 55 seconds West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00 degrees 03 minutes 55 seconds West, for a distance of 250.30 feet;

Thence South 89 degrees 59 minutes 25 seconds West for a distance of 94.61 feet to the beginning of a tangent curve to the left having a radius of 400.00 feet;

Thence Westerly along said curve through a central angle of 19 degrees 10 minutes 25 seconds for a distance of 133. 86 feet;

Thence South 70 degrees 49 minutes 00 seconds West for a distance of 156.51 feet to the beginning of a tangent curve to the right having a radius of 185.00 feet;

Thence Westerly along the arc of said curve through a central angle of 23 degrees 51 minutes 53 seconds for a distance of 77.06 feet;

Thence North 00 degrees 03 minutes 55 seconds East for a distance of 119.77 feet;

Thence North 70 degrees 17 minutes 23 seconds East for a distance of 43.85 feet;

Thence North 19 degrees 42 minutes 37 seconds West for a distance of 175.50 feet;

Thence North 00 degrees 03 minutes 55 seconds East for a distance of 34.37 feet;

Thence South 89 degrees 56 minutes 05 seconds East along the South right of way line of Bell Road for a distance of 467.70 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof lying within Juniper Avenue as dedicated to the City of Phoenix at Book 274 of Maps, Page 41, records of Maricopa County, Arizona.

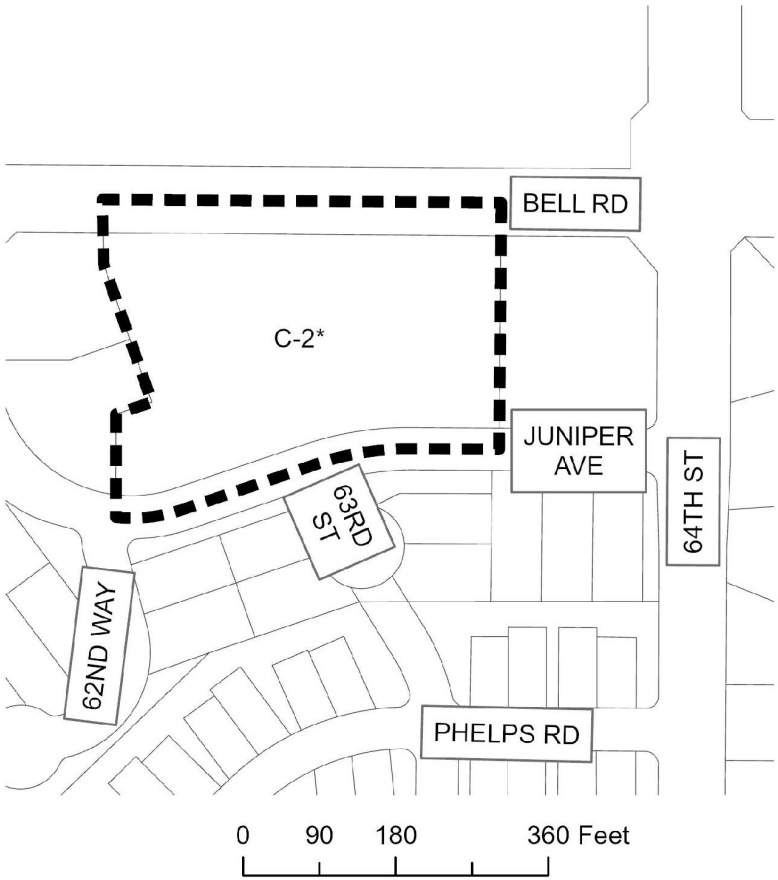
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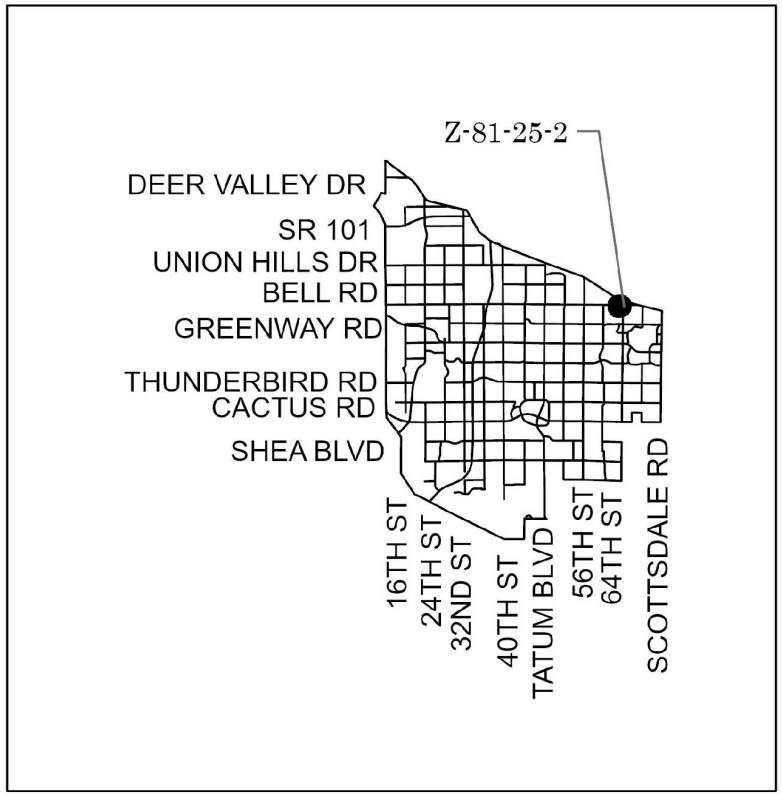
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-81-25-2
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 10/3/2025

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City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 42

Amend City Code - Ordinance Adoption - Rezoning Application Z-95-25-2 - Approximately 930 Feet West of the Northwest Corner of 32nd Street and Mohawk Lane (Ordinance G-7443) - District 2

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-95-25-2 and rezone the site from RE-35 (Single-Family Residence District) to A-1 (Light Industrial District) for a contractor's yard with indoor and outdoor light industrial uses.

Summary

Current Zoning: RE-35
Proposed Zoning: A-1
Acreage: 5.14
Proposal: Contractor's yard, indoor and outdoor light industrial uses

Owner: Dallas Zyadet, Athenas Olive Tree, LLC
Applicant/Representative: David Richert, Richert & Associates

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this item on September 8, 2025, and recommended approval, per the staff recommendation with an additional stipulation, by a vote of 12-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the staff memo dated October 2, 2025, by a vote of 8-0.

Location

Approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane
Council District: 2
Parcel Address: 3014 and 3026 E. Mohawk Lane

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-95-25-2) FROM RE-35 (SINGLE-FAMILY RESIDENCE DISTRICT) TO A-1 (LIGHT INDUSTRIAL DISTRICT).

_____

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

SECTION 1. The zoning of a 5.14-acre site located approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane in a portion of Section 23, Township 4 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “RE-35” (Single-Family Residence District) to “A-1” (Light Industrial District).

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

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

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. A minimum 25-foot-wide landscape setback shall be provided along Mohawk Lane and shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, and five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.

2. A minimum of one outdoor employee resting area of no less than 400 square feet, or two 200-square-foot areas, shall be provided on site. The required pedestrian areas shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.

3. 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.

4. A minimum of four bicycle parking spaces shall be provided through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

5. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

6. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

7. A minimum of 5% of the required parking spaces shall be EV capable infrastructure.

8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses

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Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.

9. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.

10. A minimum of two green stormwater infrastructure (GSI) element for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

11. A minimum 10-foot sidewalk easement adjacent to the northern Mohawk Lane right-of-way shall be dedicated. A minimum 5-foot-wide sidewalk shall be constructed within the sidewalk easement on the north side of Mohawk Lane, adjacent to the development.

12. Replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

13. 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.

14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

15. Prior to 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.

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

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PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description
B – Ordinance Location Map

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-95-25-2

Section 23 Township 4N Range 3E

213-12-012A
THE WEST ONE-HALF OF LOT 28, MOHAWK PARK, ACCORDING TO BOOK 58 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

213-12-012B
THE EAST ONE-HALF OF LOT 28, MOHAWK PARK, ACCORDING TO BOOK 58 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

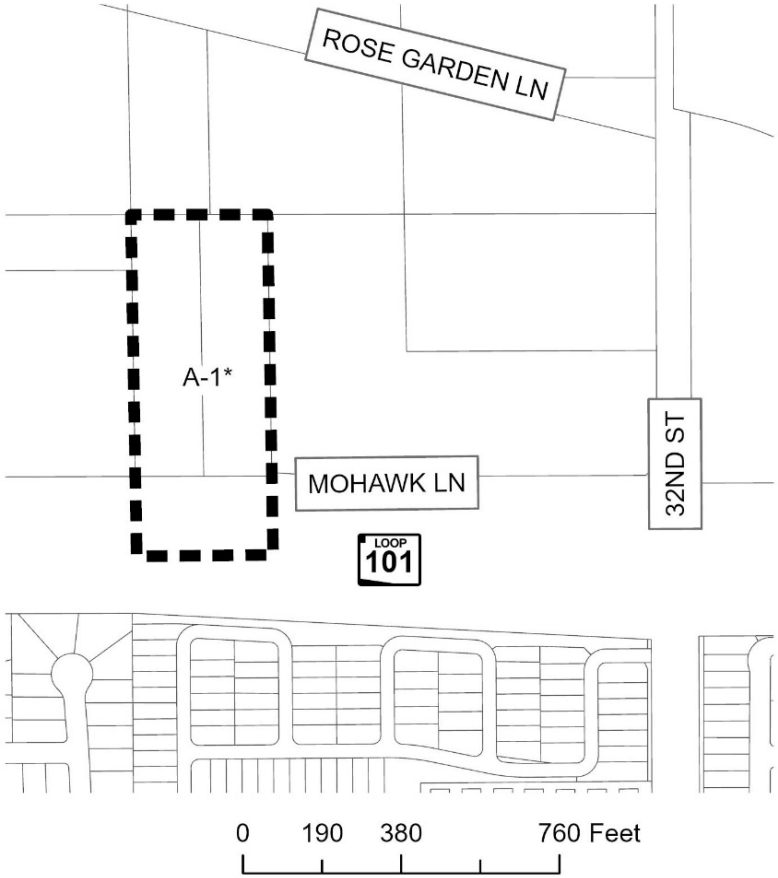
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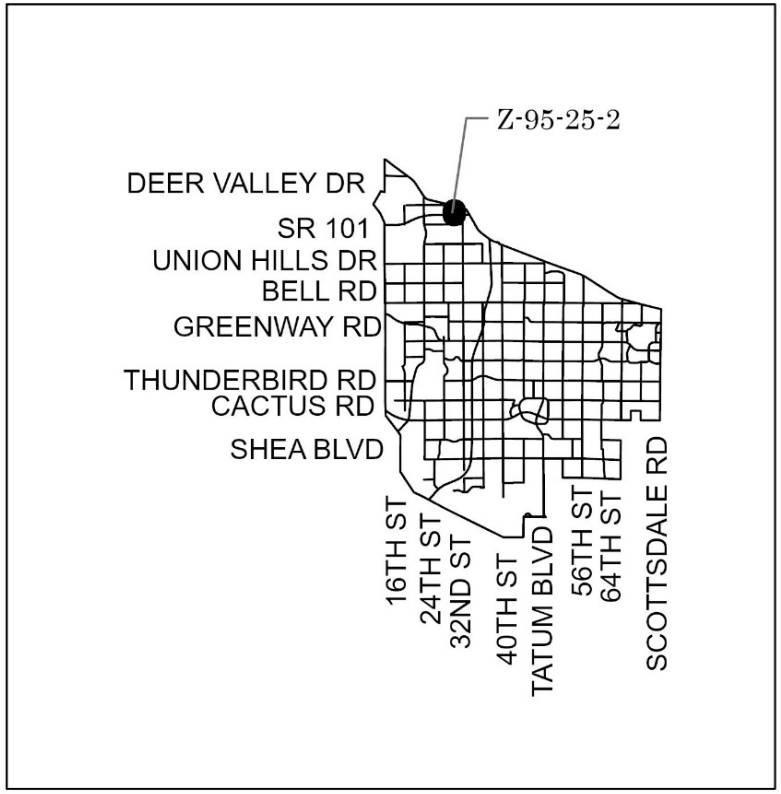
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-95-25-2
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 10/3/2025

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City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 43

Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-6-25-3 - Approximately 300 Feet South of the Southeast Corner of Cave Creek Road and Nisbet Road (Ordinance G-7442) - District 3

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-6-25-3, and rezone the site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow automobile retail sales and underlying C-2 uses.

Summary

Current Zoning: C-2
Proposed Zoning: C-2 SP
Acreage: 0.62
Proposal: Special Permit for automobile retail sales and underlying C-2 uses.

Owner/Applicant: Tom Morano, T. TJ. M. Enterprises One, LLC
Representative: Marty Hall

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this item on September 8, 2025, and recommended approval, per staff recommendation, by a vote of 12-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 8-0.

Location

Approximately 300 feet south of the southeast corner of Cave Creek Road and Nisbet Road
Council District: 3
Parcel Address: 14853 N. Cave Creek Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-6-25-3) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

_____

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

SECTION 1. The zoning of a 0.62 acre property located approximately 300 feet south of the southeast corner of Cave Creek Road and Nisbet Road in a portion of Section 11, Township 3 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2” (Intermediate Commercial) to “C-2 SP” (Intermediate Commercial, Special Permit) to allow automobile retail sales and underlying C-2 uses.

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

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SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Landscape setbacks adjacent to the east property line shall be planted with minimum 2-inch caliper, large canopy, drought tolerant shade trees, planted 20-feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents and vegetative ground coverage to meet a minimum of 50% live coverage, as approved by the Planning and Development Department.

2. The existing landscape strip between back of curb and sidewalk along Cave Creek Road, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, drought tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and a mixture of drought tolerant shrubs, accents and vegetative ground covers, maintained to a maximum height of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.

3. 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.

4. A minimum of 2 bicycle parking spaces shall be provided and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.

5. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

6. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

7. A minimum of 5% of the required vehicle parking spaces shall include EV Installed infrastructure.

8. A minimum of 25% of the employee and customer parking areas shall be shaded, as approved by the Planning and Development Department. Shade

DRAFT

may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

9. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

11. A singular access point shall be permitted onto Cave Creek Road.

12. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

13. 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.

14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

15. Prior to 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.

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

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PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-6-25-3

Lot 14 Paradise Plaza according to Book 93 of Maps, Page 35, Records of Maricopa County, Arizona.

Assessors Tax Parcel(s): 214-66-014

Section:11 Township: 3N Range: 3E

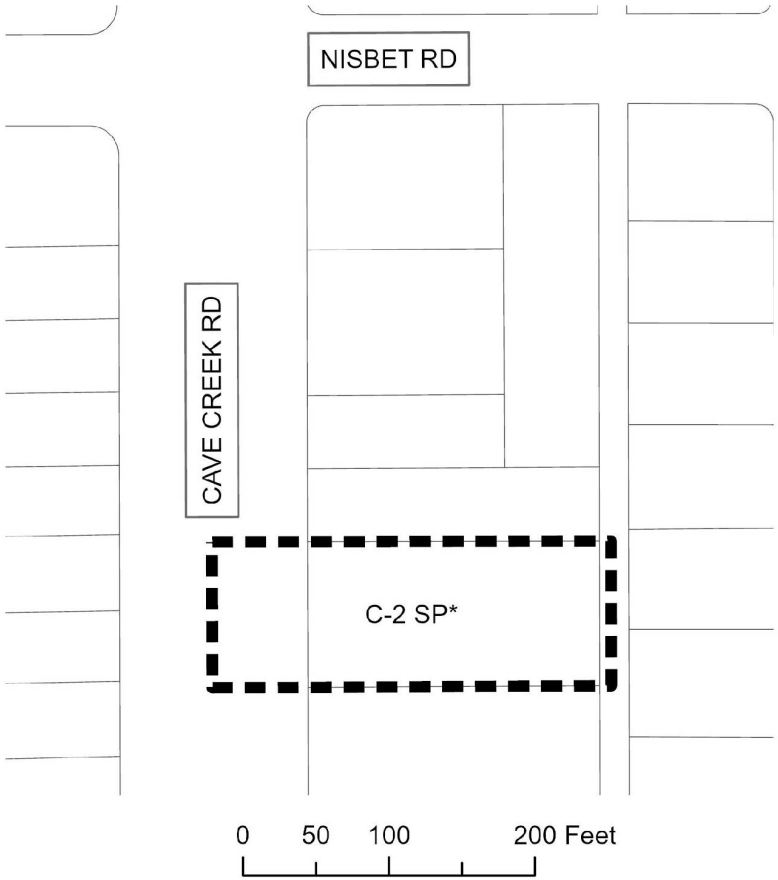
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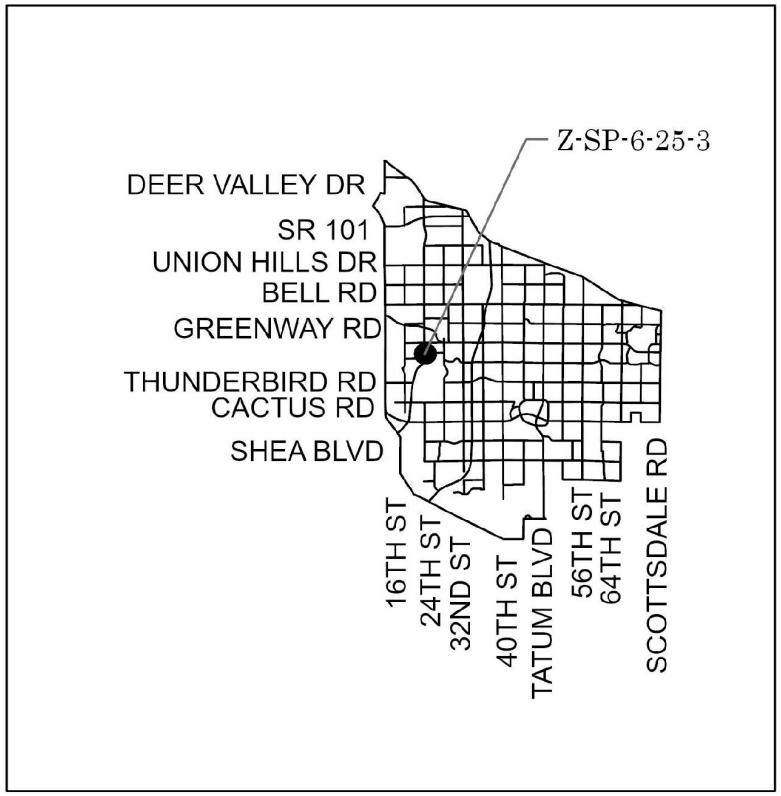
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-SP-6-25-3
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 10/3/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2025 Ord\11-5-2025\11-5-2025.aprx

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 44

REQUEST TO WITHDRAW (SEE ATTACHED MEMO) (CONTINUED FROM OCTOBER 15, 2025) Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-29-12-7(5) - Southeast Corner of 99th Avenue and Thomas Road (Ordinance G-7420) - District 5

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on June 18, 2025. This ratification requires formal action only.

Summary

Application: PHO-1-25--Z-29-12-7(5)
Existing Zoning: PUD
Acreage: 197.0

Owner: Sheely Ted D / ET AL c/o William Sheely / ET AL
Applicant / Representative: Jason Morris, Withey Morris Baugh, P.L.C.

Proposal:
1. Request to modify Stipulation 1 regarding the updated imagery within the development narrative.

VPC Action: The Maryvale Village Planning Committee heard this request on June 12, 2025 and recommended approval with a vote of 12-1.
PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Location

Southeast corner of 99th Avenue and Thomas Road
Council District: 5
Parcel Address: 2209 N. 99th Ave.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: October 30, 2025

From: Joshua Bednarek JB
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 44 ON THE NOVEMBER 5, 2025, FORMAL AGENDA – PLANNING HEARING OFFICER ACTION - PHO-1-25--Z-29-12-7(5) -SOUTHEAST CORNER OF 99TH AVENUE AND THOMAS ROAD

Item 44, Planning Hearing Officer Application No. PHO-1-25--Z-29-12-7(5). This is a request to modify Stipulation 1 regarding the updated imagery within the development narrative located at southeast corner of 99th Avenue and Thomas Road.

In order to address outstanding issues with the proposed application and allow the City Council an opportunity to consider modifications to the proposal, staff recommends withdrawing the case so that it can be advertised for a public hearing at the November 19, 2025, City Council Formal meeting.

Approved: _____ 10/30/25
Alan Stephenson
Deputy City Manager
Date

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-29-12-7(5) PREVIOUSLY APPROVED BY ORDINANCE G-5779.

_____

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

SECTION 1. The zoning stipulations applicable to the site located at the southeast corner of 99th Avenue and Thomas Road in a portion of Section 33, Township 2 North, Range 1 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

STIPULATIONS:

1. An updated Development Narrative for the Sheely Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with THE Development Narrative date stamped JUNE 6, 2025 ~~September 27, 2012~~, as modified by the following stipulations.

2. The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements adjacent to the boundaries of the subject property as recommended by the traffic study, as approved by the Street Transportation Department and Planning and Development Department.

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3. ALL STREETS, WITHIN AND ADJACENT TO THE DEVELOPMENT, SHALL BE DEDICATED AND CONSTRUCTED PER THE APPROVED SHEELY FARMS MASTER STREET PLAN. ~~The applicant shall submit a street alignment plan for public streets (design and alignment for all arterial and collector streets), prior to preliminary site plan approval, for review and approval by the Street Transportation Department and Planning and Development Department.~~

4. Access to McDowell Road shall be reviewed by ADOT, Maricopa County, city of Tolleson, and the city of Phoenix. Notification of such review shall be submitted to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval.

5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6. 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.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5779, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5779 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 27th day of August 2025.

DRAFT

_____
MAYOR

_____
Date

ATTEST:

_____
Denise Archibald, City Clerk

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

By: _____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25--Z-29-12-7(5)

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

LEGAL DESCRIPTION FOR Z-29-12-7(5)

THAT PART OF PARCELS 1, 2 AND 3 LYING WEST OF THE WESTERLY LINE OF THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA BY DEED RECORDED JULY 31, 1998 IN 98-663064 AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT **MAIN** CANAL.

PARCEL NO. 1:

THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THE NORTH 33 FEET AND THE WEST 70 FEET; AND

EXCEPT A TRIANGULAR SHAPED PARCEL OF LAND DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 200.00 FEET AND THE EAST LINE OF THE WEST 70 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 33;

THENCE EASTERLY 5 FEET ALONG SAID SOUTHERLY LINE OF THE NORTH 200.00 FEET TO A POINT;

THENCE IN A SOUTH-SOUTHWESTERLY DIRECTION TO A POINT ON THE EAST LINE OF THE WEST 70 FEET THAT IS 600 00 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO SAID POINT OF INTERSECTION; AND EXCEPT A PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET AND THE EAST LINE OF THE WEST 75 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 33;

THENCE EASTERLY 35 FEET ALONG SAID SOUTH LINE OF THE NORTH 33 FEET TOA POINT;

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THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 75 FEET THAT IS 35 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO SAID POINT OF INTERSECTION, AND EXCEPT THE EAST 5 FEET OF THE WEST 75 FEET OF THE SOUTH 167.00 FEET OF THE NORTH 200.00 FEET OF SAID SECTION 33.

PARCEL NO 2:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 100 FEET OF THE WEST 298.72 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, AS CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT, BY THAT CERTAIN DEED RECORDED IN BOOK 218 OF DEEDS, PAGE 366, RECORDS OF MARICOPA COUNTY, ARIZONA; AND INSTRUMENT 84-3648, AND

EXCEPT RIGHT OF WAY FOR DITCH EXTENDING FROM NORTH TO SOUTH BOUNDARIES OF THE SOUTHWEST QUARTER OF SAID SECTION 33; ALONG AND IMMEDIATELY WEST OF THE EAST LINE THEREOF AS CONVEYED TO UNITED STATES OF AMERICA BY THAT CERTAIN DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 429, RECORDS OF MARICOPA COUNTY, ARIZONA, AND

EXCEPT THE WEST 65 FEET.

PARCEL NO 3:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 BEARS SOUTH 88 DEGREES 48 MINUTES 30 SECONDS WEST 120 FEET;

THENCE SOUTH O DEGREES 11 MINUTES WEST 367 70 FEET;

THENCE SOUTH 44 DEGREEES 36 MINUTES EAST 189.60 FEET;

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THENCE SOUTH 27 DEGREES 23 MINUTES EAST 88 90 FEET;

THENCE SOUTH O DEGREES 01 MINUTES EAST 416.71 FEET;

THENCE SOUTH 44 DEGREES 18 MINUTES EAST 246.60 FEET;

THENCE SOUTH 56 DEGREES 58 MINUTES EAST 54.85 FEET;
THENCE NORTH 89 DEGREES 00 MINUTES EAST 2070.23 FEET,
THENCE NORTH O DEGREES 12 MINUTES EAST 50 FEET;
THENCE NORTH 89 DEGREES 00 MINUTES EAST 60 FEET (FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 0 DEGREES 12 MINUTES WEST 160 FEET);

THENCE NORTH O DEGREES 12 MINUTES EAST ALONG THE MIDSECTION LINE OF SAID SECTION 33, A DISTANCE OF 1170 FEET TO NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 2525.89 FEET TO THE PLACE OF BEGINNING,

EXCEPT RIGHT OF WAY FOR DITCH LYING IMMEDIATELY WEST OF THE EAST LINE CONVEYED TO UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 429, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE EAST 90 FEET OF THE WEST 298.72 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, LYING NORTH OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL;

ALSO BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 208.72 FEET AND THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33;

THENCE WEST 75 FEET ALONG SAID NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; 75 FEET TO A POINT;

THENCE WEST 75 FEET ALONG SAID NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 75 FEET TO A POINT;

THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 208.72 FEET THAT IS 75 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

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THENCE NORTHERLY TO THE POINT OF INTERSECTION.

PARCEL NO. 4:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (S½ OF SW¼) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL A

THAT PART OF THE WEST 208 72 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE QUARTER (S½ OF SW¼) OF SAID SECTION 33, LYING WITHIN A STRIP OF LAND NINETY (90) FEET WIDE ON A CENTER LINE DESCRIBED AS FOLLOWS:

USING AS A BASE THE SOUTH ONE-HALF (S½) OF THE WEST LINE OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITH AN ASSUMED BEARING OF NORTH 0'04' EAST;

BEGINNING AT A POINT 256.9 FEET EAST OF AND 308.7 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 33, AND RUNNING THENCE NORTH 0'06' WEST 453 7 FEET TO A POINT;

THENCE NORTH 45'06' WEST 247.6 FEET TO A POINT;

THENCE PARALLEL TO AND 78.0 FEET EAST OF THE WEST LINE OF SAID SECTION 33, NORTH 0'04 EAST 476.0 FEET;

EXCEPT THE WEST SIXTY-FIVE (65) FEET OF SAID SECTION 33.

PARCEL B·

THAT PART OF THE WEST 208.72 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (S½ OF SW¼) OF SAID SECTION 33, LYING NORTH OF THE NORTH LINE OF THE SOUTH 717.44 FEET OF SAID SECTION 33 AND WEST OF PARCEL A AS DESCRIBED ABOVE:

EXCEPT THE WEST SIXTY-FIVE (65) FEET OF SAID SECTION 33

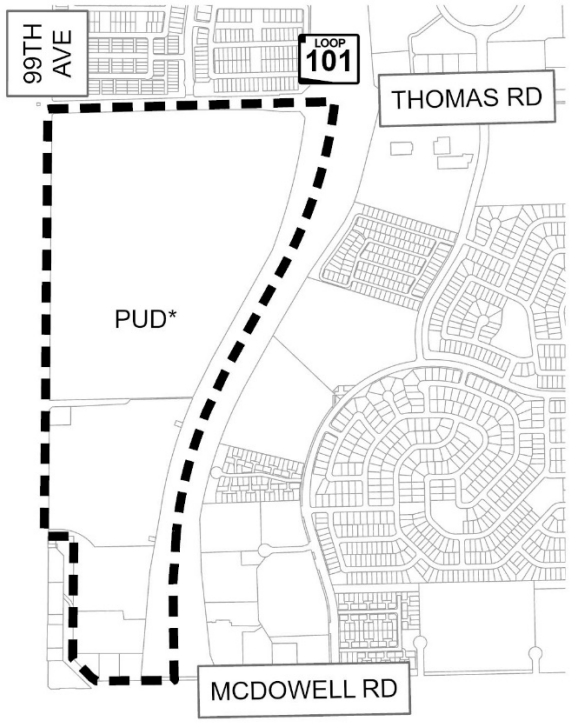
DRAFT

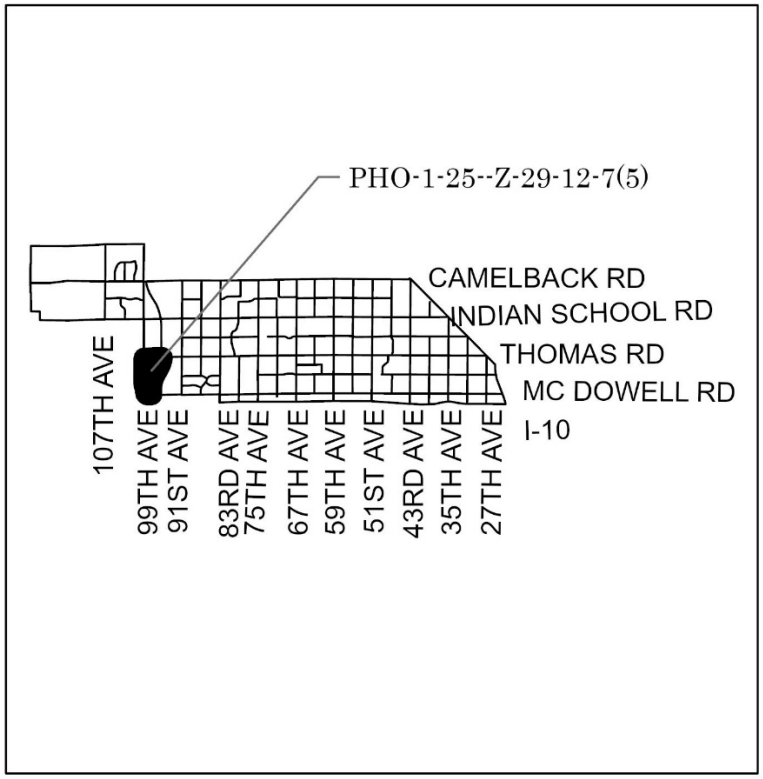
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-1-25--Z-29-12-7(5)
Zoning Overlay: N/A
Planning Village: Maryvale





0 500 1,000 2,000 Feet

NOT TO SCALE

N

Drawn Date: 7/22/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2025 Ord\8-27-2025\8-27-2025.aprx

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: October 10, 2025

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEM 103 ON THE OCTOBER 15, 2025, FORMAL AGENDA - PHO-1-25_Z-29-12-7(5) – SOUTHEAST CORNER OF 99TH AVENUE AND THOMAS ROAD (ORDINANCE G-7420)

This memo serves to request the continuance of the agenda item scheduled for the October 15, 2025, Formal Meeting, concerning the proposed modification of Stipulation 1 related to updated imagery within the development narrative for the property located at the southeast corner of 99th Avenue and Thomas Road.

The applicant has submitted a Proposition 207 waiver request for the subject property. While the applicant has submitted some relevant health and safety information necessary for city review, it was insufficient. Staff is working with the applicant to obtain the complete health and safety documentation. Staff recommends that the item be continued to the November 5, 2025, Formal Agenda to allow additional time for the applicant to submit and for the city to review and evaluate the necessary health and safety information.

Approved: _____ 10/14/25
Alan Stephenson, Deputy City Manager

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 45

Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-8-25-6 - Approximately 165 Feet North and 450 Feet East of the Northeast Corner of 7th Street and Glendale Avenue (Ordinance G-7439) - District 6

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-8-25-6 and rezone the site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow massage therapy and all underlying C-2 uses.

Summary

Current Zoning: C-2
Proposed Zoning: C-2 SP
Acreage: 0.05
Proposal: Massage therapy and all underlying C-2 uses

Owner: WRI Madison Village, LP
Applicant/Representative: Jack Snyder, Hand and Stone Massage and Facial Spa

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Camelback East Village Planning Committee heard this item on September 9, 2025, and recommended approval, per the staff recommendation, by a vote of 16-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 8-0.

Location

Approximately 165 feet north and 450 feet east of the northeast corner of 7th Street and Glendale Avenue
Council District: 6
Parcel Address: 716, 724, and 742 E. Glendale Avenue; and 7005 and 7015 N. 7th Street

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-SP-8-25-6) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

_____

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

SECTION 1. The zoning of a 0.05 acre site located approximately 165 feet north and 450 feet east of the northeast corner of 7th Street and Glendale Avenue in a portion of Section 4, Township 2 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2” (Intermediate Commercial) to “C-2 SP” (Intermediate Commercial, Special Permit) to allow massage therapy and all underlying C-2 uses.

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

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SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. 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.

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

PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

DRAFT

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-8-25-6

A PORTION OF THE PARCEL AS DESCRIBED IN SPECIAL WARRANTY DEED 2019-0214789 MARICOPA COUNTY RECORDS AND LYING IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4 FROM WHICH THE SOUTH QUARTER CORNER BEARS SOUTH 89 DEGREES 44 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 2679.25 FEET (BASIS OF BEARING):

THENCE SOUTH 8 9 DEGREES 4 4 MINUTES 0 1 SECONDS EAST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 476.24 FEET;

THENCE ON A RANDOM BEARING NORTH 0 0 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF 208.49 TO THE SOUTHWEST CORNER OF AN EXISTING BUILDING AND SUITE # 166 BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS EAST ALONG THE WEST SIDE OF SAID SUITE #166, A DISTANCE OF 80.62 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST ALONG THE NORTH FACE OF SAID BUILDING AND SUITE #166, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SUITE #166, A DISTANCE OF 80.62 FEET;

THENCE NORTH 8 DEGREES 45 MINUTES 12 SECONDS WEST ALONG THE SOUTH FACE OF SAID BUILDING AND SUITE #166, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING;

CONTAINING #2311 SQUARE FEET MORE OR LESS.

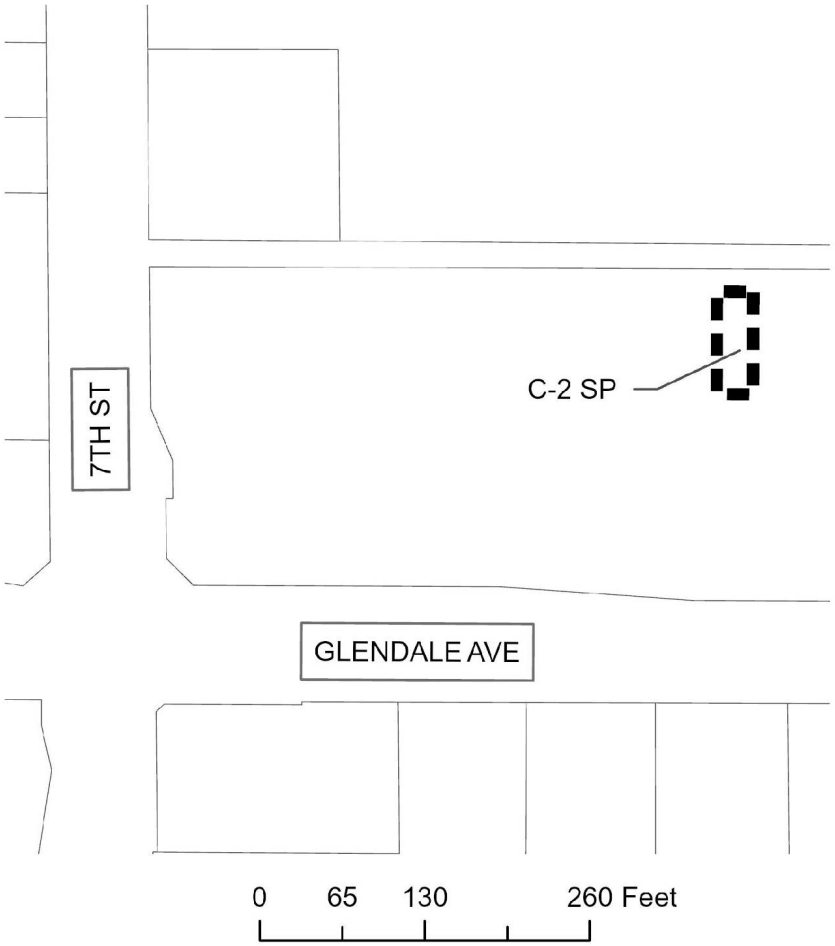
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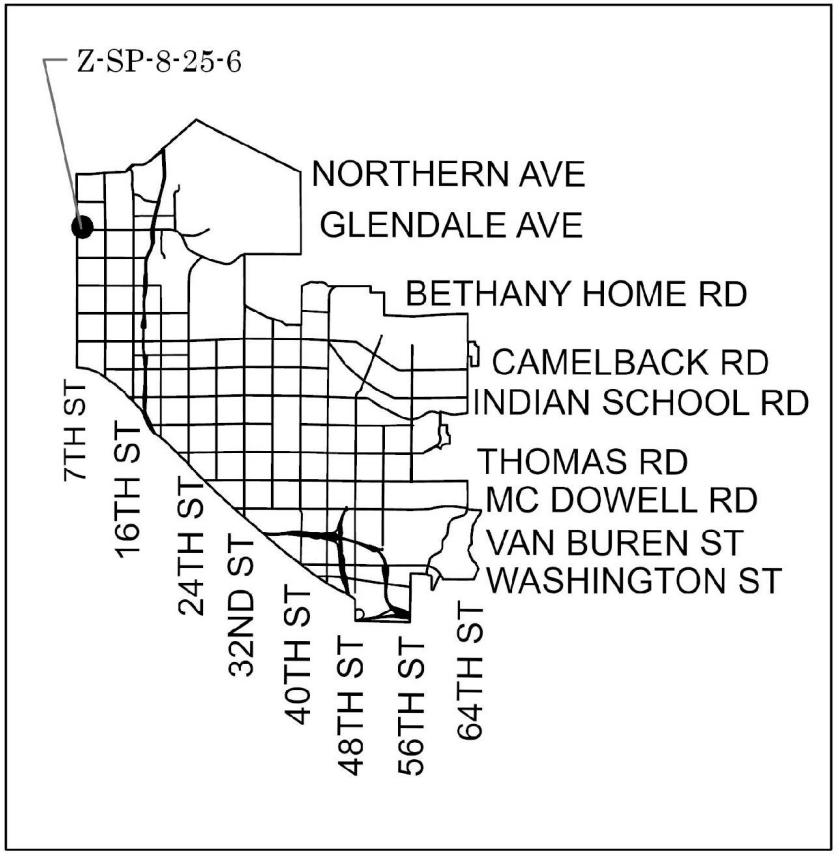
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-SP-8-25-6
Zoning Overlay: N/A
Planning Village: Camelback East





NOT TO SCALE

N

Drawn Date: 10/3/2025

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 46

Public Hearing and Resolution Adoption - General Plan Amendment GPA-NG-1-25-2 - Northeast Corner of Interstate 17 and Sonoran Desert Drive (Resolution 22339) - District 2

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designations on 112.47 acres to Commercial and an update to the City Trails System Map. This is a companion case to Z-24-25-2 and should be heard first, followed by Z-24-25-2.

Summary

Application: GPA-NG-1-25-2
Current Designation: Parks / Open Space / Residential 3.5 to 5 dwelling units per acre (72.96 acres), Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (34.76 acres), Preserves / Floodplain (4.11 acres), Commercial / Residential 15+ dwelling units per acre (0.63 acres), and Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre (0.01 acres)
Proposed Designation: Commercial
Acreage: 112.47
Proposed Use: Minor General Plan Amendment to allow commercial, retail, and hospitality uses; and an update to the City Trails System Map to remove the multi-use trail designation along Sonoran Desert Drive and Dove Valley Road, and adding an east-west shared-use path between the I-17 freeway and Skunk Creek Wash.

Owner: Arizona State Land Department
Applicant: Dennis Newcombe, Gammage & Burnham, PLC
Representative: Manjula Vaz, Gammage & Burnham, PLC

Staff Recommendation: Approval.
VPC Action: The North Gateway Village Planning Committee heard this item on September 11, 2025, and recommended approval, per the staff recommendation, by a vote of 6-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the North Gateway Village Planning Committee

recommendation, by a vote of 8-0.

Location

Northeast corner of Interstate 17 and Sonoran Desert Drive
Council District: 2
Parcel Addresses: N/A

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2025 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-NG-1-25-2, CHANGING THE LAND USE CLASSIFICATION AND THE CITY TRAILS NETWORK MAP FOR THE SITE DESCRIBED HEREIN.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2025 Phoenix General Plan, which was adopted by Resolution 22191, is hereby amended by adopting GPA-NG-1-25-2. The 112.47 acres of site located at the northeast corner of Interstate 17 and Sonoran Desert Drive is designated as Commercial.

SECTON 2. The Planning and Development Director is instructed to modify the 2025 Phoenix General Plan to reflect this land use classification and trails system change as shown below:

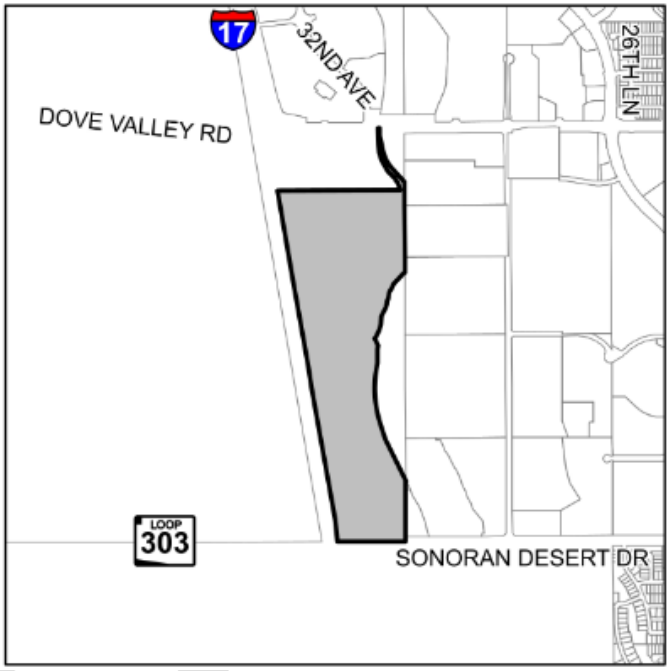
DRAFT

PROPOSED CHANGE:

Commercial (112.47 +/- Acres)

Proposed Change Area

Commercial



PROPOSED CHANGE:

Remove Multi-Use Trail along
Sonoran Desert Drive (0.20 mi +/-)

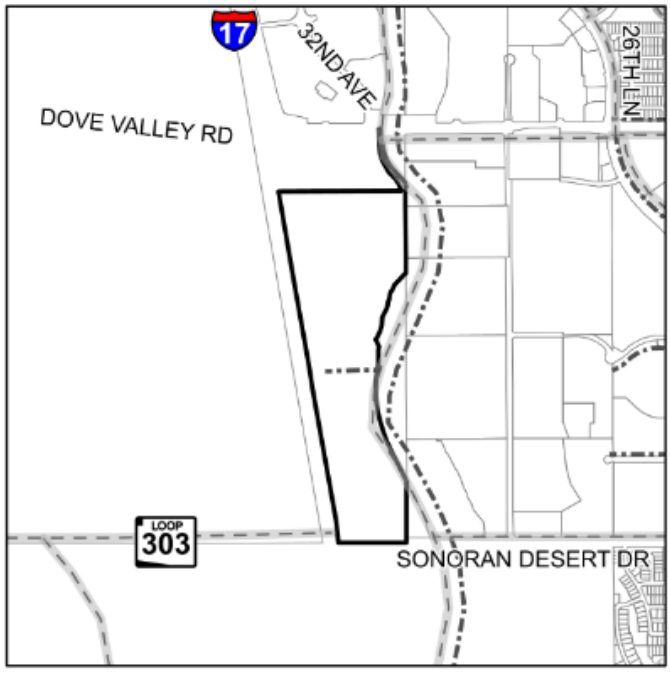
Remove Multi-Use Trail along
Dove Valley Road (0.30 mi +/-)

Addition of Shared-Use Path from
Skunk Creek Wash west to I-17(0.17 mi +/-)

Multi-Use Trail

Shared-Use Path

Proposed Change Area



PASSED by the Council of the City of Phoenix this 5th day of November 2025.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

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

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
September 4, 2025

Application:	GPA-NG-1-25-2
Applicant:	Dennis Newcombe, Gammage & Burnham, PLC
Representative:	Manjula Vaz, Gammage & Burnham, PLC
Owner:	Arizona State Land Department
Location:	Northeast corner of Interstate 17 and Sonoran Desert Drive
Acreage:	112.47 acres
Current Plan Designation:	Parks/Open Space / Residential 3.5 to 5 dwelling units per acre (72.96 acres) Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (34.76 acres) Preserves / Floodplain (4.11 acres) Commercial / Residential 15+ dwelling units per acre (0.63 acres) Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre (0.01 acres)
Requested Plan Designation:	Commercial (112.47 acres)
Reason for Requested Change:	Minor General Plan Amendment to allow commercial, retail, and hospitality uses; and an update to the City Trails System Map to remove the multi-use trail designation along Sonoran Desert Drive and Dove Valley Road, and adding an east-west shared-use path between the I-17 freeway and Skunk Creek Wash
North Gateway Meeting Date:	September 11, 2025

Staff Recommendation: Approval

FINDINGS:

1) The subject site is appropriate for commercial uses as it is adjacent to the Village Core and within the North Black Canyon Corridor.

2) The subject site is appropriate for additional commercial uses as it is strategically located near the I-17 freeway and nearby planned residences.

3) The companion rezoning case, Z-24-25-2, proposes development that is consistent with land uses in the surrounding area.

4) The proposed update to the City Trail System Map is consistent with development to the west of the Interstate 17 and will still provide connectivity to the west via a shared-use path connecting to the future pedestrian and bicycle bridge across the freeway.

BACKGROUND

The subject site (General Plan Amendment area) is 112.47 acres and is located at the northeast corner of Interstate 17 and Sonoran Desert Drive. The subject site is currently vacant land. The companion rezoning case Z-24-25-2 is requesting to rezone the site from 87.25 acres of S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) and 5.08 acres of FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) to 92.08 acres of C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) and 0.25 acres of FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to allow commercial, retail, and hospitality uses. The General Plan Land Use Map designations of the subject site are 72.96 acres of Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, 34.76 acres of Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, 4.11 acres of Preserves / Floodplain, 0.63 acres of Commercial / Residential 15+ dwelling units per acre, and 0.01 acres of Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre. The proposed General Plan Amendment is to designate the site as Commercial.

The request also includes an update to the City Trails System Map to remove the multi-use trail along the south side of Dove Valley Road and the north side of Sonoran Desert Drive adjacent to the development, west of the Skunk Creek Wash multi-use trail; and the addition of an east-west shared-use path west of Skunk Creek Wash to the I-17 freeway. The site to the west, across the I-17, will not be constructing multi-use trails on either road; thus, if these multi-use trails were constructed, they would not connect west of the I-17. These multi-use trails will instead terminate and connect at the Skunk Creek

Wash multi-use trail. The east-west shared-use path from Skunk Creek Wash to the I-17 will provide connectivity to a proposed pedestrian and bicycle bridge over the I-17 freeway and serves as the Paseo del Prado as envisioned by the North Gateway Village Core Plan.

SURROUNDING LAND USES

NORTH
To the north is designated as Commercial / Residential 15+ dwelling units per acre and Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre.

SOUTH
To the south is designated as Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, and Preserves / Floodplain.

EAST
To the east is designated as Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves / Floodplain.

WEST
To the west is designated as Transportation.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.***

  The site is located adjacent to the North Gateway Village Core, is within the North Black Canyon Corridor, and is located within the Infrastructure Limit Line, which promotes a concentration of higher-intensity uses to be located within the corridor.

- ***CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.***

The proposal will provide this corridor along the I-17 freeway with a variety of land uses including commercial, retail, and hospitality uses.

- ***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Locate neighborhood retail to be easily accessible to neighborhoods.***

  The site is located nearby planned residential within the surrounding areas.

- ***CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS; DESIGN PRINCIPLE: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.***

  The proposed update to the City Trail System Map will provide a pedestrian linkage to the proposed commercial center via a shared-use path that will serve as the Paseo del Prado on the site, connecting to future pedestrian and bicycle bridges that will connect to multifamily residential developments to the east of Skunk Creek Wash and to the future Halo Vista development to the west.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-NG-1-25-2 as filed. The request aligns with the goals and policies of the General Plan and will result in land use designations that will maximize the property's location adjacent to a freeway. Along with the companion rezoning case, Z-24-25-2, the General Plan Amendment will allow a compatible mix of land uses that will provide additional commercial to the North Gateway community. Additionally, the update to the City Trails System Map is consistent with how the site to the west, across the I-17 freeway, is being developed and will still provide connectivity via the east-west shared-use path.

Writer
Adrian Zambrano
September 4, 2025

Team Leader
Racelle Escolar

Exhibits
Sketch Maps (4 pages)

GENERAL PLAN AMENDMENT

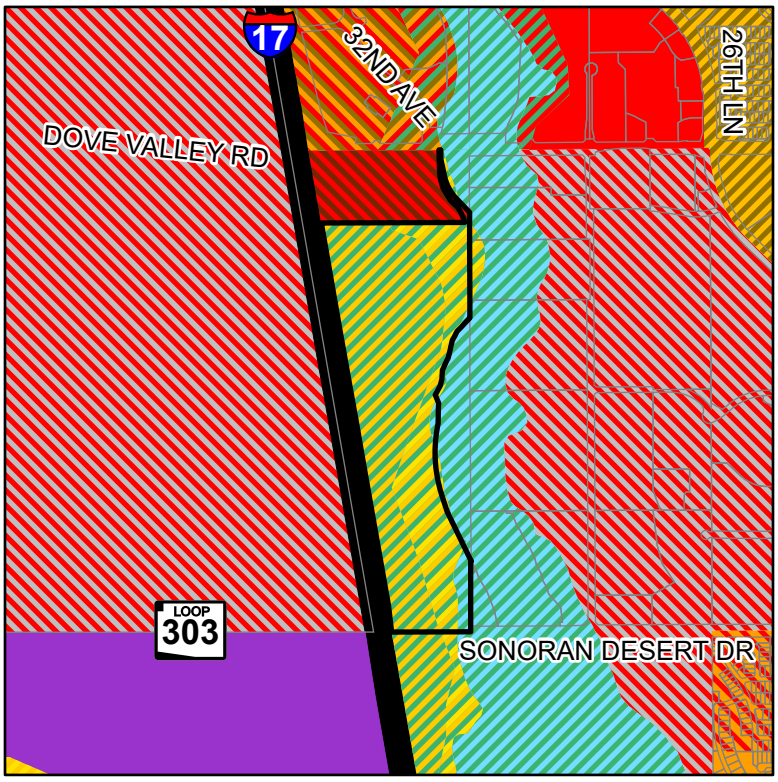
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-25-2 (Land Use)	ACRES: 112.47+/-	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	8/22/2025
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Parks/ Open Space / Residential 3.5 to 5 du/ac	(72.96 +/- Acres)
Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac	(34.76 +/- Acres)
Preserves / Floodplain	(4.11 +/- Acres)
Commercial / Residential 15+ du/ac	(0.63 +/- Acres)
Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac	(0.01 +/- Acres)

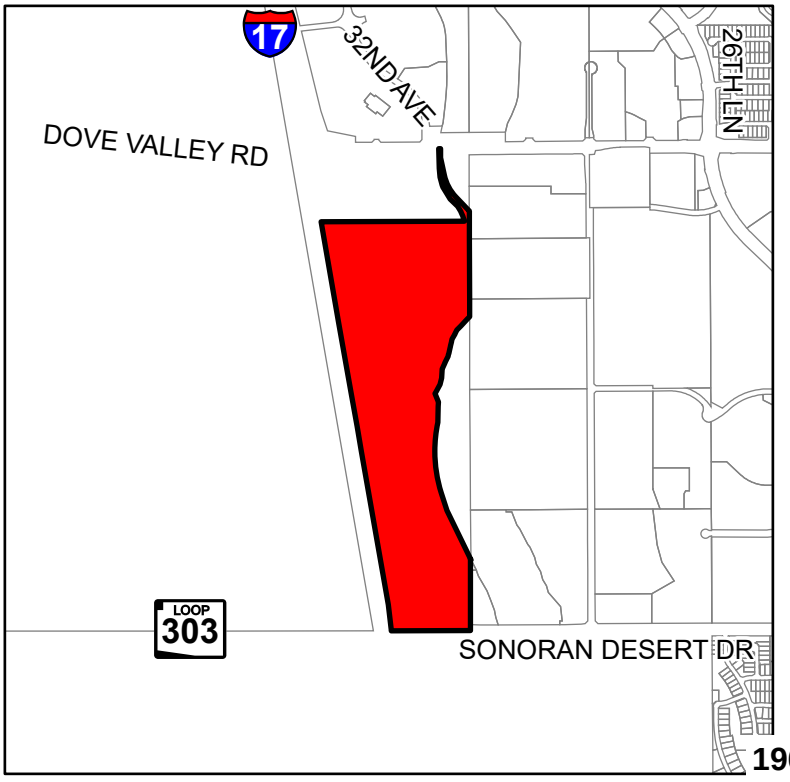
- Proposed Change Area
- Residential 2 to 5 du/ac
- Residential 5 to 10 du/ac
- Residential 5 to 15 du/ac
- Commercial
- Transportation
- Commercial / Residential 15+ du/ac
- Commercial / Commerce / Business Park
- Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac
- Commercial / Residential 5 to 10 du/ac
- Parks/Open Space / Residential 3.5 to 5 du/ac
- Mixed Use (North Gateway and Northwest Area only)
- Preserves / Residential 2 to 3.5 du/ac or Residential 3.5 to 5 du/ac
- Preserves / Commercial
- Preserves / Floodplain
- Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac



PROPOSED CHANGE:

Commercial (112.47 +/- Acres)

- Proposed Change Area
- Commercial



GENERAL PLAN AMENDMENT

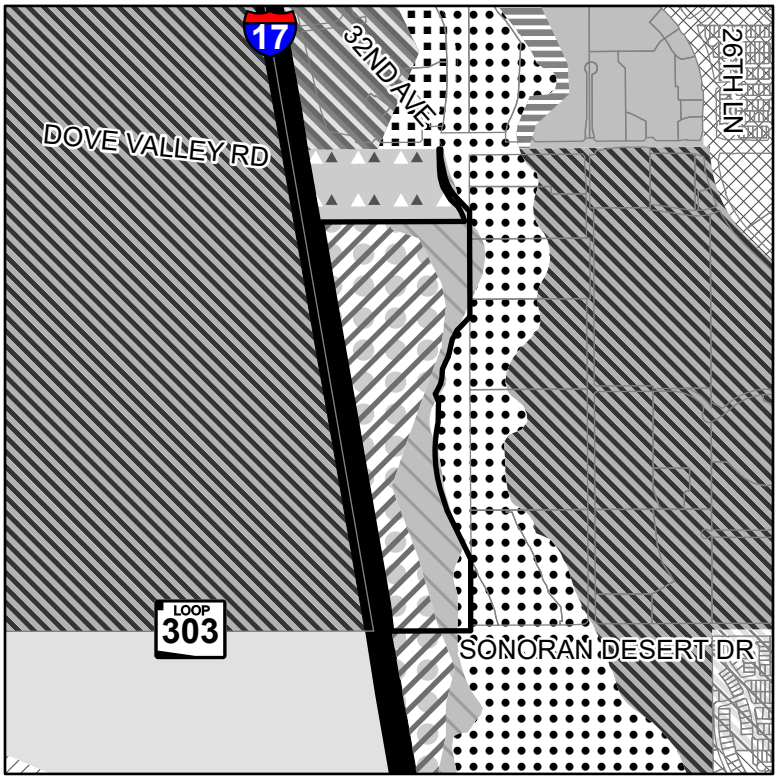
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-25-2 (Land Use)	ACRES: 112.47+/-	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	8/22/2025
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Parks/ Open Space / Residential 3.5 to 5 du/ac	(72.96 +/- Acres)
Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac	(34.76 +/- Acres)
Preserves / Floodplain	(4.11 +/- Acres)
Commercial / Residential 15+ du/ac	(0.63 +/- Acres)
Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac	(0.01 +/- Acres)

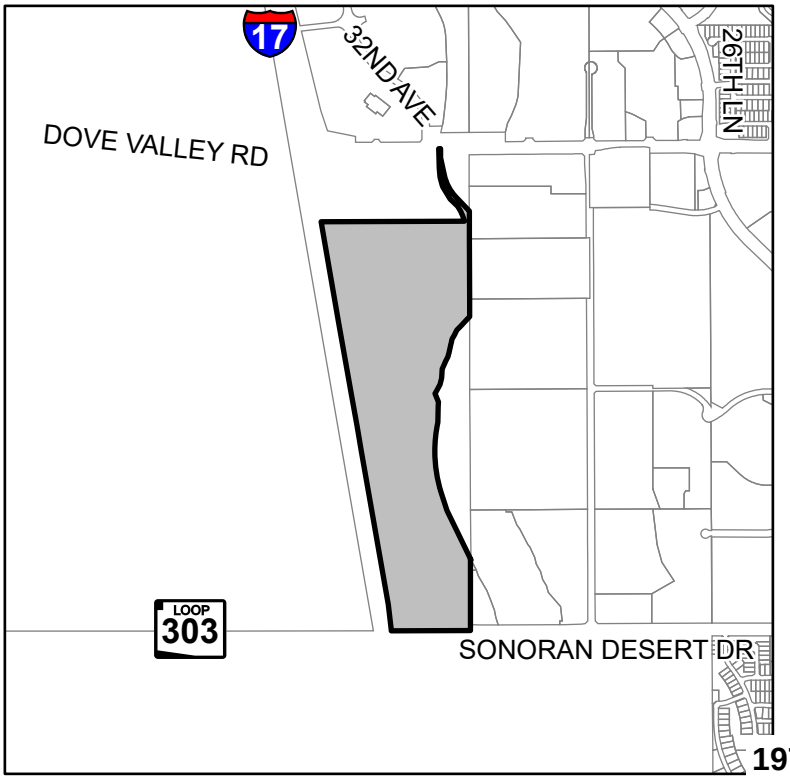
- Proposed Change Area
- Residential 2 to 5 du/ac
- Residential 5 to 10 du/ac
- Residential 5 to 15 du/ac
- Commercial
- Transportation
- Commercial / Residential 15+ du/ac
- Commercial / Commerce / Business Park
- Commercial / Residential 5 to 10 / Residential 10 to 15 du/ac
- Commercial / Residential 5 to 10 du/ac
- Parks / Open Space / Residential 3.5 to 5 du/ac
- Mixed Use (North Gateway and Northwest Area only)
- Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac
- Preserves / Commercial
- Preserves / Floodplain
- Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac



PROPOSED CHANGE:

Commercial (112.47 +/- Acres)

- Proposed Change Area
- Commercial



GENERAL PLAN AMENDMENT

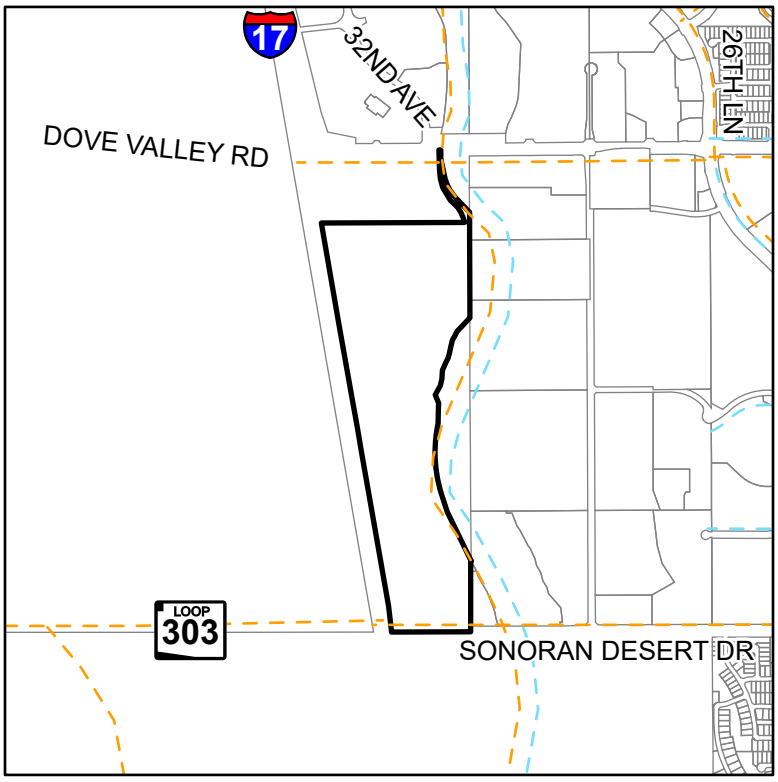
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-25-2 (Trails)	ACRES:	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	8/22/2025
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Existing Muti-Use Trail and Shared-Use Path

- Multi-Use Trail
- Shared-Use Path
- Proposed Change Area



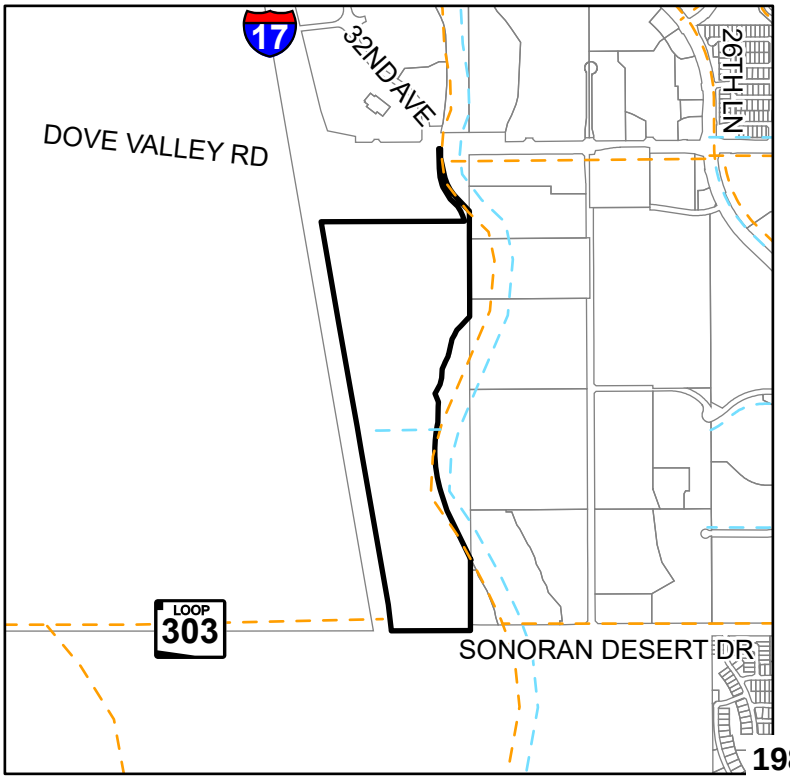
PROPOSED CHANGE:

Remove Multi-Use Trail along
Sonoran Desert Drive (0.20 mi +/-)

Remove Multi-Use Trail along
Dove Valley Road (0.30 mi +/-)

Addition of Shared-Use Path from
Skunk Creek Wash west to I-17(0.17 mi +/-)

- Multi-Use Trail
- Shared-Use Path
- Proposed Change Area



GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-25-2 (Trails)	ACRES:	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	8/22/2025
APPLICANT: Gammage & Burnham, PLC		

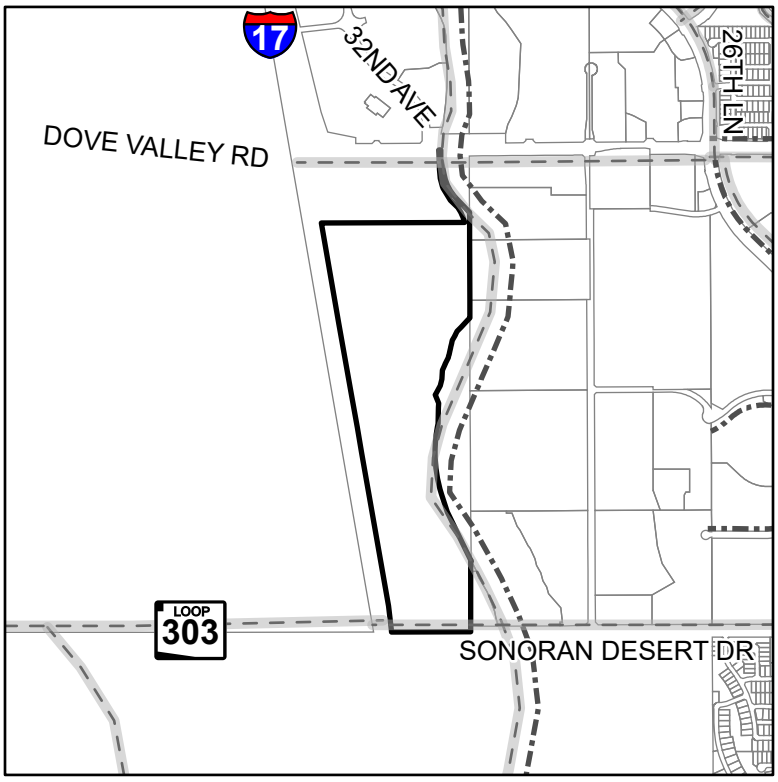
EXISTING:

Existing Muti-Use Trail and Shared-Use Path

Multi-Use Trail

Shared-Use Path

Proposed Change Area



PROPOSED CHANGE:

Remove Multi-Use Trail along
Sonoran Desert Drive (0.20 mi +/-)

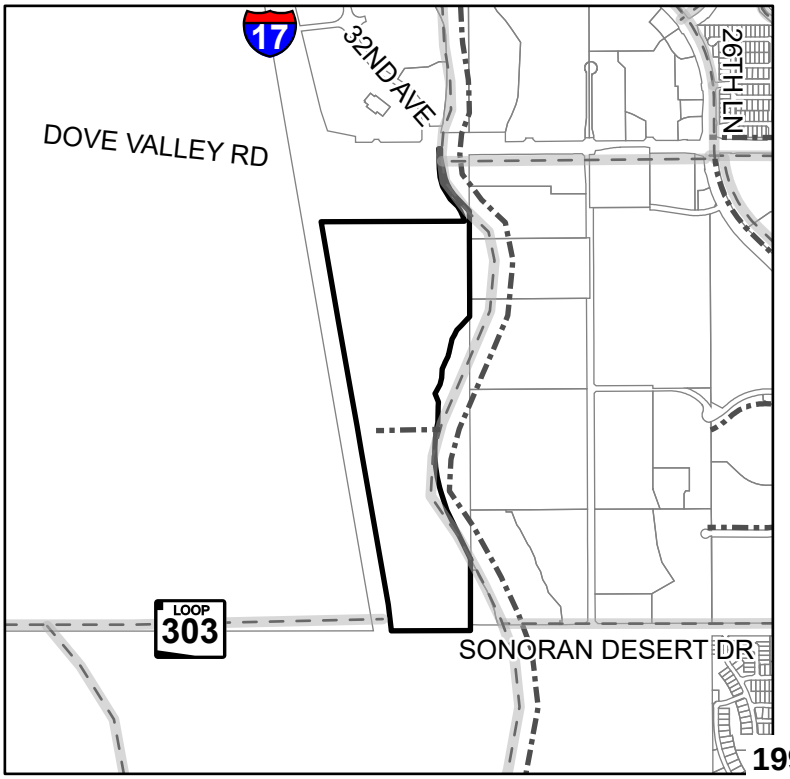
Remove Multi-Use Trail along
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Addition of Shared-Use Path from
Skunk Creek Wash west to I-17(0.17 mi +/-)

Multi-Use Trail

Shared-Use Path

Proposed Change Area



North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-NG-1-25-2

Date of VPC Meeting	September 11, 2025
Request From	Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, Commercial / Residential 15+ dwelling units per acre, and Preserves / Mixed Use / Commercial / Residential 5 to 15 dwelling units per acre
Request To	Commercial
Proposal	Commercial, retail, and hospitality uses; and an update to the City Trails System Map removing multi-use trails along Sonoran Desert Drive and Dove Valley Road, and adding an east-west shared-use path between the I-17 freeway and Skunk Creek Wash
Location	Northeast corner of Interstate 17 and Sonoran Desert Drive
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	6-0

VPC DISCUSSION:

Agenda Item 3 (GPA-NG-1-25-2) and Agenda Item 4 (Z-24-25-2) are companion cases and were heard concurrently.

Committee Member Paul Li declared a conflict of interest and recused himself from this item, bringing the quorum to six members.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of General Plan Amendment case GPA-NG-1-25-2, including the location of the request, the General Plan Land Use Map designation, and surrounding General Plan Land Use Map designations. Mr. Zambrano shared the proposal and noted that the request also includes an update to the City Trails Network Map. Mr. Zambrano displayed the existing and proposed trails map. Mr.

Zambrano stated that the proposal has not received any letters of opposition or support. Mr. Zambrano shared the staff findings and stated that staff recommends approval. Mr. Zambrano then provided an overview of rezoning case Z-24-25-2, including the location of the request and surrounding zoning and land uses. Mr. Zambrano shared background information on the site regarding the North Black Canyon Major Employment Corridor, the North Gateway Village Core Plan, and the North Black Canyon Corridor Plan. Mr. Zambrano noted that the Parks and Recreation Department confirmed that the 110-acre district park envisioned for the subject site within the North Gateway Village Core Plan is now planned for another location. Mr. Zambrano displayed the site plan, elevations, and rendering for the proposed project and stated that as noted in the staff report, the proposal supports the goals, policies, and recommendations of several adopted plans, policies, and initiatives. Mr. Zambrano stated that the proposal has not received any letters of support or opposition. Mr. Zambrano shared the staff findings and stated that staff recommends approval subject to stipulations. Mr. Zambrano shared the recommended stipulations and next steps for public hearings.

Applicant Presentation:

Manjula Vaz, with Gammage & Burnham, PLC, introduced herself and her team. Ms. Vaz stated that they have been working with City staff for over a year. Ms. Vaz stated that they have tried to take into account all of the policy plans in the area. Ms. Vaz stated that the height waiver request is for four-story hotels as they come in, which is consistent with other approved height waivers in the area.

David Larcher, with Vestar, introduced himself and shared other shopping centers that Vestar has developed within the Phoenix metropolitan area. Mr. Larcher stated that this would be a high-quality development, similar to the other shopping centers that Vestar has developed. Mr. Larcher stated that Vestar is a long-term holder of their developments.

Kean Thomas, with Vestar, displayed and discussed the proposed site plan and surrounding developments. Mr. Thomas summarized off-site improvements that Vestar will be building and shared ultimate street cross-sections. Mr. Thomas discussed the proposed trail connectivity. Mr. Thomas discussed the conceptual design, noting that it would comply with the North Black Canyon Overlay District. Mr. Thomas discussed the amenities that would be included. Mr. Thomas discussed the proposed amendment to the City Trails Network Map. Mr. Thomas displayed and discussed the 32nd Avenue cross-section and multi-use trail. Mr. Thomas concluded that the proposed development conforms with adopted policy plans for the village and noted that Vestar looks forward to contributing to the North Gateway Village through thoughtful placemaking and design.

Questions from Committee:

Committee Member Aaron Stein asked how many points of ingress and egress would be located off of the Interstate 17 freeway. **Ms. Vaz** responded that there would be seven points of ingress and egress.

Mr. Thomas clarified that the ingress and egress off of the Interstate 17 freeway would be off of a frontage road with deceleration lanes, noting that it would be a normal street condition, including a sidewalk and landscaping.

Chair Julie Read stated that she met with Vestar to get some questions answered and to provide some input regarding items that were important to the community. Chair Read stated that there was a lot of time spent on the design. Chair Read stated that because the North Gateway Village Core did not develop how it was originally envisioned as, the North Gateway Village lacked a vision for future development within the village. Chair Read stated that in other parts of the city, people know where they are because of how it is designed, such as the Biltmore Fashion Park, Midtown Phoenix, Roosevelt Row, or the Melrose District. Chair Read stated that the North Gateway Village lacks this type of placemaking that other places throughout the city have. Chair Read stated that the North Gateway Village has the largest amount of State Trust Land within the City of Phoenix, noting that the village will continue to grow and develop. Chair Read stated that part of the job of being a committee member is to be really thoughtful of new development and ensure it aligns with how the community wants the village to develop. Chair Read stated that this would be the first retail development for the North Gateway Village, and it will set the tone for all future development in the village. Chair Read stated that she wants to make sure that while the community has a say, that the community really likes the way it is going to look, and that it ties into the Sonoran Desert and Sonoran Preserve. Chair Read stated that the applicant has done a great job of being really thoughtful on the design. Chair Read stated that the proposed site plan is not final, and it may change, but noted that it is a good start and a good representation of what is to come. Chair Read stated that she requested that Vestar ensure that the trail stations be cleaned and that the trash bins be emptied regularly, noting that Vestar as the property management company will be in charge of this maintenance. Chair Read added that she requested that pet waste stations be provided throughout the site and that they be maintained. Chair Read stated that she wants to ensure that the amenities are clean and safe for the community members that will be using it. Chair Read stated that Vestar has agreed to these items. Chair Read stated that she also asked that Vestar ensure that the open spaces within both Vestar projects are exciting and activating for the community. Chair Read stated that the village has a lot of young families and there are not a lot of places to go within the village for families to spend time together. Chair Read referenced the water features at Desert Ridge Marketplace and Scottsdale Quarter, and how families could spend a good part of the day there. Chair Read stated that having community gathering spots is very important to this community. Chair Read stated that there should be less asphalt and pavement and more places to connect with neighbors and families. Chair Read added that arts and culture plays a big role in developing communities. Chair Read stated that the City of Phoenix has great arts and culture pieces, but none are within the North Gateway Village. Chair Read stated that she has challenged Vestar to think creatively and has asked Vestar to work with local artists to bring arts and culture into the North Gateway Village. Chair Read stated that the Thompson Thrift project included a stipulation for inclusion of a mural that the Committee voted on. Chair Read stated that she hoped to see this type of art moving forward for the Vestar property. Chair Read stated that Dove Valley Road is currently

scalloped and is dangerous to drive on with how development has occurred along the roadway. Chair Read stated that Vestar has agreed that the construction of Dove Valley Road will be completed as one of their first improvements. Chair Read stated that she has also asked Vestar to include improvements around the APS substation at North Valley Parkway and Carefree Highway. Chair Read asked Mr. Thomas to explain the relationship with APS.

Mr. Thomas stated that APS has control over their property and Vestar cannot touch their easements or their property. Mr. Thomas stated that Vestar does have enough room on their property to program buildings and landscaping around the APS substation in order to shield it. Mr. Thomas stated that Vestar cannot touch the east side of the substation, but there is a lot to be done on the north and west side of it to make it look more attractive with buildings and landscaping, depending on what APS will allow close to their easements.

Chair Read stated that she hopes to facilitate some conversations between Vestar and APS about what those improvements might look like. Chair Read stated that there is an APS substation at the southwest corner of 7th Street and Roosevelt Street which is hidden behind artistic walls and buildings. Chair Read stated that she hopes that there could be a similar creative solution to screen the APS substation that will add value and bring arts and culture and community activation to the area. Chair Read stated that there is a big sign across the street for the Melrose District and when crossing under it, people know that they are in the Melrose District. Chair Read stated that the North Gateway Village has its name because it is the north gateway into the City of Phoenix. Chair Read stated that she has asked Vestar to be creative for some sort of monument sign, similar to the sign for the Desert Ridge Marketplace. Chair Read also requested that no cacti or pointy plants be planted adjacent to areas where kids may be playing.

Public Comments:
None.

Applicant Response:
None.

MOTION – GPA-NG-1-25-2:
Committee Member Andrea Crouch motioned to recommend approval of GPA-NG-1-25-2, per the staff recommendation. **Committee Member Kylie Kennelley** seconded the motion.

VOTE – GPA-NG-1-25-2:
6-0; the motion to recommend approval of GPA-NG-1-25-2 per the staff recommendation passed with Committee members Crouch, Kennelly, Manion, Salow, Stein, and Read in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
OCTOBER 6, 2025

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-NG-1-25-2 (Companion Case Z-24-25-2)
Location:	Northeast corner of Interstate 17 and Sonoran Desert Drive
Request 1):	Land Use Map Amendment
	From: Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, Commercial / Residential 15+ dwelling units per acre, and Preserves / Mixed Use / Commercial / Residential 5 to 15 dwelling units per acre
	To: Commercial
Request 2):	Trail Map Amendment
	Removal of the multi-use trails along Sonoran Desert Drive and Dove Valley Road, and the addition of an east-west shared use path.
Acreage:	112.47
Proposal:	A Minor General Plan Amendment (GPA) to allow commercial, retail, and hospitality uses; and an update to the City Trails Map removing multiuse trails along Sonoran Desert Drive and Dove Valley Road; and adding an east-west shared use path between the I-17 Freeway and 32nd Avenue.
Applicant:	Dennis Newcombe, Gammage & Burnham, PLC
Owner:	Arizona State Land Department
Representative:	Manjula Vaz, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
North Gateway 9/11/2025 Approval, per the staff recommendation. Vote: 6-0.

Planning Commission Recommendation: Approval, per the North Gateway Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve GPA-NG-1-25-2, per the North Gateway Village Planning Committee recommendation.

Maker: Matthews
Second: Odegard-Begay
Vote: 8-0
Absent: Hu
Opposition Present: No.

Findings:

1. The subject site is appropriate for commercial uses as it is adjacent to the Village Core and within the North Black Canyon Corridor.

2. The subject site is appropriate for additional commercial uses as it is strategically located near the I-17 freeway and nearby planned residences.

3. The companion rezoning case, Z-24-25-2, proposes development that is consistent with land uses in the surrounding area.

4. The proposed update to the City Trail System Map is consistent with development to the west of the Interstate 17 and will still provide connectivity to the west via a shared-use path connecting to the future pedestrian and bicycle bridge across the freeway.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 47

Public Hearing and Ordinance Adoption - Rezoning Application Z-24-25-2 - Northeast Corner of Interstate 17 and Sonoran Desert Drive (Ordinance G-7444) - District 2

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-24-25-2 and rezone the site from S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) and FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) to C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) and FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to allow commercial, retail, and hospitality uses. This is a companion case and must be heard following GPA-NG-1-25-2.

Summary

Current Zoning: S-1 NBCOD (87.25 acres) and FH PCD NBCOD (5.08 acres)
Proposed Zoning: C-2 HGT/WVR NBCOD (92.08 acres) and FH NBCOD (0.25 acres)
Acreage: 92.33
Proposal: Commercial, retail, and hospitality uses

Owner: Arizona State Land Department
Applicant: Dennis Newcombe, Gammage & Burnham, PLC
Representative: Manjula Vaz, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Gateway Village Planning Committee heard this item on September 11, 2025, and recommended approval, per the staff recommendation, by a vote of 6-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the staff memo dated October 6, 2025, by a vote of 8-0.

Location

Northeast corner of Interstate 17 and Sonoran Desert Drive
Council District: 2
Parcel Address: N/A

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-24-25-2) FROM S-1 NBCOD (RANCH OR FARM RESIDENCE, NORTH BLACK CANYON OVERLAY DISTRICT) AND FH PCD NBCOD (FLOOD HAZARD AND EROSION MANAGEMENT DISTRICT, PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT) TO C-2 HGT/WVR NBCOD (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, NORTH BLACK CANYON OVERLAY DISTRICT) AND FH NBCOD (FLOOD HAZARD AND EROSION MANAGEMENT DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT).

_____

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

SECTION 1. The zoning of a 92.33-acre site located at the northeast corner of Interstate 17 and Sonoran Desert Drive in a portion of Section 14, Township 5 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from 87.25 acres of “S-1 NBCOD” (Ranch or Farm Residence, North Black Canyon Overlay District) and 5.08 acres of “FH PCD NBCOD” (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District)

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to 92.08 acres of “C-2 HGT/WVR NBCOD” (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) and 0.25 acres of “FH NBCOD” (Flood Hazard and Erosion Management District, North Black Canyon Overlay District).

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

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

3. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.

4. Retention areas shall be planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and planted for every 400 square feet of retention area evenly distributed throughout the retention areas.

    b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

5. A minimum of 8,000 square feet in aggregate shall be provided for pedestrian plazas, with no one plaza being less than 2,000 square feet, and shall be maintained by the property owner as a gathering place for the public and for

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events, adhering to the following standards, and as approved by the Planning and Development Department.

a. The plazas shall be designed to allow pedestrian access and shall not be restricted during the hours of 8:00 a.m. to 10:00 p.m.

b. The plazas shall include shaded seating for public use and a minimum of two additional amenities, such as a water feature, outdoor game area, interactive art feature, splash pad, performance stage, fire pit, or other similar amenities.

c. A minimum of 50% of the plaza edges shall be lined with buildings or a permanent shade structure. A minimum of 50% of the ground floor building frontages facing the plaza, measured as the area between 3 and 8 feet above grade for the width of the facade, shall be glazing, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

6. A minimum 6-foot-wide public north-south pedestrian pathway shall be provided near the center of the site, west of 32nd Avenue, for a minimum of the north half of the site and connecting to Dove Valley Road, and shall comply with the following standards, as approved by the Planning and Development Department.

a. The pathway shall be lined on both sides with either of the following elements, or a combination of the two, except where a pedestrian pathway is a minimum of 16 feet wide:

(1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the pathway.

(2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

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b. The pathway shall connect with the public plazas.

c. The pathway can either continue to the south portion of the site, as specified above, or connect to the sidewalk on the west side of 32nd Avenue.

7. Any surface parking adjacent to Skunk Creek Wash and 32nd Avenue shall be setback a minimum of 50 feet, as approved by the Planning and Development Department.

8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Dove Valley Road between the shared-use path (SUP) on the east side of Skunk Creek Wash and the multi-use trail (MUT) on the west side of Skunk Creek Wash, and a minimum 10-foot-wide MUT shall be constructed within the easement in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.

9. A 25-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west bank of Skunk Creek Wash aligned with the limits of development, west of the Floodway Zone AE boundary, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail, and shall comply with the following, as approved or modified by the Planning and Development Department.

a. The MUT on the west side of Skunk Creek Wash shall connect Dove Valley Road and Sonoran Desert Drive.

b. A minimum of 75% of the MUT shall be shaded by a structure, landscaping, or a combination of the two.

c. Trail stations shall be provided along the trail, generally conforming to the site plan date stamped August 26, 2025. The trail stations shall include amenities such as outdoor seating, shade structures, water stations, bike fix it station, art features, or other similar amenities.

10. A minimum landscape setback of 10 feet shall be provided along the west side of the Skunk Creek Wash multi-use trail, planted to the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade along the multi-use trail.

b. A minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum

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height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

11. A minimum 25-foot-wide shared-use path easement (SUPE) shall be dedicated, and a minimum 10-foot-wide east-west shared-use path (SUP) shall be constructed west of 32nd Avenue, in alignment with the Paseo Del Prado trail/bridge and connecting to the future pedestrian/bicycle bridge over the Interstate 17 freeway, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. The paseo shall connect the sidewalk along the west side of 32nd Avenue to the sidewalk along the east side of the I-17 frontage road.

    b. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the paseo. This can be achieved by placing uses such as outdoor amenity areas, outdoor seating, and points of architectural interest along the paseo.

    c. The paseo shall be lined on both sides with either of the following elements, or a combination of the two:

        (1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the paseo.

        (2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

12. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

13. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking shall be provided through

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Inverted U and/or artistic racks located near building entrances and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

14. Two public bicycle repair stations (“fix it stations”) shall be provided and maintained: one along the multi-use trail adjacent to Skunk Creek Wash and one internal to the site near a paseo, pedestrian walkway, or public plaza. The bicycle repair stations (“fix it stations”) shall be provided in areas 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 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.

16. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

17. A minimum of 30 of the required vehicle parking spaces shall include EV Capable infrastructure, as approved by the Planning and Development Department.

18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

19. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, as approved or modified by the Planning and Development Department.

20. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located for such uses as parks and common areas, as approved by the Planning and Development Department.

21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.

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22. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, single-trunk, large canopy, shade trees, or a combination thereof.

23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.

24. All bicycle infrastructure, pedestrian pathways (including sidewalks), and trails shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

25. The FH-zoned portion of the site shall be preserved as permanent undisturbed open space and shall be dedicated to the City as Sonoran Preserve prior to preliminary site plan approval, as approved by the Planning and Development Department and the Parks and Recreation Department.

26. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & Zone AE-floodway, on panels 04013C 1745 L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

    a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.

    c. The developer shall provide a FEMA approved CLOMR prior to issuance of a Grading and Drainage permit.

    d. A LOMR application shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval prior to issuance of vertical construction permits.

    e. The developer shall provide a FEMA approved LOMR prior to issuance of a Certificate of Occupancy.

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27. A minimum of 70 feet of right-of-way shall be dedicated and constructed for the south half of Dove Valley Road, as approved by the Planning and Development Department. Improvements to Dove Valley Road shall include:

    a. An extension of the existing box culvert across Dove Valley Road to its ultimate limits, including the construction of the downstream maintenance access ramps.

    b. Construction of the south half of the low flow crossing to an 'A' cross section. Improvements shall consider Canyon Crossroads Master Street Plan for Dove Valley Road Improvements.

    c. Dedication and construction of ADOT traffic interchange improvements to the eastern parcel boundary. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Dove Valley Road.

28. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Dove Valley Road to match the Canyon Crossroads Master Street Plan design, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

29. A minimum of 60 feet of right-of-way for the frontage road on the east side of Interstate 17 from Dove Valley Road to Sonoran Desert Drive shall be dedicated and constructed, or as otherwise approved by ADOT.

30. A minimum 5-foot-wide sidewalk shall be constructed on the east side of the Interstate 17 frontage road, adjacent to the development, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation (ADOT).

31. A minimum of 60 feet of right-of-way shall be dedicated and constructed for

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32nd Avenue to its full width from Dove Valley Road to Sonoran Desert Drive. 32nd Avenue shall be constructed to a minimum Collector F cross-section, with appropriate intersection flares to allow for future intersection connection south of Sonoran Desert Drive or as otherwise identified and approved by the Street Transportation Department through an accepted Traffic Impact Analysis.

32. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of 32nd Avenue between Dove Valley Road and Sonoran Desert Drive, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

33. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of Sonoran Desert Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department and the Arizona Department of Transportation (ADOT).

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

34. A minimum of 140 feet of right-of-way shall be dedicated and constructed to extend North Valley Parkway from its current terminus to Carefree Highway. North Valley Parkway shall be constructed to its full width in accordance with

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City of Phoenix Street Classification Map including a bridge over Skunk Creek Wash per the adopted storm water policy manual for a 100-year dry crossing of Skunk Creek Wash.

35. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of North Valley Parkway, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

36. A Master Circulation/Trails Plan for the entirety of the rezoned area shall be submitted to the Planning and Developed Department and Street Transportation Department for review and approval prior to submitting Preliminary Site Plans for the first phase of development. The Master Circulation/Trails Plan shall incorporate the following elements:

    a. Skunk Creek Wash trail, Sonoran Desert Drive trail, Dove Valley Road trail, the east-west shared-use path (Paseo del Prado), sidewalks, and pedestrian pathways throughout the site to connect to all buildings.

    b. Locations and standards for trail amenities including but not limited to lighting, seating and drinking fountains.

37. An elevated pedestrian/bicycle bridge shall be funded and constructed, by the developer, connecting the west bank to the east bank of Skunk Creek Wash, in alignment with the Paseo del Prado trail, as identified in Rezoning Case (Z-59-21 / Ordinance G-6957). Prior to the issuance of a Certificate of Completion for the elevated pedestrian/bicycle bridge, the developer may request Certificates of Occupancy for up to 50% of the site (based on area). No Certificates of Occupancy shall be issued for structures located within a designated floodplain or for a total area that exceeds 50% of the site (approximately 45 acres) prior to the issuance of a Certificate of Completion for the bridge. If the developer wants to obtain final Certificates of Occupancy for the final 50% of the site, but the pedestrian/bicycle bridge construction is incomplete due to lacking

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easements and dedications from unaffiliated neighboring property owners necessary for the bridge construction, the developer may be able to obtain Certificates of Occupancy on the final 50% of the site, provided, the developer demonstrated good faith in obtaining the necessary easements/dedications, the bridge is fully designed, and funds necessary to construct the bridge as part of a public project, including necessary administrative costs (estimated at 40%), are provided to the City. Bridge design and the budget for the construction funds are subject to approval by the Office of the City Engineer.

38. The developer shall design, fund, and install a pedestrian crosswalk with activated warning connection across 32nd Avenue from the subject site connecting to the east-west paseo (Paseo del Prado), as approved by the Street Transportation Department.

39. An updated Traffic Impact Analysis (TIA) shall be submitted by the successful bidder of the auction parcel commensurate to the site-specific development proposed. The TIA shall require approval prior to preliminary approval being granted by the City.

40. Any proposed access along Sonoran Desert Drive shall located at the eastern limits of the site and be restricted to right in, right out, left out only.

41. In accordance with City Council Resolution 22048, development shall be responsible for addressing project impacts on Sonoran Desert Drive in the TIA and provide a level of compensation proportionate to the identified impacts to the corridor which may be adjusted to reflect any modifications in the mitigation, subject to review and approval by the City.

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

43. 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.

44. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

45. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified

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archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

46. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

47. 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.

48. A water line easement up to 80 feet wide shall be dedicated along the west side of the property as shown in Exhibit A in the staff memo dated October 6, 2025, or as otherwise approved by the Water Services Department and Planning and Development Department. The exact location of the water line crossing will be as determined by the Arizona Department of Transportation.

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

PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (5 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-24-25-2

C-2 ZONING:

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2" REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;
THENCE SOUTH 89°33'14" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 313.75 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 00°26'46" EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 12°05'32" EAST, A DISTANCE OF 195.12 FEET, TO A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
THENCE SOUTHEASTERLY 274.14 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°24'51";
THENCE SOUTH 43°30'23" EAST, A DISTANCE OF 216.27 FEET, TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;
THENCE SOUTH 00°15'14" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 1,153.27 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 46°18'49" WEST, A DISTANCE OF 41.53 FEET;
THENCE SOUTH 42°10'02" WEST, A DISTANCE OF 104.65 FEET;
THENCE SOUTH 47°23'25" WEST, A DISTANCE OF 61.09 FEET, TO A POINT REFERENCED HEREON AS POINT "A";
THENCE NORTH 26°07'01" EAST, A DISTANCE OF 295.47 FEET;
THENCE NORTH 05°20'08" EAST, A DISTANCE OF 82.30 FEET;
THENCE NORTH 01°37'37" WEST, A DISTANCE OF 72.05 FEET;
THENCE NORTH 07°17'46" WEST, A DISTANCE OF 178.02 FEET;
THENCE NORTH 00°41'52" WEST, A DISTANCE OF 175.79 FEET;
THENCE NORTH 06°16'51" EAST, A DISTANCE OF 180.24 FEET;
THENCE NORTH 09°18'50" WEST, A DISTANCE OF 42.50 FEET;
THENCE NORTH 05°11'04" WEST, A DISTANCE OF 38.35 FEET;
THENCE NORTH 14°01'36" WEST, A DISTANCE OF 85.90 FEET;
THENCE NORTH 11°33'56" WEST, A DISTANCE OF 73.54 FEET;
THENCE NORTH 05°42'03" WEST, A DISTANCE OF 3.69 FEET;
THENCE NORTH 89°33'14" EAST, A DISTANCE OF 0.80 FEET;
THENCE NORTH 15°10'37" WEST, A DISTANCE OF 63.29 FEET;

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THENCE NORTH 26°05'12" WEST, A DISTANCE OF 51.05 FEET;
THENCE NORTH 30°51'27" WEST, A DISTANCE OF 70.17 FEET;
THENCE NORTH 45°42'56" WEST, A DISTANCE OF 110.13 FEET;
THENCE NORTH 30°27'21" WEST, A DISTANCE OF 177.20 FEET;
THENCE NORTH 14°49'01" WEST, A DISTANCE OF 91.59 FEET;
THENCE NORTH 03°54'31" WEST, A DISTANCE OF 95.27 FEET;
THENCE NORTH 01°52'57" WEST, A DISTANCE OF 217.54 FEET, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;
THENCE NORTH 89°33'14" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 18.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT SAID POINT “A”;
THENCE SOUTH 26°07'01" WEST, A DISTANCE OF 112.19 FEET;
THENCE SOUTH 18°13'31" WEST, A DISTANCE OF 30.68 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 12°49'36" WEST, A DISTANCE OF 47.84 FEET;
THENCE SOUTH 10°39'59" WEST, A DISTANCE OF 37.44 FEET;
THENCE SOUTH 12°17'36" WEST, A DISTANCE OF 55.62 FEET;
THENCE SOUTH 15°52'12" WEST, A DISTANCE OF 26.92 FEET;
THENCE SOUTH 25°22'35" WEST, A DISTANCE OF 77.61 FEET;
THENCE SOUTH 23°58'12" WEST, A DISTANCE OF 66.14 FEET, TO A POINT REFERENCED HEREON AS POINT “B”;
THENCE NORTH 18°13'31" EAST, A DISTANCE OF 309.78 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT SAID POINT “B”;
THENCE SOUTH 18°13'31" WEST, A DISTANCE OF 6.70 FEET;
THENCE SOUTH 08°39'33" WEST, A DISTANCE OF 171.83 FEET;
THENCE SOUTH 29°14'22" WEST, A DISTANCE OF 109.33 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 21°07'34" EAST, A DISTANCE OF 102.23 FEET;
THENCE SOUTH 01°47'46" WEST, A DISTANCE OF 47.60 FEET;
THENCE SOUTH 01°24'18" WEST, A DISTANCE OF 177.33 FEET, TO A NON-TANGENT CURVE CONCAVE EAST, WHOSE RADIUS BEARS SOUTH 77°59'45" EAST, A RADIAL DISTANCE OF 1,519.29 FEET;
THENCE SOUTHERLY 781.40 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°28'06", TO A NON-TANGENT LINE;
THENCE SOUTH 17°34'23" EAST, A DISTANCE OF 205.40 FEET;
THENCE SOUTH 26°07'13" EAST, A DISTANCE OF 600.51 FEET, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;
THENCE NORTH 39°27'45" WEST, A DISTANCE OF 235.28 FEET, TO A

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TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1,200.00 FEET;
THENCE NORTHWESTERLY 672.79 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°07'25", TO A TANGENT LINE;
THENCE NORTH 07°20'20" WEST, A DISTANCE OF 672.65 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 450.00 FEET;
THENCE NORTHERLY 287.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°34'42", TO A TANGENT LINE;
THENCE NORTH 29°14'22" EAST, A DISTANCE OF 105.06 FEET, TO THE POINT OF BEGINNING.
SAID COMBINED PARCELS CONTAIN 224,008 SQUARE FEET OR 5.143 ACRES, MORE OR LESS

AND

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2” REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;
THENCE SOUTH 00°15'14" EAST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 800.00 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89°33'14" WEST, A DISTANCE OF 56.25 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 05°42'03" EAST, A DISTANCE OF 3.69 FEET;
THENCE SOUTH 11°33'56" EAST, A DISTANCE OF 73.54 FEET;
THENCE SOUTH 14°01'36" EAST, A DISTANCE OF 85.90 FEET;
THENCE SOUTH 05°11'04" EAST, A DISTANCE OF 38.35 FEET;
THENCE SOUTH 09°18'50" EAST, A DISTANCE OF 42.50 FEET;
THENCE SOUTH 06°16'51" WEST, A DISTANCE OF 180.24 FEET;
THENCE SOUTH 00°41'52" EAST, A DISTANCE OF 175.79 FEET;
THENCE SOUTH 07°17'46" EAST, A DISTANCE OF 178.02 FEET;
THENCE SOUTH 01°37'37" EAST, A DISTANCE OF 72.05 FEET;
THENCE SOUTH 05°20'08" WEST, A DISTANCE OF 82.30 FEET;
THENCE SOUTH 26°07'01" WEST, A DISTANCE OF 295.47 FEET
THENCE SOUTH 47°23'25" WEST, A DISTANCE OF 20.52 FEET;
THENCE SOUTH 23°51'48" WEST, A DISTANCE OF 88.99 FEET;
THENCE SOUTH 12°49'36" WEST, A DISTANCE OF 35.49 FEET;
THENCE SOUTH 18°13'31" WEST, A DISTANCE OF 309.78 FEET;
THENCE SOUTH 23°58'12" WEST, A DISTANCE OF 6.65 FEET;
THENCE SOUTH 28°52'36" WEST, A DISTANCE OF 147.17 FEET;
THENCE SOUTH 21°24'37" WEST, A DISTANCE OF 83.36 FEET;

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THENCE SOUTH 21°07'34" EAST, A DISTANCE OF 63.35 FEET;
THENCE SOUTH 29°14'22" WEST, A DISTANCE OF 105.06 FEET, TO A CURVE CONCAVE EAST, HAVING A RADIUS OF 450.00 FEET;
THENCE SOUTHERLY 287.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°34'42";
THENCE SOUTH 07°20'20" EAST, A DISTANCE OF 672.65 FEET, TO A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1,200.00 FEET;
THENCE SOUTHEASTERLY 672.79 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°07'25";
THENCE SOUTH 39°27'45" EAST, A DISTANCE OF 235.28 FEET, TO THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 14;
THENCE SOUTH 00°15'03" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 776.57 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 14, A CITY OF PHOENIX BRASS CAP FLUSH;
THENCE SOUTH 89°51'50" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 867.13 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 09°53'11" WEST, A DISTANCE OF 4,546.80 FEET;
THENCE NORTH 89°33'14" EAST, A DISTANCE OF 1,571.83 FEET, TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 4,679,662 SQUARE FEET OR 107.430 ACRES, MORE OR LESS.

FH ZONING:

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2" REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;
THENCE SOUTH 00°15'14" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1,989.80 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89°44'46" WEST, A DISTANCE OF 145.89 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 26°07'01" WEST, A DISTANCE OF 112.19 FEET;
THENCE SOUTH 18°13'31" WEST, A DISTANCE OF 30.68 FEET, TO A POINT REFERENCED HEREON AS POINT "A";
THENCE NORTH 12°49'36" EAST, A DISTANCE OF 35.49 FEET;
THENCE NORTH 23°51'48" EAST, A DISTANCE OF 88.99 FEET;

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THENCE NORTH 47°23'25" EAST, A DISTANCE OF 20.52 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT SAID POINT “A”;
THENCE SOUTH 18°13'31" WEST, A DISTANCE OF 309.78 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 18°13'31" WEST, A DISTANCE OF 6.70 FEET;
THENCE SOUTH 08°39'33" WEST, A DISTANCE OF 171.83 FEET;
THENCE SOUTH 29°14'22" WEST, A DISTANCE OF 109.33 FEET;
THENCE NORTH 21°07'34" WEST, A DISTANCE OF 63.35 FEET;
THENCE NORTH 21°24'37" EAST, A DISTANCE OF 83.36 FEET;
THENCE NORTH 28°52'36" EAST, A DISTANCE OF 147.17 FEET;
THENCE NORTH 23°58'12" EAST, A DISTANCE OF 6.65 FEET, TO THE POINT OF BEGINNING.
SAID COMBINED PARCELS CONTAIN 10,186 SQUARE FEET OR 0.234 ACRES, MORE OR LESS.

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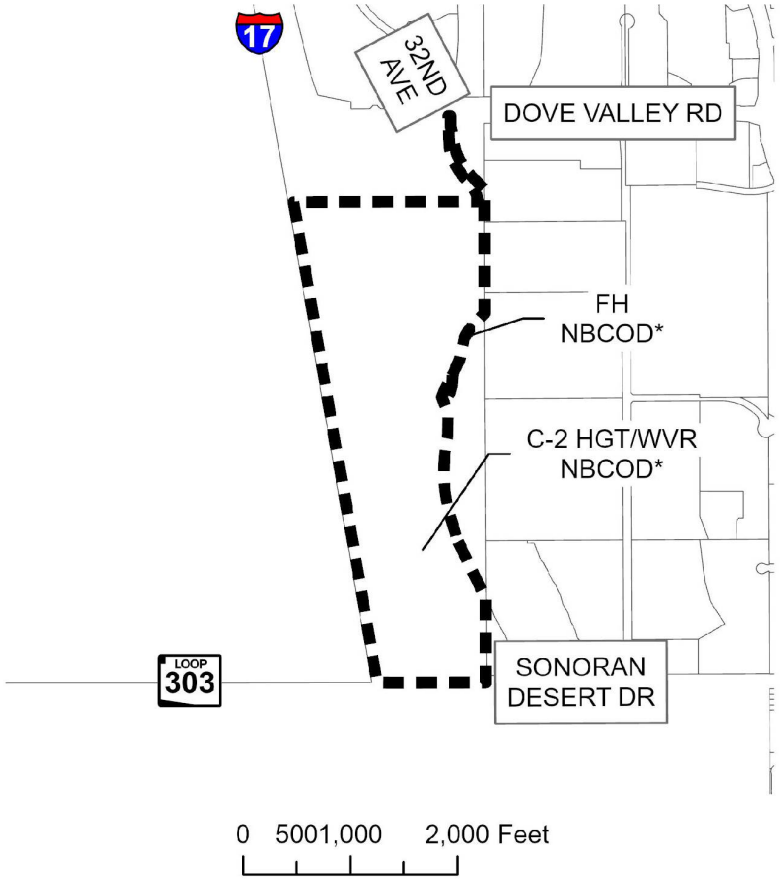
ORDINANCE LOCATION MAP

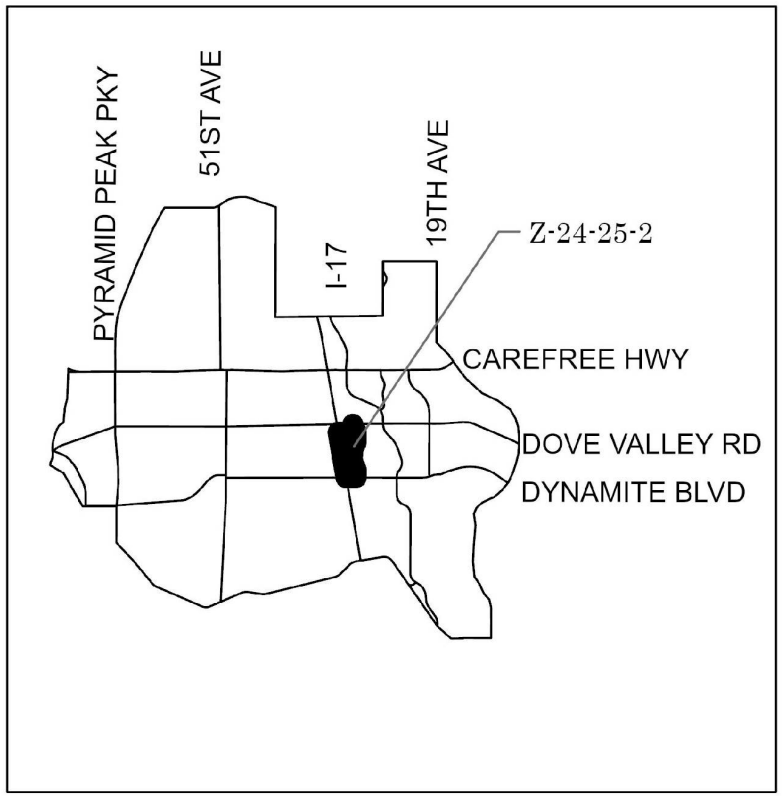
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - -

Zoning Case Number: Z-24-25-2
Zoning Overlay: North Black Canyon Corridor Plan and Overlay Distrtict
Planning Village: North Gateway





NOT TO SCALE

N

Drawn Date: 10/3/2025

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ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-24-25-2
September 8, 2025

North Gateway Village Planning Committee Meeting Date:	September 11, 2025
Planning Commission Hearing Date:	October 6, 2025
Request From:	S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) (87.25 acres) FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) (5.08 acres)
Request To:	C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) (92.08 acres) FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) (0.25 acres)
Proposal:	Commercial, retail, and hospitality uses
Location:	Northeast corner of Interstate 17 and Sonoran Desert Drive
Owner:	Arizona State Land Department
Applicant:	Dennis Newcombe, Gammage & Burnham, PLC
Representative:	Manjula Vaz, Gammage & Burnham, PLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Map Designation	**Existing:** Parks/Open Space / Residential 3.5 to 5 dwelling units per acre (72.96 acres) Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (34.76 acres) Preserves / Floodplain (4.11 acres) Commercial / Residential 15+ dwelling units per acre (0.63 acres)

		Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre (0.01 acres)	
		Proposed: Commercial (112.47 acres)	
Street Classification Map Designation	Dove Valley Road	Major Arterial	0- to 42-foot south half street (easement)
	Sonoran Desert Drive	Major Arterial	+100-foot north half street (easement)
	32nd Avenue	Local	0-foot full width street

CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

The site is located adjacent to the North Gateway Village Core, is within the North Black Canyon Corridor, and is located within the Infrastructure Limit Line.

CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The proposal will provide this corridor along the I-17 freeway with a variety of land uses including commercial, retail, and hospitality uses.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Locate neighborhood retail to be easily accessible to neighborhoods.

The site is located near planned residential within the surrounding areas, and as stipulated, this development will provide sidewalks and trails to enhance connectivity to and around the village core.

Applicable Plans, Overlays, and Initiatives

North Black Canyon Major Employment Corridor – See Background Item No. 6.

North Gateway Village Core Plan – See Background Item No. 7.

North Black Canyon Corridor Plan – See Background Item No. 8.

North Black Canyon Overlay District – See Background Item No. 9.

Monarch Butterfly Pledge – See Background Item No. 10.

Shade Phoenix Plan – See Background Item No. 11.

Complete Streets Design Guidelines – See Background Item No. 12.

Comprehensive Bicycle Master Plan – See Background Item No. 13.

Zero Waste PHX – See Background Item No. 14.

Transportation Electrification Action Plan – See Background Item No. 15.

Phoenix Climate Action Plan – See Background Item No. 16.

Conservation Measures for New Development – See Background Item No. 17.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant land	S-1 NBCOD, FH PCD NBCOD
North	Vacant land	C-2 NBCOD
North (across Dove Valley Road)	Utility enclosure, wash	PUD NBCOD, FH PCD NBCOD
East	Vacant land and wash	C-2 HGT/WVR DNS/WVR NBCOD, PCD NBCOD (Approved S-1 PCD NBCOD), FH PCD NBCOD
South (across Sonoran Desert Drive)	Vacant land	PCD NBCOD (Approved S-1 PCD NBCOD)
West (across I-17 freeway)	Vacant land (proposed Halo Vista development)	PUD

C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) Development Standards		
Standards	**Requirements**	**Proposed**
Gross Acreage	-	92.33 acres
Maximum Lot Coverage	50%	16.3% (Met)
Maximum Building Height	4 stories and 56 feet	Retail Shops: 1-story and 22 feet – 27 feet, 4 inches (Met) Hotel: 4-story (Met) Fitness: 2-story (Met)
Minimum Building Setbacks		
Adjacent to Streets for structures not exceeding 2 stories or 30 feet	Average 25 feet; Minimum 20 feet permitted for up to 50% of structure, including projections	32nd Avenue: Approx. 71 feet – Approx. 135 feet (Met)
		Sonoran Desert Drive: Approx. 254 feet (Met)
		I-17 Frontage Road: Approx. 41 feet – Approx. 144 feet (Met)
Adjacent to Streets for structures exceeding 2 stories or 30 feet	Average 30 feet; Minimum 20 feet permitted for up to 50% of structure, including projections	32nd Avenue: Approx. 98 feet – Approx. 150 feet (Met)
		I-17 Frontage Road: Approx. 128 feet (Met)
Minimum Landscape Setbacks		
Adjacent to Streets for structures not exceeding 2 stories or 30 feet	Average 25 feet; Minimum 20 feet permitted for up to 50% of the frontage	32nd Avenue: Approx. 34 feet – Approx. 150 feet (Met)
		I-17 Frontage Road: Approx. 30 feet – Approx. 45 feet (Met)

Adjacent to Streets for structures exceeding 2 stories or 30 feet	Average 30 feet; Minimum 20 feet permitted for up to 50% of the frontage	32nd Avenue: 30 feet (Met)
		I-17 Frontage Road: Approx. 50 feet – Approx. 100 feet (Met)
Minimum Parking	3,445 spaces	3,919 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 92.33 acres located at the northeast corner of Interstate 17 and Sonoran Desert Drive from 87.25 acres of S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) and 5.08 acres of FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) to 92.08 acres of C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) and 0.25 acres of FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to allow commercial, retail, and hospitality uses.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designations for the subject site are 72.96 acres of Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, 34.76 acres of Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, 4.11 acres of Preserves / Floodplain, 0.63 acres of Commercial / Residential 15+ dwelling units per acre, and 0.01 acres of Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre.

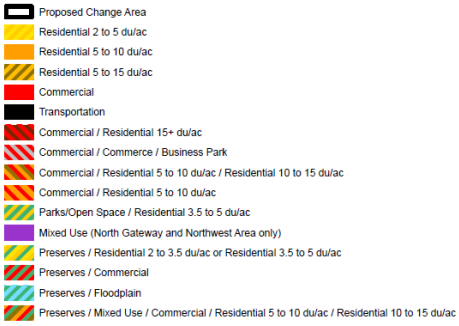
   The proposal for C-2 HGT/WVR NBCOD zoning is inconsistent with the General Plan Land Use Map; thus, a General Plan Amendment is required. The companion General Plan Amendment (Case No. GPA-NG-1-25-2) is proposing to amend the General Plan Land Use Map designations to Commercial. The request for C-2 HGT/WVR NBCOD zoning is consistent with the proposed General Plan Land Use Map designation.

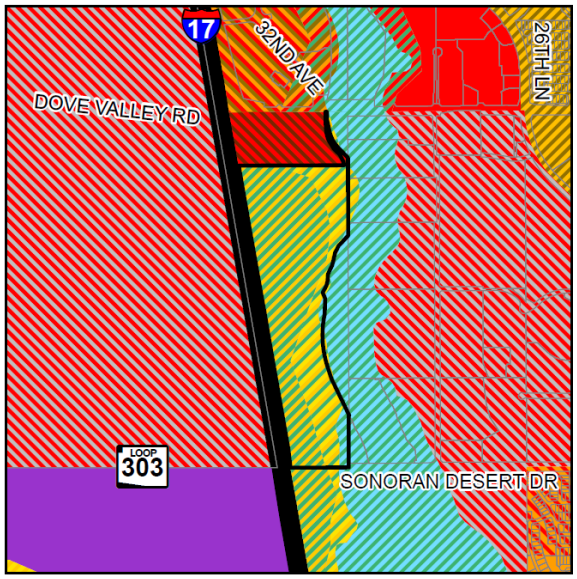
   To the north of the subject site is designated as Commercial / Residential 15+ dwelling units per acre and Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre. To the east of the subject site is designated as Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves /

Floodplain. To the south of the subject site is designated as Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, and Preserves / Floodplain. To the west of the subject site is the I-17 freeway and beyond the freeway the designation is Commercial / Commerce/Business Park.

EXISTING:

Parks/ Open Space / Residential 3.5 to 5 du/ac	(72.96 +/- Acres)
Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac	(34.76 +/- Acres)
Preserves / Floodplain	(4.11 +/- Acres)
Commercial / Residential 15+ du/ac	(0.63 +/- Acres)
Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac	(0.01 +/- Acres)

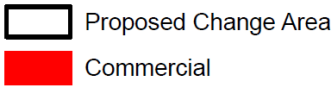


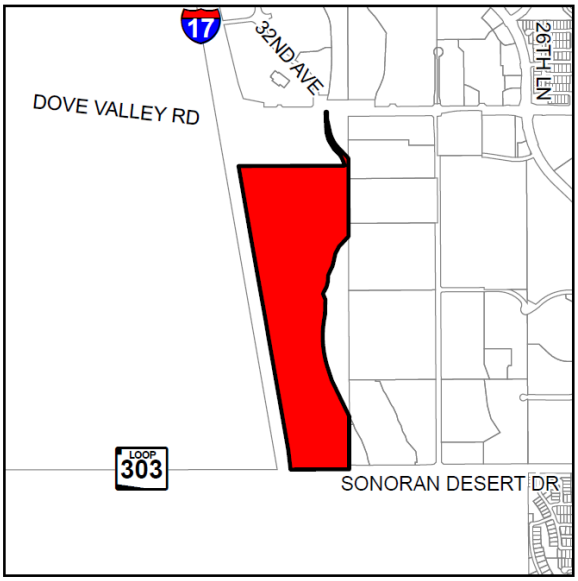


Existing General Plan Land Use Map
Source: Planning and Development Department

PROPOSED CHANGE:

Commercial (112.47 +/- Acres)

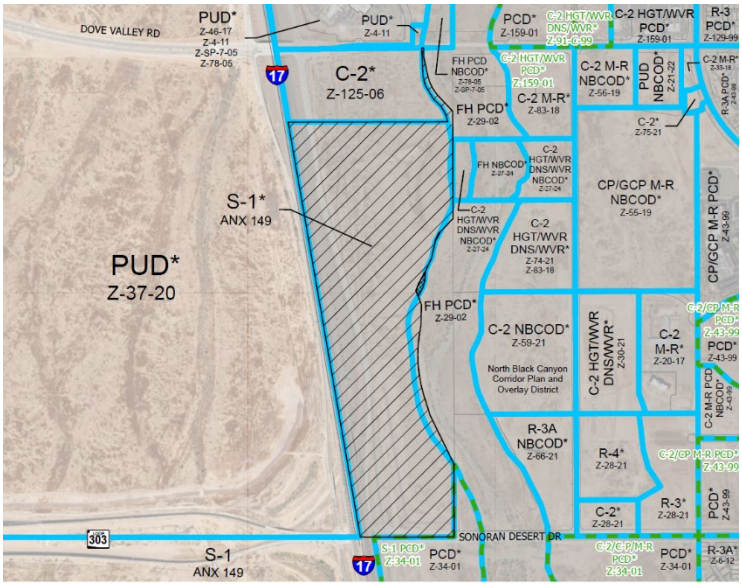




Proposed General Plan Land Use Map
Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the north of the subject site is vacant land zoned C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District). To the north, across Dove Valley Road, is a utility enclosure and wash, zoned PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District) and FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District). To the east is vacant land and a wash, zoned C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District), PCD NBCOD (Approved S-1 PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Ranch or Farm Residence, Planned Community District, North Black Canyon Overlay District), and FH PCD NBCOD. To the south, across Sonoran Desert Drive, is vacant land, zoned PCD NBCOD (Approved S-1 PCD NBCOD). To the west, across the I-17 freeway, is vacant land, zoned PUD, for the proposed Halo Vista development.



Zoning Sketch Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The site plan, attached as an exhibit, proposes a commercial center with a fitness center, four hotels, and retail and restaurant pads. Retention areas are proposed throughout the site, with some larger retention areas proposed along 32nd Avenue and along the I-17 freeway. Surface parking areas are proposed throughout the site, with a total of 3,919 parking spaces provided. Seven driveways are proposed for vehicular access along 32nd Avenue and five driveways are proposed from the I-17 frontage road.

Staff recommends enhanced landscape planting standards to enhance the tree plantings and vegetative ground coverage within retention areas. This is addressed in Stipulation No. 4.

A multi-use trail (MUT) is designated along the south side of Dove Valley Road and along the west side of Skunk Creek Wash. Easements must be dedicated

and the MUTs must be constructed within the easements. This is addressed in Stipulation Nos. 8 and 9.

To enhance landscape plantings along the Skunk Creek Wash MUT, and to be consistent with development along the east side of Skunk Creek Wash, staff recommends that a minimum 10-foot landscape setback be provided along the west side of the MUT adjacent to Skunk Creek Wash, landscaped with enhanced planting standards. This is addressed in Stipulation No. 10.

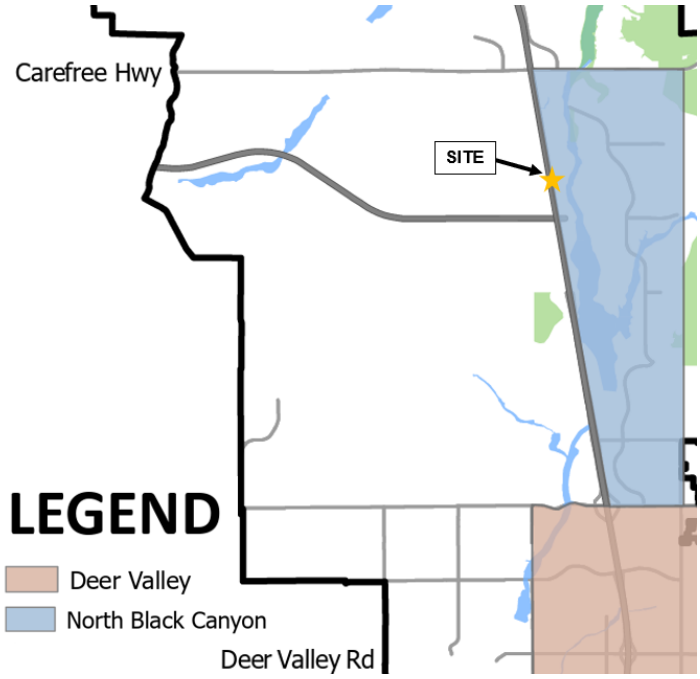
5. **Elevations**

The building elevations and renderings, attached as an exhibit, proposes one-story retail shop buildings, four-story hotels, and a two-story fitness center. Staff does not recommend general conformance to the elevations as they may change depending on the successful bidder of the auction. Staff recommends that all building elevations contain architectural embellishments and detailing and that they contain desert-tone colors. These are addressed in Stipulation Nos. 1 and 2.

PLANS, OVERLAYS, AND INITATIVES

6. **North Black Canyon Major Employment Corridor**

The subject site is located within the City designated North Black Canyon employment corridor, which is generally bounded by Carefree Highway to the north, the 19th Avenue alignment to the east, Happy Valley Road to the south, and the I-17 freeway to the west. The purpose of employment centers and corridors are to encourage and promote a concentration of employment uses within strategic areas. The North Black Canyon employment corridor is characterized by a mix of commercial, commerce park, and residential uses of higher intensity within and nearby the Village Core. The proposal will add to the mix of commercial uses and associated employment within the employment corridor.

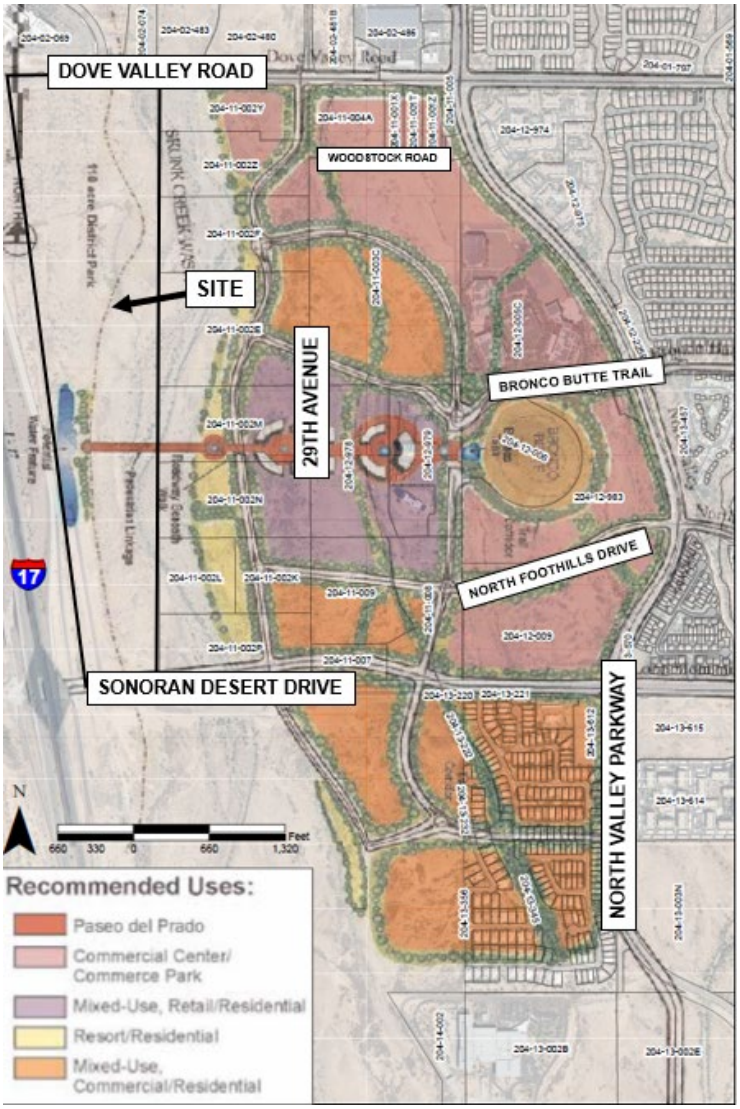


Major Employment Centers and Corridors Map
Source: Planning and Development Department

7. **North Gateway Village Core Plan**

The subject site is located adjacent to the North Gateway Village Core and is within the North Gateway Village Core Plan. The Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high-intensity, urban center with Skunk Creek Wash and Bronco Butte as major natural amenities.

The North Gateway Village Core Plan envisioned the subject site as a future 110-acre district park. The proposal is not consistent with the North Gateway Village Core Plan; however, the Parks and Recreation Department has confirmed that the district park is planned for another location.



North Gateway Village Core Plan
Conceptual Land Use Map
Source: Planning and Development Department

In order to promote the goals, policies, and recommendations of the North Gateway Village Core Plan, including pedestrian-oriented development and enhanced pedestrian connectivity, staff recommends stipulations regarding public plazas, an enhanced north-south pedestrian pathway, surface parking setback, multi-use trails, a shared-use path, pedestrian crossings, bicycle parking, bicycle repair stations, enhanced shading, sidewalks, a master circulation/trails plan, a pedestrian/bicycle bridge, and pedestrian crosswalk with activated warning. These are addressed in Stipulation Nos. 5 through 9, 11, 13, 14, 24, 28, 30, 32, 33, and 35 through 38.

8. **North Black Canyon Corridor Plan**

The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within a concentrated area along the Interstate 17 corridor, to discourage leapfrog development, and to preserve the natural desert character of the area. In an effort to guide growth and development within a concentrated area and discourage leapfrog development, the North Black Canyon Corridor Plan established the Infrastructure Limit Line and Infrastructure Phasing Overlay. The proposal is consistent with the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*

  The proposal will add to the variety of employment opportunities at the commercial businesses that would be located on the subject site.

- *Goal 3: Concentrate growth within a defined corridor.*

  The subject site is located within the Infrastructure Limit Line, which is the defined corridor within the North Black Canyon Corridor Plan where growth was intended to be concentrated.

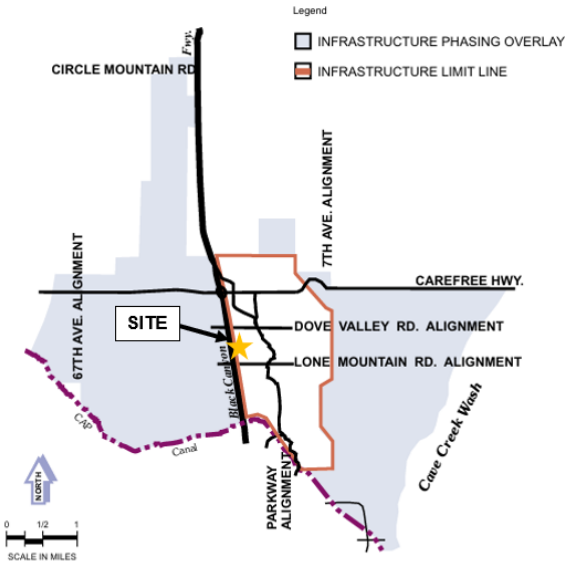


FIGURE 4:
Infrastructure Limit Line and Phasing Overlay
North Gateway Village

North Black Canyon Corridor Plan
Infrastructure Limit Line and Phasing Overlay Map
Source: Planning and Development Department

9. **North Black Canyon Overlay District**

The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. In order enforce the NBCOD guidelines regarding developing buildings with a desert color palette, staff recommends that the color and material palette comply with the NBCOD, with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment. Additionally, to maintain the natural desert character, staff recommends that surface retention areas be natural and organic in shape. These are addressed in Stipulation Nos. 2 and 3.

10. **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. In order to support the monarch butterfly population, Stipulation No. 15 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

11. **Shade Phoenix Plan**
In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. Staff recommends Stipulation Nos. 4, 5.b, 5.c, 6.a.(1), 9.b, 10, 11.c.(1), 22, 24, 28, 32, 33, and 35 to enhance tree plantings and shade.

12. **Complete Streets Design Guidelines**
In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff recommends multi-use trails, a shared-use path, visually contrasting pavement treatments at pedestrian crossings, enhanced streetscape plantings and shade, and detached sidewalks, to support these design guidelines and to enhance the streetscape. These are addressed in Stipulation Nos. 8, 9, 11, 12, 28, 32, 33, and 35.

13. **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. Staff recommends that bicycle parking be provided in accordance with the City's Walkable Urban (WU) Code, installed per the requirements in the WU Code and located near building entrances and open space areas. Additionally, two public bicycle repair stations ("fix it stations") will be provided and maintained internal to the site near a paseo, pedestrian walkway, or public plaza, and one along the multi-use trail adjacent to Skunk Creek Wash, in areas of high visibility and separated from vehicular maneuvering areas, where applicable. This is addressed in Stipulation Nos. 13 and 14.

14. **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 indicate that recycling receptacles will be provided, as applicable, by the future tenants/users.

15. **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 a minimum of 30 parking spaces include EV Capable infrastructure. Additionally, staff recommends a minimum of 10 percent of the provided bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. This is addressed in Stipulation Nos. 16 and 17.

16. **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 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. Staff recommends Stipulation No. 18, which requires a minimum of two green stormwater infrastructure (GSI) techniques for stormwater management to be implemented, in order to address this goal.

17. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. Staff recommends Stipulation Nos. 18 through 23 to address this goal, which address the following:
    - A minimum of two GSI elements for stormwater management to be implemented.
    - Only utilize landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance).
    - Natural turf to only be utilized in required retention areas and functional turf areas.
    - A leak detection device to be installed for the irrigation system of landscape areas larger than 10,000 square feet.
    - A minimum of 25 percent of the surface parking areas to be shaded by structures or shade trees.
    - Documentation to be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years.

COMMUNITY INPUT SUMMARY

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

INTERDEPARTMENTAL COMMENTS

19. **Parks and Recreation Department**
The Parks and Recreation Department requested that the FH-zoned portion of the site (Skunk Creek Wash) be dedicated to the City as Sonoran Preserve per the 1998 Sonoran Preserve Master Plan. This is addressed in Stipulation No. 25.

20. **Floodplain Management**
The Floodplain Management section of the Office of the City Engineer reviewed the proposed changes to the FH zoning boundary and commented that the subject parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & Zone AE-floodway, on panels 04013C 1745 L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The Architect and Engineer is required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3), including, but not limited to, provisions in the latest

versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit. A LOMR application must be submitted to Floodplain Management prior to issuance of vertical construction permits. This is addressed in Stipulation No. 26.

21. **Street Transportation Department**

The Street Transportation Department requested the following:

- Dedication and construction for the south half of Dove Valley Road, with box culvert, low flow crossing, and ADOT traffic interchange improvements.
- Detached sidewalks for the south side of Dove Valley Road, both sides of North Valley Parkway, both sides of 32nd Avenue, and the north side of Sonoran Desert Drive.
- Dedication and construction of the frontage road on the east side of Interstate 17 from Dove Valley Road to Sonoran Desert Drive.
- Dedication and construction of North Valley Parkway to be extended from its current terminus to Carefree Highway, to its full width, including a bridge over Skunk Creek Wash.
- Dedication and construction of 32nd Avenue to its full width from Dove Valley Road to Sonoran Desert Drive.
- Multi-use trail easement dedication and construction along the western banks of Skunk Creek Wash and the south side of Dove Valley Road.
- Easement dedication and construction of the Paseo del Prado.
- A Master Circulation/Trails Plan for the entirety of the rezoning area to be submitted to the Planning and Development Department and the Street Transportation Department for review and approval, incorporating certain elements.
- That an elevated pedestrian and bicycle bridge be funded and constructed connecting the west bank to the east bank of Skunk Creek Wash, in alignment with the Paseo del Prado.
- That the developer design, fund and install a pedestrian crosswalk with activated warning connection across 32nd Avenue from the subject site and in alignment with Paseo del Prado.
- That an updated Traffic Impact Analysis (TIA) be submitted by the successful bidder of the auction parcel commensurate to the site-specific development proposed.

- That any proposed access along Sonoran Desert Drive be located at the eastern limits of the site and be restricted to right in, right out, left out only.
- That the development be responsible for addressing project impacts on Sonoran Desert Drive in the TIA, in accordance with Resolution 22048.
- That all unused driveways be replaced with sidewalk, curb and gutter, that any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced and that all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- That all streets within and adjacent to the development be constructed with all required elements and comply with all ADA accessibility standards.

These are addressed in Stipulation Nos. 8, 9, 11, 27, 28, 29, and 31.

22. **Arizona Department of Transportation**
The Arizona Department of Transportation (ADOT) requested a sidewalk be provided along the I-17 frontage road. ADOT commented that the desired detached sidewalk width would be eight feet with a 10-foot-wide landscape strip detachment. Staff recommends a minimum five-foot-wide sidewalk be provided along the I-17 frontage road, as approved or modified by ADOT, which allows flexibility in how it is designed based on future ADOT approval. This is addressed in Stipulation No. 30.

OTHER

23. 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. 44 through 46.

24. 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. Staff recommends a stipulation to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 47.

25. 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 is consistent with the proposed General Plan Land Use Map designation.

2. The proposal will add to the variety of land uses adjacent to the North Gateway Village Core and within the North Black Canyon Corridor.

3. As stipulated, the proposal supports efforts from various plans, overlays, and initiatives, including the North Gateway Village Core Plan, the North Black Canyon Corridor Plan, the North Black Canyon Overlay District, the Monarch Butterfly Pledge initiative, the Shade Phoenix Plan, the Complete Streets Guiding Principles policy, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

3. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.

4. Retention areas shall be planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and planted for every 400 square feet of retention area evenly distributed throughout the retention areas.

    b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

5. A minimum of 8,000 square feet in aggregate shall be provided for pedestrian plazas, with no one plaza being less than 2,000 square feet, and shall be maintained by the property owner as a gathering place for the public and for events, adhering to the following standards, and as approved by the Planning and Development Department.

    a. The plazas shall be designed to allow pedestrian access and shall not be restricted during the hours of 8:00 a.m. to 10:00 p.m.

    b. The plazas shall include shaded seating for public use and a minimum of two additional amenities, such as a water feature, outdoor game area, interactive art feature, splash pad, performance stage, fire pit, or other similar amenities.

    c. A minimum of 50% of the plaza edges shall be lined with buildings or a permanent shade structure. A minimum of 50% of the ground floor building frontages facing the plaza, measured as the area between 3 and 8 feet above grade for the width of the facade, shall be glazing, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

6. A minimum 6-foot-wide public north-south pedestrian pathway shall be provided near the center of the site, west of 32nd Avenue, for a minimum of the north half of the site and connecting to Dove Valley Road, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. The pathway shall be lined on both sides with either of the following elements, or a combination of the two, except where a pedestrian pathway is a minimum of 16 feet wide:

        (1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the pathway.

        (2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the

pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

b. The pathway shall connect with the public plazas.

c. The pathway can either continue to the south portion of the site, as specified above, or connect to the sidewalk on the west side of 32nd Avenue.

7. Any surface parking adjacent to Skunk Creek Wash and 32nd Avenue shall be setback a minimum of 50 feet, as approved by the Planning and Development Department.

8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Dove Valley Road between the shared-use path (SUP) on the east side of Skunk Creek Wash and the multi-use trail (MUT) on the west side of Skunk Creek Wash, and a minimum 10-foot-wide MUT shall be constructed within the easement in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.

9. A 25-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west bank of Skunk Creek Wash aligned with the limits of development, west of the Floodway Zone AE boundary, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail, and shall comply with the following, as approved or modified by the Planning and Development Department.

a. The MUT on the west side of Skunk Creek Wash shall connect Dove Valley Road and Sonoran Desert Drive.

b. A minimum of 75% of the MUT shall be shaded by a structure, landscaping, or a combination of the two.

c. Trail stations shall be provided along the trail, generally conforming to the site plan date stamped August 26, 2025. The trail stations shall include amenities such as outdoor seating, shade structures, water stations, bike fix it station, art features, or other similar amenities.

10. A minimum landscape setback of 10 feet shall be provided along the west side of the Skunk Creek Wash multi-use trail, planted to the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade along the multi-use trail.

b. A minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

11. A minimum 25-foot-wide shared-use path easement (SUPE) shall be dedicated, and a minimum 10-foot-wide east-west shared-use path (SUP) shall be constructed west of 32nd Avenue, in alignment with the Paseo Del Prado trail/bridge and connecting to the future pedestrian/bicycle bridge over the Interstate 17 freeway, and shall comply with the following standards, as approved by the Planning and Development Department.

a. The paseo shall connect the sidewalk along the west side of 32nd Avenue to the sidewalk along the east side of the I-17 frontage road.

b. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the paseo. This can be achieved by placing uses such as outdoor amenity areas, outdoor seating, and points of architectural interest along the paseo.

c. The paseo shall be lined on both sides with either of the following elements, or a combination of the two:

(1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the paseo.

(2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

12. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

13. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking shall be provided through Inverted U and/or artistic racks located near building entrances and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

14. Two public bicycle repair stations (“fix it stations”) shall be provided and maintained: one along the multi-use trail adjacent to Skunk Creek Wash and one internal to the site near a paseo, pedestrian walkway, or public plaza. The bicycle repair stations (“fix it stations”) shall be provided in areas 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 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.

16. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

17. A minimum of 30 of the required vehicle parking spaces shall include EV Capable infrastructure, as approved by the Planning and Development Department.

18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

19. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, as approved or modified by the Planning and Development Department.

20. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located for such uses as parks and common areas, as approved by the Planning and Development Department.

21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.

22. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, single-trunk, large canopy, shade trees, or a combination thereof.

23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.

24. All bicycle infrastructure, pedestrian pathways (including sidewalks), and trails shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

25. The FH-zoned portion of the site shall be preserved as permanent undisturbed open space and shall be dedicated to the City as Sonoran Preserve prior to preliminary site plan approval, as approved by the Planning and Development Department and the Parks and Recreation Department.

26. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & Zone AE-floodway, on panels 04013C 1745 L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

    a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.

c. The developer shall provide a FEMA approved CLOMR prior to issuance of a Grading and Drainage permit.

d. A LOMR application shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval prior to issuance of vertical construction permits.

e. The developer shall provide a FEMA approved LOMR prior to issuance of a Certificate of Occupancy.

27. A minimum of 70 feet of right-of-way shall be dedicated and constructed for the south half of Dove Valley Road, as approved by the Planning and Development Department. Improvements to Dove Valley Road shall include:

a. An extension of the existing box culvert across Dove Valley Road to its ultimate limits, including the construction of the downstream maintenance access ramps.

b. Construction of the south half of the low flow crossing to an ‘A’ cross section. Improvements shall consider Canyon Crossroads Master Street Plan for Dove Valley Road Improvements.

c. Dedication and construction of ADOT traffic interchange improvements to the eastern parcel boundary. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Dove Valley Road.

28. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Dove Valley Road to match the Canyon Crossroads Master Street Plan design, and shall comply with the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

29. A minimum of 60 feet of right-of-way for the frontage road on the east side of Interstate 17 from Dove Valley Road to Sonoran Desert Drive shall be dedicated and constructed, or as otherwise approved by ADOT.

30. A minimum 5-foot-wide sidewalk shall be constructed on the east side of the Interstate 17 frontage road, adjacent to the development, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation (ADOT).

31. A minimum of 60 feet of right-of-way shall be dedicated and constructed for 32nd Avenue to its full width from Dove Valley Road to Sonoran Desert Drive. 32nd Avenue shall be constructed to a minimum Collector F cross-section, with appropriate intersection flares to allow for future intersection connection south of Sonoran Desert Drive or as otherwise identified and approved by the Street Transportation Department through an accepted Traffic Impact Analysis.

32. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of 32nd Avenue between Dove Valley Road and Sonoran Desert Drive, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

33. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of Sonoran Desert Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department and the Arizona Department of Transportation (ADOT).

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

34. A minimum of 140 feet of right-of-way shall be dedicated and constructed to extend North Valley Parkway from its current terminus to Carefree Highway. North Valley Parkway shall be constructed to its full width in accordance with City of Phoenix Street Classification Map including a bridge over Skunk Creek Wash per the adopted storm water policy manual for a 100-year dry crossing of Skunk Creek Wash.

35. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of North Valley Parkway, and shall comply with the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

36. A Master Circulation/Trails Plan for the entirety of the rezoned area shall be submitted to the Planning and Developed Department and Street Transportation Department for review and approval prior to submitting Preliminary Site Plans for the first phase of development. The Master Circulation/Trails Plan shall incorporate the following elements:

a. Skunk Creek Wash trail, Sonoran Desert Drive trail, Dove Valley Road trail, the east-west shared-use path (Paseo del Prado), sidewalks, and pedestrian pathways throughout the site to connect to all buildings.

b. Locations and standards for trail amenities including but not limited to lighting, seating and drinking fountains.

37. An elevated pedestrian/bicycle bridge shall be funded and constructed connecting the West Bank to the East Bank of Skunk Creek Wash, in alignment with Paseo De Prado trail, as identified in Rezoning Case (Z-59-21 / Ordinance G-6957). No Certificates of Occupancy shall be issued for an area that exceeds 50% of the site (approximately 45 acres) prior to the issuance of a Certificate of Completion for the bridge.

38. The developer shall design, fund, and install a pedestrian crosswalk with activated warning connection across 32nd Avenue from the subject site connecting to the east-west paseo (Paseo del Prado), as approved by the Street Transportation Department.

39. An updated Traffic Impact Analysis (TIA) shall be submitted by the successful bidder of the auction parcel commensurate to the site-specific development proposed. The TIA shall require approval prior to preliminary approval being granted by the City.

40. Any proposed access along Sonoran Desert Drive shall located at the eastern limits of the site and be restricted to right in, right out, left out only.

41. In accordance with City Council Resolution 22048, development shall be responsible for addressing project impacts on Sonoran Desert Drive in the TIA and provide a level of compensation proportionate to the identified impacts to the corridor which may be adjusted to reflect any modifications in the mitigation, subject to review and approval by the City.

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

43. 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.

44. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

45. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

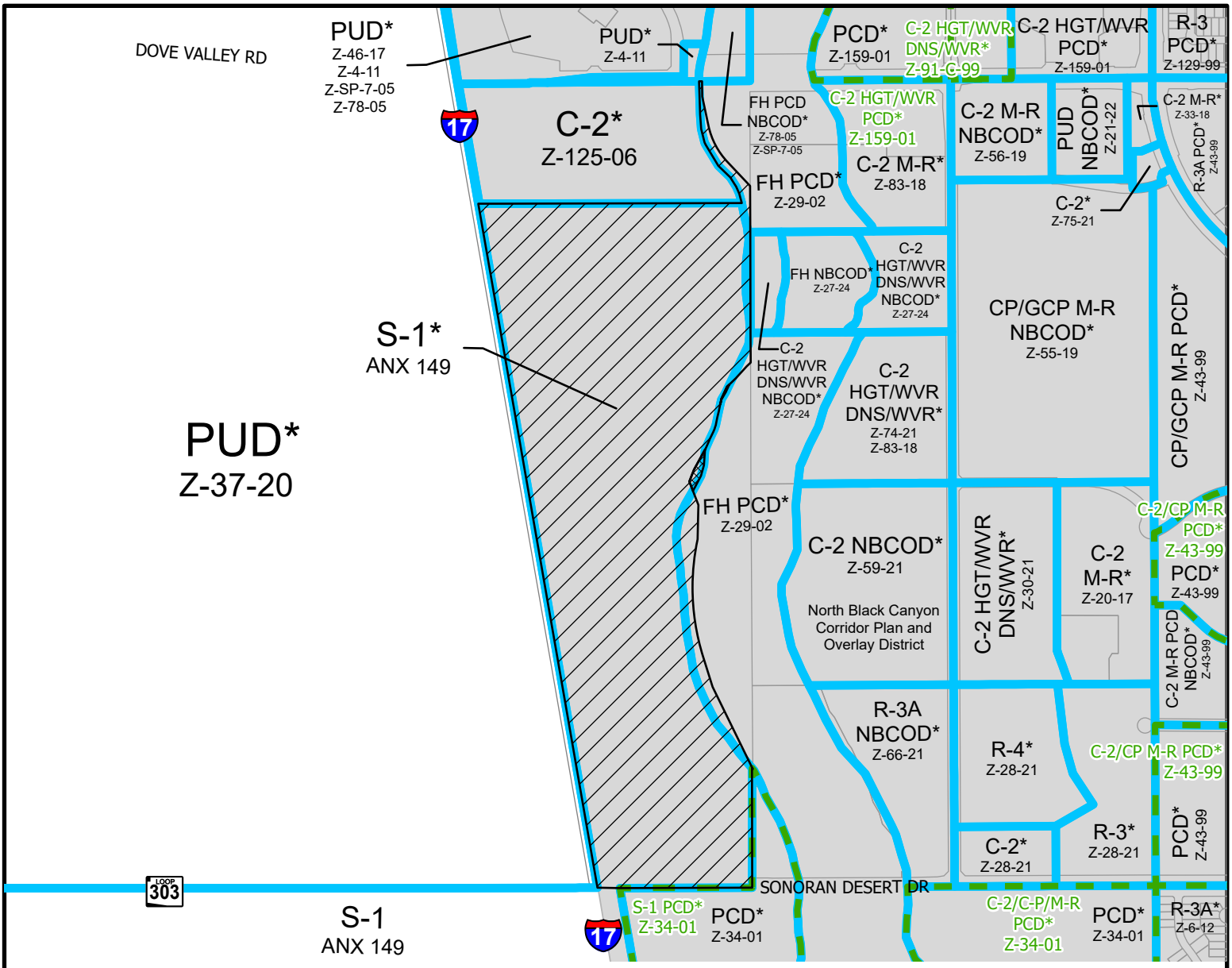
46. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

47. 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
September 8, 2025

Team Leader
Racelle Escolar

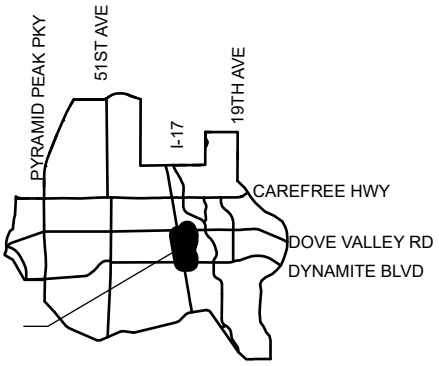
Exhibits
Zoning Sketch Map
Aerial Sketch Map
Conceptual Site Plan date stamped August 26, 2025 (2 pages)
Conceptual Building Elevations date stamped March 19, 2025 (3 pages)
Renderings date stamped March 19, 2025



NORTH GATEWAY VILLAGE

COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-24-25-2

APPLICANT'S NAME:	Gammage & Burnham, PLC
APPLICATION NO:	Z-24-25-2
DATE:	4/14/2025
REVISION DATES:	8/19/2025
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	92.33 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 55-21 QS 56-21
ZONING MAP	Q-6 R-6

REQUESTED CHANGE:

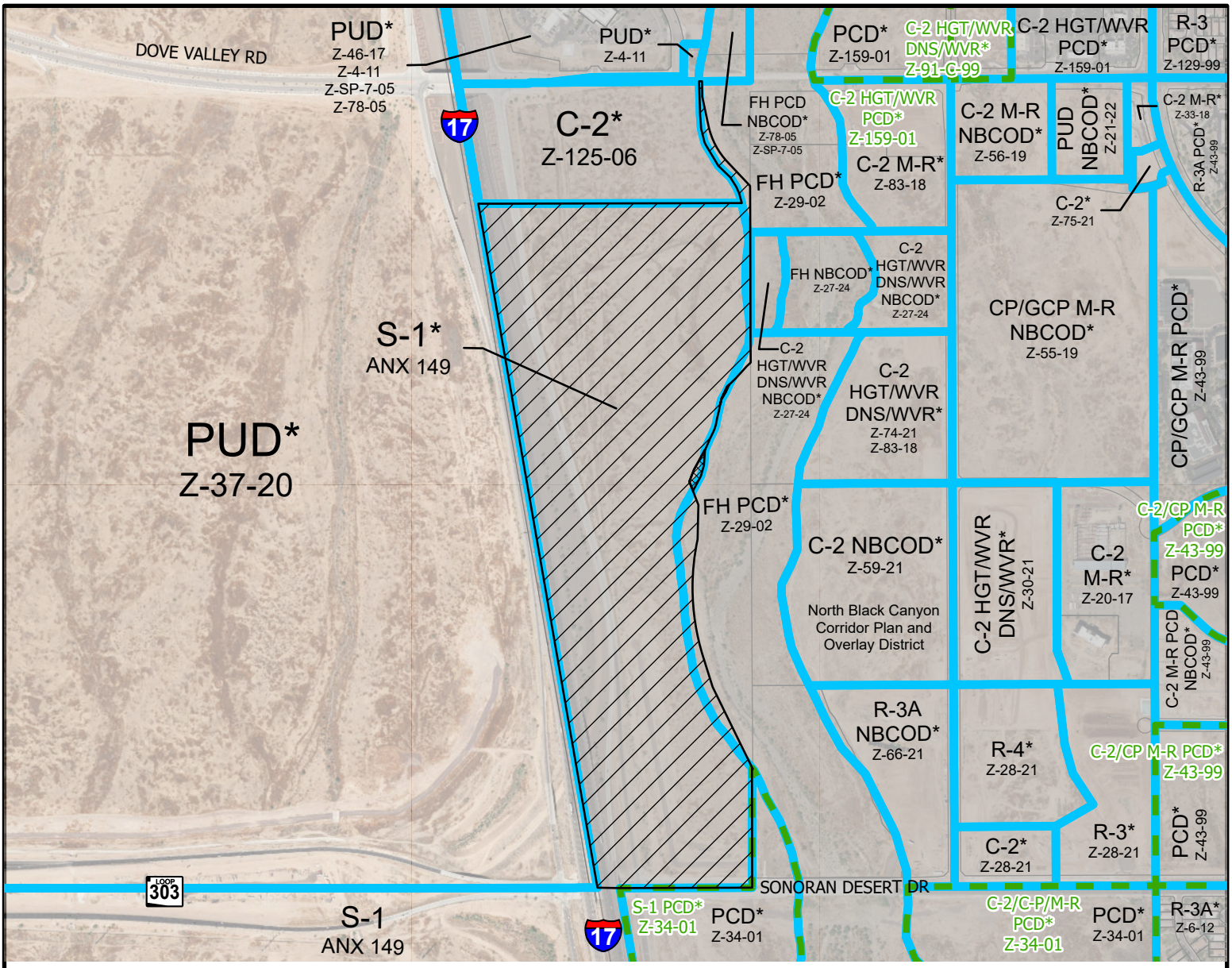
FROM: S-1 NBCOD (87.25 ac.)
FH PCD NBCOD (5.08 ac.)

TO: C-2 HGT/WVR NBCOD (92.08 ac.)
FH NBCOD (0.25 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
S-1 NBCOD, FH PCD NBCOD C-2 HGT/WVR NBCOD, FH NBCOD	87, N/A 1335, N/A	N/A, N/A 1602, N/A

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

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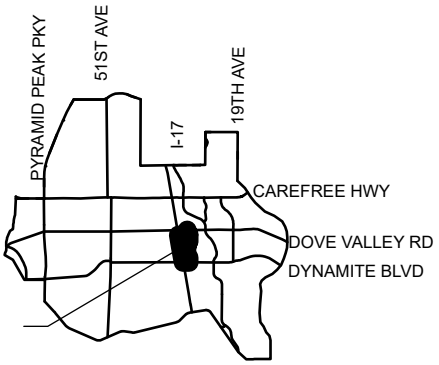
N

0 0.07 0.15 0.3 Miles

NORTH GATEWAY VILLAGE

COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-24-25-2

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AERIAL PHOTO & QUARTER SEC. NO.	QS 55-21 QS 56-21
ZONING MAP	Q-6 R-6

REQUESTED CHANGE:

FROM: S-1 NBCOD (87.25 ac.)
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MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
S-1 NBCOD, FH PCD NBCOD C-2 HGT/WVR NBCOD, FH NBCOD	87, N/A 1335, N/A	N/A, N/A 1602, N/A

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

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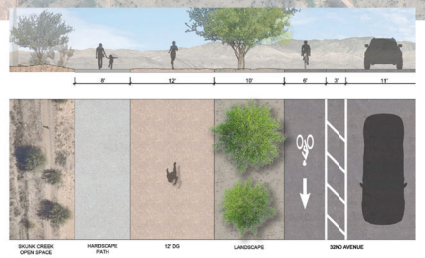




CONCEPTUAL PUBLIC PLAZA

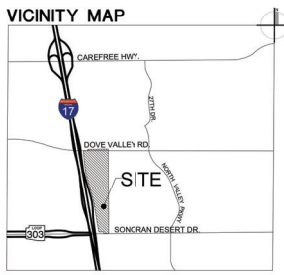


CONCEPTUAL TRAIL STATION



32ND AVE./MULTI-USE TRAIL CROSS-SECTION

VICINITY MAP



CONCEPTUAL SITE PLAN

0 80' 160' 320'

SCALE: 1" = 160'

CITY OF PHOENIX

AUG 26 2025

Planning & Development Department

3089.000_ST23 08-06-2025

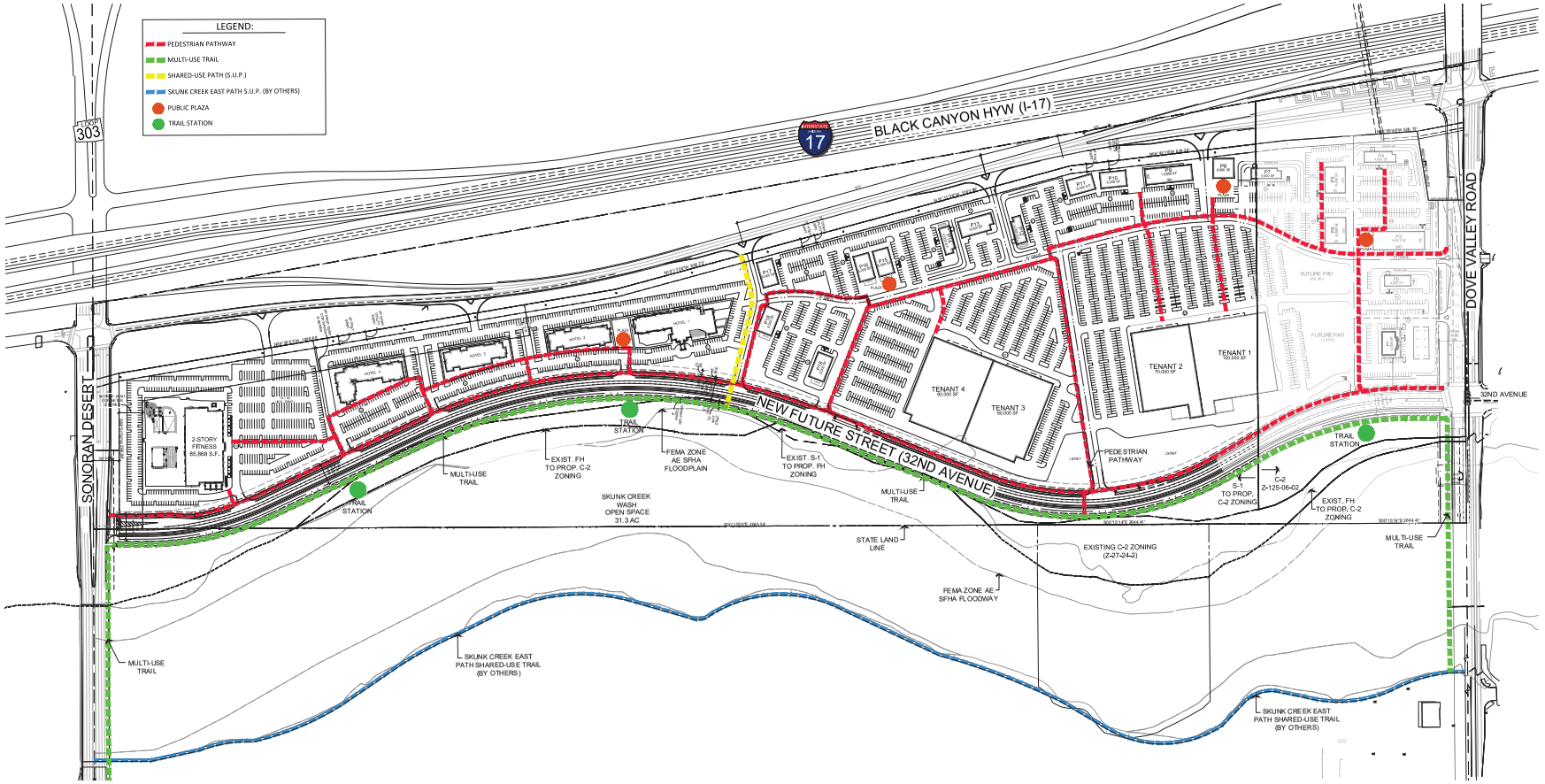
DOVE VALLEY TOWNE CENTER

Proposed Commercial Development

Phoenix, AZ

Vestar

Butler Design Group, Inc
architects & planners



SITE PLAN

0 100' 200' 400'

SCALE: 1" = 200'

PROJECT DATA

Existing Zoning:	C-2 NBCOD, S-1 NBCOD, FH PCD NBCOD
Proposed Zoning:	C-2 NBCOD
	(26.6 Gross Acres - Not a Part, prior Case Z-125-06-2)
APN#:	ASLD
Overlays/Special Planning Districts:	North Black Canyon Corridor Plan and Overlay District
Planned Hospitality* Net Site Area:	601,315 S.F. (13.8 AC.)
Planned Fitness Net Site Area:	438,848 S.F. (10.1 AC.)
Planned Commercial Net Site Area:	2,680,498 S.F. (61.5 AC.)
Total Net Planned Development Area:	3,720,661 S.F. (85.4 AC.)
Open Space Net Site Area:	1,363,084 S.F. (31.3 AC.)
New 32nd Avenue Future ROW:	430,425 S.F. (9.9 AC.)
Total Site Area:	5,514,170 S.F. (126.6 AC.)
Gross Site Area:	5,668,808 S.F. (130.14 AC.)
Total Building Area (1st Floor):	606,568 S.F.
Coverage: (Based on Net Planned Development Area)	606,568 S.F./3,720,661 S.F. = 16.3%

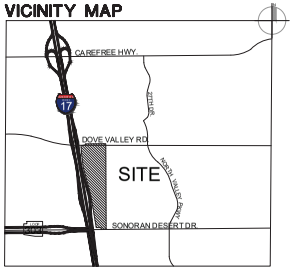
Parking Required

Tenant 1 100,000 S.F.@4/1,000 S.F.	400 Spaces
Tenant 2 70,000 S.F.@4/1,000 S.F.	280 Spaces
Tenant 3 80,000 S.F.@4/1,000 S.F.	320 Spaces
Tenant 4 80,000 S.F.@4/1,000 S.F.	320 Spaces
(DRIVE THRUS - Ex. 60% Service) P2,P4,P7,P12,P14 20,500 S.F.x40%=8,200 S.F.@1/50 S.F. :	164 Spaces
(RETAIL - 1/300 SF.) P1,P13 = 10,000 SF.	33 Spaces
(REST - Ex. 40% Service @1/50 SF.) P15-P19 = 18,000 SF.	360 Spaces
SHOPS (50% Retail @1/300 S.F.+50% Rest. (Ex.40% Serv.) @1/50): P3,P5-P6,P8-P11 = 58,800 SF.	451 Spaces
HOSPITALITY* (1 space/1 Key) - 4 Hotels = 544 Keys	544 Spaces
FITNESS (1/150 SF.) 42,934 SF (First Floor) = 85,868 SF	572 Spaces
Total Parking Required:	3,445 Spaces
Parking Provided:	3,919 Spaces
Max. Building Height:	30'-0" to 56'-0" (height waiver)

GEN. NOTES:
* Optional Residential (Multifamily): R-3 Density and PRD Development Standards

- TYP. Parking Spaces 9'-6"x18' with 26' Drive Min.

VICINITY MAP



CITY OF PHOENIX NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
B. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
C. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
D. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10'-0" FROM THE PROPERTY LINE AND 20'-0" ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
E. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
F. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
G. OWNER OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
H. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
I. AFTER FINAL APPROVAL THE PROJECT WILL BE RE-INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
J. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
K. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK FLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
L. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
M. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
N. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
O. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLE 8 AND 4 OF HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
P. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED FIFTY-FIVE dB (1 hr) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
Q. EXPLOSIVE OF HAZARDOUS PROCESSES 9 (IF APPLICABLE): CERTIFICATION SHALL BE PROVIDED BY PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
R. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (ACC R18-9-E301) WHICHEVER IS APPLICABLE.
S. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
T. ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

PROJECT TEAM

Developer
Vestar
2415 E. Camelback Rd. St. #100
Phoenix, AZ. 85016
Contact: Kean Thomas
Ph: (602) 866-0900
Email: KThomas@vestar.com

Civil Engineer
Optimus Civil Design Group LLC.
4650 E. Cotton Center Blvd. St. #140
Phoenix, AZ. 85040
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Phoenix, Arizona 85034
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Email: Davidr@bdgaz.com

Landscape Architect
Laskin & Associates, Inc.
5013 E. Washington St. #110
Phoenix, AZ. 85034
Contact: Daniel M. Dodson
Ph: (602) 840-7771
Email: daniel@laskindesign.com

Attorney
Gammage & Burnham
40 N. Central Ave. 20th Floor
Phoenix, AZ. 85004
Contact: Manjula M. Vaz, Attorney
Email: mvaz@gblaw.com
Contact: Dennis M. Newcombe, Sr. Planner
Email: dnewcombe@gblaw.com
Ph: (602) 256-4446

CITY OF PHOENIX
AUG 26 2025
Planning & Development Department

REGISTERED ARCHITECT CERTIFICATE NO. 22417 RICHARD R. BUTLER My Commission Expires 06.30.21.25 ARIZONA U.S.A.

DATE	SUBMISSION
09-06-2024	PRE-APPLICATION SITE PLAN

DEVELOPMENT SERVICES DEPARTMENT APPROVAL

DSD K/VA # : 24-1233
Site Plan Pre-App.: PAPP 2405236
Zoning/GPA Pre-App.: ZPA-225-24

PAPP # : ZPA-225-24

Vestar

DOVE VALLEY TOWNE CENTER

Proposed Commercial Development

Phoenix, AZ

Project No.: 23089.000_ST23
Issue Date: 08-21-2025
Title: CONCEPTUAL SITE PLAN

SP001

Butler Design Group, Inc
architects & planners



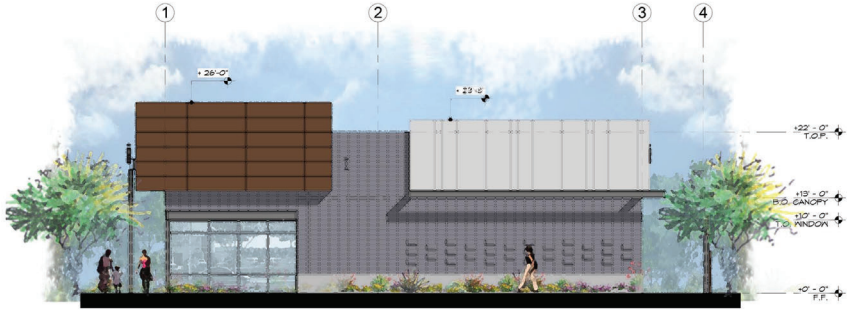
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SCALE: 1/8" = 1'-0"



3 SHOPS A - EAST
SCALE: 1/8" = 1'-0"



2 SHOPS A - NORTH
SCALE: 1/8" = 1'-0"



4 SHOPS A - SOUTH
SCALE: 1/8" = 1'-0"

Vestar

I-17 & DOVE VALLEY ROAD

Proposed Commercial Development

Phoenix, AZ

CITY OF PHOENIX

MAR 1 9 2025

Planning & Development Department

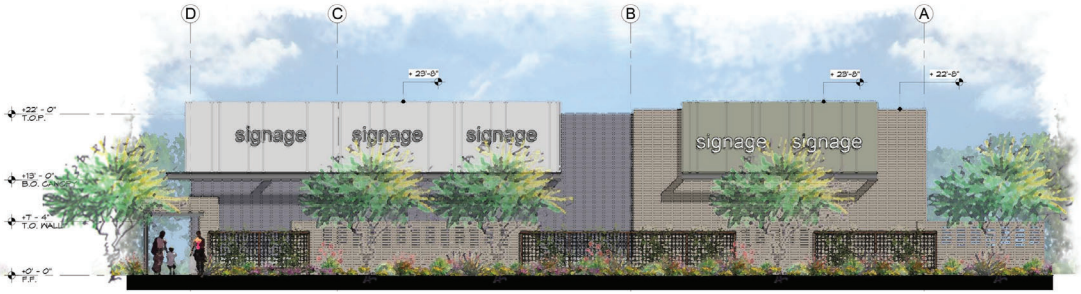
Butler Design Group, Inc
architects & planners



1 SHOPS B - WEST
SCALE: 1/8" = 1'-0"



2 SHOPS B - NORTH
SCALE: 1/8" = 1'-0"



3 SHOPS B - EAST
SCALE: 1/8" = 1'-0"



4 SHOPS B - SOUTH
SCALE: 1/8" = 1'-0"

Vestar

I-17 & DOVE VALLEY ROAD

Proposed Commercial Development

Phoenix, AZ

CITY OF PHOENIX

MAR 1 9 2025

Planning & Development Department

Butler Design Group, Inc
architects & planners



1 **SHOPS C - NORTH**
SCALE: 1/8" = 1'-0"



2 **SHOPS C - SOUTH**
SCALE: 1/8" = 1'-0"



3 **SHOPS C - EAST**
SCALE: 1/8" = 1'-0"



4 **SHOPS C - WEST**
SCALE: 1/8" = 1'-0"

Vestar

I-17 & DOVE VALLEY ROAD

Proposed Commercial Development

Phoenix, AZ

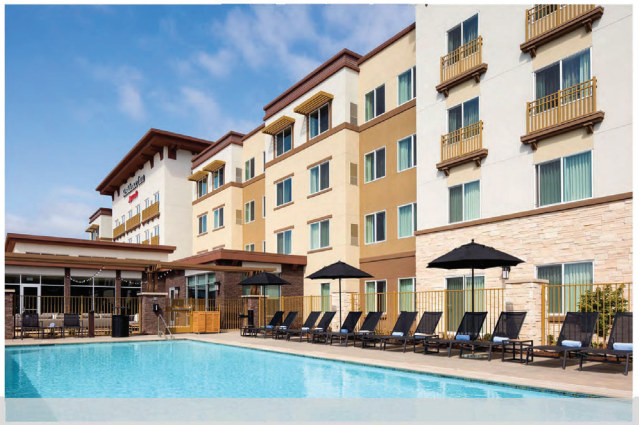
CITY OF PHOENIX

MAR 1 9 2025

Planning & Development Department

Butler Design Group, Inc
architects & planners







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Vestar

CITY OF PHOENIX

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Planning & Development Department

I-17 & DOVE VALLEY ROAD

Proposed Commercial Development

Phoenix, AZ

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North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-24-25-2

Date of VPC Meeting	September 11, 2025
Request From	S-1 NBCOD and FH PCD NBCOD
Request To	C-2 HGT/WVR NBCOD and FH NBCOD
Proposal	Commercial, retail, and hospitality uses
Location	Northeast corner of Interstate 17 and Sonoran Desert Drive
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	6-0

VPC DISCUSSION:

Agenda Item 3 (GPA-NG-1-25-2) and Agenda Item 4 (Z-24-25-2) are companion cases and were heard concurrently.

Committee Member Paul Li declared a conflict of interest and recused himself from this item, bringing the quorum to six members.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of General Plan Amendment case GPA-NG-1-25-2, including the location of the request, the General Plan Land Use Map designation, and surrounding General Plan Land Use Map designations. Mr. Zambrano shared the proposal and noted that the request also includes an update to the City Trails Network Map. Mr. Zambrano displayed the existing and proposed trails map. Mr. Zambrano stated that the proposal has not received any letters of opposition or support. Mr. Zambrano shared the staff findings and stated that staff recommends approval. Mr. Zambrano then provided an overview of rezoning case Z-24-25-2, including the location of the request and surrounding zoning and land uses. Mr. Zambrano shared background information on the site regarding the North Black Canyon Major Employment Corridor, the North Gateway Village Core Plan, and the North Black Canyon Corridor Plan. Mr. Zambrano noted that the Parks and Recreation Department confirmed that the 110-acre district park envisioned for the subject site within the North Gateway Village Core Plan is now planned for another location. Mr. Zambrano

displayed the site plan, elevations, and rendering for the proposed project and stated that as noted in the staff report, the proposal supports the goals, policies, and recommendations of several adopted plans, policies, and initiatives. Mr. Zambrano stated that the proposal has not received any letters of support or opposition. Mr. Zambrano shared the staff findings and stated that staff recommends approval subject to stipulations. Mr. Zambrano shared the recommended stipulations and next steps for public hearings.

Applicant Presentation:
Manjula Vaz, with Gammage & Burnham, PLC, introduced herself and her team. Ms. Vaz stated that they have been working with City staff for over a year. Ms. Vaz stated that they have tried to take into account all of the policy plans in the area. Ms. Vaz stated that the height waiver request is for four-story hotels as they come in, which is consistent with other approved height waivers in the area.

David Larcher, with Vestar, introduced himself and shared other shopping centers that Vestar has developed within the Phoenix metropolitan area. Mr. Larcher stated that this would be a high-quality development, similar to the other shopping centers that Vestar has developed. Mr. Larcher stated that Vestar is a long-term holder of their developments.

Kean Thomas, with Vestar, displayed and discussed the proposed site plan and surrounding developments. Mr. Thomas summarized off-site improvements that Vestar will be building and shared ultimate street cross-sections. Mr. Thomas discussed the proposed trail connectivity. Mr. Thomas discussed the conceptual design, noting that it would comply with the North Black Canyon Overlay District. Mr. Thomas discussed the amenities that would be included. Mr. Thomas discussed the proposed amendment to the City Trails Network Map. Mr. Thomas displayed and discussed the 32nd Avenue cross-section and multi-use trail. Mr. Thomas concluded that the proposed development conforms with adopted policy plans for the village and noted that Vestar looks forward to contributing to the North Gateway Village through thoughtful placemaking and design.

Questions from Committee:
Committee Member Aaron Stein asked how many points of ingress and egress would be located off of the Interstate 17 freeway. **Ms. Vaz** responded that there would be seven points of ingress and egress.

Mr. Thomas clarified that the ingress and egress off of the Interstate 17 freeway would be off of a frontage road with deceleration lanes, noting that it would be a normal street condition, including a sidewalk and landscaping.

Chair Julie Read stated that she met with Vestar to get some questions answered and to provide some input regarding items that were important to the community. Chair Read stated that there was a lot of time spent on the design. Chair Read stated that because the North Gateway Village Core did not develop how it was originally envisioned as, the North Gateway Village lacked a vision for future development within the village. Chair Read stated that in other parts of the city, people know where they

are because of how it is designed, such as the Biltmore Fashion Park, Midtown Phoenix, Roosevelt Row, or the Melrose District. Chair Read stated that the North Gateway Village lacks this type of placemaking that other places throughout the city have. Chair Read stated that the North Gateway Village has the largest amount of State Trust Land within the City of Phoenix, noting that the village will continue to grow and develop. Chair Read stated that part of the job of being a committee member is to be really thoughtful of new development and ensure it aligns with how the community wants the village to develop. Chair Read stated that this would be the first retail development for the North Gateway Village, and it will set the tone for all future development in the village. Chair Read stated that she wants to make sure that while the community has a say, that the community really likes the way it is going to look, and that it ties into the Sonoran Desert and Sonoran Preserve. Chair Read stated that the applicant has done a great job of being really thoughtful on the design. Chair Read stated that the proposed site plan is not final, and it may change, but noted that it is a good start and a good representation of what is to come. Chair Read stated that she requested that Vestar ensure that the trail stations be cleaned and that the trash bins be emptied regularly, noting that Vestar as the property management company will be in charge of this maintenance. Chair Read added that she requested that pet waste stations be provided throughout the site and that they be maintained. Chair Read stated that she wants to ensure that the amenities are clean and safe for the community members that will be using it. Chair Read stated that Vestar has agreed to these items. Chair Read stated that she also asked that Vestar ensure that the open spaces within both Vestar projects are exciting and activating for the community. Chair Read stated that the village has a lot of young families and there are not a lot of places to go within the village for families to spend time together. Chair Read referenced the water features at Desert Ridge Marketplace and Scottsdale Quarter, and how families could spend a good part of the day there. Chair Read stated that having community gathering spots is very important to this community. Chair Read stated that there should be less asphalt and pavement and more places to connect with neighbors and families. Chair Read added that arts and culture plays a big role in developing communities. Chair Read stated that the City of Phoenix has great arts and culture pieces, but none are within the North Gateway Village. Chair Read stated that she has challenged Vestar to think creatively and has asked Vestar to work with local artists to bring arts and culture into the North Gateway Village. Chair Read stated that the Thompson Thrift project included a stipulation for inclusion of a mural that the Committee voted on. Chair Read stated that she hoped to see this type of art moving forward for the Vestar property. Chair Read stated that Dove Valley Road is currently scalloped and is dangerous to drive on with how development has occurred along the roadway. Chair Read stated that Vestar has agreed that the construction of Dove Valley Road will be completed as one of their first improvements. Chair Read stated that she has also asked Vestar to include improvements around the APS substation at North Valley Parkway and Carefree Highway. Chair Read asked Mr. Thomas to explain the relationship with APS.

Mr. Thomas stated that APS has control over their property and Vestar cannot touch their easements or their property. Mr. Thomas stated that Vestar does have enough room on their property to program buildings and landscaping around the APS

substation in order to shield it. Mr. Thomas stated that Vestar cannot touch the east side of the substation, but there is a lot to be done on the north and west side of it to make it look more attractive with buildings and landscaping, depending on what APS will allow close to their easements.

Chair Read stated that she hopes to facilitate some conversations between Vestar and APS about what those improvements might look like. Chair Read stated that there is an APS substation at the southwest corner of 7th Street and Roosevelt Street which is hidden behind artistic walls and buildings. Chair Read stated that she hopes that there could be a similar creative solution to screen the APS substation that will add value and bring arts and culture and community activation to the area. Chair Read stated that there is a big sign across the street for the Melrose District and when crossing under it, people know that they are in the Melrose District. Chair Read stated that the North Gateway Village has its name because it is the north gateway into the City of Phoenix. Chair Read stated that she has asked Vestar to be creative for some sort of monument sign, similar to the sign for the Desert Ridge Marketplace. Chair Read also requested that no cacti or pointy plants be planted adjacent to areas where kids may be playing.

Public Comments:
None.

Applicant Response:
None.

MOTION – Z-24-25-2:
Committee Member Andrea Crouch motioned to recommend approval of Z-24-25-2, per the staff recommendation. **Committee Member Will Manion** seconded the motion.

VOTE – Z-24-25-2:
6-0; the motion to recommend approval of Z-24-25-2 per the staff recommendation passed with Committee members Crouch, Kennelly, Manion, Salow, Stein, and Read in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** October 6, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 5 (Z-24-25-2) – NORTHEAST CORNER OF INTERSTATE 17 AND SONORAN DESERT DRIVE

Rezoning Case No. Z-24-25-2 is a request to rezone 92.33 acres located at the northeast corner of Interstate 17 and Sonoran Desert Drive from 87.25 acres of S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) and 5.08 acres of FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) to 92.08 acres of C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) and 0.25 acres of FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to allow commercial, retail, and hospitality uses.

The North Gateway Village Planning Committee (VPC) heard this request on September 11, 2025 and recommended approval, per the staff recommendation, by a vote of 6-0.

After the Village Planning Committee meeting, the applicant worked with staff to propose modifications to Stipulation No. 37 regarding the pedestrian/bicycle bridge over Skunk Creek Wash. Staff concurs with the proposed changes to provide clarification on timing of construction of the bridge and subsequent issuance of Certificates of Occupancy linked to the construction of the bridge.

To address the required regional water transmission and distribution mains, the Water Services Department requests an easement along the west side of the property as shown in the enclosed Exhibit. The exact location of the water line crossing will be as determined by the Arizona Department of Transportation. Staff recommends the addition of Stipulation No. 48 to reflect the request.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

3. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.

4. Retention areas shall be planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and planted for every 400 square feet of retention area evenly distributed throughout the retention areas.

    b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

5. A minimum of 8,000 square feet in aggregate shall be provided for pedestrian plazas, with no one plaza being less than 2,000 square feet, and shall be maintained by the property owner as a gathering place for the public and for events, adhering to the following standards, and as approved by the Planning and Development Department.

    a. The plazas shall be designed to allow pedestrian access and shall not be restricted during the hours of 8:00 a.m. to 10:00 p.m.

    b. The plazas shall include shaded seating for public use and a minimum of two additional amenities, such as a water feature, outdoor game area, interactive art feature, splash pad, performance stage, fire pit, or other similar amenities.

    c. A minimum of 50% of the plaza edges shall be lined with buildings or a permanent shade structure. A minimum of 50% of the ground floor building frontages facing the plaza, measured as the area between 3 and 8 feet above grade for the width of the facade, shall be glazing, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

6. A minimum 6-foot-wide public north-south pedestrian pathway shall be provided near the center of the site, west of 32nd Avenue, for a minimum of the north half of the site and connecting to Dove Valley Road, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. The pathway shall be lined on both sides with either of the following elements, or a combination of the two, except where a pedestrian pathway is a minimum of 16 feet wide:

(1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the pathway.

(2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

b. The pathway shall connect with the public plazas.

c. The pathway can either continue to the south portion of the site, as specified above, or connect to the sidewalk on the west side of 32nd Avenue.

7. Any surface parking adjacent to Skunk Creek Wash and 32nd Avenue shall be setback a minimum of 50 feet, as approved by the Planning and Development Department.

8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Dove Valley Road between the shared-use path (SUP) on the east side of Skunk Creek Wash and the multi-use trail (MUT) on the west side of Skunk Creek Wash, and a minimum 10-foot-wide MUT shall be constructed within the easement in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.

9. A 25-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west bank of Skunk Creek Wash aligned with the limits of development, west of the Floodway Zone AE boundary, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail, and shall comply with the following, as approved or modified by the Planning and Development Department.

a. The MUT on the west side of Skunk Creek Wash shall connect Dove Valley Road and Sonoran Desert Drive.

b. A minimum of 75% of the MUT shall be shaded by a structure, landscaping, or a combination of the two.

c. Trail stations shall be provided along the trail, generally conforming to the site plan date stamped August 26, 2025. The trail stations shall include amenities such as outdoor seating, shade structures, water stations, bike fix it station, art features, or other similar amenities.

10. A minimum landscape setback of 10 feet shall be provided along the west side of the Skunk Creek Wash multi-use trail, planted to the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade along the multi-use trail.

b. A minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

11. A minimum 25-foot-wide shared-use path easement (SUPE) shall be dedicated, and a minimum 10-foot-wide east-west shared-use path (SUP) shall be constructed west of 32nd Avenue, in alignment with the Paseo Del Prado trail/bridge and connecting to the future pedestrian/bicycle bridge over the Interstate 17 freeway, and shall comply with the following standards, as approved by the Planning and Development Department.

a. The paseo shall connect the sidewalk along the west side of 32nd Avenue to the sidewalk along the east side of the I-17 frontage road.

b. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the paseo. This can be achieved by placing uses such as outdoor amenity areas, outdoor seating, and points of architectural interest along the paseo.

c. The paseo shall be lined on both sides with either of the following elements, or a combination of the two:

(1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the paseo.

(2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

12. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

13. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking shall be provided through Inverted U and/or artistic racks located near building entrances and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

14. Two public bicycle repair stations (“fix it stations”) shall be provided and maintained: one along the multi-use trail adjacent to Skunk Creek Wash and one internal to the site near a paseo, pedestrian walkway, or public plaza. The bicycle repair stations (“fix it stations”) shall be provided in areas 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 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.

16. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

17. A minimum of 30 of the required vehicle parking spaces shall include EV Capable infrastructure, as approved by the Planning and Development Department.

18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales,

permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

19. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, as approved or modified by the Planning and Development Department.

20. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located for such uses as parks and common areas, as approved by the Planning and Development Department.

21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.

22. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, single-trunk, large canopy, shade trees, or a combination thereof.

23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.

24. All bicycle infrastructure, pedestrian pathways (including sidewalks), and trails shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

25. The FH-zoned portion of the site shall be preserved as permanent undisturbed open space and shall be dedicated to the City as Sonoran Preserve prior to preliminary site plan approval, as approved by the Planning and Development Department and the Parks and Recreation Department.

26. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & Zone AE-floodway, on panels 04013C 1745 L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

    a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in

the latest versions of the Floodplain Ordinance of the Phoenix City Code.

b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.

c. The developer shall provide a FEMA approved CLOMR prior to issuance of a Grading and Drainage permit.

d. A LOMR application shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval prior to issuance of vertical construction permits.

e. The developer shall provide a FEMA approved LOMR prior to issuance of a Certificate of Occupancy.

27. A minimum of 70 feet of right-of-way shall be dedicated and constructed for the south half of Dove Valley Road, as approved by the Planning and Development Department. Improvements to Dove Valley Road shall include:

a. An extension of the existing box culvert across Dove Valley Road to its ultimate limits, including the construction of the downstream maintenance access ramps.

b. Construction of the south half of the low flow crossing to an ‘A’ cross section. Improvements shall consider Canyon Crossroads Master Street Plan for Dove Valley Road Improvements.

c. Dedication and construction of ADOT traffic interchange improvements to the eastern parcel boundary. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Dove Valley Road.

28. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Dove Valley Road to match the Canyon Crossroads Master Street Plan design, and shall comply with the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

29. A minimum of 60 feet of right-of-way for the frontage road on the east side of Interstate 17 from Dove Valley Road to Sonoran Desert Drive shall be dedicated and constructed, or as otherwise approved by ADOT.

30. A minimum 5-foot-wide sidewalk shall be constructed on the east side of the Interstate 17 frontage road, adjacent to the development, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation (ADOT).

31. A minimum of 60 feet of right-of-way shall be dedicated and constructed for 32nd Avenue to its full width from Dove Valley Road to Sonoran Desert Drive. 32nd Avenue shall be constructed to a minimum Collector F cross-section, with appropriate intersection flares to allow for future intersection connection south of Sonoran Desert Drive or as otherwise identified and approved by the Street Transportation Department through an accepted Traffic Impact Analysis.

32. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of 32nd Avenue between Dove Valley Road and Sonoran Desert Drive, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

33. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of Sonoran Desert Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department and the Arizona Department of Transportation (ADOT).

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

34. A minimum of 140 feet of right-of-way shall be dedicated and constructed to extend North Valley Parkway from its current terminus to Carefree Highway. North Valley Parkway shall be constructed to its full width in accordance with City of Phoenix Street Classification Map including a bridge over Skunk Creek Wash per the adopted storm water policy manual for a 100-year dry crossing of Skunk Creek Wash.

35. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of North Valley Parkway, and shall comply with the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

36. A Master Circulation/Trails Plan for the entirety of the rezoned area shall be submitted to the Planning and Developed Department and Street Transportation Department for review and approval prior to submitting Preliminary Site Plans for the first phase of development. The Master Circulation/Trails Plan shall incorporate the following elements:

a. Skunk Creek Wash trail, Sonoran Desert Drive trail, Dove Valley Road trail, the east-west shared-use path (Paseo del Prado), sidewalks, and pedestrian pathways throughout the site to connect to all buildings.

b. Locations and standards for trail amenities including but not limited to lighting, seating and drinking fountains.

37. An elevated pedestrian/bicycle bridge shall be funded and constructed**, BY THE DEVELOPER,** connecting the West Bank to the East Bank of Skunk Creek Wash, in alignment with **THE** Paseo De Prado trail, as identified in Rezoning Case (Z-59-21 / Ordinance G-6957). **PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE ELEVATED PEDESTRIAN/BICYCLE BRIDGE, THE DEVELOPER MAY REQUEST CERTIFICATES OF OCCUPANCY FOR UP TO 50% OF THE SITE (BASED ON AREA).** No Certificates of Occupancy shall be issued **FOR STRUCTURES LOCATED WITHIN A DESIGNATED FLOODPLAIN OR** for ~~an~~ **A TOTAL** area that exceeds 50% of the site (approximately 45 acres) prior to the issuance of a Certificate of Completion for the bridge. **IF THE DEVELOPER WANTS TO OBTAIN FINAL CERTIFICATES OF OCCUPANCY FOR THE FINAL 50% OF THE SITE, BUT THE PEDESTRIAN/BICYCLE BRIDGE CONSTRUCTION IS INCOMPLETE DUE TO LACKING EASEMENTS AND DEDICATIONS FROM UNAFFILIATED NEIGHBORING PROPERTY OWNERS NECESSARY FOR THE BRIDGE CONSTRUCTION, THE DEVELOPER MAY BE ABLE TO OBTAIN CERTIFICATES OF OCCUPANCY ON THE FINAL 50% OF THE SITE PROVIDED, THE DEVELOPER DEMONSTRATED GOOD FAITH IN OBTAINING THE NECESSARY EASEMENTS/DEDICATIONS, THE BRIDGE IS FULLY DESIGNED, AND FUNDS NECESSARY TO CONSTRUCT THE BRIDGE AS PART OF A PUBLIC PROJECT, INCLUDING NECESSARY ADMINISTRATIVE COSTS (ESTIMATED AT 40%), ARE PROVIDED TO THE CITY. BRIDGE DESIGN AND THE BUDGET FOR THE CONSTRUCTION FUNDS ARE SUBJECT TO APPROVAL BY THE OFFICE OF THE CITY ENGINEER.**

38. The developer shall design, fund, and install a pedestrian crosswalk with activated warning connection across 32nd Avenue from the subject site connecting to the east-west paseo (Paseo del Prado), as approved by the Street Transportation Department.

39. An updated Traffic Impact Analysis (TIA) shall be submitted by the successful bidder of the auction parcel commensurate to the site-specific development proposed. The TIA shall require approval prior to preliminary approval being granted by the City.

40. Any proposed access along Sonoran Desert Drive shall located at the eastern limits of the site and be restricted to right in, right out, left out only.

41. In accordance with City Council Resolution 22048, development shall be responsible for addressing project impacts on Sonoran Desert Drive in the TIA and provide a level of compensation proportionate to the identified impacts to the corridor which may be adjusted to reflect any modifications in the mitigation, subject to review and approval by the City.

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

43. 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.

44. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

45. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

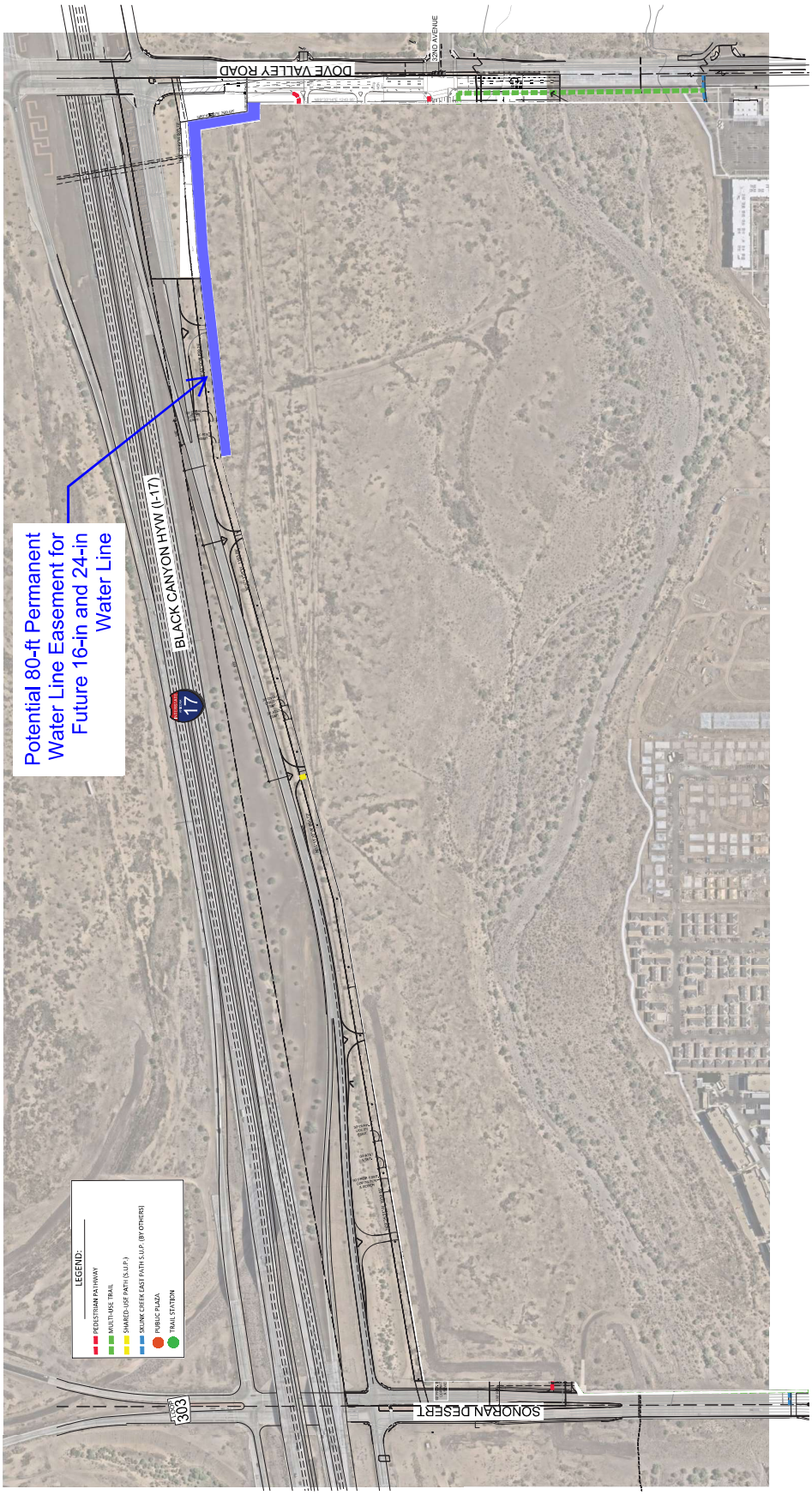
46. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

47. 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.

48. **A WATER LINE EASEMENT UP TO 80 FEET WIDE SHALL BE DEDICATED ALONG THE WEST SIDE OF THE PROPERTY AS SHOWN IN EXHIBIT A IN THE STAFF MEMO DATED OCTOBER 6, 2025, OR AS OTHERWISE APPROVED BY THE WATER SERVICES DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE EXACT LOCATION OF THE WATER LINE CROSSING WILL BE AS DETERMINED BY THE ARIZONA DEPARTMENT OF TRANSPORTATION.**

Enclosures
Exhibit A – Location of Potential Water Line Easement

Exhibit A


DOVE VALLEY ROAD
32ND AVENUE
BLACK CANYON HYW (I-17)
Potential 80-ft Permanent Water Line Easement for Future 16-in and 24-in Water Line
17
303
SONORAN DESERT
LEGEND:
PEDESTRIAN PATHWAY
MULTI-USE TRAIL
SHARED-USE PATH (S.U.P.)
SKUNK CREEK EAST PATH S.U.P. (BY OTHERS)
PUBLIC PLAZA
TRAIL STATION

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
OCTOBER 6, 2025

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-24-25-2 (Companion Case GPA-NG-25-2)
Location:	Northeast corner of Interstate 17 and Sonoran Desert Drive
From:	S-1 NBCOD and FH PCD NBCOD
To:	C-2 HGT/WVR NBCOD and FH NBCOD
Acreage:	92.33
Proposal:	Commercial, retail, and hospitality uses
Applicant:	Dennis Newcombe, Gammage & Burnham, PLC
Owner:	Arizona State Land Department
Representative:	Manjula Vaz, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
North Gateway 9/11/2025 Approval, per the staff recommendation. Vote: 6-0.

Planning Commission Recommendation: Approval, per the staff memo dated October 6, 2025.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-24-25-2, per the staff memo dated October 6, 2025.

Maker: Matthews
Second: Odegard-Begay
Vote: 8-0
Absent: Hu
Opposition Present: No

Findings:

1. The proposal is consistent with the proposed General Plan Land Use Map designation.

2. The proposal will add to the variety of land uses adjacent to the North Gateway Village Core and within the North Black Canyon Corridor.

3. As stipulated, the proposal supports efforts from various plans, overlays, and initiatives, including the North Gateway Village Core Plan, the North Black Canyon Corridor Plan, the North Black Canyon Overlay District, the Monarch Butterfly Pledge initiative, the Shade Phoenix Plan, the Complete Streets Guiding Principles policy, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

3. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.

4. Retention areas shall be planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and planted for every 400 square feet of retention area evenly distributed throughout the retention areas.

    b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

5. A minimum of 8,000 square feet in aggregate shall be provided for pedestrian plazas, with no one plaza being less than 2,000 square feet, and shall be maintained by the property owner as a gathering place for the public and for events, adhering to the following standards, and as approved by the Planning and Development Department.

    a. The plazas shall be designed to allow pedestrian access and shall not be restricted during the hours of 8:00 a.m. to 10:00 p.m.

    b. The plazas shall include shaded seating for public use and a minimum of two additional amenities, such as a water feature, outdoor game area, interactive art feature, splash pad, performance stage, fire pit, or other similar amenities.

    c. A minimum of 50% of the plaza edges shall be lined with buildings or a permanent shade structure. A minimum of 50% of the ground floor building frontages facing the plaza, measured as the area between 3 and 8 feet above grade for the width of the facade, shall be glazing, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

6. A minimum 6-foot-wide public north-south pedestrian pathway shall be provided near the center of the site, west of 32nd Avenue, for a minimum of the north half of the site and connecting to Dove Valley Road, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. The pathway shall be lined on both sides with either of the following elements, or a combination of the two, except where a pedestrian pathway is a minimum of 16 feet wide:

        (1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs

per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the pathway.

(2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

b. The pathway shall connect with the public plazas.

c. The pathway can either continue to the south portion of the site, as specified above, or connect to the sidewalk on the west side of 32nd Avenue.

7. Any surface parking adjacent to Skunk Creek Wash and 32nd Avenue shall be setback a minimum of 50 feet, as approved by the Planning and Development Department.

8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Dove Valley Road between the shared-use path (SUP) on the east side of Skunk Creek Wash and the multi-use trail (MUT) on the west side of Skunk Creek Wash, and a minimum 10-foot-wide MUT shall be constructed within the easement in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.

9. A 25-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west bank of Skunk Creek Wash aligned with the limits of development, west of the Floodway Zone AE boundary, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail, and shall comply with the following, as approved or modified by the Planning and Development Department.

a. The MUT on the west side of Skunk Creek Wash shall connect Dove Valley Road and Sonoran Desert Drive.

b. A minimum of 75% of the MUT shall be shaded by a structure, landscaping, or a combination of the two.

c. Trail stations shall be provided along the trail, generally conforming to the site plan date stamped August 26, 2025. The trail stations shall include amenities such as outdoor seating, shade structures, water stations, bike fix it station, art features, or other similar amenities.

10. A minimum landscape setback of 10 feet shall be provided along the west side of the Skunk Creek Wash multi-use trail, planted to the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade along the multi-use trail.

b. A minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

11. A minimum 25-foot-wide shared-use path easement (SUPE) shall be dedicated, and a minimum 10-foot-wide east-west shared-use path (SUP) shall be constructed west of 32nd Avenue, in alignment with the Paseo Del Prado trail/bridge and connecting to the future pedestrian/bicycle bridge over the Interstate 17 freeway, and shall comply with the following standards, as approved by the Planning and Development Department.

a. The paseo shall connect the sidewalk along the west side of 32nd Avenue to the sidewalk along the east side of the I-17 frontage road.

b. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the paseo. This can be achieved by placing uses such as outdoor amenity areas, outdoor seating, and points of architectural interest along the paseo.

c. The paseo shall be lined on both sides with either of the following elements, or a combination of the two:

(1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the paseo.

(2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

12. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

13. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking shall be provided through Inverted U and/or artistic racks located near building entrances and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

14. Two public bicycle repair stations (“fix it stations”) shall be provided and maintained: one along the multi-use trail adjacent to Skunk Creek Wash and one internal to the site near a paseo, pedestrian walkway, or public plaza. The bicycle repair stations (“fix it stations”) shall be provided in areas 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 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.

16. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

17. A minimum of 30 of the required vehicle parking spaces shall include EV Capable infrastructure, as approved by the Planning and Development Department.

18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

19. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, as approved or modified by the Planning and Development Department.

20. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located for such uses as parks and common areas, as approved by the Planning and Development Department.

21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.

22. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, single-trunk, large canopy, shade trees, or a combination thereof.

23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.

24. All bicycle infrastructure, pedestrian pathways (including sidewalks), and trails shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

25. The FH-zoned portion of the site shall be preserved as permanent undisturbed open space and shall be dedicated to the City as Sonoran Preserve prior to preliminary site plan approval, as approved by the Planning and Development Department and the Parks and Recreation Department.

26. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & Zone AE-floodway, on panels 04013C 1745 L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

    a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.

    c. The developer shall provide a FEMA approved CLOMR prior to issuance of a Grading and Drainage permit.

    d. A LOMR application shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval prior to issuance of vertical construction permits.

    e. The developer shall provide a FEMA approved LOMR prior to issuance of a Certificate of Occupancy.

27. A minimum of 70 feet of right-of-way shall be dedicated and constructed for the south half of Dove Valley Road, as approved by the Planning and Development Department. Improvements to Dove Valley Road shall include:

    a. An extension of the existing box culvert across Dove Valley Road to its ultimate limits, including the construction of the downstream maintenance access ramps.

    b. Construction of the south half of the low flow crossing to an ‘A’ cross section. Improvements shall consider Canyon Crossroads Master Street Plan for Dove Valley Road Improvements.

    c. Dedication and construction of ADOT traffic interchange improvements to the eastern parcel boundary. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Dove Valley Road.

28. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Dove Valley Road to match the Canyon Crossroads Master Street Plan design, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

29. A minimum of 60 feet of right-of-way for the frontage road on the east side of Interstate 17 from Dove Valley Road to Sonoran Desert Drive shall be dedicated and constructed, or as otherwise approved by ADOT.

30. A minimum 5-foot-wide sidewalk shall be constructed on the east side of the Interstate 17 frontage road, adjacent to the development, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation (ADOT).

31. A minimum of 60 feet of right-of-way shall be dedicated and constructed for 32nd Avenue to its full width from Dove Valley Road to Sonoran Desert Drive. 32nd Avenue shall be constructed to a minimum Collector F cross-section, with appropriate intersection flares to allow for future intersection connection south of Sonoran Desert Drive or as otherwise identified and approved by the Street Transportation Department through an accepted Traffic Impact Analysis.

32. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of 32nd Avenue between Dove Valley Road and Sonoran Desert Drive, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

33. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of Sonoran Desert Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department and the Arizona Department of Transportation (ADOT).

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

34. A minimum of 140 feet of right-of-way shall be dedicated and constructed to extend North Valley Parkway from its current terminus to Carefree Highway. North Valley Parkway shall be constructed to its full width in accordance with City of Phoenix Street Classification Map including a bridge over Skunk Creek Wash per the adopted storm water policy manual for a 100-year dry crossing of Skunk Creek Wash.

35. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of North Valley Parkway, and shall comply with the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

    b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

36. A Master Circulation/Trails Plan for the entirety of the rezoned area shall be submitted to the Planning and Developed Department and Street Transportation Department for review and approval prior to submitting Preliminary Site Plans for the first phase of development. The Master Circulation/Trails Plan shall incorporate the following elements:

    a. Skunk Creek Wash trail, Sonoran Desert Drive trail, Dove Valley Road trail, the east-west shared-use path (Paseo del Prado), sidewalks, and pedestrian pathways throughout the site to connect to all buildings.

    b. Locations and standards for trail amenities including but not limited to lighting, seating and drinking fountains.

37. An elevated pedestrian/bicycle bridge shall be funded and constructed, BY THE DEVELOPER, connecting the West Bank to the East Bank of Skunk Creek Wash, in alignment with THE Paseo De Prado trail, as identified in Rezoning Case (Z-59-21 / Ordinance G-6957). PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE ELEVATED PEDESTRIAN/BICYCLE BRIDGE, THE DEVELOPER MAY REQUEST CERTIFICATES OF OCCUPANCY FOR UP TO 50% OF THE SITE (BASED ON AREA). No Certificates of Occupancy shall be issued FOR STRUCTURES LOCATED WITHIN A DESIGNATED FLOODPLAIN OR for ~~an~~ A TOTAL area that exceeds 50% of the site (approximately 45 acres) prior to the issuance of a Certificate of Completion for the bridge. IF THE DEVELOPER WANTS TO OBTAIN FINAL CERTIFICATES OF OCCUPANCY FOR THE FINAL 50% OF THE SITE, BUT THE PEDESTRIAN/BICYCLE BRIDGE CONSTRUCTION IS INCOMPLETE DUE TO LACKING EASEMENTS AND DEDICATIONS FROM UNAFFILIATED NEIGHBORING

PROPERTY OWNERS NECESSARY FOR THE BRIDGE CONSTRUCTION, THE DEVELOPER MAY BE ABLE TO OBTAIN CERTIFICATES OF OCCUPANCY ON THE FINAL 50% OF THE SITE PROVIDED, THE DEVELOPER DEMONSTRATED GOOD FAITH IN OBTAINING THE NECESSARY EASEMENTS/DEDICATIONS, THE BRIDGE IS FULLY DESIGNED, AND FUNDS NECESSARY TO CONSTRUCT THE BRIDGE AS PART OF A PUBLIC PROJECT, INCLUDING NECESSARY ADMINISTRATIVE COSTS (ESTIMATED AT 40%), ARE PROVIDED TO THE CITY. BRIDGE DESIGN AND THE BUDGET FOR THE CONSTRUCTION FUNDS ARE SUBJECT TO APPROVAL BY THE OFFICE OF THE CITY ENGINEER.

38. The developer shall design, fund, and install a pedestrian crosswalk with activated warning connection across 32nd Avenue from the subject site connecting to the east-west paseo (Paseo del Prado), as approved by the Street Transportation Department.

39. An updated Traffic Impact Analysis (TIA) shall be submitted by the successful bidder of the auction parcel commensurate to the site-specific development proposed. The TIA shall require approval prior to preliminary approval being granted by the City.

40. Any proposed access along Sonoran Desert Drive shall located at the eastern limits of the site and be restricted to right in, right out, left out only.

41. In accordance with City Council Resolution 22048, development shall be responsible for addressing project impacts on Sonoran Desert Drive in the TIA and provide a level of compensation proportionate to the identified impacts to the corridor which may be adjusted to reflect any modifications in the mitigation, subject to review and approval by the City.

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

43. 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.

44. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

45. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

46. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

47. 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.

48. A WATER LINE EASEMENT UP TO 80 FEET WIDE SHALL BE DEDICATED ALONG THE WEST SIDE OF THE PROPERTY AS SHOWN IN EXHIBIT A IN THE STAFF MEMO DATED OCTOBER 6, 2025, OR AS OTHERWISE APPROVED BY THE WATER SERVICES DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE EXACT LOCATION OF THE WATER LINE CROSSING WILL BE AS DETERMINED BY THE ARIZONA DEPARTMENT OF TRANSPORTATION.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 48

Public Hearing and Resolution Adoption - General Plan Amendment GPA-LV-1-25-7 - Southwest Corner of 59th Avenue and Dobbins Road (Resolution 22340) - District 7

Request to hold a public hearing on a General Plan Amendment to consider adopting the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 95.86 acres from Commercial / Commerce / Business Park and Commercial to Commercial / Residential 15+ dwelling units per acre; and an update to the City Trails System Map. This item is a companion case to Z-29-25-7 and must be heard prior to Z-29-25-7.

Summary

Application: GPA-LV-1-25-7
Current Designation: Commercial / Commerce / Business Park (52.30 acres) and Commercial (43.56 acres)
Proposed Plan Designation: Commercial / Residential 15+ dwelling units per acre
Acreage: 95.86
Proposed Use: Commercial and multifamily residential and removal of the multi-use trail located along the Olney Avenue alignment

Owner: Cold Springs, LLC
Applicant: Vestar
Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval.
VPC Information Only: The Laveen Village Planning Committee heard the item on June 9, 2025, for information only.
VPC Action: The Laveen Village Planning Committee heard the item on September 8, 2025, and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the Laveen Village Planning Committee recommendation, by a vote of 8-0.

Location

Southwest corner of 59th Avenue and Dobbins Road

Council District: 7
Parcel Addresses: 9680 and 9900 S. 59th Avenue

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2025 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-LV-1-25-7, CHANGING THE LAND USE CLASSIFICATION AND THE CITY TRAILS NETWORK MAP FOR THE SITE DESCRIBED HEREIN.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2025 Phoenix General Plan, which was adopted by Resolution 22191, is hereby amended by adopting GPA-LV-1-25-7. The 95.86 acres located at the southwest corner of 59th Avenue and Dobbins Road is designated as Commercial / Residential 15+ dwelling units per acre.

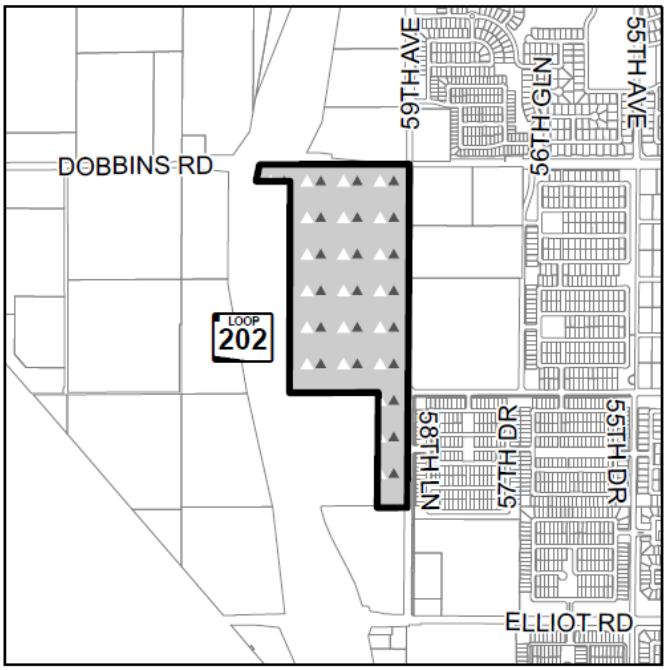
SECTON 2. The Planning and Development Director is instructed to modify the 2025 Phoenix General Plan to reflect this land use classification and trails system change as shown below:

DRAFT

PROPOSED CHANGE:

Commercial / Residential 15+ du/ac
(95.86 +/- Acres)

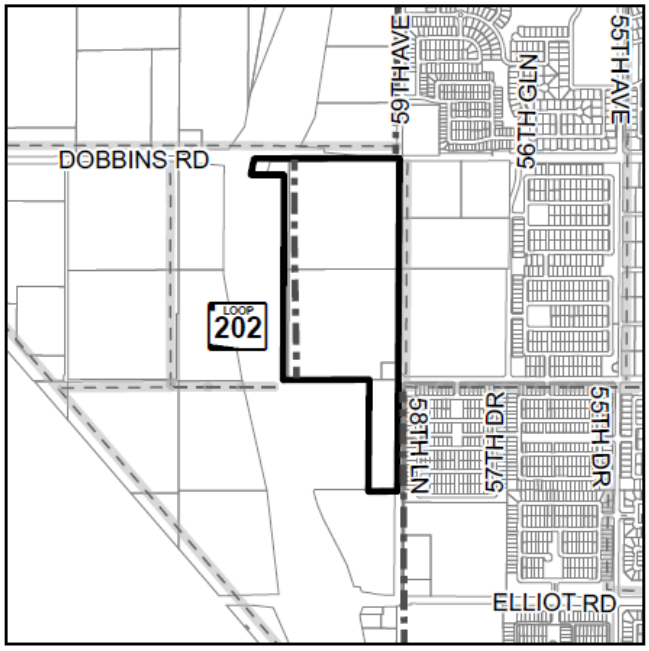
Proposed Change Area
Commercial / Residential 15+ du/ac



PROPOSED CHANGE:

Remove Muti-Use Trail along Olney Ave
between 59th Ave and Loop 202 (0.30 mi)

Multi-Use Trail
Shared-Use Path
Proposed Change Area



PASSED by the Council of the City of Phoenix this 5th day of November 2025.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

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

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
September 5, 2025

Application:	GPA-LV-1-25-7
Owner:	Cold Springs, LLC
Applicant:	Vestar
Representative:	Nick Wood, Snell & Wilmer, LLP
Location:	Southwest corner of 59th Avenue and Dobbins Road
Acreage:	95.86
Current Plan Designation:	Commercial / Commerce/Business Park (52.30 acres) and Commercial (43.56 acres)
Requested Plan Designation:	Commercial / Residential 15+ dwelling units per acre
Reason for Requested Change:	A minor general plan amendment to allow commercial and multifamily residential and removal of the Multi-Use Trail located along the Olney Avenue alignment
Laveen Village Planning Committee Meeting Date:	September 8, 2025
Staff Recommendation:	Approval

FINDINGS:

1) The proposed land use map designation provides a land use mix that is appropriate given the site is adjacent to the Loop 202 freeway and within the Village Core.

2) The companion rezoning case, Z-29-25-7, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. This General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.

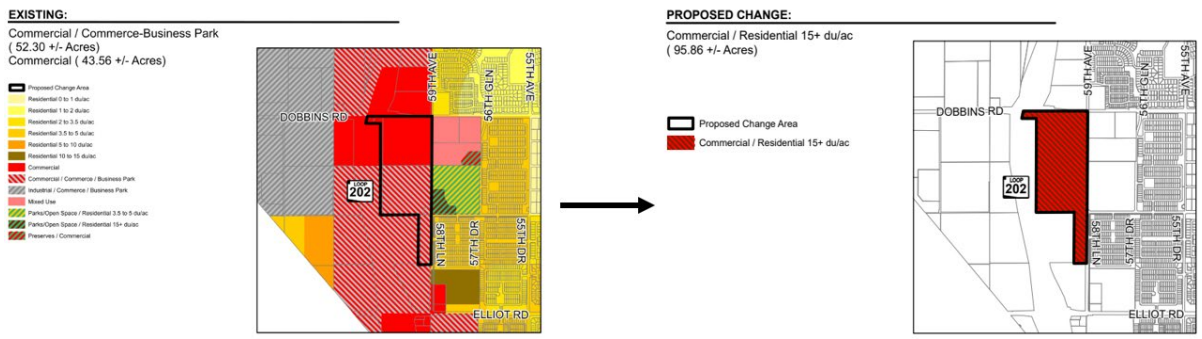
3) The companion rezoning case, Z-29-25-7, provides enhanced landscaping and shade standards and enhanced development and design standards to make the proposed development a compatible addition to the area and incorporate rural features.

4) The multi-use trail will not extend through the subject site and across the freeway; furthermore, the property on the southwest corner of the site will be developed as ADOT retention. The companion rezoning case Z-29-25-7 has a pedestrian circulation plan with enhanced landscaping and shading.

BACKGROUND

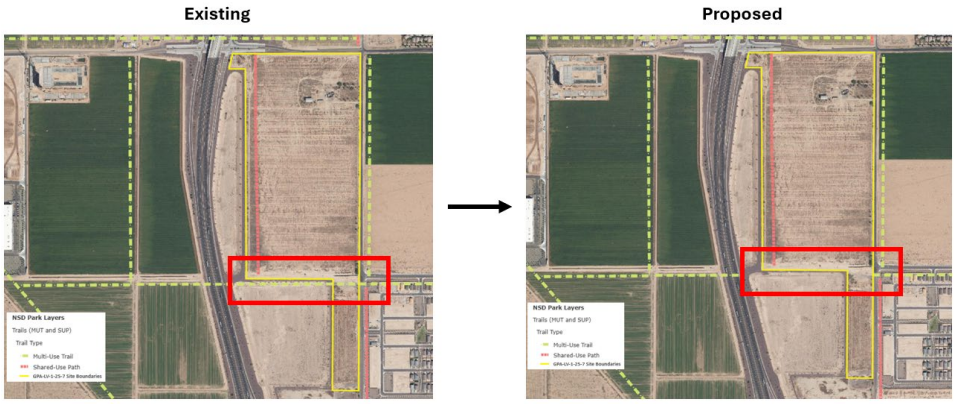
The subject site is 95.86 gross acres located at the southwest corner of 59th Avenue and Dobbins Road. The site currently consists of vacant land with parts of the Hudson Farm farmhouse.

This request proposes a minor amendment to the General Plan Land Use Map to allow commercial and multifamily residential. The proposal will modify the land use map designation from 52.30 acres of Commercial / Commerce-Business Park and 43.56 acres of Commercial to Commercial / Residential 15+ dwelling units per acre.



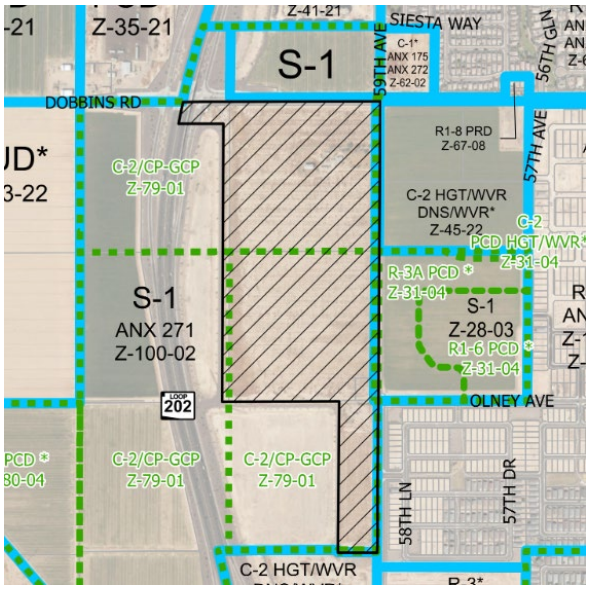
General Plan Land Use Map Designation
Source: Planning and Development Department

Furthermore, the General Plan Amenement proposes the removal of the Multi-Use trail located along the Olney Avenue alignment. The City Trails Map currently depicts a multi-use trail along the Olney Avenue alignment that connects to a planned future trail west of the Loop 202 freeway. However, the segment west of the freeway requires reevaluation to account for the freeway's alignment, anticipated future land uses, and integration with the broader trail network. The proposed removal of this trail segment is warranted as Olney Avenue will not extend through the subject site and across the freeway. Additionally, the property tucked in the southwest corner of the subject site has been developed as an ADOT retention basin, which also precludes future trail development through this area.



Trails Map, Exisitng and Proposed
Source: Snell & Willmer

The companion rezoning case Z-29-25-7 is requesting to rezone the site from 93.12 acres of S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and 1.99 acres of S-1 (Ranch or Farm Residence). The existing zoning is depicted on the adjacent figure.



Aerial Zoning Map
Source: Planning and Development Department

SURROUNDING LAND USES

NORTH (across Dobbins Road)

Agricultural land is located north of the subject site, across Dobbins Road and is designated Commercial. To the northwest of the subject site, across the Loop 202 Freeway is a PUD that allows for commercial and multifamily development and is designated Commercial / Commerce/Business Park.

EAST (across 59th Avenue)

East of the subject site, across 59th Avenue, is agricultural and vacant land proposed with commercial, multifamily, and open space uses and is designated Mixed Use and Preserves / Commercial. The vacant property located north of Olney Avenue is designated as Parks/Open Space / Residential 3.5 to 5 dwelling units per acre and

Parks/Open Space / Residential 15+ dwelling units per acre. Finally, south of Olney Avenue, east of the subject site, across 59th Avenue is single-family residential development designated Residential 3.5 to 5 dwelling units per acre.

SOUTH
A multifamily development is proposed south of the subject site and is designated Commercial / Commerce/Business Park.

SOUTHWEST
Southwest of the subject parcel is vacant land that is owned by ADOT and is used for retention for the Loop 202 freeway. This property is designated Commercial / Commerce/Business Park.

WEST
Vacant property owned by ADOT and utilized for retention is located west of the subject site and is designated Commercial and Commercial / Commerce/Business Park. Further west, across the Loop 202 freeway is a proposed development that includes commercial and multifamily and is designated Commercial and Commercial / Commerce/Busines Park.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of exising development in or near residential areas should be compatible with exising uses and consistent with adopted plans.**

  The land use map designation proposed in the General Plan Amendment request will support the development of commercial uses and higher density residential wihin the Laveen Village Core. The proposed designation is compatible with the Mixed Use designation across 59th Avenue and will serve the surrounding single-family and multifamily development.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.**

  The proposed land use designation is appropriate for development within the Village Core and will provide commercial and multifamily residential uses. Furthermore, the companion rezoning request Z-29-25-7, proposes

development and design standards that embrace the agricultural character of the Laveen Village including enhanced architecture, increased open space and landscape standards, and enhanced shading and pedestrian standards.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dinning and recreational options for residents.**

  The proposed General Plan Land Use Map designation will allow for a mix of uses including commerical, single-family, and multifamily development. The designation in GPA-LV-1-25-7 will provide commercial services, retail, restaurants, housing and recreational options for residents of the Laveen Village.

CONNECT PEOPLE AND PLACES

- **CORES, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.**

  The proposed General Plan Land Use Map designations will allow a mix of uses with the greatest height and intensity wihin the Laveen Village Core. The companion rezoning case, Z-29-25-7, proposes development that incorporates commercial and multi-story residential uses within the Core. The Planned Unit Development proposes an enhanced pedestrian environment with a continuous open space, shaded walkways, and agrigarian features.

CONNECT PEOPLE AND PLACES

- **CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.**

  The existing multi-use trail location would not be accessible to the general public. The removal of the trail is warranted because the trail will not extend through the subject site and across the freeway and the trail would be located adjacent to ADOT retention. The companion rezoning case Z-29-25-7, provides alternative pedestrian circulation with enhanced shading and cooling stations.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-LV-1-25-7. The request aligns with the goals and policies of the General Plan and will result in land use designations that will maximize the property's location in the Village Core and adjacent to the Loop 202 freeway. Along with the companion rezoning case, Z-29-25-7, the General Plan Amendment will allow for a compatible mix of land uses that will provide commercial uses, recreational activities, and housing opportunities for the Laveen community. Finally, the existing and future surrounding land uses, planned street improvements, and Loop 202 freeway support the removal of the multi-use trail along the Olney Avenue alignment.

Writer
Nayeli Sanchez Luna
September 5, 2025

Team Leader
Racelle Escolar

Exhibits
Land Use Sketch Maps (2 pages)
Trails Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

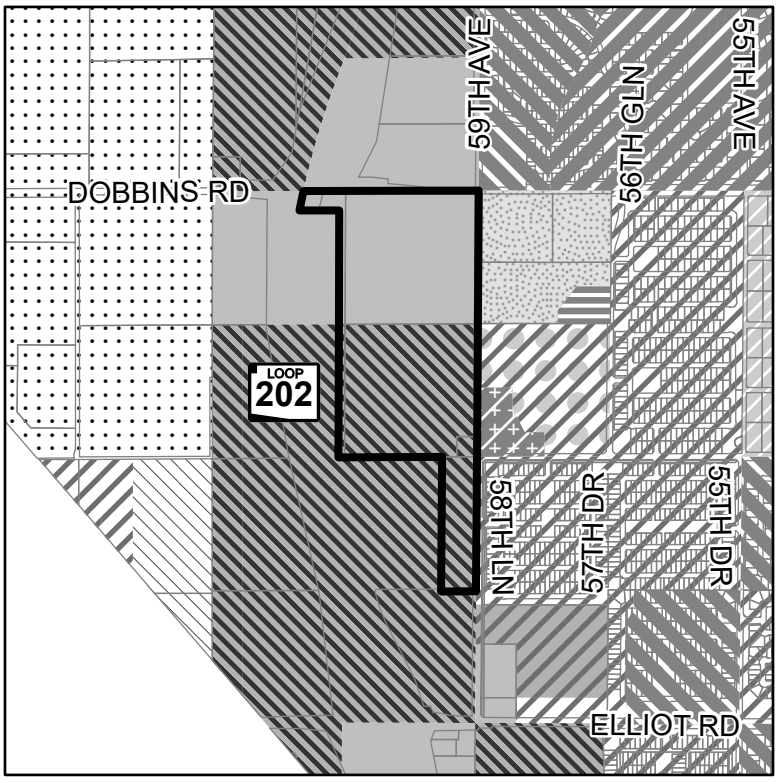
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-25-7 (Land Use)	ACRES: 95.86 +/-	REVISION DATE:
VILLAGE: LAVEEN	COUNCIL DISTRICT: 7	8/26/2025
APPLICANT: Snell & Wilmer, LLP		

EXISTING:

Commercial / Commerce-Business Park
(52.30 +/- Acres)
Commercial (43.56 +/- Acres)

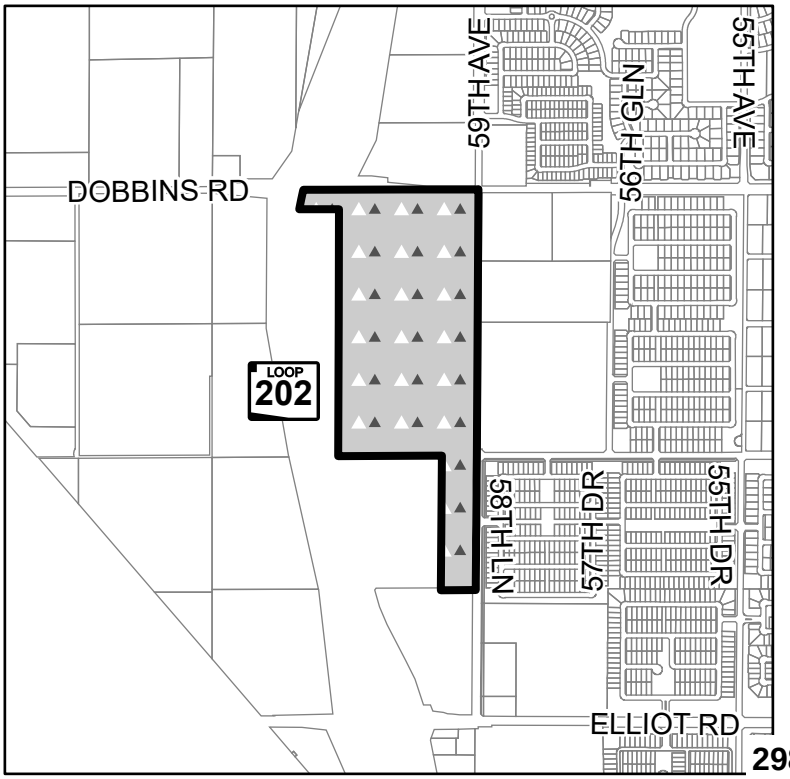
- Proposed Change Area
- Residential 0 to 1 du/ac
- Residential 1 to 2 du/ac
- Residential 2 to 3.5 du/ac
- Residential 3.5 to 5 du/ac
- Residential 5 to 10 du/ac
- Residential 10 to 15 du/ac
- Commercial
- Commercial / Commerce / Business Park
- Industrial / Commerce / Business Park
- Mixed Use
- Parks / Open Space / Residential 3.5 to 5 du/ac
- Preserves / Commercial
- Parks/Open Space / Residential 15+ du/ac



PROPOSED CHANGE:

Commercial / Residential 15+ du/ac
(95.86 +/- Acres)

- Proposed Change Area
- Commercial / Residential 15+ du/ac



GENERAL PLAN AMENDMENT

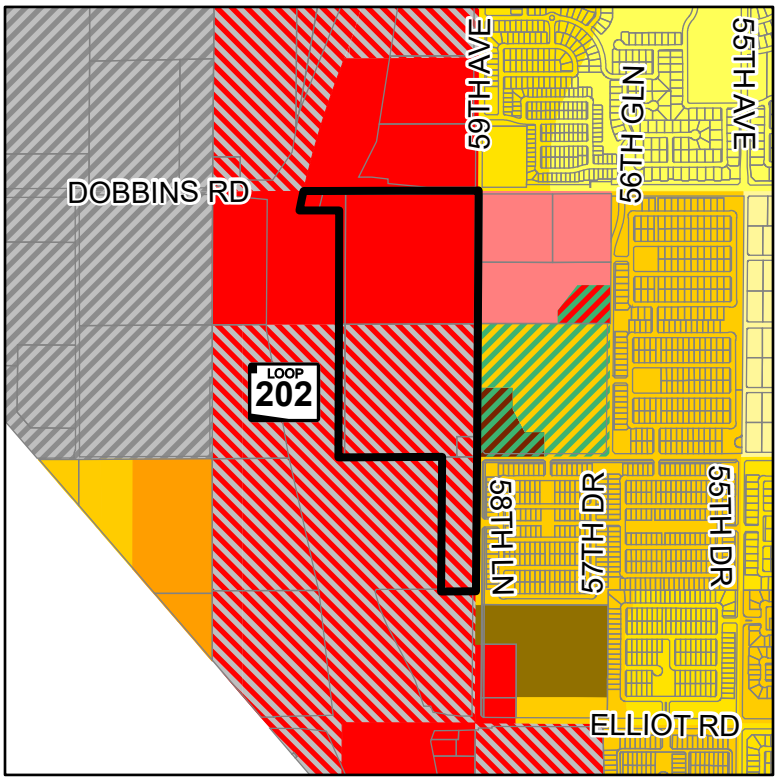
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EXISTING:

Commercial / Commerce-Business Park
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Commercial (43.56 +/- Acres)

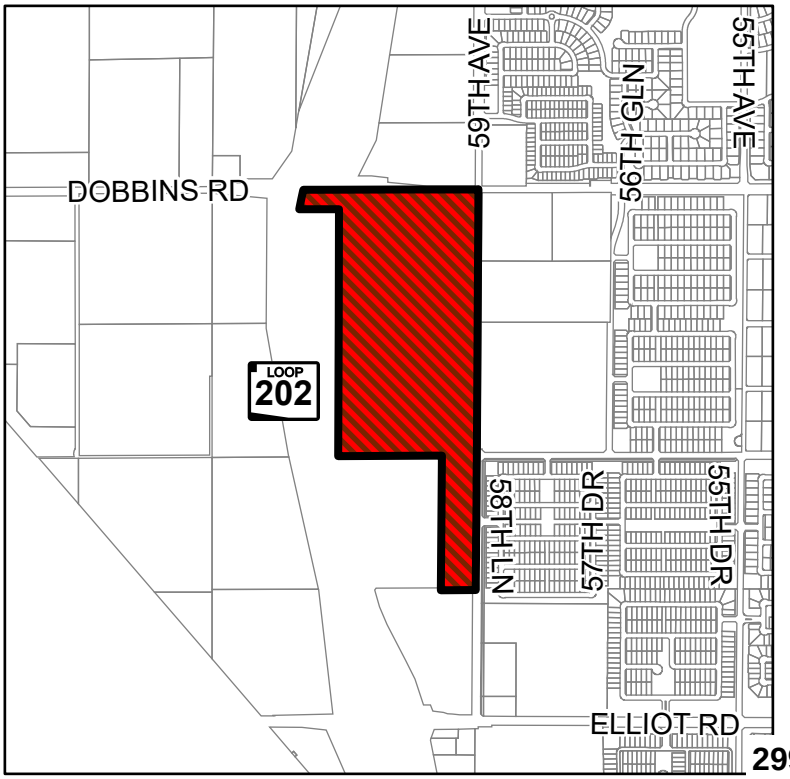
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- Commercial / Commerce / Business Park
- Industrial / Commerce / Business Park
- Mixed Use
- Parks/Open Space / Residential 3.5 to 5 du/ac
- Parks/Open Space / Residential 15+ du/ac
- Preserves / Commercial



PROPOSED CHANGE:

Commercial / Residential 15+ du/ac
(95.86 +/- Acres)

- Proposed Change Area
- Commercial / Residential 15+ du/ac



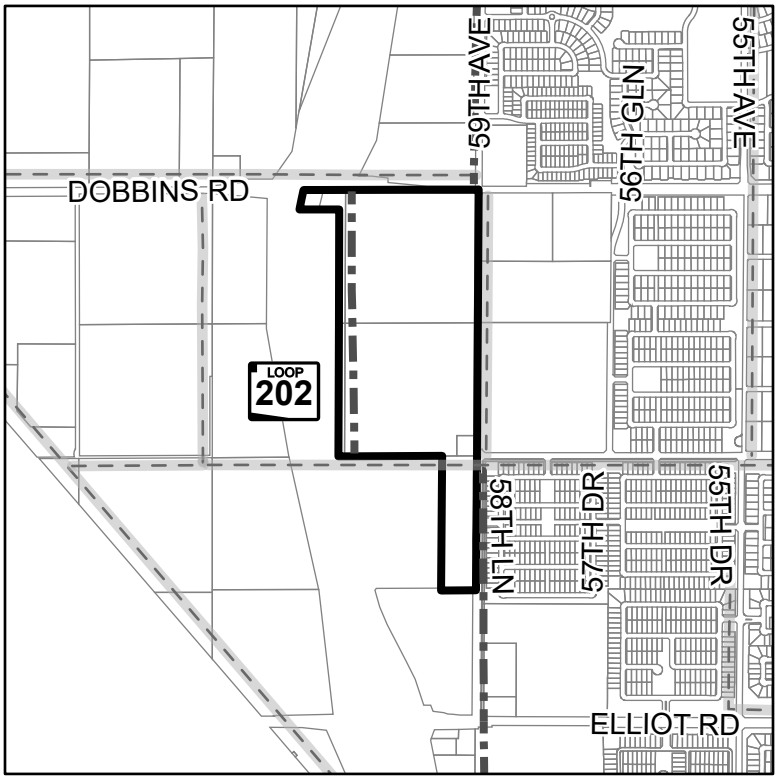
GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-25-7 (Trails)	ACRES:	REVISION DATE:
VILLAGE: LAVEEN	COUNCIL DISTRICT: 7	8/26/2025
APPLICANT: Snell & Wilmer, LLP		

EXISTING:

Existing Trails



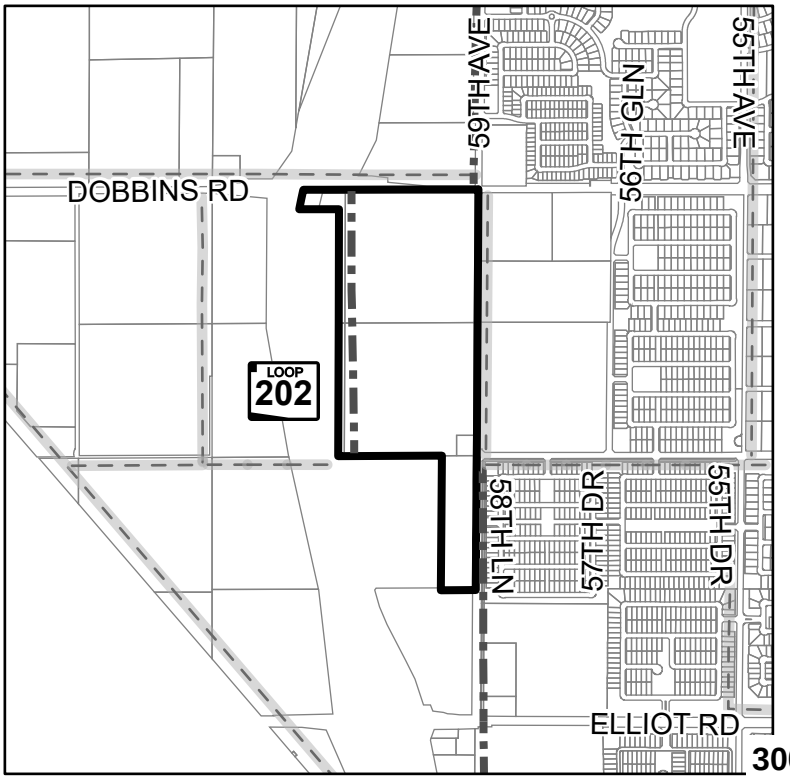
Multi-Use Trail

Shared-Use Path

Proposed Change Area

PROPOSED CHANGE:

Remove Muti-Use Trail along Olney Ave between 59th Ave and Loop 202 (0.30 mi)



Multi-Use Trail

Shared-Use Path

Proposed Change Area

GENERAL PLAN AMENDMENT

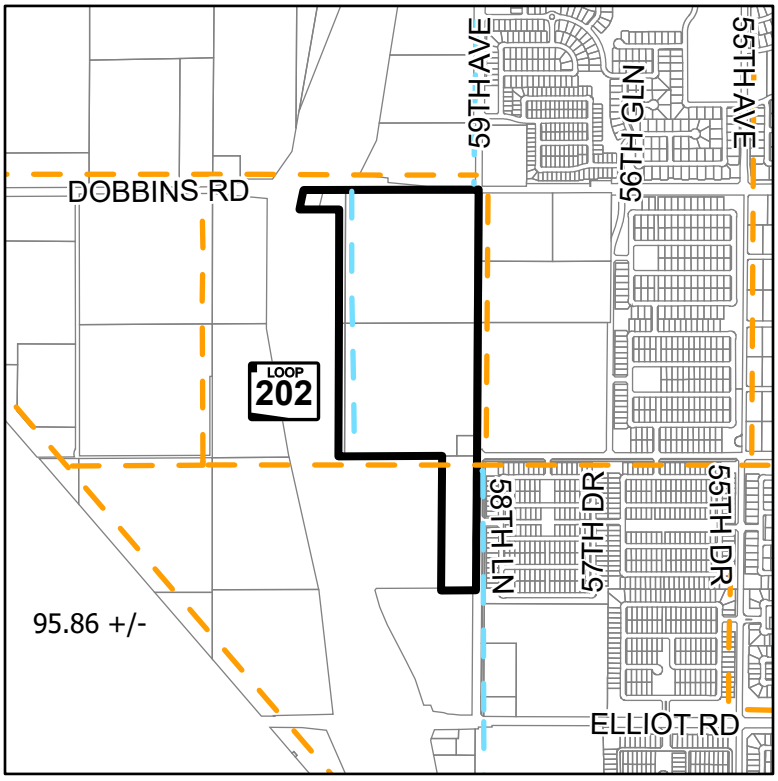
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-25-7 (Trails)	ACRES:	REVISION DATE:
VILLAGE: LAVEEN	COUNCIL DISTRICT: 7	8/26/2025
APPLICANT: Snell & Wilmer, LLP		

EXISTING:

Existing Trails

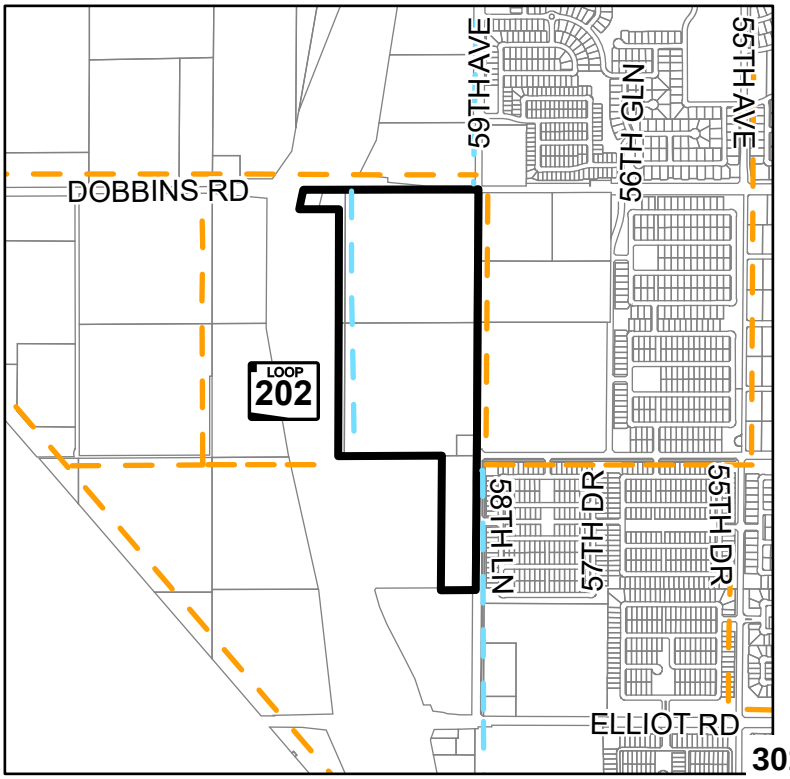
- Multi-Use Trail
- Shared-Use Path
- Proposed Change Area



PROPOSED CHANGE:

Remove Muti-Use Trail along Olney Ave between 59th Ave and Loop 202 (0.30 mi)

- Multi-Use Trail
- Shared-Use Path
- Proposed Change Area



Laveen
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-LV-1-25-7
INFORMATION ONLY

Date of VPC Meeting	June 9, 2025
Request From	Commercial / Commerce/Business Park and Commercial
Request To	Commercial / Residential 15+ dwelling units per acre
Proposal	A minor general plan amendment to allow commercial and multifamily residential and remove of the Multi-Use Trail located along the Olney Avenue alignment
Location	Southwest corner of 59th Avenue and Dobbins Road

VPC DISCUSSION:

Agenda Item No. 7 (GPA-LV-1-25-7) and Agenda Item No. 8 (Z-29-25-7) were heard together.

Four members of the public registered to speak on these items.

Applicant Presentation:

Nick Wood, representing the applicant with Snell & Wilmer, introduced himself and the Vestar company, the developers of the proposed PUD. Mr. Wood provided numerous examples of other Vestar projects including Desert Ridge and Tempe Market Place. Mr. Wood displayed the site and noted that a portion of the site would be located within the village core. Mr. Wood described the proposed layout, citing the commercial uses along Dobbins Road and the multifamily development located in the southern portion of the site. Mr. Wood displayed the proposed commercial and residential renderings and noted the enhanced architectural features. Mr. Wood concluded his presentation by voicing his excitement for development within the village core.

Questions From the Committee:

Ms. Abegg voiced her excitement and stated that she looked forward to how the property would develop. Ms. Abegg liked the mix of uses and noted that her goal was to have everything in writing within the PUD.

Mr. Nasser-Taylor voiced his concerns regarding the timeline of the proposal. Mr. Nassr-Taylor noted that Councilwomen Ansari had been promoting Vestar and that

Mr. Nasser-Taylor voiced his concerns regarding the timeline of the proposal. Mr. Nassr-Taylor noted that Councilwomen Ansari had been promoting Vestar and that there would be development within the next couple of years. Mr. Nasser-Taylor liked all the hypothetical renderings but added that he would like to see a real site plan to demonstrate the configuration of the site and the proposed commercial spaces. Mr. Nasser-Taylor noted that he did not want the commercial portion to be built with houses. Mr. Nasser-Taylor voiced his concerns regarding the height and noted that a lot of members of the community chose to live in the area because of the scenic views.

Jeff Axtell, with Vestar, noted that they have successfully contracted the first anchor store for the commercial portion of the PUD. Mr. Axtell stated that the first commercial project will include a theater and arcade company which will attract sit down restaurants.

Mr. Serrette asked if there would be enough capacity based on the demand. **Mr. Axtell** noted that there would be 30 acres of commercial land.

Ms. Darby stated that she would like better sit-down restaurants. **Mr. Axtell** noted that they are working hard to provide the expected commercial and restaurants expected by the community.

Ms. Rubio-Raffin asked for the total number of units allowed versus what is proposed and asked how many units will be for rent and for purchase. **Mr. Axtell** noted that they are proposing less than the total number of units allowed and that they are currently rental developments.

Co-Vice Chair Francisco Barraza thanked the applicant for their presentation and noted that he liked the displayed rendering that included a water tower. Co-Vice Chair Barraza did note that he looked forward to more information regarding ingress and egress from the site and any proposed traffic signals.

Chair Hurd stated that this development will be very huge for the Village but noted that they still needed to be engaged in the outreach and will be reviewing the PUD Narrative in detail before they came back for recommendation.

Public Comment:

Mr. Hertel stated that this would be a great project and that he was looking forward to the project moving forward. Mr. Hertel voiced his appreciation for Nick Wood and noted that he trusted him.

Mr. Kimoto noted that Laveen has been previously known as mediocre. Mr. Kimoto stated that Vestar is known for high quality development and that he would be happy if they were able to achieve anything remotely close to those successful developments. Mr. Kimoto stated that this development will raise the value of Laveen and that he

looks forward to its completion.

Mr. Penton stated that the applicant has met with the LCRD and that the LCRD supports the project. Mr. Penton did note the importance of the Dobbins Road streetscape and the need for diverse commercial and dining opportunities. Mr. Penton voiced his excitement and noted that they have waited over 20 years for this type of development.

Mr. Bridgeman liked the proposed development but noted that he would like this development to stand out or have features that differ from Desert Ridge or Tempe Market Place. Mr. Bridgeman wanted the design features to reflect the Laveen character. Mr. Bridgeman asked if condos and townhomes would be allowed. **Mr. Axtell** confirmed. **Mr. Bridgeman** stated that he would like a portion of the commercial space to be reserved for local businesses within the Laveen community.

Applicant Response:

Mr. Axtell stated that they have a very high-quality architectural design and noted that even though it might look like Desert Ridge or Tempe Market Place, it will have features that would reflect the Laveen character. Mr. Axtell added that here will be numerous common areas and extensive shading.

Mr. Wood addressed the site plan comment by stating that the PUD does not have a long list of permitted uses and that a site plan would only be created once all commercial businesses are confirmed. Mr. Wood noted that a village core typically allowed for higher density and an increase in height. Mr. Wood added that there were stepback provisions for the height.

Committee Discussion:

Mr. Nasser-Taylor noted that he was just expressing his concerns because he wanted to ensure that the applicant knew their expectations. Mr. Nasser-Taylor also did not want the applicant to promise all sorts of improvements and then sell the land after the PUD is approved. Mr. Nasser-Taylor stated that he just wanted the applicant to be respectful of the Laven character and heritage.

Village Planning Committee Meeting Summary
GPA-LV-1-25-7

Date of VPC Meeting	September 8, 2025
Request From	Commercial / Commerce/Business Park and Commercial
Request To	Commercial / Residential 15+ dwelling units per acre
Proposal	A minor general plan amendment to allow commercial and multifamily residential and remove of the Multi-Use Trail located along the Olney Avenue alignment
Location	Southwest corner of 59th Avenue and Dobbins Road
VPC Recommendation	Approval, per staff recommendation
VPC Vote	11-0

VPC DISCUSSION:

Item No. 3 (GPA-LV-1-25-7) and Item No. 4 (Z-29-25-7) are companion cases and were heard together.

Four members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of GPA-LV-1-25-7 and Z-29-25-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including proposed uses for each development unit. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, correspondence, providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Nick Wood, representing the applicant with Snell & Wilmer, introduced himself and added that he had worked rezoning cases within the Laveen Village over 23 years ago. Mr. Wood provided some historic information regarding the Village Core and noted that the applicant, Vestar and BRIO, would be the perfect fit for the area. **David Larcher**, representing Vestar, voiced his excitement for the proposal and noted that Vestar had done numerous successful shopping centers such as Tempe Marketplace and Desert Ridge Marketplace. Mr. Larcher added that Vestar took pride in enhanced development. Mr. Larcher provided background information such as acreage, proposed development, and design layout. Mr. Larcher noted the enhanced green

space that would be used to host promotional events and all pedestrian enhancements such as trails and shading. Mr. Larcher summarized the proposed residential uses and added noted all the street improvements. **Mr. Wood** displayed Stipulation No. 6 from the rezoning case and noted the need to modify the language. Mr. Wood stated that SRP protected their assets carefully, and that they did not want to create any delays in construction. Mr. Wood displayed the proposed language and requested that the Committee modify the stipulation.

Questions From the Committee:

Kristi McCann asked for more information regarding street improvements. **Ms. McCann** noted the road medians and asked who would be installing the landscaping within the street medians and who would maintain the landscaping once it has been constructed.

Chair Stephanie Hurd requested all committee members to ask their questions first and then the applicant would answer.

Andre Serrette and **Juanita Darby** stated that they did not have any questions.

Carlos Ortega noted that on page 36 of the PUD narrative there was a picture of a four-story multifamily building. Mr. Ortega asked if their proposal consisted of four-story multifamily buildings. **Mr. Larcher** stated that multifamily residential would be permitted up to 4 stories within a certain setback. **Mr. Ortega** stated that the Village preferred two to three-story buildings. **Chair Hurd, Co-Vice Chair Jensen, Co-Vice Chair Barraza**, and **Linda Abegg** stated that the proposal was located within the Village Core which would support additional height. **Mr. Ortega** added that on Exhibit 2 in the PUD Narrative, the proposed General Plan Land Use Map showed a larger area than that displayed in the existing General Plan Land Use Map exhibit. **Chair Hurd** requested staff to display the existing and proposed General Plan Land Use Map exhibit. **Mr. Ortega** pointed to the site and the adjacent property and noted that they were the same designation and asked if the boundary was being modified. **Tom Burchett,** representing BRIO Investments, stated that the boundary would not be modified. **Mr. Wood** added that the crosshatch would support residential and commercial development. **Mr. Ortega** asked what type of residential would be proposed within the development. **Chair Hurd** noted that the applicant was proposing multifamily development in the middle section of the site.

Mixen Rubio-Raffin asked for more information on what is planned to replace the multi-use trail on the west side of the site. Ms. Rubio-Raffin asked what else could be done to integrate the historic farmhouse into the development. Ms. Rubio-Raffin suggested possibly putting a fence around the house and keeping it as a monument.

Jennifer Rouse stated that she did not have any comments.

Michael Doromal asked for more information regarding access and road improvements. Mr. Doromal noted that there seemed to be a gap in the proposed improvements.

Linda Abegg stated that Laveen has been asking for a shopping and entertainment center such as a movie theater. Ms. Abegg appreciated all the effort that was put into the PUD Narrative and appreciated the time spent addressing community and committee concerns. Ms. Abegg thanked staff and added that not everyone got what they wanted but that this PUD would benefit Laveen.

Vice Chair Francisco Barraza voiced his agreement with Committee Member Abegg's comments.

Co-Vice Chair JoAnne Jensen thanked the applicant for everything they had told the committee and added that she was out of town and had a few questions. Co-Vice Chair Jensen asked for clarification on access conditions between the commercial and residential parcels. Co-Vice Chair Jensen noted that on page 27, there was some inconsistencies between gated and ungated and private and public accessways and asked for clarification. Co-Vice Chair Jensen asked if there will be a connection provided for because one of the Village goals has been to connect neighborhoods. Co-Vice Chair asked for more information regarding EV parking and more information on proposed amenities and open space for multifamily and single-family residential development. Co-Vice Chair Jensen asked for more information regarding mobile vending and the promotional events. Co-Vice Chair Jensen requested smoke shops and vape shops be added to the prohibited list and asked for more information regarding the zero-foot perimeter setback on the south portion of the site.

Chair Hurd noted that she appreciated the way they have integrated portions of the Hudson Farmhouse into the development and that she really liked the palm trees and cooling stations within the pedestrian paths.

Mr. Larcher stated that the multi-use trail on the Onley alignment had to be removed because it would lead to ADOT retention adjacent to the Loop 202 Freeway. Mr. Larcher confirmed that there would be an extensive pedestrian circulation plan with connections. Mr. Larcher noted that the shared use path will be moved to the east side of the site along 59th Avenue. Mr. Larcher added that the median landscaping will be provided by their contractors but that the median will belong to the City. Mr. Larcher stated that they will be improving the half street adjacent to their property. Mr. Larcher added that some development will be gated but would have access to pedestrian connections. Mr. Larcher added that they will not be building brick walls around the residential portion. **Tom Burchett**, with BRIO Development, added that they will be providing EV parking in their multifamily development. **Mr. Larcher** added that the open space within the commercial portion would allow for mobile food or coffee trucks once a month. Mr. Larcher noted that this way they will constantly be attracting more individuals even on days when there isn't a farmers market.

Mr. Larcher noted that he was confident that they could add smoke and vape shops to the prohibited list. Mr. Larcher concluded his response by adding that the zero setback would add flexibility but that the entire property would not be at zero-foot setback.

Mr. Wood stated that they will be providing numerous amenities within the residential portion and utilize portions of the Hudson Farmhouse within the commercial area. **Mr. Burchett** emphasized that he did not plan on selling a multifamily portion of the development and that his company was known for high quality product. Mr. Burchett displayed numerous amenities in existing multifamily development including waterfalls, splash pads, and ramadas with grilling stations.

Public Comment:

Phil Hertel stated that he has worked with Nick Wood for over 25 years and that Mr. Wood was a very honest and forthcoming man and that the community should trust him. Mr. Hertel emphasized that this was one of the best projects in Laveen and that he guaranteed that this was not a bait and switch.

Amanda McBride noted that she just found out about the project on social media and was opposed to the inappropriate change. Ms. McBride noted that out of 90 acres only a third of it would be for commercial use and that the proposed open space was very small and didn't allow enough room for kids to play. Ms. McBride added that palm trees were a horrible choice for vegetation due to the lack of shade and water consumption. Ms. McBride expressed that more commercial space needed to be conserved so residents would stop going to Ahwatukee for amenities. Ms. McBride noted that people don't want to move to Laveen because of the lack of commercial development. Ms. McBride concluded her statement by adding that residents must drive several minutes to the nearest grocery store and medical office and that she agreed to add vape and smoke shops to the prohibited list.

Chair Hurd asked Ms. McBride how she found out about the development. **Ms. McBride** noted that she had seen a post on Facebook by Dan Penton.

Marty Bridgman stated that he was supportive of the development but asked how the material of the Hudson Farmhouse would be used and what type of lighting would be used within the development. **Mr. Larcher** stated that they will be using some of the concrete and stone into the walkways and that the lighting will be positioned to light downward.

Jon Kimoto noted that he was in favor of the item and that he trusted the land use attorney. Mr. Kimoto stated that this proposed development will break the mold of mediocre commercial development that the village has seen throughout the years. Mr. Kimoto stated that he was impressed with the design quality and the amount of commercial.

Applicant Response:

Mr. Larcher stated that the palm trees will only be in the entryway of the commercial development, similar to the commercial development in Tempe Market Place and Desert Ridge. Mr. Larcher added that palm trees will only consist of 10 percent of all landscaping. Mr. Larcher noted that there would be numerous cooling stations throughout the pedestrian paths and that they requested the modification to Stipulation No. 6 in order to prevent any delays in construction.

Committee Discussion:

Chair Hurd asked if anyone else had any questions. **Ms. Rubio-Raffin** asked for clarification regarding bike racks and if they were going to be required. **Mr. Larcher** confirmed. **Chair Hurd** stated that the bike racks should be designed to have design features instead of basic inverted Us.

Ms. Abegg asked for confirmation that the stipulation will be added and modified in the rezoning case and not the General Plan Amendment case. **Chair Hurd** confirmed.

Vice Chair Jensen stated that she appreciated the architectural design of the single-family and multifamily development. Co-Vice Chair Jensen appreciated the Laveen heavy duty agrarian culture and noted that the proposed development did a good job of mixing modern while keeping the style agrarian.

Motion:
Linda Abegg motioned to recommend approval of GPA-LV-1-25-7, per the staff recommendation. **Jennifer Rouse** second the motion.

Vote:
11-0, motion to recommend approval of GPA-LV-1-25-7, per the staff recommendation passed with Committee Members Abegg, Darby, Doromal, McCann, Ortega, Rouse, Rubio-Raffin, Serrette, Barraza, Jensen, and Hurd in favor.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
OCTOBER 6, 2025

ITEM NO: 6	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	GPA-LV-1-25-7 (Companion Case Z-29-25-7)
Location:	Southwest corner of 59th Avenue and Dobbins Road
Request 1):	Land Use Map Amendment
	From: Commercial and Commercial / Commerce/Business Park
	To: Commercial / Residential 15+ dwelling units per acre
Request 2):	Trail Map Amendment
	Removal of the multi-use trail along the Olney Avenue alignment.
Acreage:	95.86
Proposal:	Minor General Plan Amendment to allow commercial and multifamily residential; and an update to the City Trails Map removing the multi-use trail along the Olney Avenue alignment.
Applicant:	Vestar
Owner:	Cold Springs, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Laveen 6/9/2025 Information only.
Laveen 9/8/2025 Approval, per the staff recommendation. Vote: 11-0.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Odegard-Begay made a MOTION to approve GPA-LV-1-25-7, per the Laveen Village Planning Committee recommendation.

Maker: Odegard-Begay
Second: James
Vote: 8-0
Absent: Hu
Opposition Present: No.

Findings:

1. The proposed land use map designation provides a land use mix that is appropriate given the site is adjacent to the Loop 202 freeway and within the Village Core.

2. The companion rezoning case, Z-29-25-7, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. This General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.

3. The companion rezoning case, Z-29-25-7, provides enhanced landscaping and shade standards and enhanced development and design standards to make the proposed development a compatible addition to the area and incorporate rural features.

4. The multi-use trail will not extend through the subject site and across the freeway; furthermore, the property on the southwest corner of the site will be developed as ADOT retention. The companion rezoning case Z-29-25-7 has a pedestrian circulation plan with enhanced landscaping and shading.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** *49

ITEM REVISED (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Rezoning Application Z-29-25-7 (The Laveen Towne Center PUD) - Southwest Corner of 59th Avenue and Dobbins Road (Ordinance G-7445) - District 7

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-29-25-7 and rezone the site from S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living. This is a companion case to GPA-LV-1-25-7 and should be heard following GPA-LV-1-25-7.

Summary

Current Zoning: S-1 (Approved C-2/CP-GCP) (93.12 acres) and S-1 (1.99 acres)
Proposed Zoning: PUD
Acreage: 95.11
Proposed Use: Mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living

Owner: Cold Springs, LLC
Applicant: Vestar
Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Laveen Village Planning Committee heard this item on June 9, 2025 for information only.
VPC Action: The Laveen Village Planning Committee heard this item on September 8, 2025, and recommended approval, per the staff recommendation, with additional stipulations and a modification, by a vote of 11-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the staff memo dated October 6, 2025 with a deleted stipulation, by a vote of 8-0.

Location
Southwest corner of 59th Avenue and Dobbins Road
Council District: 7
Parcel Address: 9680 and 9900 S. 59th Avenue

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 3, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM 49 ON THE NOVEMBER 5, 2025, FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION – REZONING APPLICATION Z-29-25-7 – SOUTHWEST CORNER OF 59TH AVENUE AND DOBBINS ROAD (ORDINANCE G-7445)

Item 49, Rezoning Application No. Z-29-25-7, is a request to rezone 95.11 acres located at the southwest corner of 59th Avenue and Dobbins Road from S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) for a Planned Unit Development to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living.

The Laveen Village Planning Committee heard this request on September 8, 2025, and recommended approval, per the staff recommendation, with additional stipulations and a modification, by a vote of 11-0.

The Planning Commission heard this request on October 6, 2025, and recommended approval, per the staff memo dated October 6, 2025 with a deleted stipulation, by a vote of 8-0.

The applicant has requested changes to their proposed access to 59th Avenue as listed in the accepted Traffic Impact Analysis. The Street Transportation Department has worked with the applicant regarding the proposed changes and recommends that Stipulation No. 8 be modified to allow access "I" to be full access provided it is located at least 350-feet north of the Olney Avenue intersection measured from centerline to centerline of each.

The modified stipulation is listed below in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. An updated Development Narrative for the Laveen Towne Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development

Narrative date stamped August 19, 2025, as modified by the following stipulations.

a. Front Cover, add "City Council adopted: [Insert Adoption date]"

B. PAGE 16, C. LIST OF USES, C3: PROHIBITED USES, DEVELOPMENT AREA 1 AND DEVELOPMENT AREA 2: ADD ~~"SMOKE SHOPS" AND "VAPE SHOPS."~~ "TOBACCO ORIENTED RETAILERS".

~~b.~~ Page 18, D. Development Standards, a. Development Area 1, 6. Minimum
c. Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: "5' adjacent to Development Area 2."

e. Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify
d. to state the following "Shading Exemption: Where utility conflicts, easements, fire lane access, turning lanes, or other required infrastructure exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment."

E. PAGE 34, E. DESIGN GUIDELINES, B. ARCHITECTURE: ADD A ROW THAT STATES THE FOLLOWING "ROOFLINES - BUILDING DESIGN FOR BOTH THE PROJECT'S RESIDENTIAL AND COMMERCIAL COMPONENTS SHALL SEPARATELY INCORPORATE A MINIMUM OF TWO (2) UNIQUE ROOFLINES (GABLE, FLAT, HIP, SHED, ETC,) TO CREATE VISUAL DIVERSITY."

2. THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE BIANNUAL LAND DEVELOPMENT UPDATES AND STATUS FOR DEVELOPMENT WITHIN THE PUD, STARTING SIX MONTHS AFTER CITY COUNCIL APPROVAL TO THE LAVEEN VILLAGE PLANNING COMMITTEE UNTIL ALL DEVELOPMENT AREAS HAVE PRELIMINARY SITE PLAN APPROVAL.

~~2.~~ The developer shall construct two bus pads conforming with Standard Detail
3. P1260 on southbound 59th Avenue, 1/4 mile and 1/2 mile south of Dobbins Road. The bus pads shall be located on the far side of intersections according to standard detail P1258.

~~3.~~ At the southwest corner of 59th Avenue and Dobbins Road, the developer shall
4. construct a bus bay on southbound 59th Avenue. The bay shall be constructed according to Standard Detail P1256 with an attached pad.

5. THE DEVELOPER SHALL SUBMIT A MASTER STREET PLAN (MSP), AS REQUIRED BY THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE

PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENT, PRIOR TO PRELIMINARY SITE PLAN APPROVAL.

6. A MINIMUM OF 55 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FOR THE SOUTH HALF OF DOBBINS ROAD FLARING TO 70 FEET TO ACCOMMODATE A FLARED INTERSECTION, AND THE FULL LIMITS OF DOBBINS ROAD SHALL BE CONSTRUCTED, AS REQUIRED BY THE ACCEPTED TRAFFIC IMPACT STUDY DATED JULY 3, 2025.

7. A MINIMUM OF 55 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FOR THE WEST HALF OF 59TH AVENUE FLARING TO 70 FEET TO ACCOMMODATE A FLARED INTERSECTION, AND THE ROADWAY SHALL BE CONSTRUCTED, AS REQUIRED BY THE ACCEPTED TRAFFIC IMPACT STUDY DATED JULY 3, 2025.

8. ALL MITIGATION IMPROVEMENTS SHALL BE CONSTRUCTED AND/OR FUNDED AS IDENTIFIED IN THE ACCEPTED TRAFFIC IMPACT ANALYSIS DATED JULY 3, 2025, **WITH THE FOLLOWING MODIFICATION**:

   a. **ACCESS "I", AS INDICATED IN THE JULY 3, 2025 SUBMITTAL, WILL BE ALLOWED FULL ACCESS PROVIDED IT IS LOCATED AT LEAST 350-FEET NORTH OF THE OLNEY AVENUE INTERSECTION, MEASURED FROM CENTERLINE TO CENTERLINE OF EACH.**

9. CONSTRUCTION OF RIGHT-OF-WAY IMPROVEMENTS SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT (S-49318) DATED JUNE 14, 2024.

~~10. A MINIMUM 28-FOOT WIDE VEHICULAR ACCESS EASEMENT SHALL BE DEDICATED THROUGH DEVELOPMENT AREA 2, AS DEPICTED ON THE CONCEPTUAL SITE PLAN IN THE PUD DEVELOPMENT NARRATIVE DATED AUGUST 19, 2025, AND IDENTIFIED ON THE FINAL PLAT TO ESTABLISH ACCESS TO THE WESTERN ADJACENT PARCEL THROUGH THE SITE TO 59TH AVENUE.~~

~~4.~~ ~~11.~~ 10. A sidewalk easement shall be dedicated to accommodate any portion of the required minimum width for the Shared Use Path along 59th Avenue that extends beyond the right-of-way, as approved by the Planning and Development Department.

~~5.~~ ~~12.~~ 11. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall to coordinate with the affected utility companies for their review and permitting.

~~6.~~ ~~13.~~ 12. ~~SUBJECT TO SRP APPROVAL,~~ ~~Ee~~Existing SRP facilities along Dobbins Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional

dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

~~7.~~ ~~14.~~ 13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

~~8.~~ ~~15.~~ 14. 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.

~~9.~~ ~~16.~~ 15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

~~10.~~ ~~17.~~ 16. 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.

Approved: _____ 11/3/25
Alan Stephenson
Deputy City Manager
Date

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-29-25-7) FROM S-1 (APPROVED C-2/CP-GCP) (RANCH OR FARM RESIDENCE, APPROVED INTERMEDIATE COMMERCIAL OR COMMERCE PARK DISTRICT, GENERAL COMMERCE PARK OPTION) AND S-1 (RANCH OR FARM RESIDENCE) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

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

SECTION 1. The zoning of a 95.11-acre site located at the southwest corner of 59th Avenue and Dobbins Road in a portion of Section 7, Township 1 South Direction, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from 93.12 acres of “S-1 (Approved C-2/CP-GCP)” (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and 1.99 acres of “S-1” (Ranch or Farm Residence) to “PUD” (Planned Unit Development).

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

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Laveen Towne Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 19, 2025, as modified by the following stipulations.

    a. Front Cover, add “City Council adopted: [Insert Adoption date]”

    b. Page 16, C. List of Uses, C3: Prohibited Uses, Development Area 1 and Development Area 2: Add “Tobacco oriented retailers”.

    c. Page 18, D. Development Standards, a. Development Area 1, 6. Minimum Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: “5’ adjacent to Development Area 2.”

    d. Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify to state the following “Shading Exemption: Where utility conflicts, easements, fire lane access, turning lanes, or other required infrastructure exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.”

    e. Page 34, E. Design Guidelines, B. Architecture: Add a row that states the following “Rooflines - building design for both the project’s residential and commercial components shall separately incorporate a minimum of two (2) unique rooflines (gable, flat, hip, shed, etc,) to create visual diversity.”

2. The property owner, or designee, shall provide biannual land development updates and status for development within the PUD, starting six months after City Council approval to the Laveen Village Planning Committee until all development areas have preliminary site plan approval.

3. The developer shall construct two bus pads conforming with Standard Detail

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P1260 on southbound 59th Avenue, 1/4 mile and 1/2 mile south of Dobbins Road. The bus pads shall be located on the far side of intersections according to standard detail P1258.

4. At the southwest corner of 59th Avenue and Dobbins Road, the developer shall construct a bus bay on southbound 59th Avenue. The bay shall be constructed according to Standard Detail P1256 with an attached pad.

5. The developer shall submit a Master Street Plan (MSP), as required by the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, as approved by the Planning and Development and Street Transportation Department, prior to preliminary site plan approval.

6. A minimum of 55 feet of right-of-way shall be dedicated for the south half of Dobbins Road flaring to 70 feet to accommodate a flared intersection, and the full limits of Dobbins Road shall be constructed, as required by the accepted traffic impact study dated July 3, 2025.

7. A minimum of 55 feet of right-of-way shall be dedicated for the west half of 59th Avenue flaring to 70 feet to accommodate a flared intersection, and the roadway shall be constructed, as required by the accepted traffic impact study dated July 3, 2025.

8. All mitigation improvements shall be constructed and/or funded as identified in the accepted traffic impact analysis dated July 3, 2025.

9. Construction of right-of-way improvements shall comply with the approved development agreement (S-49318) dated June 14, 2024.

10. A sidewalk easement shall be dedicated to accommodate any portion of the required minimum width for the Shared Use Path along 59th Avenue that extends beyond the right-of-way, as approved by the Planning and Development Department.

11. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall to coordinate with the affected utility companies for their review and permitting.

12. Existing SRP facilities along Dobbins Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

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14. 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.

15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

16. 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.

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

PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____

DRAFT

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-29-25-7

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 7, FROM WHICH THE NORTH QUARTER OF SAID SECTION 7 IS MARKED WITH A BRASS CAP IN HANDHOLE, BEARING SOUTHS 89°51'43" WEST, A DISTANCE OF 2641.14 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89°51'43" WEST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 00°22'50" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°22'50" WEST, A DISTANCE OF 2,606.55 FEET;

THENCE ALONG A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 00°22'17" WEST, A DISTANCE OF 1,330.91 FEET;

THENCE DEPARTING SAID WEST PARALLEL LINE, SOUTH 89°42'47" WEST, A DISTANCE OF 313.02 FEET TO THE EASTERLY RIGHT-OF-WAY OF A.D.O.T. LOOP 202 AS SHOWN ON RIGHT OF WAY PLANS 202L MA 000 H 5439 / MA 056 H8827;

THENCE ALONG SAID RIGHT-OF-WAY LINES, NORTH 00°21'32" EAST, A DISTANCE OF 1,330.69 FEET;

THENCE SOUTH 89°47'27" WEST, A DISTANCE OF 1,028.00 FEET;

THENCE NORTH 00°11'59" EAST, A DISTANCE OF 2,448.80 FEET;

THENCE SOUTH 89°51'43" WEST, A DISTANCE OF 205.00 FEET;

THENCE NORTH 14°05'54" EAST, A DISTANCE OF 165.07 FEET;

THENCE ALONG A LINE 33 FEET SOUTH OF A PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, NORTH 89°51'43" EAST, A DISTANCE OF 1,514.86 FEET TO **THE POINT OF BEGINNING.**

CONTAINS 3,954,961 SQUARE FEET OR 90.793 ACRES, MORE OR LESS.

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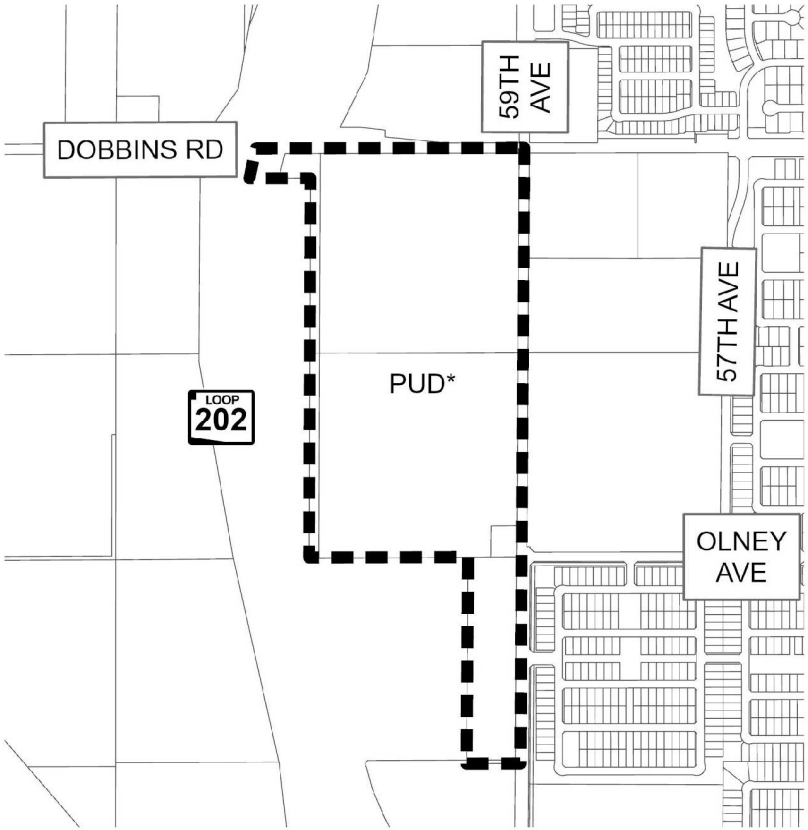
ORDINANCE LOCATION MAP

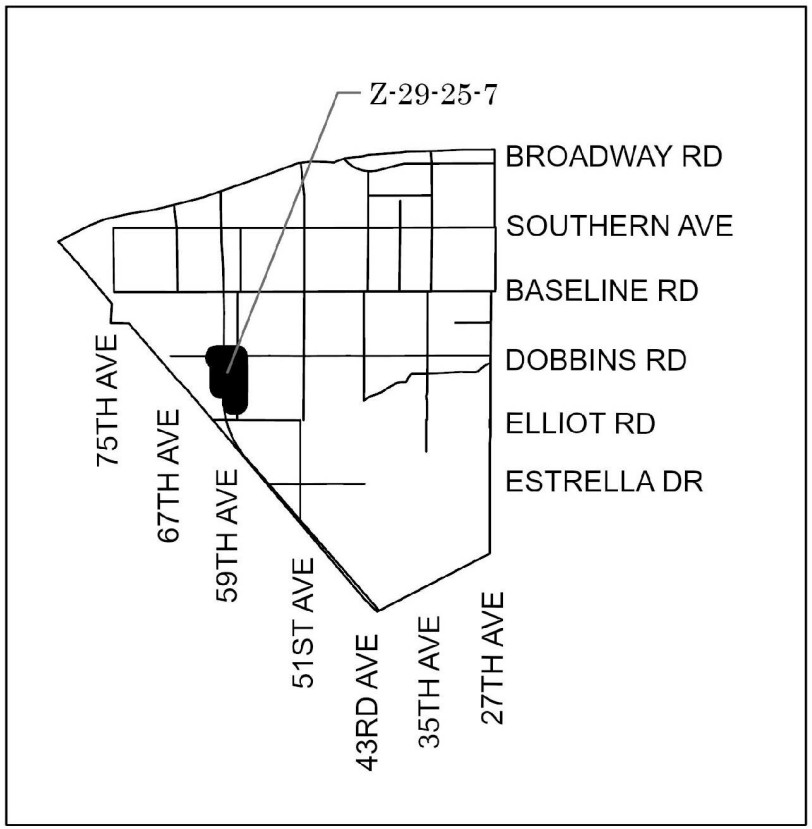
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ▬ ▬ ▬ ▬

Zoning Case Number: Z-29-25-7
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

N

Drawn Date: 10/3/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2025 Ord\11-5-2025\11-5-2025.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-29-25-7
(The Laveen Towne Center PUD)
September 5, 2025

Laveen Village Planning Committee Meeting Date:	September 8, 2025
Planning Commission Hearing Date:	October 6, 2025
Request From:	S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) (93.12 acres) and S-1 (Ranch or Farm Residence) (1.99 acres)
Request To:	PUD (Planned Unit Development) (95.11 acres)
Proposed Use:	Planned Unit Development to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living
Location:	Southwest corner of 59th Avenue and Dobbins Road
Owner:	Cold Springs, LLC
Applicant:	Vestar
Representative:	Nick Wood, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Map Designation	Current: Commercial / Commerce / Business Park (52.30 acres) and Commercial (43.56 acres), Village Core
	Pending (GPA-LV-1-25-7): Commercial / Residential 15+ dwelling units per acre (95.86 acres), Village Core

Street Map Classification	Dobbins Road	Arterial	33-feet south half street
	59th Avenue	Arterial	33-foot west half street

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed PUD will add commercial, employment opportunities, and additional housing within the Laveen Village Core and in close proximity to the Loop 202 freeway. Development Area 1 of the PUD promotes a wide range of commercial uses that will activate the Village Core.

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE:* Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.**

The proposal is located within the Laveen Village Core and includes numerous amenities such as a continuous open space to host promotional event that reflect urban living. In addition, the proposal includes enhanced design guidelines to reflect the character of the Village.

***CONNECT PEOPLE & PLACES; LAND USE PRINCIPLE:* Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.**

The PUD proposal incorporates retail shopping, entertainment, multi-story residential uses, and facades that reflect the agrigarian character of the Laveen Village. The proposed intensity of uses and enhancements are appropriate due to proximity to the Loop 202 freeway and location within the Village Core.

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 PUD Narrative incorporates enhanced landscaping and shade standards throughout the site that will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays and Initiatives
Laveen Southwest Growth Study: Background Item No. 6.
Housing Plan Phoenix: Background Item No. 7.
Complete Streets Guiding Principles: Background Item No. 8.
Transportation Electrification Action Plan: Background Item No. 9.
Comprehensive Bicycle Master Plan: Background Item No.10.
Shade Phoenix Plan: Background Item No. 11.
Monarch Butterfly: Background Item No. 12.
Conservation Measures for New Development: Background Item No. 13.
Phoenix Climate Action Plan: Background Item No. 14.
Zero Waste PHX: Background Item No. 15.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Agricultural land	S-1 (Approved C-2/CP-GCP)
North (Across Dobbins Road)	Vacant land	S-1 (Approved C-2/CP-GCP)
East (Across 59th Avenue)	Agricultural and vacant land (proposed multifamily residential and commercial) and single-family residential	C-2 HGT/WVR DNS/WVR, S-1 (Approved C-2 HGT/WVR PCD, R-3A PCD, and R1-6 PCD), and R1-10
South	Vacant land (proposed multifamily residential)	C-2 HGT/WVR DNS/WVR
West	ADOT retention	S-1 (Approved C-2/CP-GCP)
Southwest	ADOT retention	S-1 (Approved C-2/CP-GCP)

Background/Issues/Analysis

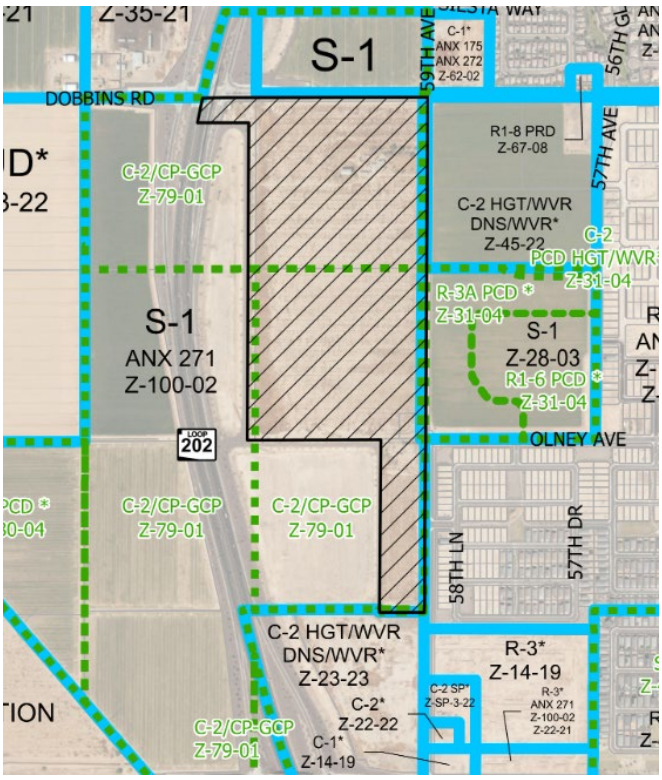
SUBJECT SITE

1. This request is to rezone 95.11 acres located on the southwest corner of 59th Avenue and Dobbins Road from 93.12 acres of S-1 (Approved C-2/CP-GCP)

(Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and 1.99 acres of S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living. The proposed PUD will activate the Laveen Village Core and provide additional housing within the Laveen Village. The site currently consists of vacant land with a historic structure known as the historic Hudson Farmhouse.

SURROUNDING LAND USES AND ZONING

2. The property to the north, across Dobbins Road, is agricultural land zoned S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option).



Existing Zoning Aerial Map
Source: Planning and Development Department

The properties to the east, across 59th Avenue, are currently agricultural and vacant land but are proposed as a mix of commercial and multifamily residential with an open space area. This area is zoned C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height and Density Waiver) and S-1 (Approved R-3A PCD) (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District) and S-1 (Approved R1-6 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District) and a small segment of C-2 HGT/WVR PCD (Intermediate Commercial, Height Waiver, Planned Community District).

South of the subject site is vacant land proposed as multifamily residential and is zoned C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver).

The properties to the west and southwest of the PUD boundary are vacant an serve as ADOT retention for the Loop 202 freeway. These properties are zoned S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option).

GENERAL PLAN LAND USE MAP DESIGNATION

3. The northern portion of the subject site is designated Commercial and the southern portion is designated as Commercial / Commerce/Business Park.

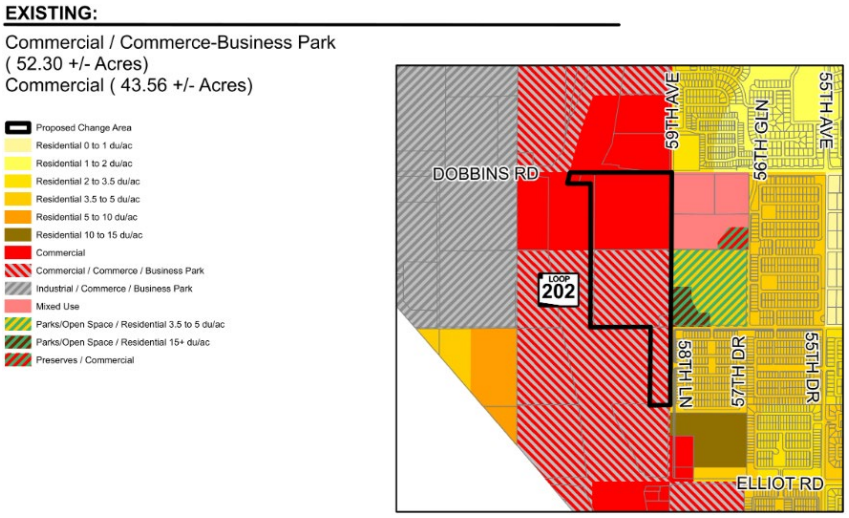
   North of the subject site, across Dobbins Road, is designated Commercial.

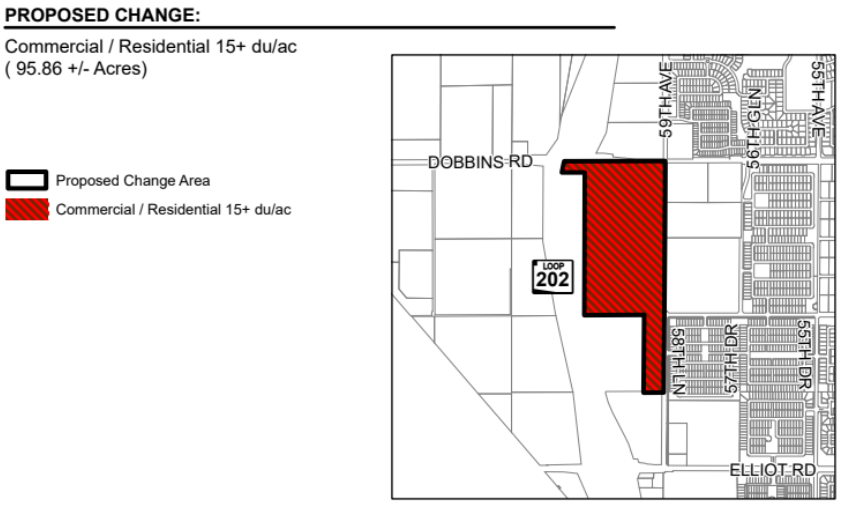
   The properties to the east, across 59th Avenue, are designated Mixed Use, Preserves/Commercial, Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, and Parks/Open Space / Residential 15+ dwelling units per acre. The single-family residential development located south of Olney Avenue is designated Residential 3.5 to 5 dwelling units per acre.

   The properties to the south are designated Commercial / Commerce/Business Park.

   The properties to the west of the subject site are owned by the Arizona Department of Transportation (ADOT) and are designed Commercial and Commercial / Commerce/Business Park.

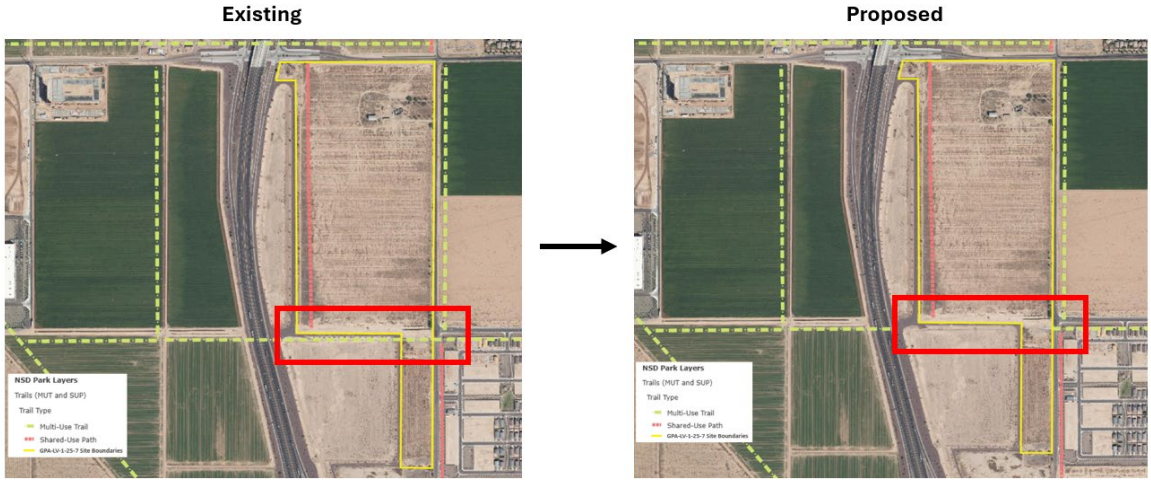
   A concurrent minor General Plan Land Use Map amendment, GPA-LV-1-25-7, is proposed to change the land use map designation to Commercial / Residential 15+ dwelling units per acre. The requested PUD zoning is consistent with the proposed General Plan Land Use Map designations.





General Plan Land Use Map
Source: City of Phoenix Planning and Development Department

The minor General Plan Land Use Map amendment also proposes the deletion of a portion of the designated multi-use trail along the Olney Avenue alignment between the Loop 202 freeway and west of 59th Avenue. The Loop 202 freeway prevents the the multi-use trail from crossing to the west side of the freeway.



Trails Map, Existing and Proposed
Source: Snell & Willmer

PROPOSAL

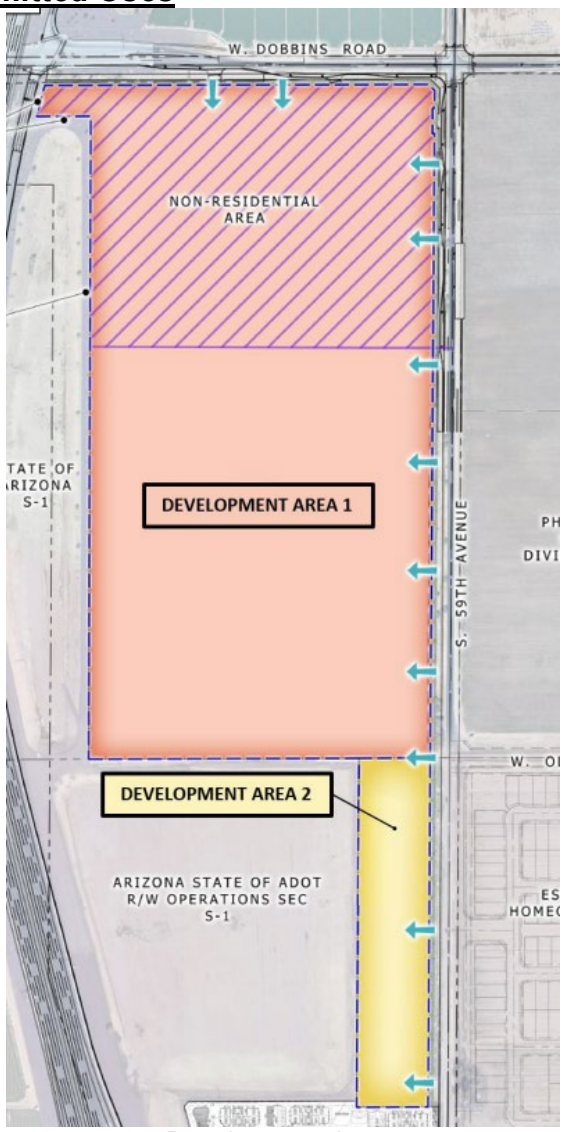
4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors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

5. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped August 19, 2025. The

proposed standards were designed to allow commercial, multifamily residential, single-family residential, and assisted living uses that would generate housing and a create a community asset within the Laveen Village Core.

Conceptual Development Plan and Permitted Uses

The PUD proposes a regulatory framework structured around the creation of splitting the subject site into two development areas. Development Area 1 is located on the north portion of the subject site. Development Area 1 allows a mixture of commercial and multifamily uses. However, multifamily residential development is prohibited within the first 1,020 feet south of Dobbins Road. This would ensure that a portion of Development Area 1 is developed solely as commercial.



Development Areas
Source: The Laveen Towne Center PUD Narrative

In general, the commercial uses proposed are consistent with C-2 uses, with some flexibility related to restaurants, bars, and promotional events. The PUD Narrative delineates a continuous open space area called Laveen Village Green with an area of 5,000 square feet. This open space will allow for promotional outdoor events such as a movie night, live music, food vendors, and customer attraction activities. The Laveen Village Green will also include an informational podium on the Hudson family and farm operations and two agricultural structures. There are several prohibited uses, such as but not limited to, adult oriented uses, hospitals, and self-storage.

Development Area 2 is located on the southern portion of the subject site and located along 59th Avenue, south of the Olney Avenue alignment. This development area allows assisted living, multifamily residential, and single-family attached or detached residential uses. The range of allowed residential uses in Development Area 2 would allow aging in place.

Development Standards

The PUD development narrative proposes a unique set of development standards for Development Areas 1 and 2. A summary of the standards are provided below.

Development Standard	Development Unit 1	Development Unit 2
Maximum Units	1,286 units	170 units
Minimum Lot Width	None	None for multifamily, 20 feet for single-family attached, 30 feet for single-family detached-rear loaded, 40 feet for single-family detached-front loaded, 45 feet for all other lots
Minimum Perimeter Building and Landscape Setbacks		
North (Adjacent to Dobbins Road)	Average 30 feet; minimum 20 feet permitted for up to 25% of the frontage	Adjacent to Development Area 1: 0 feet
East (Adjacent to 59th Avenue)	Average 30 feet; minimum 20 feet permitted for up to 25% of the frontage	Average 30 feet; minimum 20 feet permitted for up to 25% of the frontage
South	Adjacent to Commercial: 0 Adjacent to Multifamily: 5	0 feet
West (adjacent to ADOT ROW)	0 feet	0 feet
Minimum Interior Building Setbacks		
Front	0 feet	10 feet
Rear	0 feet	0 feet
Side	0 feet	0 feet
Street side	0 feet	10 feet
Adjacent to Development Area 2	5 feet	5 feet
Maximum Building Height	56 feet or 4 stories Plus stepbacks adjacent to 59th Avenue and Dobbins Road	45 feet or 3 stories for single-family, 56 feet or 4 stories for multifamily and assisted living

Development Standard	Development Unit 1	Development Unit 2
Maximum Lot Coverage	60%	60%
Minimum Open Space	5%; With at least one area no less than 5,000 contiguous open space	10% for multifamily and 5% for single-family

Some of the building and landscape setbacks are reduced from typical Zoning Ordinance standards. However, several of the PUD standards exceed the Zoning Ordinance standards, such as open space, shading, and enhanced landscaping on street frontages.

Staff recommends updating the building setbacks for interior property lines to provide clarity. The intent is to provide a 5-foot setback between development areas. As a result, the stipulation would require the development standards to be updated for both commercial and multifamily development. This is addressed in Stipulation No. 1.b.

Landscape Standards

The PUD narrative proposes numerous landscaping enhancements that include landscaping buffers, shading along public sidewalks, and enhanced planting standards that exceed the Zoning Ordinance standards. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade on Dobbins Road and 59th Avenue, exceeding the minimum requirements of the Zoning Ordinance. Furthermore, all landscape setbacks and buffers will have trees consisting of 50 percent 2-inch caliper trees and 50 percent 3-inch caliper single-trunk, drought tolerant, shade trees. All interior landscaped areas including landscape setbacks will be required to provide a minimum of 2-inch caliper shade trees.

Furthermore, Development Area 1 will contain a continuous area of a minimum of 5,000 square feet of common space called the Laveen Village Green.

An internal pedestrian pathway system is also required within the PUD. The pedestrian pathways will provide a shaded environment with 75 percent shade, exceeding the minimum requirements of the Zoning Ordinance. All internal pedestrian pathways must be shaded utilizing 2-inch caliper trees. An enhanced pedestrian link is required to connect the commercial and residential portion of Development Area 1 will require 2-inch caliper shade trees to achieve 75 percent shade.

The required commercial and residential development have a minimum parking area landscape requirement of 5 percent. The Zoning Ordinance typically requires a minimum of 10 percent for commercial parking lots. While the Zoning Ordinance does not address shade requirements in parking lots and only mandates the provision of landscape areas as previously noted, the PUD Narrative goes further by committing to a minimum of 25 percent shading for parking areas.

The landscape standards within the PUD narrative exceed the requirements in the Zoning Ordinance in most cases and will mitigate the urban heat island effect by covering hard surfaces.

Parking Standards

The PUD proposes to comply with the Zoning Ordinance minimum parking standards per Section 702.E with the exception that the combined depth of parking space and drive aisle width shall equal 60 feet for a double loaded aisle and 43 feet for a single-loaded aisle, rather than the Zoning Ordinance requirement of 62 feet for double loaded aisles.

The PUD also requires bicycle parking within all development units. Development Area 1 is required to provide a minimum of eight bicycle spaces near the building entrances for buildings less than 5,000 square feet. For buildings larger than 5,000 square feet, Development Area 1 is required to provide 1 bicycle space per 25 required vehicle parking spaces with a maximum of 20 spaces required. Development Area 2 requires all multifamily development to provide 1 bicycle parking space per 25 required vehicle parking spaces with a maximum of 50 spaces. Furthermore, bicycle parking areas shall be shaded a minimum of 75 percent.

The PUD Narrative also includes a requirement for EV parking within Development Unit 1 and 2. A minimum of 50 required parking spaces shall be EV Capable within Development Area 1 and individual developments in Development Area 2 are required to provide a minimum of five EV Installed parking spaces.

Design Guidelines

The Development Narrative includes design standards for non-residential buildings, multifamily residential and single-family development. Non-residential buildings are required to have a minimum of 20 percent glazing and minimum of two accent materials totaling 25 percent of the building façade. Some of the accent materials include architectural concrete, simulated wood, and non-reflective metal. Multifamily residential and single-family residential development must have a minimum of two accent materials totaling 25 percent of the building façade. Accent materials that need to be incorporated into the buildings include composite paneling, metal, real or simulated wood, and architectural concrete. Furthermore, blank walls shall not exceed 50 feet of horizontal dimension without a variation in texture.

Architecture within the PUD must reflect the historical agricultural character of the Laveen Village. All buildings within the PUD must have a variety of rooflines ranging from pitched, flat, and single-angle roofs in order to create diversity. Materials such as concrete, steel, and metal are all encouraged in order to achieve the historic agrarian design.

Fences/Walls

The PUD Narrative notes that an eight-foot-tall CMU fence shall be provided

along the west perimeter of the PUD boundary, adjacent to ADOT right-of-way. Furthermore, all walls along 59th Avenue and Dobbins Road shall have a maximum length of 25 feet of continuous plan and include changes in materials, use of artwork, or other design features.

Shade
The Development Narrative includes a range from 50 to 75 percent shade cover to be provided over public sidewalks, depending on the area. The required shade standards along many of the public sidewalks exceed the Zoning Ordinance requirements.

Staff recommends updating the shading exception regarding utility conflicts to be consistent with the rest of the shading requirements in the development standards. This is addressed in Stipulation No. 1.c.

Signage
This section of the PUD Narrative includes provisions for on-premise signage and new residential monumentation. This site is not eligible for off-premise signs. The site is not within 300 feet of a freeway. The proposed PUD shall follow a Comprehensive Sign Plan approval per Section 705.E.2 of the Zoning Ordinance.

Sustainability
The Development Narrative requires several sustainability principals within the development. Below is a highlight of some of the options:

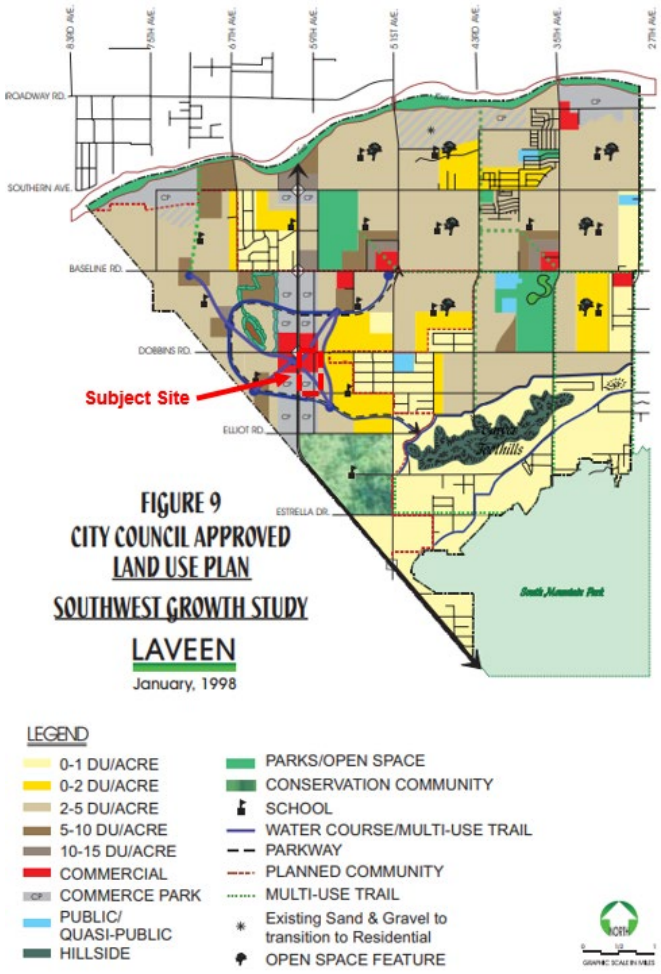
- EV parking.
- Smart irrigation controllers shall be utilized within the development.
- Natural turf shall only be used for required retention areas.
- Two green infrastructure techniques.
- Utilizing the Low-Water-Use/Drought-Tolerant Plant List.
- For single-family residential subdivisions, natural turf shall not be utilized on individual single-family lots.

AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

6. **Laveen Southwest Growth Study**

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site Commercial and Commerce Park.

The majority of the subject site is consistent with the Laveen Southwest Growth Study Land Use Map designation. The proposed multifamily residential designations, although not consistent with the designation of Commerce Park, will provide a mix of housing opportunities within the Laveen Village Core.



Laveen Southwest Growth Study Land Use Map
Source: Planning and Development Department

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of development that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. The Development Narrative proposes a variety of building materials on future buildings with a focus on maintaining the character of the area.

7. **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 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 housing units. 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 underutilized land in a more sustainable fashion.

8. **Complete Streets Guiding Principles**
In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD proposed several provisions that are consistent with Complete Streets Guiding Principles including detached sidewalks along street frontages to promote a safe pedestrian atmosphere. Additionally, a Complete Streets section is included in the narrative which includes pedestrian pathways which will allow for multi-modal mobility, and design techniques to reduce direct sunlight exposure to pedestrians and cyclists. Furthermore, a shared use path will be provided along the west side of 59th Avenue. This would allow for a larger multi-modal pedestrian environment along 59th Avenue that connects to other trails in the area.

9. **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. The Development Narrative contains requirements for electrical vehicle parking for non-residential and residential uses.

10. **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. The Development Narrative includes bicycle parking provisions in all development areas.

11. **Shade Phoenix Plan**
In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing

shade stipulations in rezoning cases. The Development Narrative requires a 75 percent shade on all adjacent perimeter public sidewalks, enhanced shade on internal pathways, and larger tree sizes within the landscape areas between the back of curb and sidewalk. These standards exceed the minimum Zoning Ordinance requirements.

12. **Monarch Butterfly**
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, the PUD narrative addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

13. **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. The PUD Narrative has numerous conservation measures for the proposed commercial and residential uses. All development within the PUD will utilize the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List for vegetation, smart irrigation controllers, limitations on the use of natural turf, and Green Stormwater Infrastructure features to reduce water waste.

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 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 the Sustainability portion of the PUD Narrative. A minimum of two green infrastructure techniques for stormwater managements shall be implemented.

15. **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 PUD narrative does not address trash and recycling receptacles on site. However, the City provides recycling service to single-family residential developments.

COMMUNITY INPUT SUMMARY

16. As of the writing of this report no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department has requested the following stipulations:
    - A sidewalk dedication to accommodate any portion of the required Shared Use Path along 59th Avenue that extends beyond the right-of-way (Stipulation No. 4).
    - All utilities within the public right-of-way shall be undergrounded (Stipulation No. 5).
    - All existing SRP facilities along Dobbins Road shall be relocated outside of City right-of-way (Stipulation No. 6).
    - Replace unused driveways with sidewalk, curb, and gutter (Stipulation No. 7).
    - All streets shall be constructed with all required elements and to ADA requirements (Stipulation No. 8).

18. The Public Transit Department has requested that two bus pads be provided southbound on 59th Avenue located a quarter mile and a half mile south of Dobbins Road. A bus bay shall be constructed at the southwest corner of 59th Avenue and Dobbins Road on southbound 59th Avenue. This is addressed in Stipulation Nos. 2 and 3.

19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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. 9.

20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 10.

21. 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. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designation and the Laveen Village Core.

2. The proposal contains enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.

3. The proposal will provide additional employment options, commercial services, and housing opportunities within the Loop 202 Freeway corridor and the Laveen village.

Stipulations

1. An updated Development Narrative for the Laveen Towne Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 19, 2025, as modified by the following stipulations.

    a. Front Cover, add “City Council adopted: [Insert Adoption date]”

    b. Page 18, D. Development Standards, a. Development Area 1, 6. Minimum Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: “5’ adjacent to Development Area 2.”

    c. Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify to state the following “Shading Exemption: Where utility conflicts, easements, fire lane access, turning lanes, or other required infrastructure exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.”

2. The developer shall construct two bus pads conforming with Standard Detail P1260 on southbound 59th Avenue, 1/4 mile and 1/2 mile south of Dobbins Road. The bus pads shall be located on the far side of intersections according to standard detail P1258.

3. At the southwest corner of 59th Avenue and Dobbins Road, the developer shall construct a bus bay on southbound 59th Avenue. The bay shall be constructed

according to Standard Detail P1256 with an attached pad.

4. A sidewalk easement shall be dedicated to accommodate any portion of the required minimum width for the Shared Use Path along 59th Avenue that extends beyond the right-of-way, as approved by the Planning and Development Department.

5. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall to coordinate with the affected utility companies for their review and permitting.

6. Existing SRP facilities along Dobbins Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

7. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

8. 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.

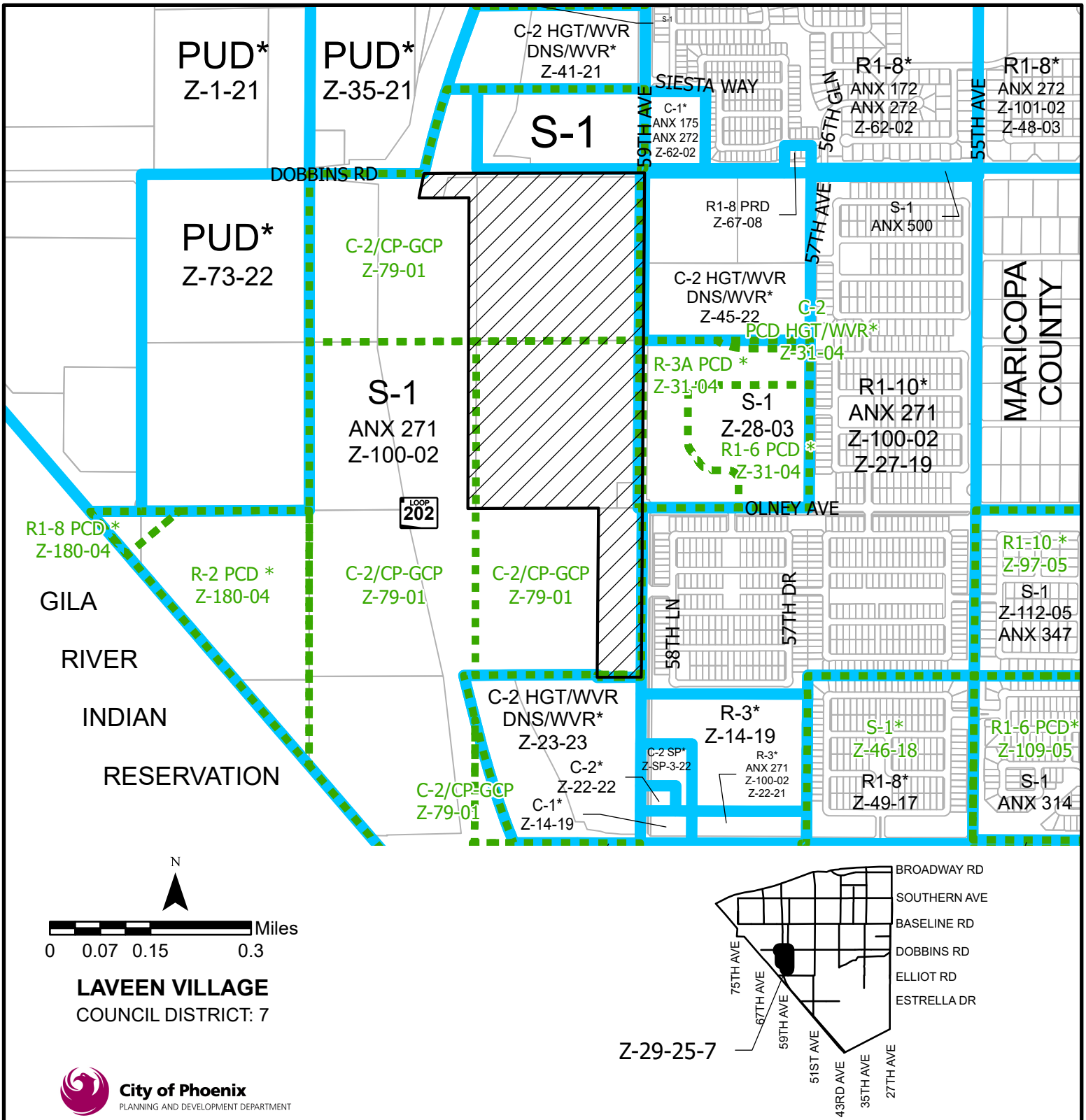
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

10. 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
Nayeli Sanchez Luna
September 5, 2025

Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map
The Laveen Towne Center PUD date stamped August 19, 2025



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Snell & Wilmer, LLP
APPLICATION NO:	Z-29-25-7
DATE:	4/9/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	95.11 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 03-14, QS 04-14
ZONING MAP	C-5

REQUESTED CHANGE:

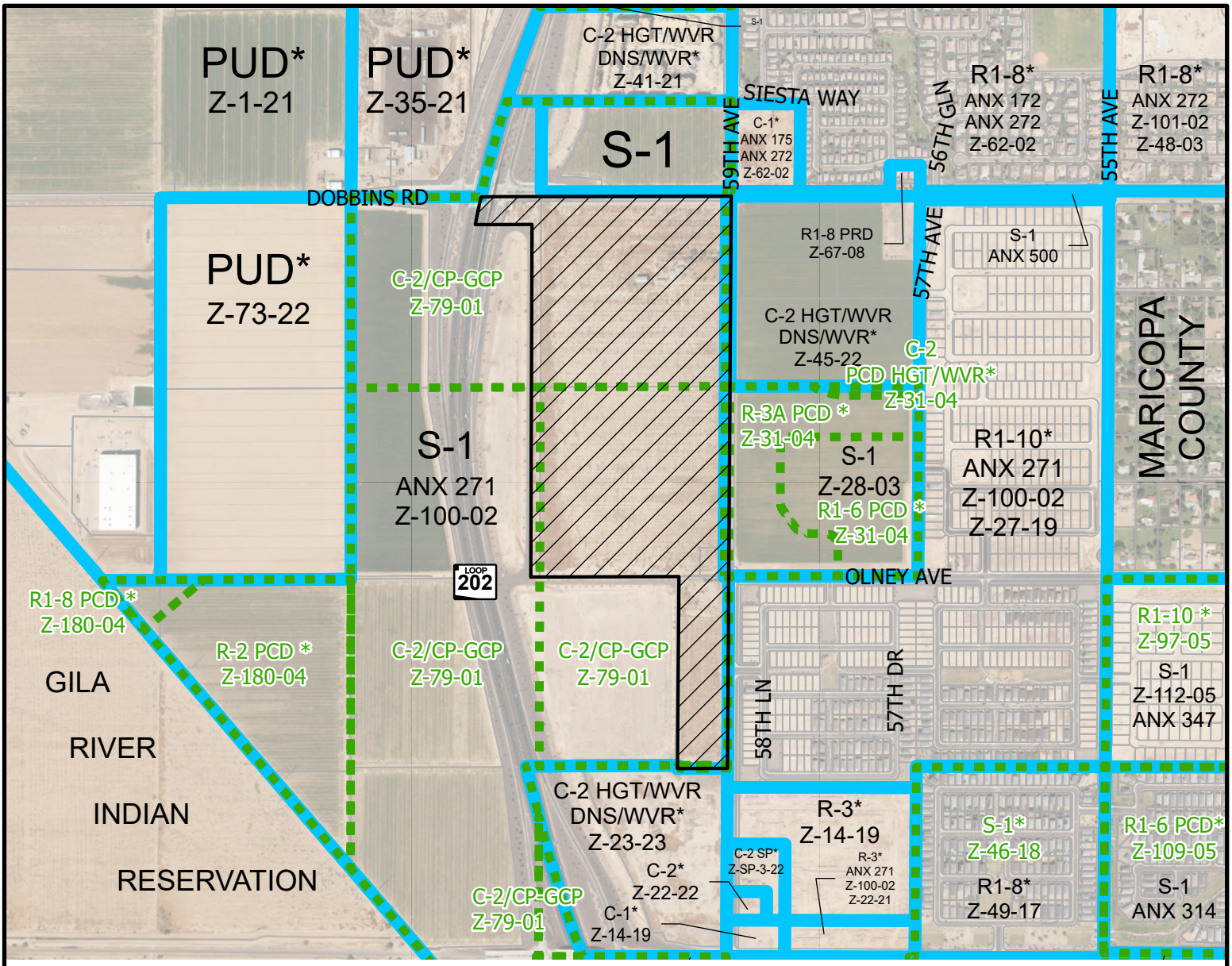
FROM: S-1 (Approved C-2/CP-GCP) (93.12 ac.)
S-1 (1.99 ac.)

TO: PUD (95.11 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
S-1 (Approved C-2/CP-GCP), S-1	93 (1350), 1	N/A (1620), N/A
PUD	1456	N/A

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

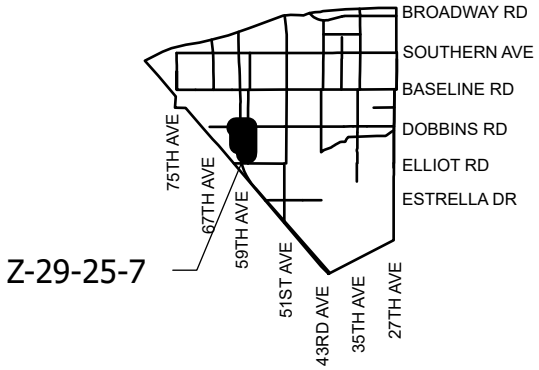
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LAVEEN VILLAGE
COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Snell & Wilmer, LLP
APPLICATION NO:	Z-29-25-7
DATE:	4/9/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	95.11 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 03-14, QS 04-14
ZONING MAP	C-5

REQUESTED CHANGE:

FROM: S-1 (Approved C-2/CP-GCP) (93.12 ac.)
S-1 (1.99 ac.)

TO: PUD (95.11 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
S-1 (Approved C-2/CP-GCP), S-1	93 (1350), 1	N/A (1620), N/A
PUD	1456	N/A

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

Path: \\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-29-25-7.aprx

Laveen
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-29-25-7
INFORMATION ONLY

Date of VPC Meeting	June 9, 2025
Request From	S-1 (Approved C-2/CP-GCP) and S-1
Request To	PUD
Proposal	Planned Unit Development to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living
Location	Southwest corner of 59th Avenue and Dobbins Road

VPC DISCUSSION:

Agenda Item No. 7 (GPA-LV-1-25-7) and Agenda Item No. 8 (Z-29-25-7) were heard together.

Four members of the public registered to speak on these items.

Applicant Presentation:

Nick Wood, representing the applicant with Snell & Wilmer, introduced himself and the Vestar company, the developers of the proposed PUD. Mr. Wood provided numerous examples of other Vestar projects including Desert Ridge and Tempe Market Place. Mr. Wood displayed the site and noted that a portion of the site would be located within the village core. Mr. Wood described the proposed layout, citing the commercial uses along Dobbins Road and the multifamily development located in the southern portion of the site. Mr. Wood displayed the proposed commercial and residential renderings and noted the enhanced architectural features. Mr. Wood concluded his presentation by voicing his excitement for development within the village core.

Questions From the Committee:

Ms. Abegg voiced her excitement and stated that she looked forward to how the property would develop. Ms. Abegg liked the mix of uses and noted that her goal was to have everything in writing within the PUD.

Mr. Nasser-Taylor voiced his concerns regarding the timeline of the proposal. Mr. Nassr-Taylor noted that Councilwomen Ansari had been promoting Vestar and that there would be development within the next couple of years. Mr. Nasser-Taylor liked

Nassr-Taylor noted that Councilwomen Ansari had been promoting Vestar and that there would be development within the next couple of years. Mr. Nasser-Taylor liked there would be development within the next couple of years. Mr. Nasser-Taylor liked all the hypothetical renderings but added that he would like to see a real site plan to demonstrate the configuration of the site and the proposed commercial spaces. Mr. Nasser-Taylor noted that he did not want the commercial portion to be built with houses. Mr. Nasser-Taylor voiced his concerns regarding the height and noted that a lot of members of the community chose to live in the area because of the scenic views.

Jeff Axtell, with Vestar, noted that they have successfully contracted the first anchor store for the commercial portion of the PUD. Mr. Axtell stated that the first commercial project will include a theater and arcade company which will attract sit down restaurants.

Mr. Serrette asked if there would be enough capacity based on the demand. **Mr. Axtell** noted that there would be 30 acres of commercial land.

Ms. Darby stated that she would like better sit-down restaurants. **Mr. Axtell** noted that they are working hard to provide the expected commercial and restaurants expected by the community.

Ms. Rubio-Raffin asked for the total number of units allowed versus what is proposed and asked how many units will be for rent and for purchase. **Mr. Axtell** noted that they are proposing less than the total number of units allowed and that they are currently rental developments.

Co-Vice Chair Francisco Barraza thanked the applicant for their presentation and noted that he liked the displayed rendering that included a water tower. Co-Vice Chair Barraza did note that he looked forward to more information regarding ingress and egress from the site and any proposed traffic signals.

Chair Hurd stated that this development will be very huge for the Village but noted that they still needed to be engaged in the outreach and will be reviewing the PUD Narrative in detail before they came back for recommendation.

Public Comment:

Mr. Hertel stated that this would be a great project and that he was looking forward to the project moving forward. Mr. Hertel voiced his appreciation for Nick Wood and noted that he trusted him.

Mr. Kimoto noted that Laveen has been previously known as mediocre. Mr. Kimoto stated that Vestar is known for high quality development and that he would be happy if they were able to achieve anything remotely close to those successful developments. Mr. Kimoto stated that this development will raise the value of Laveen and that he

looks forward to its completion.

Mr. Penton stated that the applicant has met with the LCRD and that the LCRD supports the project. Mr. Penton did note the importance of the Dobbins Road streetscape and the need for diverse commercial and dining opportunities. Mr. Penton voiced his excitement and noted that they have waited over 20 years for this type of development.

Mr. Bridgeman liked the proposed development but noted that he would like this development to stand out or have features that differ from Desert Ridge or Tempe Market Place. Mr. Bridgeman wanted the design features to reflect the Laveen character. Mr. Bridgeman asked if condos and townhomes would be allowed. **Mr. Axtell** confirmed. **Mr. Bridgeman** stated that he would like a portion of the commercial space to be reserved for local businesses within the Laveen community.

Applicant Response:

Mr. Axtell stated that they have a very high-quality architectural design and noted that even though it might look like Desert Ridge or Tempe Market Place, it will have features that would reflect the Laveen character. Mr. Axtell added that here will be numerous common areas and extensive shading.

Mr. Wood addressed the site plan comment by stating that the PUD does not have a long list of permitted uses and that a site plan would only be created once all commercial businesses are confirmed. Mr. Wood noted that a village core typically allowed for higher density and an increase in height. Mr. Wood added that there were stepback provisions for the height.

Committee Discussion:

Mr. Nasser-Taylor noted that he was just expressing his concerns because he wanted to ensure that the applicant knew their expectations. Mr. Nasser-Taylor also did not want the applicant to promise all sorts of improvements and then sell the land after the PUD is approved. Mr. Nasser-Taylor stated that he just wanted the applicant to be respectful of the Laven character and heritage.

Village Planning Committee Meeting Summary
Z-29-25-7

Date of VPC Meeting	September 8, 2025
Request From	S-1 (Approved C-2/CP-GCP) and S-1
Request To	PUD
Proposal	Planned Unit Development to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living
Location	Southwest corner of 59th Avenue and Dobbins Road
VPC Recommendation	Approval, per staff recommendation, with additional stipulations and a modification
VPC Vote	11-0

VPC DISCUSSION:

Item No. 3 (GPA-LV-1-25-7) and Item No. 4 (Z-29-25-7) are companion cases and were heard together.

Four members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of GPA-LV-1-25-7 and Z-29-25-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including proposed uses for each development unit. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, correspondence, providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Nick Wood, representing the applicant with Snell & Wilmer, introduced himself and added that he had worked rezoning cases within the Laveen Village over 23 years ago. Mr. Wood provided some historic information regarding the Village Core and noted that the applicant, Vestar and BRIO, would be the perfect fit for the area. **David Larcher**, representing Vestar, voiced his excitement for the proposal and noted that Vestar had done numerous successful shopping centers such as Tempe Marketplace and Desert Ridge Marketplace. Mr. Larcher added that Vestar took pride in enhanced development. Mr. Larcher provided background information such as acreage, proposed development, and design layout. Mr. Larcher noted the enhanced green

space that would be used to host promotional events and all pedestrian enhancements such as trails and shading. Mr. Larcher summarized the proposed residential uses and added noted all the street improvements. **Mr. Wood** displayed Stipulation No. 6 from the rezoning case and noted the need to modify the language. Mr. Wood stated that SRP protected their assets carefully, and that they did not want to create any delays in construction. Mr. Wood displayed the proposed language and requested that the Committee modify the stipulation.

Questions From the Committee:

Kristi McCann asked for more information regarding street improvements. **Ms. McCann** noted the road medians and asked who would be installing the landscaping within the street medians and who would maintain the landscaping once it has been constructed.

Chair Stephanie Hurd requested all committee members to ask their questions first and then the applicant would answer.

Andre Serrette and **Juanita Darby** stated that they did not have any questions.

Carlos Ortega noted that on page 36 of the PUD narrative there was a picture of a four-story multifamily building. Mr. Ortega asked if their proposal consisted of four-story multifamily buildings. **Mr. Larcher** stated that multifamily residential would be permitted up to 4 stories within a certain setback. **Mr. Ortega** stated that the Village preferred two to three-story buildings. **Chair Hurd, Co-Vice Chair Jensen, Co-Vice Chair Barraza**, and **Linda Abegg** stated that the proposal was located within the Village Core which would support additional height. **Mr. Ortega** added that on Exhibit 2 in the PUD Narrative, the proposed General Plan Land Use Map showed a larger area than that displayed in the existing General Plan Land Use Map exhibit. **Chair Hurd** requested staff to display the existing and proposed General Plan Land Use Map exhibit. **Mr. Ortega** pointed to the site and the adjacent property and noted that they were the same designation and asked if the boundary was being modified. **Tom Burchett,** representing BRIO Investments, stated that the boundary would not be modified. **Mr. Wood** added that the crosshatch would support residential and commercial development. **Mr. Ortega** asked what type of residential would be proposed within the development. **Chair Hurd** noted that the applicant was proposing multifamily development in the middle section of the site.

Mixen Rubio-Raffin asked for more information on what is planned to replace the multi-use trail on the west side of the site. Ms. Rubio-Raffin asked what else could be done to integrate the historic farmhouse into the development. Ms. Rubio-Raffin suggested possibly putting a fence around the house and keeping it as a monument.

Jennifer Rouse stated that she did not have any comments.

Michael Doromal asked for more information regarding access and road improvements. Mr. Doromal noted that there seemed to be a gap in the proposed improvements.

Linda Abegg stated that Laveen has been asking for a shopping and entertainment center such as a movie theater. Ms. Abegg appreciated all the effort that was put into the PUD Narrative and appreciated the time spent addressing community and committee concerns. Ms. Abegg thanked staff and added that not everyone got what they wanted but that this PUD would benefit Laveen.

Vice Chair Francisco Barraza voiced his agreement with Committee Member Abegg's comments.

Co-Vice Chair JoAnne Jensen thanked the applicant for everything they had told the committee and added that she was out of town and had a few questions. Co-Vice Chair Jensen asked for clarification on access conditions between the commercial and residential parcels. Co-Vice Chair Jensen noted that on page 27, there was some inconsistencies between gated and ungated and private and public accessways and asked for clarification. Co-Vice Chair Jensen asked if there will be a connection provided for because one of the Village goals has been to connect neighborhoods. Co-Vice Chair asked for more information regarding EV parking and more information on proposed amenities and open space for multifamily and single-family residential development. Co-Vice Chair Jensen asked for more information regarding mobile vending and the promotional events. Co-Vice Chair Jensen requested smoke shops and vape shops be added to the prohibited list and asked for more information regarding the zero-foot perimeter setback on the south portion of the site.

Chair Hurd noted that she appreciated the way they have integrated portions of the Hudson Farmhouse into the development and that she really liked the palm trees and cooling stations within the pedestrian paths.

Mr. Larcher stated that the multi-use trail on the Onley alignment had to be removed because it would lead to ADOT retention adjacent to the Loop 202 Freeway. Mr. Larcher confirmed that there would be an extensive pedestrian circulation plan with connections. Mr. Larcher noted that the shared use path will be moved to the east side of the site along 59th Avenue. Mr. Larcher added that the median landscaping will be provided by their contractors but that the median will belong to the City. Mr. Larcher stated that they will be improving the half street adjacent to their property. Mr. Larcher added that some development will be gated but would have access to pedestrian connections. Mr. Larcher added that they will not be building brick walls around the residential portion. **Tom Burchett**, with BRIO Development, added that they will be providing EV parking in their multifamily development. **Mr. Larcher** added that the open space within the commercial portion would allow for mobile food or coffee trucks once a month. Mr. Larcher noted that this way they will constantly be attracting more individuals even on days when there isn't a farmers market.

Mr. Larcher noted that he was confident that they could add smoke and vape shops to the prohibited list. Mr. Larcher concluded his response by adding that the zero setback would add flexibility but that the entire property would not be at zero-foot setback.

Mr. Wood stated that they will be providing numerous amenities within the residential portion and utilize portions of the Hudson Farmhouse within the commercial area. **Mr. Burchett** emphasized that he did not plan on selling a multifamily portion of the development and that his company was known for high quality product. Mr. Burchett displayed numerous amenities in existing multifamily development including waterfalls, splash pads, and ramadas with grilling stations.

Public Comment:

Phil Hertel stated that he has worked with Nick Wood for over 25 years and that Mr. Wood was a very honest and forthcoming man and that the community should trust him. Mr. Hertel emphasized that this was one of the best projects in Laveen and that he guaranteed that this was not a bait and switch.

Amanda McBride noted that she just found out about the project on social media and was opposed to the inappropriate change. Ms. McBride noted that out of 90 acres only a third of it would be for commercial use and that the proposed open space was very small and didn't allow enough room for kids to play. Ms. McBride added that palm trees were a horrible choice for vegetation due to the lack of shade and water consumption. Ms. McBride expressed that more commercial space needed to be conserved so residents would stop going to Ahwatukee for amenities. Ms. McBride noted that people don't want to move to Laveen because of the lack of commercial development. Ms. McBride concluded her statement by adding that residents must drive several minutes to the nearest grocery store and medical office and that she agreed to add vape and smoke shops to the prohibited list.

Chair Hurd asked Ms. McBride how she found out about the development. **Ms. McBride** noted that she had seen a post on Facebook by Dan Penton.

Marty Bridgman stated that he was supportive of the development but asked how the material of the Hudson Farmhouse would be used and what type of lighting would be used within the development. **Mr. Larcher** stated that they will be using some of the concrete and stone into the walkways and that the lighting will be positioned to light downward.

Jon Kimoto noted that he was in favor of the item and that he trusted the land use attorney. Mr. Kimoto stated that this proposed development will break the mold of mediocre commercial development that the village has seen throughout the years. Mr. Kimoto stated that he was impressed with the design quality and the amount of commercial.

Applicant Response:

Mr. Larcher stated that the palm trees will only be in the entryway of the commercial development, similar to the commercial development in Tempe Market Place and Desert Ridge. Mr. Larcher added that palm trees will only consist of 10 percent of all landscaping. Mr. Larcher noted that there would be numerous cooling stations throughout the pedestrian paths and that they requested the modification to Stipulation No. 6 in order to prevent any delays in construction.

Committee Discussion:

Chair Hurd asked if anyone else had any questions. **Ms. Rubio-Raffin** asked for clarification regarding bike racks and if they were going to be required. **Mr. Larcher** confirmed. **Chair Hurd** stated that the bike racks should be designed to have design features instead of basic inverted Us.

Ms. Abegg asked for confirmation that the stipulation will be added and modified in the rezoning case and not the General Plan Amendment case. **Chair Hurd** confirmed.

Vice Chair Jensen stated that she appreciated the architectural design of the single-family and multifamily development. Co-Vice Chair Jensen appreciated the Laveen heavy duty agrarian culture and noted that the proposed development did a good job of mixing modern while keeping the style agrarian.

Motion:
Linda Abegg motioned to recommend approval of Z-29-25-7, per the staff recommendation with a modification to Stipulation No. 6 regarding the approval of the SRP facilities along the right-of-way, and the following additional stipulations:

- Smoke shops and vape shops will be added to the prohibited list on Page 16.
- The property owner, or designee, shall provide biannual land development updates and status for development within the PUD, starting six months after City Council approval to the Laveen Village Planning Committee until all development areas have preliminary site plan approval.
- Page 34, E. Design Guidelines, B. Architecture: Add a row that states the following “Rooflines - Building design for both the project’s residential and commercial components shall separately incorporate a minimum of two (2) unique rooflines (Gable, Flat, Hip, Shed, etc,) to create visual diversity.”

Carlos Ortega second the motion.

Vote:
11-0, motion to recommend approval of Z-29-25-7, per the staff recommendation, with a modification and additional stipulation passed with Committee Members Abegg, Darby, Doromal, McCann, Ortega, Rouse, Rubio-Raffin, Serrette, Barraza, Jensen, and Hurd in favor.

Recommended Stipulations:

1. An updated Development Narrative for the Laveen Towne Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 19, 2025, as modified by the following stipulations.

    a. Front Cover, add “City Council adopted: [Insert Adoption date]”

    B. PAGE 16, C. LIST OF USES, C3: PROHIBITED USES, DEVELOPMENT AREA 1 AND DEVELOPMENT AREA 2: ADD “SMOKE SHOPS” AND “VAPE SHOPS.”

    ~~b.~~ c. Page 18, D. Development Standards, a. Development Area 1, 6. Minimum Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: “5’ adjacent to Development Area 2.”

    ~~c.~~ d. Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify to state the following “Shading Exemption: Where utility conflicts, easements, fire lane access, turning lanes, or other required infrastructure exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.”

    E. PAGE 34, E. DESIGN GUIDELINES, B. ARCHITECTURE: ADD A ROW THAT STATES THE FOLLOWING “ROOFLINES - BUILDING DESIGN FOR BOTH THE PROJECT’S RESIDENTIAL AND COMMERCIAL COMPONENTS SHALL SEPARATELY INCORPORATE A MINIMUM OF TWO (2) UNIQUE ROOFLINES (GABLE, FLAT, HIP, SHED, ETC,) TO CREATE VISUAL DIVERSITY.”

2. THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE BIANNUAL LAND DEVELOPMENT UPDATES AND STATUS FOR DEVELOPMENT WITHIN THE PUD, STARTING SIX MONTHS AFTER CITY COUNCIL APPROVAL TO THE LAVEEN VILLAGE PLANNING COMMITTEE UNTIL ALL DEVELOPMENT AREAS HAVE PRELIMINARY SITE PLAN APPROVAL.

~~2.~~ 3. The developer shall construct two bus pads conforming with Standard Detail P1260 on southbound 59th Avenue, 1/4 mile and 1/2 mile south of Dobbins Road. The bus pads shall be located on the far side of intersections according to standard detail P1258.

~~3.~~ 4. At the southwest corner of 59th Avenue and Dobbins Road, the developer shall construct a bus bay on southbound 59th Avenue. The bay shall be constructed

according to Standard Detail P1256 with an attached pad.

~~4.~~ A sidewalk easement shall be dedicated to accommodate any portion of the
5. required minimum width for the Shared Use Path along 59th Avenue that extends beyond the right-of-way, as approved by the Planning and Development Department.

~~5.~~ All existing electrical utilities within the public right-of-way shall be
6. undergrounded, adjacent to the development. The developer shall to coordinate with the affected utility companies for their review and permitting.

~~6.~~ **SUBJECT TO SRP APPROVAL,** ~~E~~existing SRP facilities along Dobbins Road
7. are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

~~7.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any
8. broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

~~8.~~ All streets within and adjacent to the development shall be constructed with
9. 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.

~~9.~~ In the event archaeological materials are encountered during construction, the
10. developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

~~10.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207
11. 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.

Staff comments regarding VPC Recommendation:

Staff recommends updating Stipulation No. 1.b to reflect the Zoning Ordinance language and change “smoke shop and vape shop” to “Tobacco Oriented Retailers.”
Staff has no concerns with the additions of Stipulation Nos. 1.e and 2.
The Street Transportation Department does not recommend modifying Stipulation No. 6 because the location of the SRP irrigation within the right-of-way can impact the City’s ability to install signals, streetlights and landscaping, or obtain code-required public utility easement dedications for private utilities.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** October 6, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 7 (Z-29-25-7, LAVEEN TOWNE CENTER PUD) – SOUTHWEST CORNER OF 59TH AVENUE AND DOBBINS ROAD

Rezoning Case No. Z-29-25-7 is a request to rezone 95.11 acres located at the southwest corner of 59th Avenue and Dobbins Road from 93.12 acres of S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and 1.99 acres of S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow for a Planned Unit Development to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living.

The Laveen Village Planning Committee heard this request on September 8, 2025 and recommended approval, per the staff recommendation, with a modification and three additional stipulations, by a vote of 11-0.

Staff recommends updating Stipulation No. 1.b to reflect the Zoning Ordinance terminology and change “smoke shop and vape shop” to “Tobacco Oriented Retailers”. Staff has no concerns with the additions of Stipulation Nos. 1.e and 2.

The Street Transportation Department does not recommend modifying Stipulation No. 6 (new 13) because the location of the SRP irrigation within the right-of-way can impact the City’s ability to install signals, streetlights and landscaping, or obtain code-required public utility easement dedications for private utilities. All infrastructure that retains exclusive rights must be located outside of the city’s right-of-way.

Stipulations from the Street Transportation Department were inadvertently left out of the original staff report; however they were consistently communicated to the applicant throughout the review process. These stipulations include the requirement of a Master Street Plan, right-of-way dedications on Dobbins Road and 59th Avenue, numerous improvements per the accepted Traffic Impact Analysis and development agreement, and a vehicular access easement. These additional requirements are addressed in Stipulation Nos. 5 through 10.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. An updated Development Narrative for the Laveen Towne Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated

Development Narrative shall be consistent with Development Narrative date stamped August 19, 2025, as modified by the following stipulations.

a. Front Cover, add “City Council adopted: [Insert Adoption date]”

B. PAGE 16, C. LIST OF USES, C3: PROHIBITED USES, DEVELOPMENT AREA 1 AND DEVELOPMENT AREA 2: ADD ~~**“SMOKE SHOPS” AND “VAPE SHOPS.”**~~ **“TOBACCO ORIENTED RETAILERS”**.

~~b.~~ c. Page 18, D. Development Standards, a. Development Area 1, 6. Minimum Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: “5’ adjacent to Development Area 2.”

~~c.~~ d. Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify to state the following “Shading Exemption: Where utility conflicts, easements, fire lane access, turning lanes, or other required infrastructure exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.”

E. PAGE 34, E. DESIGN GUIDELINES, B. ARCHITECTURE: ADD A ROW THAT STATES THE FOLLOWING “ROOFLINES - BUILDING DESIGN FOR BOTH THE PROJECT’S RESIDENTIAL AND COMMERCIAL COMPONENTS SHALL SEPARATELY INCORPORATE A MINIMUM OF TWO (2) UNIQUE ROOFLINES (GABLE, FLAT, HIP, SHED, ETC,) TO CREATE VISUAL DIVERSITY.”

2. THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE BIANNUAL LAND DEVELOPMENT UPDATES AND STATUS FOR DEVELOPMENT WITHIN THE PUD, STARTING SIX MONTHS AFTER CITY COUNCIL APPROVAL TO THE LAVEEN VILLAGE PLANNING COMMITTEE UNTIL ALL DEVELOPMENT AREAS HAVE PRELIMINARY SITE PLAN APPROVAL.

~~2.~~ 3. The developer shall construct two bus pads conforming with Standard Detail P1260 on southbound 59th Avenue, 1/4 mile and 1/2 mile south of Dobbins Road. The bus pads shall be located on the far side of intersections according to standard detail P1258.

~~3.~~ 4. At the southwest corner of 59th Avenue and Dobbins Road, the developer shall construct a bus bay on southbound 59th Avenue. The bay shall be constructed according to Standard Detail P1256 with an attached pad.

5. THE DEVELOPER SHALL SUBMIT A MASTER STREET PLAN (MSP), AS REQUIRED BY THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE

PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENT, PRIOR TO PRELIMINARY SITE PLAN APPROVAL.

6. A MINIMUM OF 55 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FOR THE SOUTH HALF OF DOBBINS ROAD FLARING TO 70 FEET TO ACCOMMODATE A FLARED INTERSECTION, AND THE FULL LIMITS OF DOBBINS ROAD SHALL BE CONSTRUCTED, AS REQUIRED BY THE ACCEPTED TRAFFIC IMPACT STUDY DATED JULY 3, 2025.

7. A MINIMUM OF 55 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FOR THE WEST HALF OF 59TH AVENUE FLARING TO 70 FEET TO ACCOMMODATE A FLARED INTERSECTION, AND THE ROADWAY SHALL BE CONSTRUCTED, AS REQUIRED BY THE ACCEPTED TRAFFIC IMPACT STUDY DATED JULY 3, 2025.

8. ALL MITIGATION IMPROVEMENTS SHALL BE CONSTRUCTED AND/OR FUNDED AS IDENTIFIED IN THE ACCEPTED TRAFFIC IMPACT ANALYSIS DATED JULY 3, 2025.

9. CONSTRUCTION OF RIGHT-OF-WAY IMPROVEMENTS SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT (S-49318) DATED JUNE 14, 2024.

10 A MINIMUM 28-FOOT-WIDE VEHICULAR ACCESS EASEMENT SHALL BE DEDICATED THROUGH DEVELOPMENT AREA 2, AS DEPICTED ON THE CONCEPTUAL SITE PLAN IN THE PUD DEVELOPMENT NARRATIVE DATED AUGUST 19, 2025, AND IDENTIFIED ON THE FINAL PLAT TO ESTABLISH ACCESS TO THE WESTERN ADJACENT PARCEL THROUGH THE SITE TO 59TH AVENUE.

~~4.~~ 11. A sidewalk easement shall be dedicated to accommodate any portion of the required minimum width for the Shared Use Path along 59th Avenue that extends beyond the right-of-way, as approved by the Planning and Development Department.

~~5.~~ 12. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall to coordinate with the affected utility companies for their review and permitting.

~~6.~~ **SUBJECT TO SRP APPROVAL,** ~~E~~**e**Existing SRP facilities along Dobbins Road 13. are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

~~7.~~ 14. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and

upgrade all off-site improvements to be in compliance with current ADA guidelines.

~~8.~~ 15. 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.

~~9.~~ 16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

~~10.~~ 17. 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.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
OCTOBER 6, 2025

ITEM NO: 7	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-29-25-7 (Laveen Towne Center PUD) (Companion Case GPA-LV-1-25-7)
Location:	Southwest corner of 59th Avenue and Dobbins Road
From:	S-1 and S-1 (Approved C-2 or CP/GCP)
To:	PUD
Acreage:	95.11
Proposal:	PUD (Planned Unit Development) to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living.
Applicant:	Vestar
Owner:	Cold Springs, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Laveen 6/9/2025 Information only.
Laveen 9/8/2025 Approval, per the staff recommendation, with additional stipulations and a modification. Vote: 11-0.

Planning Commission Recommendation: Approval, per the staff memo dated October 6, 2025 and a deleted stipulation.

Motion Discussion: Commissioner Gorraiz asked if staff had an issue with deleting Stipulation No. 10, per the applicant's request.

Ms. Racelle Escolar stated that the stipulation came directly from the Street Transportation Department as they have concerns about access for maintenance and access if the land is sold in the future. She stated the current easement along Elliot Road is narrow and may be difficult to access in the future.

Motion details: Commissioner Matthews made a MOTION to approve Z-29-25-7, per the staff memo dated October 6, 2025, with a deletion of Stipulation No. 10.

Maker: Matthews
Second: Odgard-Begay
Vote: 8-0
Absent: Hu
Opposition Present: No

Findings:

1. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designation and the Laveen Village Core.

2. The proposal contains enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.

3. The proposal will provide additional employment options, commercial services, and housing opportunities within the Loop 202 Freeway corridor and the Laveen village.

Stipulations:

1. An updated Development Narrative for the Laveen Towne Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 19, 2025, as modified by the following stipulations.

    a. Front Cover, add “City Council adopted: [Insert Adoption date]”

    B. PAGE 16, C. LIST OF USES, C3: PROHIBITED USES, DEVELOPMENT AREA 1 AND DEVELOPMENT AREA 2: ADD ~~“SMOKE SHOPS” AND “VAPE SHOPS.”~~ “TOBACCO ORIENTED RETAILERS”.

    ~~b.~~ Page 18, D. Development Standards, a. Development Area 1, 6. Minimum
    c. Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: “5’ adjacent to Development Area 2.”

    ~~c~~. Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify to
    d. state the following “Shading Exemption: Where utility conflicts, easements, fire lane access, turning lanes, or other required infrastructure exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.”

    E. PAGE 34, E. DESIGN GUIDELINES, B. ARCHITECTURE: ADD A ROW THAT STATES THE FOLLOWING “ROOFLINES - BUILDING DESIGN FOR BOTH THE PROJECT’S RESIDENTIAL AND COMMERCIAL COMPONENTS SHALL SEPARATELY INCORPORATE A MINIMUM OF TWO (2) UNIQUE ROOFLINES (GABLE, FLAT, HIP, SHED, ETC,) TO CREATE VISUAL DIVERSITY.”

2. THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE BIANNUAL LAND DEVELOPMENT UPDATES AND STATUS FOR DEVELOPMENT WITHIN THE PUD, STARTING SIX MONTHS AFTER CITY COUNCIL APPROVAL TO THE LAVEEN VILLAGE PLANNING COMMITTEE UNTIL ALL DEVELOPMENT AREAS HAVE PRELIMINARY SITE PLAN APPROVAL.

~~2.~~ The developer shall construct two bus pads conforming with Standard Detail P1260 on
3. southbound 59th Avenue, 1/4 mile and 1/2 mile south of Dobbins Road. The bus pads shall be located on the far side of intersections according to standard detail P1258.

~~3.~~ At the southwest corner of 59th Avenue and Dobbins Road, the developer shall
4. construct a bus bay on southbound 59th Avenue. The bay shall be constructed according to Standard Detail P1256 with an attached pad.

5. THE DEVELOPER SHALL SUBMIT A MASTER STREET PLAN (MSP), AS REQUIRED BY THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENT, PRIOR TO PRELIMINARY SITE PLAN APPROVAL.

6. A MINIMUM OF 55 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FOR THE SOUTH HALF OF DOBBINS ROAD FLARING TO 70 FEET TO ACCOMMODATE A FLARED INTERSECTION, AND THE FULL LIMITS OF DOBBINS ROAD SHALL BE CONSTRUCTED, AS REQUIRED BY THE ACCEPTED TRAFFIC IMPACT STUDY DATED JULY 3, 2025.

7. A MINIMUM OF 55 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FOR THE WEST HALF OF 59TH AVENUE FLARING TO 70 FEET TO ACCOMMODATE A FLARED INTERSECTION, AND THE ROADWAY SHALL BE CONSTRUCTED, AS REQUIRED BY THE ACCEPTED TRAFFIC IMPACT STUDY DATED JULY 3, 2025.

8. ALL MITIGATION IMPROVEMENTS SHALL BE CONSTRUCTED AND/OR FUNDED AS IDENTIFIED IN THE ACCEPTED TRAFFIC IMPACT ANALYSIS DATED JULY 3, 2025.

9. CONSTRUCTION OF RIGHT-OF-WAY IMPROVEMENTS SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT (S-49318) DATED JUNE 14, 2024.

~~**10. A MINIMUM 28-FOOT-WIDE VEHICULAR ACCESS EASEMENT SHALL BE DEDICATED THROUGH DEVELOPMENT AREA 2, AS DEPICTED ON THE CONCEPTUAL SITE PLAN IN THE PUD DEVELOPMENT NARRATIVE DATED AUGUST 19, 2025, AND IDENTIFIED ON THE FINAL PLAT TO ESTABLISH ACCESS TO THE WESTERN ADJACENT PARCEL THROUGH THE SITE TO 59TH AVENUE.**~~

~~4.~~ ~~11.~~ 10. A sidewalk easement shall be dedicated to accommodate any portion of the required minimum width for the Shared Use Path along 59th Avenue that extends beyond the right-of-way, as approved by the Planning and Development Department.

~~5.~~ ~~12.~~ 11. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall to coordinate with the affected utility companies for their review and permitting.

~~6.~~ ~~13.~~ 12. ~~SUBJECT TO SRP APPROVAL, Ee~~Existing SRP facilities along Dobbins Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

~~7.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any
~~14.~~ broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and
13. upgrade all off-site improvements to be in compliance with current ADA guidelines.

~~8.~~ All streets within and adjacent to the development shall be constructed with
~~15.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,
14. landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

~~9.~~ In the event archaeological materials are encountered during construction, the
~~16.~~ developer shall immediately cease all ground-disturbing activities within a 33-
15. foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

~~10.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207
~~17.~~ waiver of claims form. The waiver shall be recorded with the Maricopa County
16. Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F

Nayeli Sanchez Luna

To: Barbara Vaughn; PDD Laveen VPC
Subject: RE: Heritage District

From: Barbara Vaughn <bthom194979@gmail.com>
Sent: Monday, September 8, 2025 11:40 AM
To: PDD Laveen VPC <laveenvpc@phoenix.gov>
Subject: Heritage District

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

I am writing to express my **strong disagreement** with the complete demolition of the historic farmstead leaving only a single chimney (not the fireplace) and one silo.
Please share this with the upcoming meeting regarding this issue.
Thank you.
Barbara Vaughn,
Laveen resident

--
Barbara Vaughn

Nayeli Sanchez Luna

From: Jme <wowezowe@gmail.com>
Sent: Monday, September 8, 2025 9:24 AM
To: PDD Laveen VPC
Subject: Laveen Towne center

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

I would like to voice by opposition for the elimination of the multi use trail that aligns with Olney in the Laveen Towne Center PUD.

It is important to KEEP that trail as a link to other areas/future developments in Laveen! Please keep the Laveen Heritage with the buildings and continue to follow the Phx general plan for Laveen.

Thank you,

Jamie Adams
Laveen Resident
3941 W Estes Way, 85339

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** *50

REQUEST TO CONTINUE (SEE ATTACHED MEMO) (CONTINUED FROM OCTOBER 15, 2025) Public Hearing and Modification of Stipulation Request - Rezoning Application PHO-1-25--Z-323-79-6 - Northwest Corner of 24th Street and Missouri Avenue - District 6

Request to hold a public hearing on the Planning Hearing Officer rezoning application for the following item and consider adoption of the Planning Commission recommendation on September 4, 2025.

Summary

Application: PHO-1-25--Z-323-79-6
Existing Zoning: C-O
Acreage: 1.16

Applicant: Brett Slavicek, Slavicek Holdings, LLC
Owner: Slavicek Holdings, LLC
Representative: Jason Morris, Withey Morris Baugh P.L.C.
Appellant: Kurt Waldier, Gilbert Blilie, PLLC

Proposal:
1. Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.
2. Request to delete Stipulation 2 regarding parking ratios.
3. Request to delete Stipulation 3 regarding commencement of construction.
4. Request to modify Stipulation 4 regarding building height.

VPC Action: The Camelback East Village Planning Committee (VPC) opted not to hear this item.
PHO Action: On May 21, 2025, the Planning Hearing Officer took the item under advisement. On July 7, 2025, the Planning Hearing Officer took the item out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.
PC Action: The Planning Commission heard this item on September 4, 2025, and recommended denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer recommendation, with a modification, by a

vote of 5-1.
The Planning Commission recommendation was appealed on September 10, 2025.

Location
Northwest corner of 24th Street and Missouri Avenue
Council District: 6
Parcel Address: 5500 N. 24th Street

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 4, 2025

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEM 50 ON THE NOVEMBER 5, 2025, PUBLIC HEARING AND MODIFICATION OF STIPULATION REQUEST – REZONING APPLICATION PHO-1-25--Z-323-79-6 – NORTHWEST CORNER OF 24TH STREET AND MISSOURI AVENUE

This memo serves to request the continuance of the agenda item scheduled for the November 5, 2025, Formal Meeting, concerning the request to modify stipulations of entitlement for a 1.16-acre site located at the northwest corner of 24th Street and Missouri Avenue.

The applicant and appellant have begun developing modifications and additions to the stipulations for the request. Staff recommends continuing this item to the December 3, 2025, City Council Formal meeting to allow additional time for the applicant and appellant to finalize the stipulations.

Approved: _____ 11/4/25
Alan Stephenson Date
Deputy City Manager

ATTACHMENT A

Planning Commission Recommended Stipulations
PHO-1-25—Z-323-79-6

Location: Northwest corner of 24th Street and Missouri Avenue

STIPULATIONS:

1.	THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	The parking ratio to be one space for every 250 square feet.
~~3.~~	~~Construction to commence within 24 months.~~
~~4.~~ ~~2.~~ 3.	That it be a one-story office complex with a height limitation not to exceed 24 feet.
~~3.~~ 4.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE 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.

ATTACHMENT B

City of Phoenix

***REVISED**
Staff Report: PHO-1-25--Z-323-79-6
***September 12, 2025**

APPLICATION #: PHO-1-25--Z-323-79-6

LOCATION: Northwest corner of 24th Street and Missouri Avenue

EXISTING ZONING: C-O

ACREAGE: 1.16

REQUEST: 1) Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.
2) Request to delete Stipulation 2 regarding parking ratios.
3) Request to delete Stipulation 3 regarding commencement of construction.
4) Request to modify Stipulation 4 regarding building height.

APPLICANT: Brett Slavicek, Slavicek Holdings, LLC

OWNER: Slavicek Holdings, LLC

REPRESENTATIVE: Jason Morris, Withey Morris Baugh, PLC.

STAFF RECOMMENDATION

Denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer (PHO) recommendation.

PLANNING HEARING OFFICER RECOMMENDATION

On May 21, 2025, the Planning Hearing Officer took the case under advisement. On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The Camelback East Village Planning Committee (VPC) opted not to hear this request.

BACKGROUND/ANALYSIS

The subject site consists of 1.16 gross acres located at the northwest corner of 24th Street and Missouri Avenue and is zoned C-O (Commercial Office-Restricted Commercial). The applicant requested the following modification requests (*Enclosure B):

- Modification to Stipulation 1 regarding general conformance with the site plan and rendering.
- Deletion of Stipulation 2 regarding parking ratios.
- Deletion of Stipulation 3 regarding commencement of construction.
- Modification to Stipulation 4 regarding building height.

* The conceptual site plan depicted the proposed second floor addition (957 square feet), existing bay unit at mezzanine, and 33 parking spaces (*Enclosure G). The conceptual elevations depicted a 24-foot-tall building with proposed slate roof tile, stone veneer framing to match the existing stone, a metal roof, and decorative wood pop-outs (*Enclosure H).

The appellant argues the PHO states in his findings for Request 4 “I support the rationale in the original decision" in regards to the original zoning case, during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing as well as allowing an increase in the parking ratio (*Enclosure A).

PREVIOUS HISTORY

On March 10, 1980, the Phoenix City Council approved Rezoning Case No. Z-323-79-6, a request to rezone approximately 1.16 acres located at the northwest corner of 24th Street and Missouri Avenue from RE-35 (Single-Family Residence) to C-O (Commercial Office-Restricted Commercial) (*Enclosure E). The proposed development was intended for professional offices.

The Planning Commission recommended denial of the case by a vote of 6-1 on, per staff recommendation, on November 28, 1979 (*Enclosure K). The staff recommendation indicated the following pros and cons of the case (*Enclosure L):

Pros:

- The parcel is on a major street.
- C-O zoning requires a site plan review.

Cons:

- The property was reasonably developed under the RE-35 zoning.
- Approval would lead to similar requests for lots on the west side of 24th Street and worsen traffic congestion on this street.
- Does not meet the recommended density designation of the 0-2 residential units per the 1985 Urban Forms Plan.

*

The City Council approved the rezoning to C-O with four stipulations to ensure the property remain compatible with the surrounding land uses (*Enclosure E).

NEIGHBORHOOD CONCERNS

Public Correspondence
Ninety-seven letters of support were received, indicating the proposed improvements will not cause any harm to the neighborhood, will not change its character, and will provide architecture that will make the building look more iconic (*Enclosure M).

Fifty-two letters of opposition were received, indicating concerns with the building height, the applicant's failure to obtain proper permits, the promotion of commercial development in a residential neighborhood, the building not meeting building code requirements, and privacy issues (*Enclosure N). A petition of opposition was submitted, containing over 140 signatures, including some members who rescinded their support for the case due to misinformation (*Enclosure O).

GENERAL PLAN LAND USE MAP DESIGNATION

Residential 1 to 2 dwelling units / acre

CHARACTER OF SURROUNDING LAND USE

	Zoning	Land Use
On-site:	C-O	Professional Office
North:	RE-35	Vacant Residential Lot
East: (Across 24th Street):	PAD-6	Single-Family Residential

South (Across Missouri Avenue):	RE-35	Single-Family Residential
West:	RE-35	Single-Family Residential

PLANNING HEARING OFFICER FINDINGS

1) The request to modify Stipulation 1 regarding conformance to the site plan and rendering is recommended to be approved with a modification. The modification is to replace the existing language with a standard language stipulation regarding general conformance to the site plan and elevations. The original stipulated site plan depicts an office building situated at the southeast corner of the lot. The proposed site plan depicts an 8,764 square foot office with a height of 26 feet-2 inches measured to the top of ridge. Note that maximum building height is addressed in Stipulation 4. The proposal is not changing the building footprint so there is no real change to the site plan. The building height is also not being modified.

   The stipulated rendering shows a well landscaped, commercial office that resembles a single-family residential home. The building features a large, pronounced front door, stone façade, a turret and undulating roof line. The office that was built onsite was consistent with the stipulated rendering.

   The proposed elevations reflect the existing office with modifications that include architecturally distinct facades, additional turrets, and several building additions including roof vents, pop-out windows and/or dormers. The west elevation shows a new large dormer with four new windows and a variety of building materials including stone veneer, decorative wood pop-outs, stucco and metal finishes that match the existing building. The windows appear to align with the proposed interior addition of office space to the existing mezzanine. The south elevation features two new turrets with windows that are also shown on mezzanine level. The east elevation shows several new roof vents and two new pop-outs with windows, one at mezzanine level and one on the ground floor. The north elevation features several proposed dormers and roof vents.

2) The request to delete Stipulation 2 regarding the parking ratio for required parking is recommended to be approved. The parking provided on the proposed site plan will allow the development to comply with current ordinance standards for this use.

3) The request to delete Stipulation 3 regarding the commencement of construction is recommended to be approved. This stipulation was met and the zoning was subsequently vested with adoption of an Official Supplementary Zoning Map.

4) The request to modify Stipulation 4 regarding building height is recommended to be denied. The applicant requested a modification to remove the language requiring the building to be built as one-story. The existing stipulation was intended to ensure that a one-story building was built on the site. The original stipulation was approved by City Council on March 10, 1980 and the minutes reflect that the original plan for the development was revised from a two-story to a one-story as a result of public concern related to the height of the building. In addition, it was noted by the original applicant at the City Council hearing that the maximum height would be 30 feet, with no mezzanine on the inside and they would not have two-story use of the structure. The City Council was concerned about the height and amended the motion to indicate one-story with a height limitation of 24 feet rather than 30 feet. I support the rationale in the original decision.

   At the PHO hearing, the applicant acknowledged the building will remain one-story after construction and they will not be adding an additional story to the building. The applicant noted that the proposed improvements will add an additional 1,035 square feet to an existing mezzanine that was constructed at some point since the original rezoning case approval. The applicant will be required to submit construction documents to the Planning and Development Department for approval and will therefore be required to comply with the stipulation, the Zoning Ordinance, and International Building Code requirements, which will be addressed during the plan review process.

5) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

PLANNING HEARING OFFICER RECOMMENDED STIPULATIONS

1.	THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
~~2.~~	~~The parking ratio to be one space for every 250 square feet.~~
~~3.~~	~~Construction to commence within 24 months.~~
2. ~~4.~~	That it be a one-story office complex with a height limitation not to exceed 24 feet.

3.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE 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.

Enclosures:

A- Appeal Documents (3 pages)
B- Applicant's Narrative for PHO-1-25--Z-323-79-6 (17 pages)
C- Aerial Map
D- Zoning Map
E- Approval Letter for Z-323-79-6 (1 page)
F- PHO Summary for PHO-1-25--Z-323-79-6 from May 21, 2025 (7 pages)
G- Conceptual Site Plan, date stamped April 2, 2025
H- Conceptual Elevations, date stamped April 2, 2025 (3 pages)
I- Stipulated Site Plan for Z-323-79-6
J- Stipulated Elevations for Z-323-79-6
K- Planning Commission Summary for Z-323-79-6 (3 pages)
L- Staff Recommendation from original staff report for Z-323-79-6 (2 pages)
M- Letters of support for PHO-1-25--Z-323-79-6 (102 pages)
N- Letters of opposition for PHO-1-25--Z-323-79-6 (62 pages)
O- Petition of opposition for PHO-1-25--Z-323-79-6 (46 pages)

ENCLOSURE A

PLANNING HEARING OFFICER APPEAL

***REVISED – 7/8/2025**

I HEREBY REQUEST THAT THE PLANNING COMMISSION/CITY COUNCIL HOLD A PUBLIC HEARING ON:

CASE NUMBER:	**PHO-1-25--Z-323-79-6**		
LOCATION:	Northwest Corner of 24th Street and Missouri Avenue		
PHO HEARING DATE:	May 21, 2025 (taken out from under advisement on July 7, 2025)	**RECEIVED:**	July 7, 2025
APPEALED BY:	☒ Opposition	☐ Applicant	
APPEALED TO:	**PLANNING COMMISSION**	*September 4, 2025 **TENTATIVE DATE**	
	CITY COUNCIL	*October 15, 2025 **TENTATIVE DATE**	
APPELLANT NAME AND ADDRESS/EMAIL:		**PHONE:**	
Kurt Waldier Gilbert Blilie PLLC 701 North 44th Street Phoenix, AZ 85008 kwaldier@gilbertblilie.com		480-429-3061	
RECEIPT NUMBER:	N/A		
REASON FOR REQUEST:			

The PHO states in Findings #4 that "I support the rational in the original decision" in regards to the original zoning case during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing, as well as allowing an increase in the parking ratio.

TAKEN BY:	Greg Harmon

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Adam Stranieri
Byron Easton
PHO Planner Asst – Teresa Garcia
PC Planner Asst – Camryn Thompson
PHO Secretary – Ruth Somoza
PC Secretary – Vikki Cipolla-Murillo
GIS Team
Raquel Moreno – Posting

*REVISED 7/8/2025

CITY OF PHOENIX

JUL 07 2025

Planning & Development Department

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

May 21, 2025 – PHO-1-25--Z-323-79-6
Taken out from under
The PLANNING HEARING OFFICER agenda for *Advisement on **July 7, 2025*** is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on *August 27, 2025*, Without Further Hearing Unless:

- **A REQUEST FOR A HEARING BY THE PLANNING COMMISSION** is filed by 5:00 p.m. on ***July 14, 2025***. (There is a **$630.00 fee** for hearings requested by the applicant.)

  Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. ***July 14, 2025***.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

PHO-1-25--Z-323-79-6 (APPLICATION NO.) **Northwest corner of 24th Street and Missouri Avenue** (LOCATION OF APPLICATION PROPERTY)

Kurt Waldier, Gilbert Blilie PLLC (NAME (PLEASE PRINT)) ☒ OPPOSITION ☐ APPLICANT

701 N 44th St (STREET ADDRESS:) kwaldier@gilbertblilie.com (EMAIL:)

Phoenix, AZ 85008 (CITY, STATE AND ZIP CODE) 480-429-3061 (TELEPHONE NO)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

May 21, 2025 – PHO-1-25--Z-323-79-6
Taken out from under
APPEALED FROM *advisement **July 7, 2025*** (DATE) **PHO HEARING TO** *9/4/2025 (DATE) **PC HEARING**

SIGNATURE: Kurt Waldier DATE: 7/7/2025

REASON FOR APPEAL: The PHO states in Findings #4 that "I support the rationale in the original decision" in regards to the original zoning case during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing, as well as allowing an increase in the parking ratio.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

PLANNER TAKING APPEAL: GLH

Copies to: Case File PHO Planner – Teresa Garcia PHO Secretary – Ruth Somoza

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION
APPLICATION NO: PHO-1-25--Z-323-79-6
Council District: 6

Request For: Stipulation Modification
Reason for Request: Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.;Request to delete Stipulation 2 regarding parking ratios.;Request to delete Stipulation 3 regarding commencement of construction.;Request to modify Stipulation 4 regarding building height.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Slavicek Holdings LLC	Owner	5500 North 24th Street Phoenix AZ 85016	602-285-4425		brett@slaviceklaw.com
Jason Morris, Withey Morris Baugh, PLC	Representative	2525 E Arizona Biltmore Cir, Suite A-212 Phoenix AZ 85016	6022300600		hannah@wmbattorneys.com
Brett Slavicek, Slavicek Holdings LLC	Applicant	5500 North 24th Street Phoenix AZ 85016	602-285-4425		brett@slaviceklaw.com
Kurt Waldier, Gilbert Blilie, PLLC	Appellant	701 North 44th Street Phoenix AZ 85008	480-429-3061		kwaldier@gilbertblilie.com

Property Location: Northwest corner of 24th Street and Missouri Avenue
Acreage: 1.16

Geographic Information

Zoning Map	APN	Quarter Section
I9	164-46-017	Q20-32
Village: Camelback East		

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

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

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

Signature: K J Waldier DATE: 7/7/2025

Fee Information

Fee	Fee Waived	Fee Date	Purpose
$1,725.00	$0.00	04/02/25	PHO (3+ stipulations)

ENCLOSURE B

WITHEY MORRIS BAUGH

April 2, 2025

VIA HAND DELIVERY

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

Re: Modification of Stipulations - Case No. Z-323-79 – NWC 24th Street and Missouri Avenue, Phoenix

Dear Mr. Easton:

This firm represents Brett Slavicek (the "Owner") regarding the proposal to renovate their law office building located at 5500 N. 24th Street in Phoenix, which is also known as Maricopa County APN 164-46-017 (the "Property"). This Property is a transitional piece between single-family residential and the Camelback Road corridor, which has intensive development and height. Please see attached **Exhibit A** for an aerial view of the Property. As explained herein, the proposed development requires modification of stipulations, which were approved 46 years ago per rezoning case Z-323-79, to accommodate the minor renovation to the existing office building.

BACKGROUND

The current office is a well-known charming building along 24th Street that resembles a stone home with architecturally distinct facades, copper turret, ample landscaping, flowers, and no signage. The C-O zoning for the site was approved in 1980, and the structure was built in 1982. The low impact of the current use on the site, the considerate design of the building, and care of the Property has created an asset to the neighborhood.

The original rezoning approval and exhibits are attached at **Exhibit B**.

PROPOSAL

Due to the age of the existing building and need to modernize, the Owner would like to improve the interior of the building and offer additional office space (approximately 1,000 square feet beyond what exists in the current mezzanine). These offices will stay within the current building footprint and existing building height of 24 feet. In addition to interior improvements, the building exterior will keep its charm, while updating aged elements such as the roof, which will convert to slate and add more copper, and additional landscaping.

The proposed site plan, elevation, and rendering are attached at **Exhibit C.**

STIPULATION MODIFICATION

To allow the proposed renovation of the Property, the Owner requests the following modification of stipulations approved for Z-323-79:

1. THE ~~D~~development SHALL ~~to~~ be in GENERAL conformance with the site plan and ~~rendering.~~ ELEVATIONS DATED_____, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Rationale: This stipulation has been modified to reflect the updated site plan and elevations for the minor office renovation.

~~2. The parking ratio to be one space for every 250 square feet.~~

Rationale: The parking should be consistent with the current and more modern city of Phoenix parking ratios, which are met with the proposal.

~~3. Construction commences within 24 months.~~

Rationale: This stipulation was accomplished with the original building and therefore is obsolete for this request.

4. THE BUILDING HEIGHT SHALL ~~That it be one-story office complex with a height limitation~~ not ~~to~~ exceed 24 feet.

Rationale: The intent of the original stipulation is still met with the height limitation of 24 feet, and this modification would clarify and accommodate the proposed building renovation.

CONCLUSION

This minor office renovation will maintain the appeal and architectural integrity of the current building, while providing more modern office building. The thoughtful proposal of the additional space positioned within the existing building footprint and height continues the tradition of being a good neighbor.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.



By
Jason B. Morris

Attachments

EXHIBIT A


E Marshall Ave
N 23Rd Pl
E MISSOURI AVE
E Luke Ave
E Marshall Ave
E Thunderbird Trl
N 25th St

EXHIBIT B

CITY OF PHOENIX
CITY CLERK DEPARTMENT

MAR 1980
RECEIVED
City of Phoenix
Planning Dept.
ADM.

March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

Dear Mr. Schreiber:

The Phoenix City Council, at its meeting held Monday, March 10, 1980, considered Application No. 323-79, request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

The City Council granted this rezoning, subject to the following stipulations:

1. Development to be in conformance with the site plan and rendering.

2. The parking ratio to be one space for every 250 square feet.

3. Construction to commence within 24 months.

4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC:al

Application No. 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

EXISTING LAND USE

Single family residence

PROPOSED LAND USE

Professional Offices

NEIGHBORHOOD LAND USES

East - Townhouses
West - Single family residence
North - Vacant
South - Single family residence

EXISTING STREETS AND RIGHT-OF-WAY

Missouri Avenue - 73' of right-of-way with a 40' north half street and a 33' south half street. The street is improved with curbs and gutters.

24th Street - 100' of right-of-way with a 40' west half street and a 60' east half street. The street is improved with curbs and gutters.

ZONING HISTORY

On this Parcel: None

In the Area:

#146-78 A request to rezone a parcel beginning approximately 168.72' north of Missouri Avenue on the west side of 24th Street (2.5 acres) from RE-35 to PAD-6. The case was withdrawn at the Planning Commission hearing.

ADDITIONAL INFORMATION

The 1985 Urban Forms Plan designates the area for 0 - 2 dwelling units per acre. The plan recommends that developed areas showing specific residential densities should be preserved and any new development or redevelopment should conform to those recommended limits.

PRO'S AND CON'S

PRO'S: 1. The parcel is on a major street.

2. C-O requires site plan review.

- continued -

Application No. 323-79 (Continued)

CON'S:

1. The property has been reasonably developed under the current zoning.

2. Approval would lead to similar requests for the similarly situated lots on the west side of 24th Street. This would worsen traffic congestion on this street.

3. The 1985 Urban Forms Plan recommends 0 - 2 residential units for this area.

RECOMMENDATION

We recommend denial of this request.

RIGHT-OF-WAY NEEDED

None.

* * * * * * * * * * *

24TH. STREET
NORTH
SITE PLAN
1/8" = 1'-0"
MISSOURI
2-303-79

EXHIBIT C

ARCHITECT:

CHAVEZ AIA
4720 E CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-9600
echavez@echavez.net

APPLICANT:

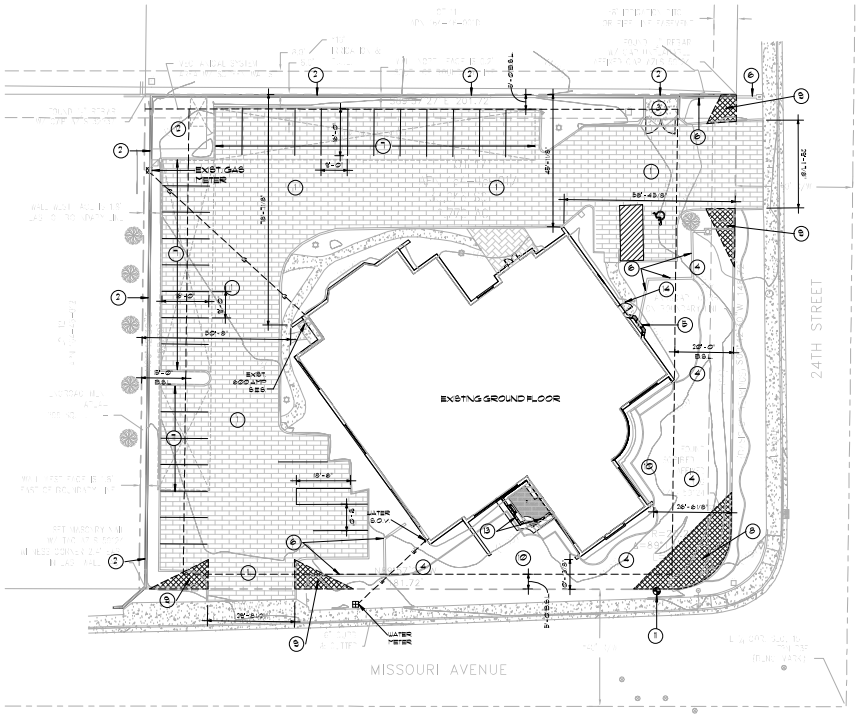
CHAVEZ AIA
4720 E CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-9600
echavez@echavez.net

OWNER

SLAVICEK HOLDINGS LLC
5500 N. 24TH ST.
PHOENIX AZ. 85016

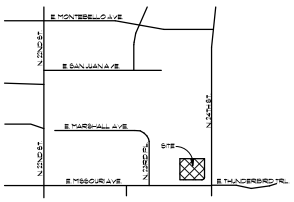
KEY NOTES:

1. EXISTING PAVERS.
2. EXISTING STUCCO SITE WALLS 6'-0"
3. EXISTING 1'-0" X 6'-0" REFUSE.
4. EXISTING LAWN.
5. BUILDING ADDITION.
6. EXISTING SITE WALL 3'-0"
7. COVERED PARKING.
8. 33'X33' VISIBILITY TRIANGLE
9. 10'X10' VISIBILITY TRIANGLE
10. EXISTING RETENTION.
11. EXISTING FIRE HYDRANT.
12. EXISTING MECHANICAL EQUIPMENT.
13. EXISTING WALL, NOT ON 3D RENDERING.
14. EXISTING BAY UNIT AT MEZZANINE, NOT ON 3D RENDERING.



SITE PLAN
1" = 20'-0"

GRAPHIC SCALE: 1 INCH = 20 feet
0 20' 40' 60' 80'



N
VICINITY MAP
N.T.S.

SITE DATA:

PROJECT DESCRIPTION:	REMODEL OF EXISTING MEZZANINE NTO SECOND FLOOR
LEGAL DESCRIPTION:	LOT 7, SAN SOUCI ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 59 OF MAPS, PAGE 2.
SITE ADDRESS:	5500 N. 24TH ST. PHOENIX, AZ 85016
A.P.N.:	164-46-017
LOT ZONING:	C-O
NET LOT SIZE:	34,404 SQ. FT. (0.80 ACRES)
GROSS LOT SIZE:	50,465 SQ. FT. (1.16 ACRES)
EXISTING GROUND FLOOR (FOOTPRINT):	8,764 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	957 SQ. FT.
LOT COVERAGE:	28.4%
EXST. BLDG HEGHT:	+/-26'-0" A.F.F. (TOP OF RIDGE)

EXISTING PARKING:

PARKING SPACES:	32
ADA SPACES:	1
TOTAL:	33

PARKING CALCULATION:

2,182 SQ. FT. x 80%=8 TS4/300=33 SPACES

ZONING CASE #:

Z-303-78

STIPULATIONS:
1. DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND RENDERING.
2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.
3. CONSTRUCTION TO COMMENCE WITHIN 24 MONTHS.
4. THAT IT BE A ONE-STORY OFFICE COMPLEX WITH A HEIGHT LIMITATION NOT TO EXCEED 24 FEET.

P.H.O. REQUEST

1. ALLOW PARKING RATIO EQUAL TO CURRENT STANDARDS.
2. ALLOW SECOND STORY IN BUILDING, CONSISTENT WITH NEIGHBORHOOD AND AS PERMITTED IN STANDARD C-O ZONING.
3. ALLOW MODIFICATION OF EXTERIOR BUILDING ELEVATIONS.

CHAVEZ ◇ AIA
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4720 EAST CHOLLA STREET PHOENIX, ARIZONA
602.493.9711 / 992.9600 / EMAIL: ECHAVEZ@ECHAVEZ.NET
SINCE 1972

EDWARD D. CHAVEZ
A.I.A. ARCHITECT
(602) 992-9600

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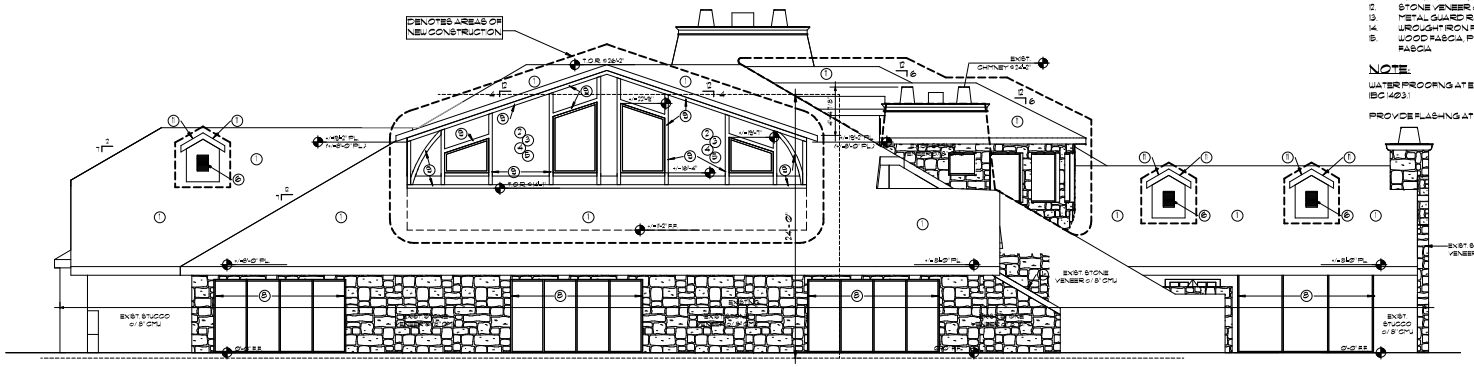
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08.18	revisions

JOB NUMBER
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SHEET DESCRIPTION
SITE PLAN

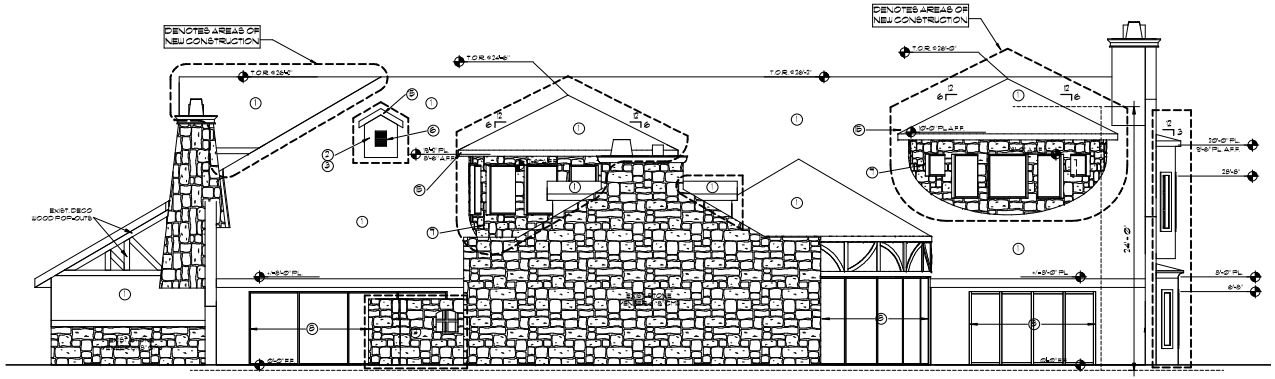
DATE
MARCH 18, 2025

A1



WEST ELEVATION

1 3/16" = 1'-0"



SOUTH ELEVATION

2 3/16" = 1'-0"

NOTES:

1. SLATE ROOF TILE.
2. SAINKOTE STUCCO PER ICC ESR#1729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OR GRADE 'D' PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR#2868 OR EQUAL) o/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR / WDW TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOF PER ICC ESR#3486 OR EQUAL
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8

REGISTERED ARCHITECT 21340 EDWARD D. CHAVEZ ARIZONA U.S.A.

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EDWARD D. CHAVEZ A.I.A. ARCHITECT 602/955-8600

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602 483-9711 / 992-9600 / EMAIL: EDHAVEZ@EDHAVEZ.NET
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date	issue:
date	revisions

JOB NUMBER
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SHEET DESCRIPTION
EXTERIOR ELEVATIONS

DATE
MARCH 18, 2025

A9

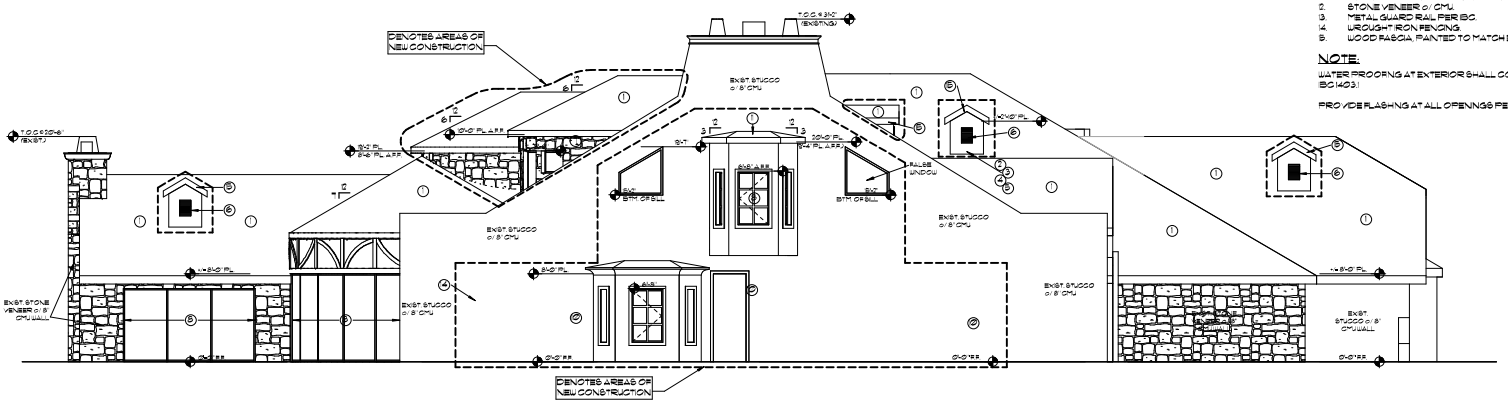
NOTES:

1. COMPOSITE ROOF TILE (PER ICC ESR #28 OR EQUAL)
2. SAN-KOTE STUCCO PER ICC ESR #1778 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
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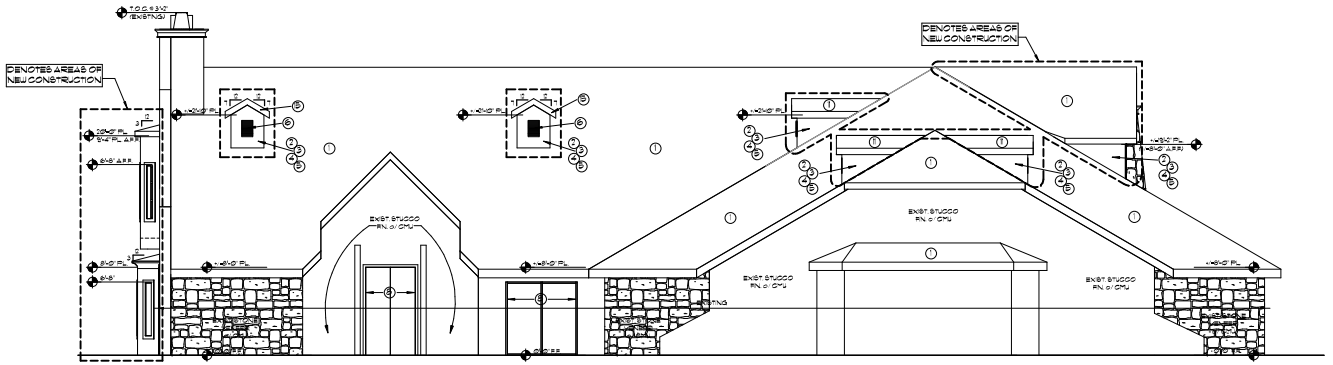
WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8



EAST ELEVATION

1 3/16" = 1'-0"



NORTH ELEVATION

2 3/16" = 1'-0"

SLAVICEK

8500 N. 24TH ST., PHOENIX, AZ 85016

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date	issue
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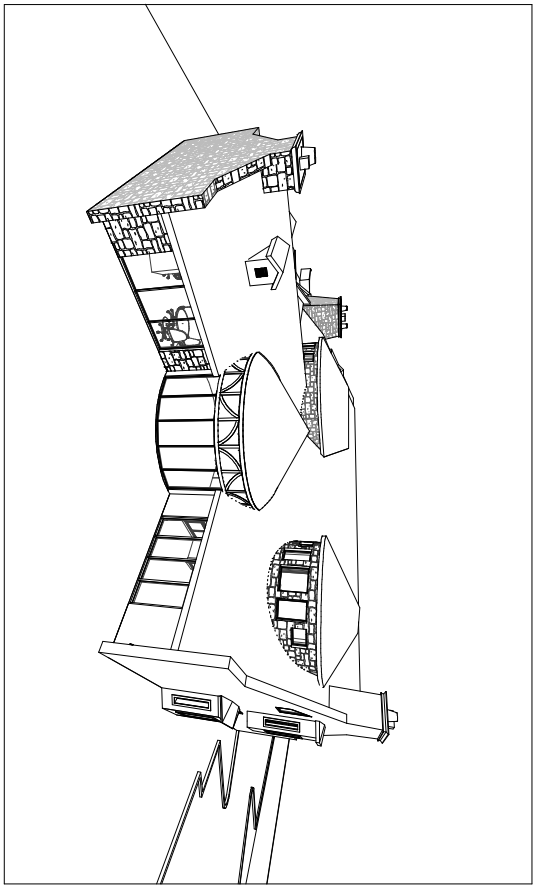
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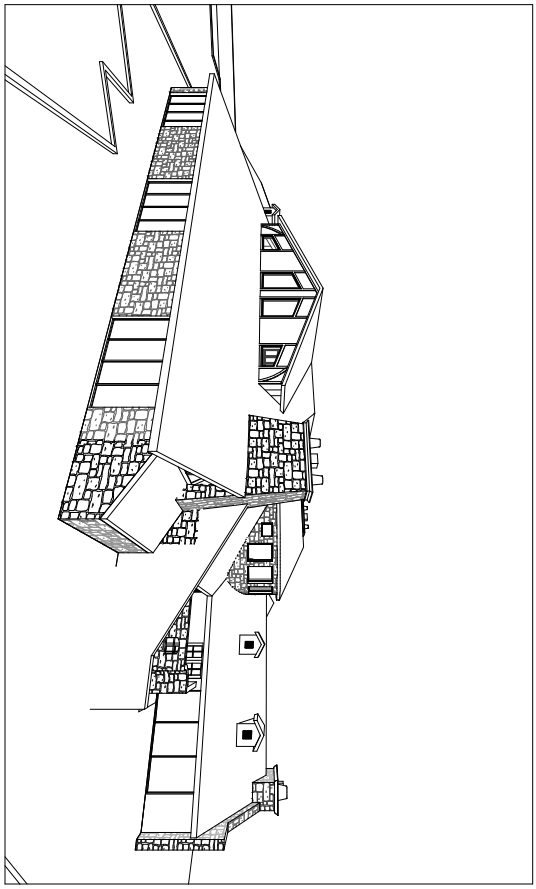
MARCH 18, 2025

A10

R-New Exterior View 1



R-New Exterior View 2



date	layout
date	revisions

JOB NUMBER
1

SHEET DESCRIPTION
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A1

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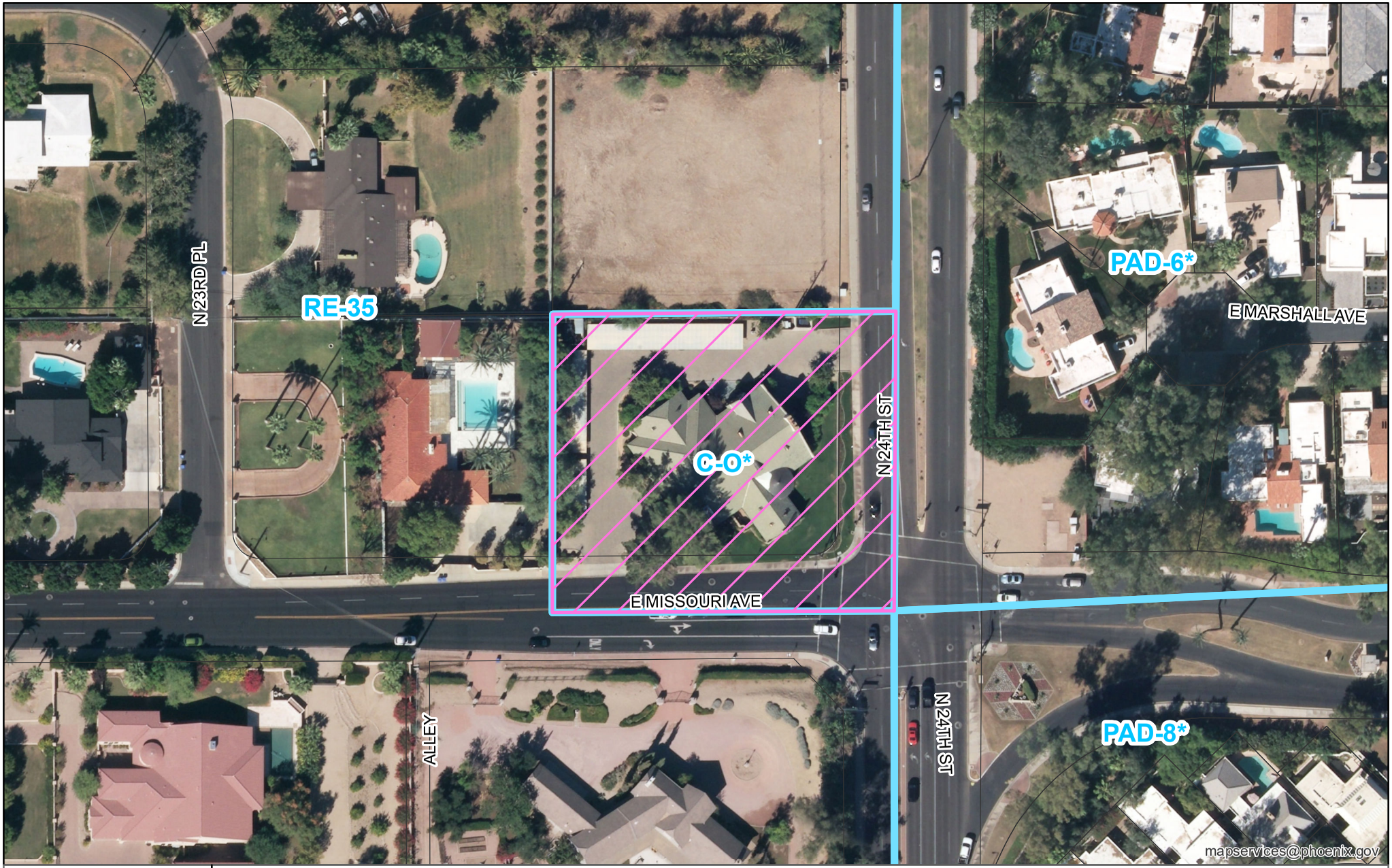
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EDWARD D. CHAVEZ
ARIZONA





ENCLOSURE C



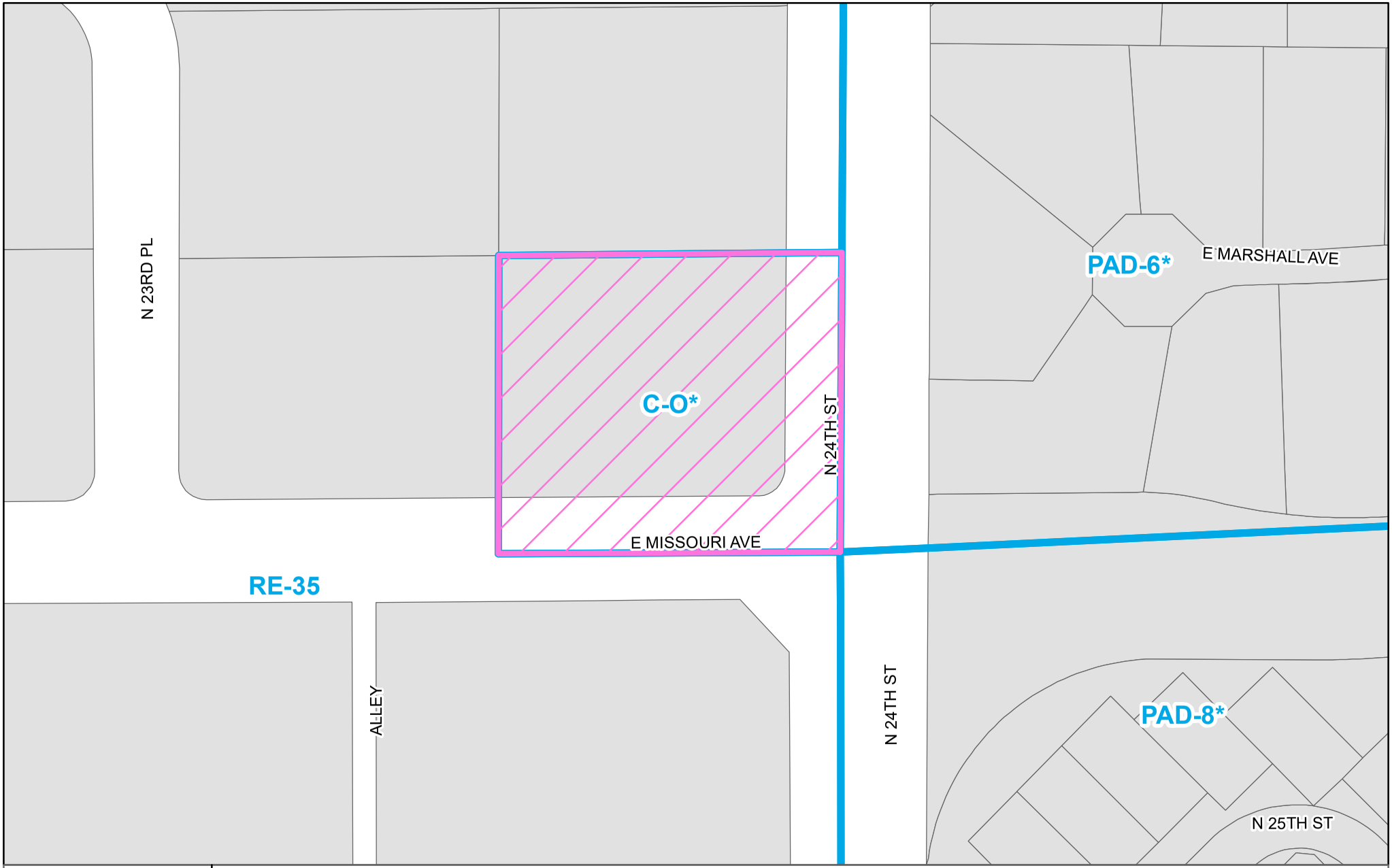
PHO-1-25--Z-323-79-6	**Property Location: Northwest corner of 24th Street and Missouri Avenue**

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

ENCLOSURE D



PHO-1-25--Z-323-79-6

Property Location: Northwest corner of 24th Street and Missouri Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

ENCLOSURE E

CITY OF PHOENIX
CITY CLERK DEPARTMENT

MAR 1980
RECEIVED
City of Phoenix
Planning Dept.
ADM.

March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

Dear Mr. Schreiber:

The Phoenix City Council, at its meeting held Monday, March 10, 1980, considered Application No. 323-79, request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

The City Council granted this rezoning, subject to the following stipulations:

Mod 1. Development to be in conformance with the site plan and rendering.

Del 2. The parking ratio to be one space for every 250 square feet.

Del 3. Construction to commence within 24 months.

Mod 4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC:al

ENCLOSURE F

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Teresa Garcia, Planner I, Assisting

May 21, 2025

ITEM NO: 5	
	DISTRICT NO. 6
SUBJECT:	
Application #:	PHO-1-25--Z-323-79-6
Location:	Northwest corner of 24th Street and Missouri Avenue
Zoning:	C-O
Acreage:	1.16
Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan and rendering. 2) Request to delete Stipulation 2 regarding parking ratios. 3) Request to delete Stipulation 3 regarding commencement of construction. 4) Request to modify Stipulation 4 regarding building height.
Applicant:	Brett Slavicek, Slavicek Holdings LLC
Owner:	Slavicek Holdings LLC
Representative:	Jason Morris, Withey Morris Baugh, LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer took the case under advisement. On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

DISCUSSION:

Jason Morris, representative of Withey Morris Baugh PLC, stated he is familiar with the subject site and thought this would be a straightforward PHO request, however, based on the amount of correspondence from the neighborhood, he now thinks differently. He gave an overview of the site and his request to delete Stipulations 1-4. He indicated the area was a target for urbanization in 1979 and the City Council recognized the need for a professional office at this intersection. He stated the current owner has owned the building since 2013 and has been a good neighbor and has maintained the look of the building and landscaping.

He noted the building and parking lot are often underutilized and surrounding neighbors have used the parking lot when they have social gatherings. He stated there are parking canopies along the north and west boundaries of the parking lot and the building is pushed more towards the intersection of 24th Street and Missouri Avenue, thus creating separation from the surrounding residential uses.

He explained that the project will primarily be an interior remodel with just a few exterior changes; they do not intend to increase the building height, change the use, or add a second floor. He stated there is an existing mezzanine that meets the definition of a mezzanine in the Zoning Ordinance and in addition, a City of Phoenix Municipal Judge who heard the original Neighborhood Services violation case. He explained that the applicant is proposing the addition of two and a half meeting rooms to an existing space that contains a law library and a small kitchen and the total square footage they are requesting includes an interior mezzanine space addition of approximately 1,000 square feet.

Byron Easton, Planning Hearing Officer, asked Mr. Morris to clarify why the existing 1,411 square foot mezzanine space is being incorporated into the new total floor space.

Mr. Morris clarified there are three levels to the building: a small basement, the main level and the existing mezzanine space, which has been in place for some time. He stated their request is just to add an additional 1,035 square feet; there will be no new mezzanine or new floor space added.

Mr. Easton asked if the total floor space is the sum of the new floor space and the existing floor space. Mr. Morris confirmed this was correct.

Mr. Morris gave an overview of their request to modify Stipulation 1 regarding general conformance to the site plan and rendering. The request is meant to address the exterior changes proposed on the site. The project scope originally focused on updating the roof to a slate roof and that warranted a larger remodel of the building, including a new turret structure featuring a copper roof. He reiterated the height of the building will remain under the approved 24-foot height limit that was stipulated in the original rezoning case. He noted the mezzanine level on the west side of the building will include windows that will be screened by 4 levels of foliage and will face southwest towards Missouri Avenue. In addition, the windows will be 5 feet above floor level to provide interior light and views of the sky but will not provide views into the neighbor’s property adjacent to the west.

He discussed his request to modify Stipulation 2 regarding parking ratios by noting the current parking standards are being met and the parking lot has rarely been at maximum capacity. The parking lot is only full occasionally on the weekends, when the owner has allowed neighbors to use it for personal gatherings. He stated the renovations will be uniform with the neighborhood

character and a second floor will not be added. He clarified that the mezzanine is not a second story, and the property owner does not intend to exceed 24 feet in height. Mr. Morris stated regardless of how much misinformation had been circulated in the neighborhood, they have received 78 letters and 91 signatures in support of the PHO request.

Paul Gilbert, representative of Beus Gilbert, stated he spoke on behalf of several neighbors in opposition. He gave an overview of the site and the history of the rezoning case. He indicated the original zoning stipulations were intended to protect the neighborhood and make lasting commitments to the surrounding neighbors. He stated the applicant has not been the good neighbor that he claims to be.

He noted the site is “spot zoned” and is the only commercial zoned property within a 2,000-foot radius. He noted the surrounding density is low density residential, therefore the use is inconsistent with the General Plan designation of Residential 1 to 2 du/acre. He stated the original case faced public opposition, and Staff and the Planning Commission recommended denial of the application. The City Council minutes indicated the building was revised from a two-story building to a one-story building with no mezzanine and the windows were not to exceed 8 feet in height. He stated the applicant intended to change the parking ratio to 1 space for every 300 square feet instead of 1 space for every 250 square feet. He noted the owner proceeded with construction of the second story without obtaining the proper permits, even though the building was deemed unsafe. He stated the only permit obtained was a roof permit, but no permits were pulled for the other renovations. He stated the owner’s claims about the existing mezzanine were not consistent with the narrative nor Mr. Morris’ presentation. He states the project will support multistory office uses along 24th Street and encourage other property owners to start construction without acquiring the appropriate permits first. He stated the parking lot has been full on multiple occasions, prompting people to park in the surrounding neighborhood, including himself when he’s attended a seminar in the building.

Mr. Morris expressed his disagreement with Mr. Gilbert. He stated some neighbors who switched their position on the case were given incorrect information. He reiterated the applicant is only adding 1,035 square feet, the site plan Mr. Gilbert presented was incorrect, and they intend to meet the parking standards per the Planning and Development Department. He stated he appreciates and respects Mr. Gilbert’s opinion, but the applicant never made a commitment to preserving the current appearance of the building, he only committed to keeping the building appearance consistent with the character of the neighborhood. He reiterated that a mezzanine is not the same as a new floor or story. The applicant is remaining compliant with the definition of a mezzanine and are not increasing the building height. He said the PHO hearing is not a litigation regarding the non-permitted construction, but a way for the owner to demonstrate compliance with City requirements.

Brett Slavicek, the current property owner, stated he wanted more space to accommodate his son going to law school. He noted that he was not advised the proper permits were not obtained nor of the window height restriction. He reiterated the definition of a mezzanine may be considered a floor, but not a story and intends on meeting the 24-foot building height. He stated he is undergoing the PHO process to correct the violations.

Peter Drake, a member of the public speaking in opposition to the request, stated he is familiar with this case and has lived in the neighborhood for many years. He stated there is no justification to change the building since the neighborhood has not been subject to any residential to commercial conversions since 1980.

Bill Shubert, a member of the public speaking in opposition to the request, stated he's an active member of the neighborhood and has experience with contracting and development. He stated the original applicant of the rezoning case was able to convince some neighbors to withdraw their opposition because of the original stipulations that were granted. He reiterated that modifying the stipulations and doing unpermitted construction is no way to treat the neighborhood.

Dennis Clifford, a member of the public speaking in support of the request, lives across the street from the site and does not see an increase in height. He stated the members of the public that spoke in opposition to the request are exaggerating the impact of the requests and the building modifications will not negatively affect the neighborhood. He stated the owner is trying to accommodate the neighbors and indicated he attended the same seminar Mr. Gilbert attended and that was the only time the parking lot was full.

Greg Nadeau, a member of the public speaking in support of the request, said the property owner is doing a great job of keeping the property clean. He stated the new square footage added will not affect the building height and will enhance the appearance of the building.

Mr. Easton asked Mr. Morris if he knew when the mezzanine was built. Mr. Morris stated he remembers being inside the building in the 80's and thinks it was part of the original rezoning case. He stated the City Council minutes Mr. Gilbert referred to were referring to a proposed building that was intended to be 30' in height. Mr. Easton asked if they provided a rendering that indicated the window height. Mr. Morris stated they did not. He asked Mr. Morris to elaborate on how a mezzanine is not considered a floor or story. Mr. Morris said the definition is laid out in the Zoning Ordinance.

He asked Mr. Morris if a mezzanine is not a story, then why is the applicant requesting to delete Stipulation 4. Mr. Morris stated he is asking to work in the confines of the height requirement.

Mr. Easton stated he received a large amount of correspondence from members of the public during the review period. He received several more letters and emails directly leading up to the hearing and did not have an opportunity to review all the correspondence. In addition, information was presented during the hearing that he would like to verify, including the definition of mezzanine, any past rulings related to the mezzanine and the permit history tied to this parcel. He stated that he would take the case under advisement in order to consider the multitude of arguments in opposition and support of the request, both as presented at the hearing and received via mail and/or email.

FINDINGS:

1) The request to modify Stipulation 1 regarding conformance to the site plan and rendering is recommended to be approved with a modification. The modification is to replace the existing language with a standard language stipulation regarding general conformance to the site plan and elevations. The original stipulated site plan depicts an office building situated at the southeast corner of the lot. The proposed site plan depicts an 8,764 square foot office with a height of 26'-2" measured to the top of ridge. Note that maximum building height is addressed in Stipulation 4. The proposal is not changing the building footprint so there is no real change to the site plan. The building height is also not being modified.

   The stipulated rendering shows a well landscaped, commercial office that resembles a single-family residential home. The building features a large, pronounced front door, stone façade, a turret and undulating roof line. The office that was built onsite was consistent with the stipulated rendering.

   The proposed elevations reflect the existing office with modifications that include architecturally distinct facades, additional turrets, and several building additions including roof vents, pop-out windows and/or dormers. The west elevation shows a new large dormer with four new windows and a variety of building materials including stone veneer, decorative wood pop-outs, stucco and metal finishes that match the existing building. The windows appear to align with the proposed interior addition of office space to the existing mezzanine. The south elevation features two new turrets with windows that are also shown on mezzanine level. The east elevation shows several new roof vents and two new pop-outs with windows, one at mezzanine level and one on the ground floor. The north elevation features several proposed dormers and roof vents.

2) The request to delete Stipulation 2 regarding the parking ratio for required parking is recommended to be approved. The parking provided on the proposed site plan will allow the development to comply with current ordinance standards for this use.

3) The request to delete Stipulation 3 regarding the commencement of construction is recommended to be approved. This stipulation was met and the zoning was subsequently vested with adoption of an Official Supplementary Zoning Map.

4) The request to modify Stipulation 4 regarding building height is recommended to be denied. The applicant requested a modification to remove the language requiring the building to be built as one-story. The existing stipulation was intended to ensure that a one-story building was built on the site. The original stipulation was approved by City Council on March 10, 1980 and the minutes reflect that the original plan for the development was revised from a two-story to a one-story as a result of public concern related to the height of the building. In addition, it was noted by the original applicant at the City Council hearing that the maximum height would be 30 feet, with no mezzanine on the inside and they would not have two-story use of the structure. The City Council was concerned about the height and amended the motion to indicate one-story with a height limitation of 24 feet rather than 30 feet. I support the rationale in the original decision.

   At the PHO hearing, the applicant acknowledged the building will remain one-story after construction and they will not be adding an additional story to the building. The applicant noted that the proposed improvements will add an additional 1,035 square feet to an existing mezzanine that was constructed at some point since the original rezoning case approval. The applicant will be required to submit construction documents to the Planning and Development Department for approval and will therefore be required to comply with the stipulation, the Zoning Ordinance, and International Building Code requirements, which will be addressed during the plan review process.

5) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

1.	THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
~~2~~.	~~The parking ratio to be one space for every 250 square feet.~~

~~3.~~	~~Construction to commence within 24 months.~~
2. ~~4.~~	That it be a one-story office complex with a height limitation not to exceed 24 feet.
3.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE 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.

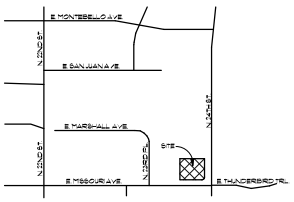
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ENCLOSURE G

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(602) 953-9600
echavez@echavez.net

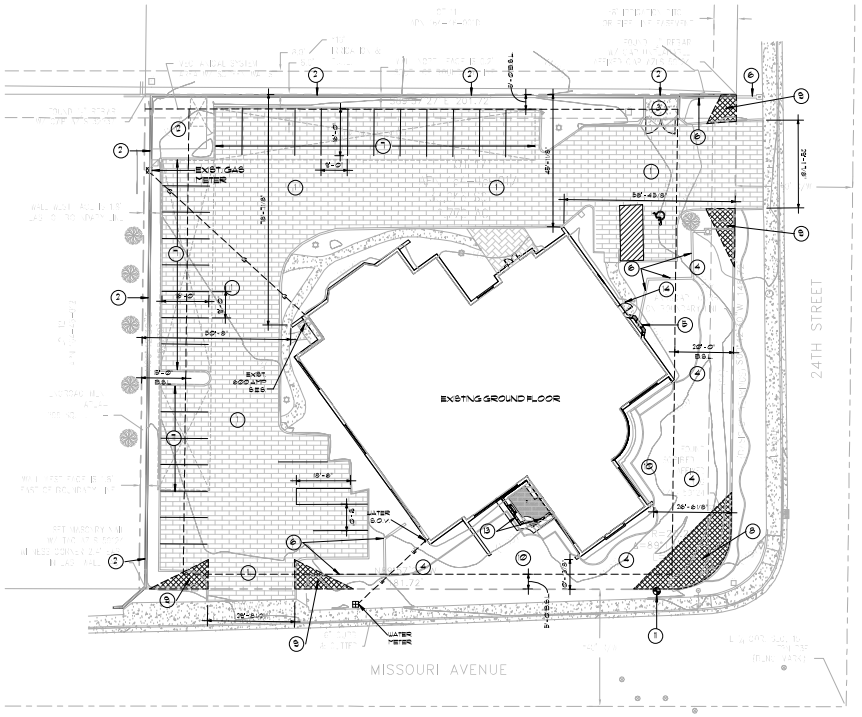
APPLICANT:
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4720 E CHOLLA ST.
PHOENIX, AZ 85028
(602) 953-9600
echavez@echavez.net

OWNER
SLAVICEK HOLDINGS LLC
5500 N. 24TH ST.
PHOENIX AZ. 85016



VICINITY MAP
N.T.S.

KEY NOTES:
1. EXISTING PAVERS
2. EXISTING STUCCO SITE WALLS 6'-0"
3. EXISTING 7'-0" X 6'-0" REFUSE.
4. EXISTING LAWN.
5. BUILDING ADDITION.
6. EXISTING SITE WALL 3'-0"
7. COVERED PARKING.
8. 33'X33' VISIBILITY TRIANGLE
9. 10'X10' VISIBILITY TRIANGLE
10. EXISTING RETENTION.
11. EXISTING FIRE HYDRANT.
12. EXISTING MECHANICAL EQUIPMENT.
13. EXISTING WALL, NOT ON 180 RENDERING.
14. EXISTING BAY UNIT AT MEZZANINE, NOT ON 180 RENDERING.



SITE PLAN
1"=20'-0"

GRAPHIC SCALE: INCH = 20 feet
0 20' 40' 60' 80'

SITE DATA:

PROJECT DESCRIPTION:	REMODEL OF EXISTING MEZZANINE INTO SECOND FLOOR
LEGAL DESCRIPTION:	LOT 7, SAN SOUCI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 50 OF MAPS, PAGE 2.
SITE ADDRESS:	5500 N. 24TH ST. PHOENIX, AZ 85016
A.P.N.:	164-46-017
LOT ZONING:	C-O
NET LOT SIZE:	34,404 SQ. FT. (0.80 ACRES)
GROSS LOT SIZE:	50,465 SQ. FT. (1.16 ACRES)
EXISTING GROUND FLOOR (FOOTPRINT):	8,764 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	957 SQ. FT.
LOT COVERAGE:	28.4%
EXST. BLDG HEIGHT:	+/-26'-0" A.F.F. (TOP OF RIDGE)

EXISTING PARKING:

PARKING SPACES:	32
ADA SPACES:	1
TOTAL:	33

PARKING CALCULATION:
2,782 SQ. FT. x 80%=2,225 / 1/300= 33 SPACES

ZONING CASE #:
Z-323-79

STIPULATIONS:
1. DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND RENDERING.
2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.
3. CONSTRUCTION TO COMMENCE WITHIN 24 MONTHS.
4. THAT IT BE A ONE-STORY OFFICE COMPLEX WITH A HEIGHT LIMITATION NOT TO EXCEED 24 FEET.

P.H.O. REQUEST
1. ALLOW PARKING RATIO EQUAL TO CURRENT STANDARDS.
2. ALLOW SECOND STORY IN BUILDING, CONSISTENT WITH NEIGHBORHOOD AND AS PERMITTED IN STANDARD C-O ZONING.
3. ALLOW MODIFICATION OF EXTERIOR BUILDING ELEVATIONS.

CITY OF PHOENIX
APR 02 2025
Planning & Development Department

SLAVICEK
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03.18.25	

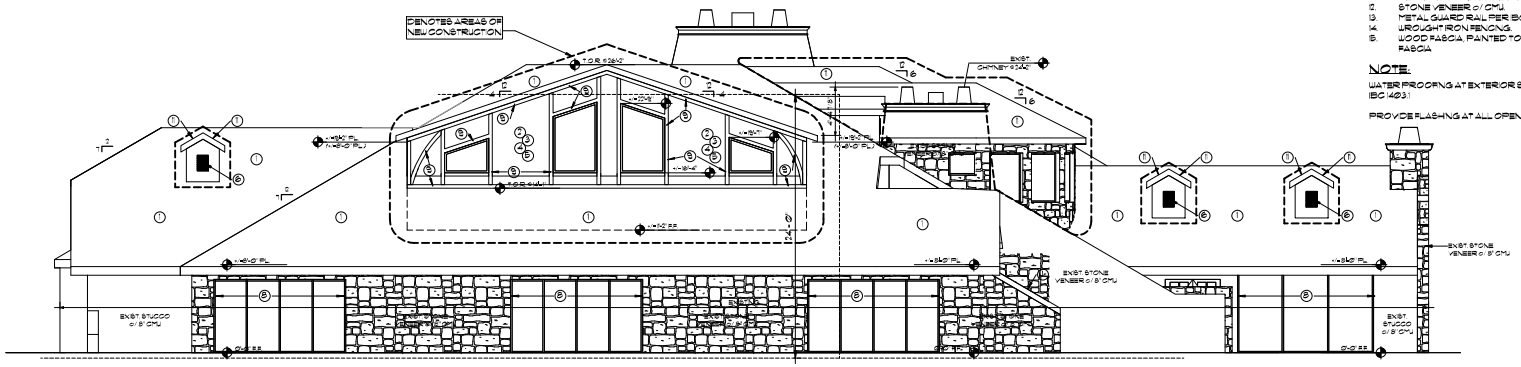
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SHEET DESCRIPTION
SITE PLAN

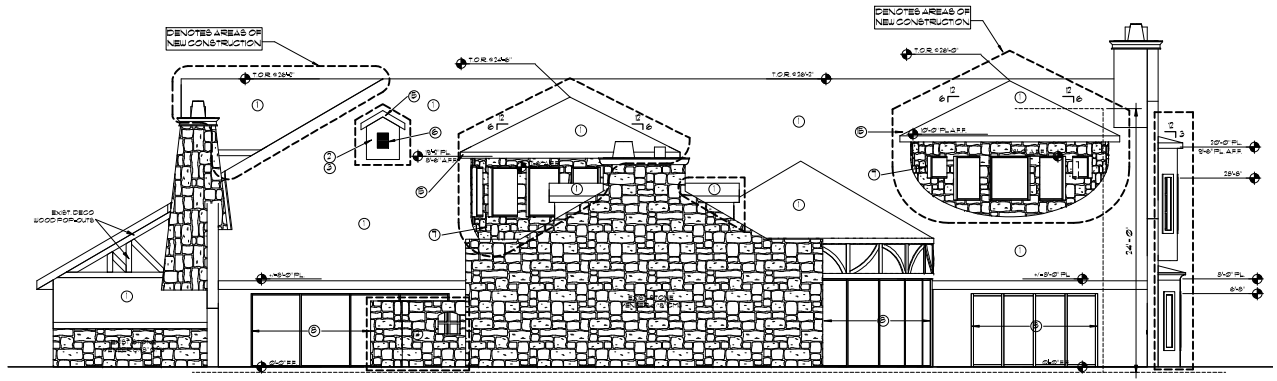
DATE
MARCH 18, 2025

A1

ENCLOSURE H



WEST ELEVATION
1 3/16" = 1'-0"



SOUTH ELEVATION
2 3/16" = 1'-0"

NOTES:

1. SLATE ROOF TILE.
2. SANKOTE STUCCO PER ICC ESR#1729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OR GRADE 'D' FELT PER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR#2868 OR EQUAL) o/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR / WDW TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOF PER ICC ESR#3486 OR EQUAL
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8

CITY OF PHOENIX

APR 02 2025

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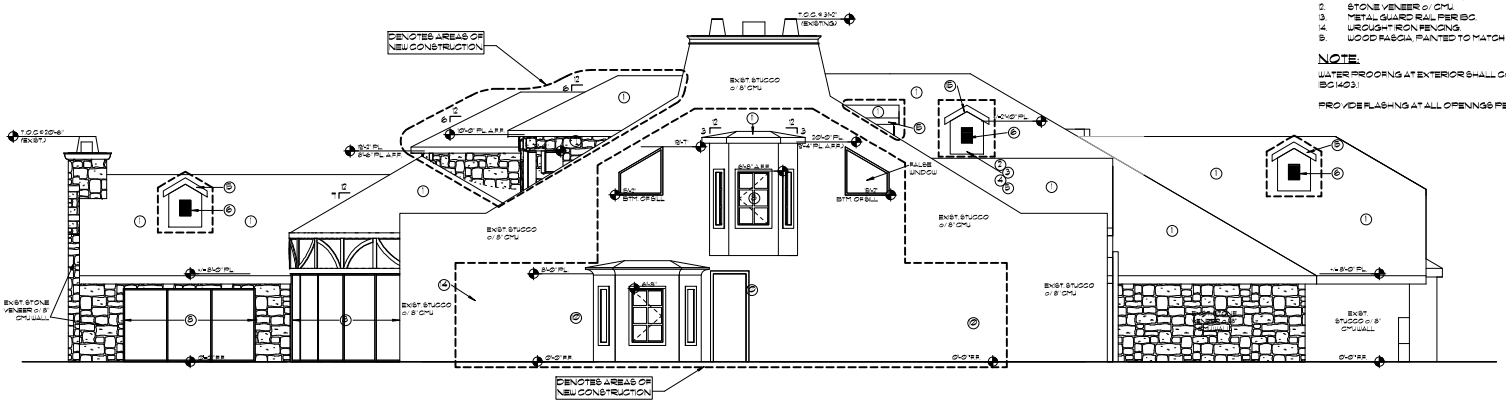
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EXTERIOR ELEVATIONS

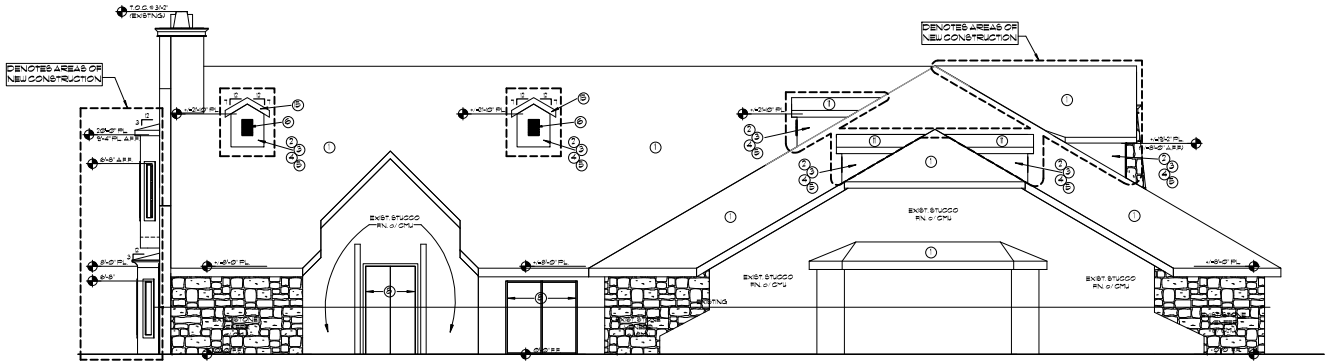
DATE
MARCH 18, 2025

A9



EAST ELEVATION

1 3/16" = 1'-0"



NORTH ELEVATION

2 3/16" = 1'-0"

NOTES:

1. COMPOSITE ROOF TILE (PER ICC ESR #2138 OR EQUAL)
2. SAN-KOTE STUCCO PER ICC ESR #2138 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE 'D' PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT - SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR #2668 OR EQUAL) o/ FRAMING - MATCH EXISTING STONE
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CITY OF PHOENIX

APR 02 2025

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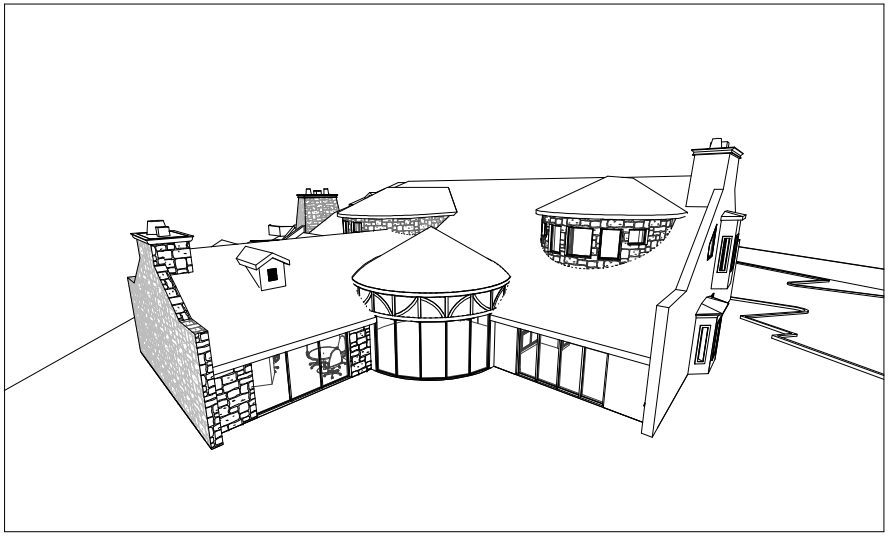
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SHEET DESCRIPTION
EXTERIOR ELEVATIONS

DATE
MARCH 18, 2025

A10

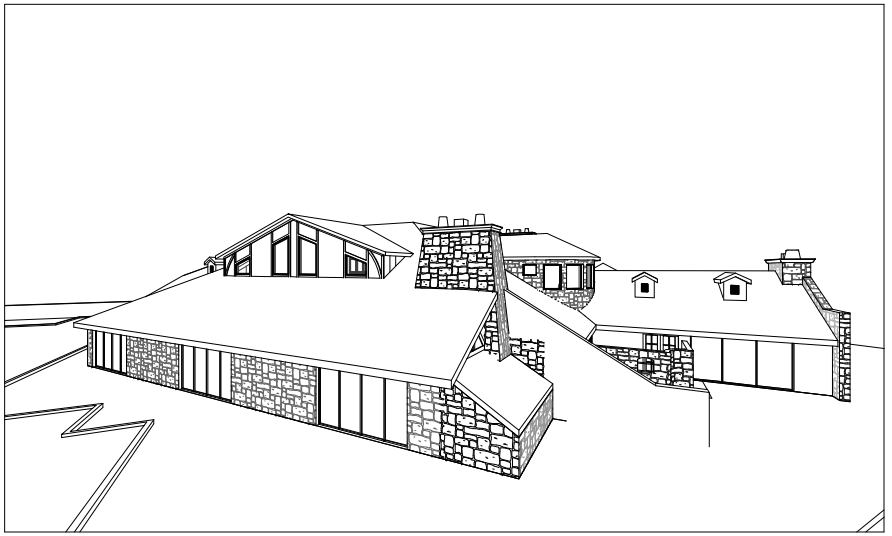


R- New Exterior View 1

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department



R- New Exterior View 2

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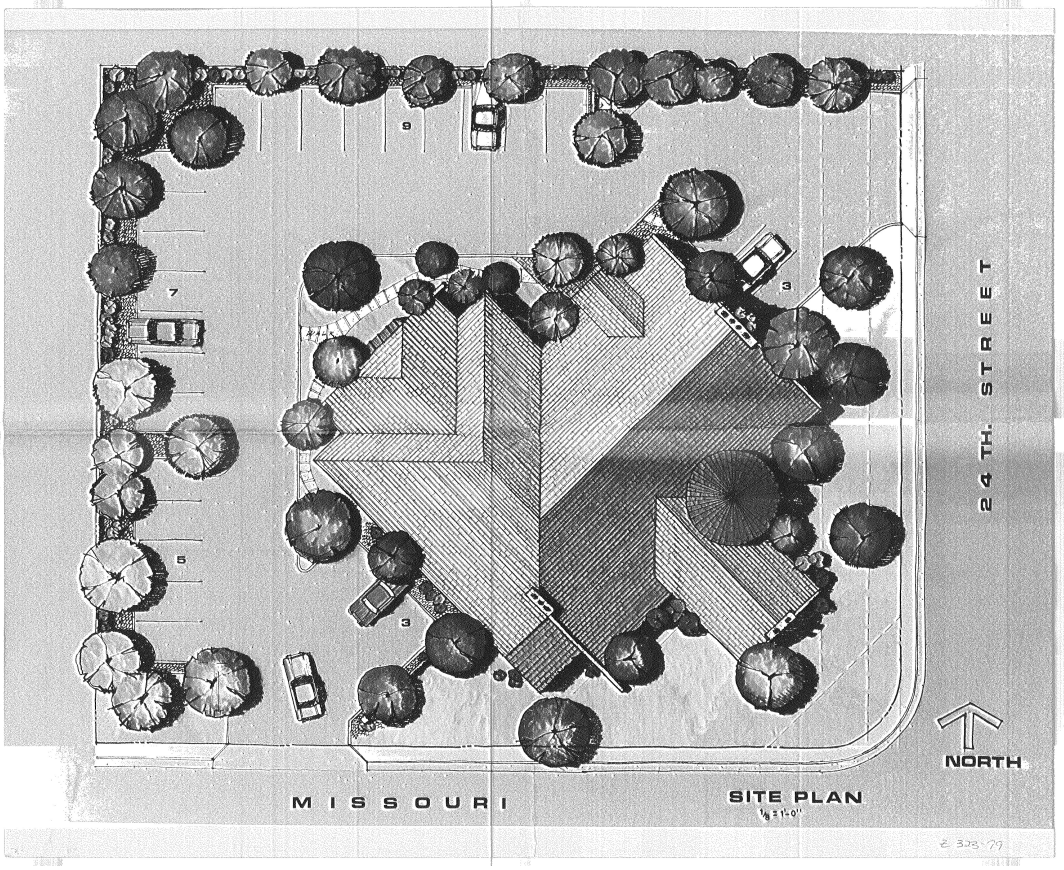
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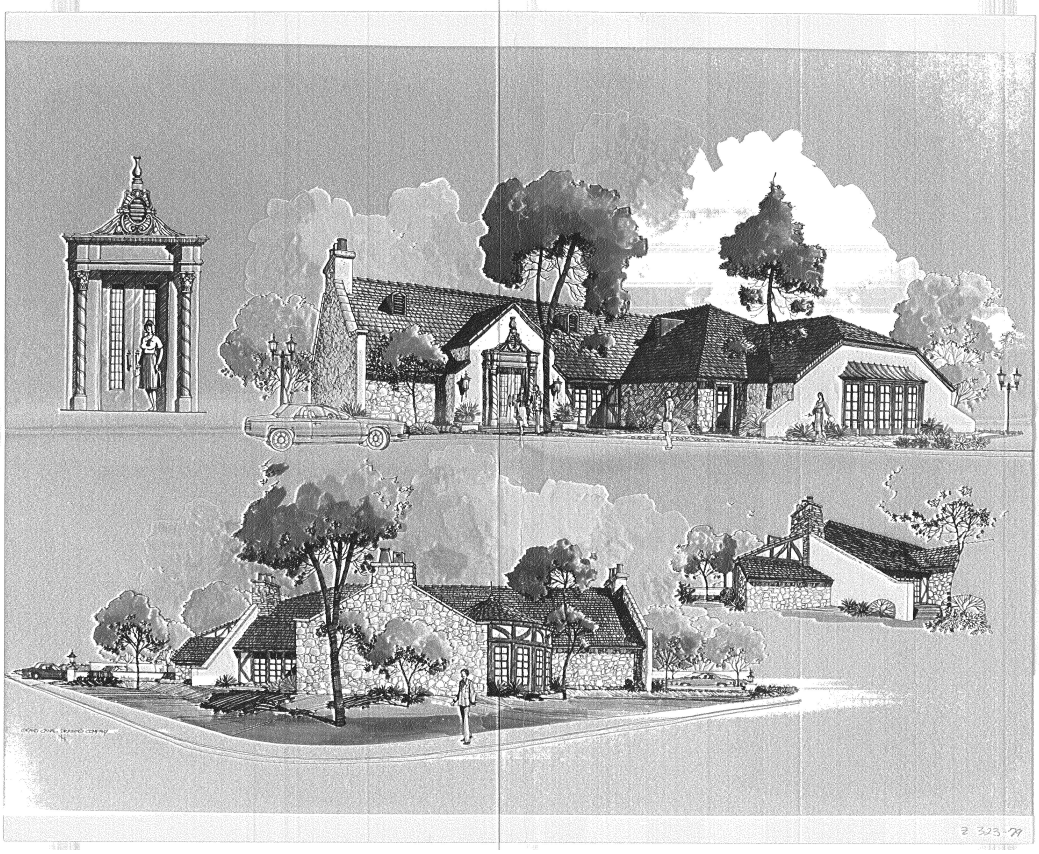
SHEET DESCRIPTION
RENDERINGS

DATE
MARCH 18, 2025

ENCLOSURE I


24TH. STREET
MISSOURI
NORTH
SITE PLAN
1/8 = 1'-0"
Z-323-79

ENCLOSURE J



ENCLOSURE K

November 28, 1979

Application No.: 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

Mr. Forde read the staff recommendation which was for denial. There has been a petition submitted in opposition to this request (this petition was not submitted in time to plot).

Mr. Richard Schreiber, 7833 North 7th Street, spoke regarding this request. He presented a site plan to illustrate his presentation. He agreed that the property was reasonably developed under its current zoning. He added that there are some prime corners which are not developed and one reason for that was because the corner lots in congested areas are not highly recommended for use on a residential street. He pointed out that the April 6, 1979 traffic count for Missouri and 24th Street indicated a total of 53,000 cars per day at this location; 22,000 vehicles on 24th Street and 31,000 vehicles on Missouri.

Regarding CON No. 2 in the staff report, Mr. Schreiber felt this would not apply in their case because there were not too many similarly situated lots on the west side of 24th Street; this site is unique in that it is a corner lot and is on a major arterial. Regarding CON No. 3, he pointed out that the site was less than 35,000 feet; if developed residentially, there would be only one home built upon it.

Mr. Schreiber reiterated the fact that the parcel is located at the corner of two major streets. He asserted that the trends on 24th Street and on Missouri (from 7th to 17th Street) are towards office buildings and/or related uses. He felt this site would relate to a neighborhood-type office building. He pointed out that they are proposing a 9,000 square foot building, two stories in height. This building would cover approximately 4,500 square feet of the 33,000 square feet of land. He added this would provide a 13 percent lot coverage (the Ordinance allows no more than 30 percent).

Mr. Schreiber continued by saying that will provide landscaping, buffers, perimeter walls, and tree areas. He noted that C-O zoning required site plan approval.

Mr. Schreiber pointed out the many commercial uses in the general area. He added that the divided highway on 24th Street was very wide and was landscaped; it carried the density of traffic well.

Mr. Schreiber noted that there is a subdivision on 24th Street which, when planned, contained a service road and large setbacks; this gives an adequate horizontal division between the cars going by and the homes. However, this site does not have that benefit; it has been fully improved.

There were no others present to speak in favor of this request.

Speaking in opposition was the following person:

Mr. Michael Pierce, 2333 North Central Avenue

Mr. Pierce stated that he represented 14 of the residents in the subdivision which surrounded this site. He presented petitions in opposition to this request. He stated that the corner was residentially zoned; both sides of the Biltmore had been master planned as residential. They agree with the staff's recommendation for denial.

Mr. Schreiber stated that the uniqueness of a site is considered by the Commission and Council on an individual basis. He reiterated his points on the trends of the Missouri Corridor and 24th Street. He added that the property to the north of the site was not developed. He pointed out that the corners of the Biltmore entrance was heavily landscaped. He stated that the residence on the west was approximately 75 feet from the property line. Many of the residences in this area are heavily landscaped.

Mr. Schreiber stated that because of the required site plan approval, they would be able to meet area demands. He asserted that this would be a residentially-styled office building

Mr. Ervanian asked if the traffic count given during the applicant's presentation was the current count or the projected increase when the Southwest Forest Industries and the Western Savings projects were completed.

Mr. Schreiber replied that the count mentioned was the April 6, 1979 Traffic Engineering figure.

Mr. Ervanian asked what the building height would be.

Mr. Schreiber replied that it would be a two-story building, not to exceed 36 feet in height.

Mrs. Roberts stated that anything would look better than what was presently on that corner. However, she had seen two high-priced homes built to the west of this location. She asserted that this is a residential neighborhood and should remain as such.

November 28, 1979

Mrs. Roberts made the MOTION that Application No. 323-79 be forwarded to the City Council with a recommendation for denial.

Mr. Clark SECONDED the motion.

There being no further discussion, Chairman King called for a vote and the MOTION PASSED six to one with Mr. Ervanian in opposition.

* * * * *

ENCLOSURE L

Application No. 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

EXISTING LAND USE

Single family residence

PROPOSED LAND USE

Professional Offices

NEIGHBORHOOD LAND USES

East - Townhouses
West - Single family residence
North - Vacant
South - Single family residence

EXISTING STREETS AND RIGHT-OF-WAY

Missouri Avenue - 73' of right-of-way with a 40' north half street and a 33' south half street. The street is improved with curbs and gutters.

24th Street - 100' of right-of-way with a 40' west half street and a 60' east half street. The street is improved with curbs and gutters.

ZONING HISTORY

On this Parcel: None

In the Area:

#146-78 A request to rezone a parcel beginning approximately 168.72' north of Missouri Avenue on the west side of 24th Street (2.5 acres) from RE-35 to PAD-6. The case was withdrawn at the Planning Commission hearing.

ADDITIONAL INFORMATION

The 1985 Urban Forms Plan designates the area for 0 - 2 dwelling units per acre. The plan recommends that developed areas showing specific residential densities should be preserved and any new development or redevelopment should conform to those recommended limits.

PRO'S AND CON'S

PRO'S: 1. The parcel is on a major street.

2. C-O requires site plan review.

- continued -

Application No. 323-79 (Continued)

CON'S:

1. The property has been reasonably developed under the current zoning.

2. Approval would lead to similar requests for the similarly situated lots on the west side of 24th Street. This would worsen traffic congestion on this street.

3. The 1985 Urban Forms Plan recommends 0 - 2 residential units for this area.

RECOMMENDATION

We recommend denial of this request.

RIGHT-OF-WAY NEEDED

None.

* * * * * * * * * * *

ENCLOSURE M

For support correspondence, please see the link on the staff report website (PHO-1-25—Z-323-79-6):
https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html

ENCLOSURE N

For opposition correspondence, please see the link on the staff report website (PHO-1-25—Z-323-79-6):
https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html

ATTACHMENT C

REPORT OF PLANNING COMMISSION ACTION
September 4, 2025

ITEM NO: 17	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	PHO-1-25—Z-323-79-6
Location:	Northwest corner of 24th Street and Missouri Avenue
Existing Zoning:	C-O
Acreage:	1.16
Proposal:	1) Modify Stipulation 1 regarding general conformance to the site plan and rendering. 2) Delete Stipulation 2 regarding parking ratios. 3) Delete Stipulation 3 regarding commencement of construction. 4) Modify Stipulation 4 regarding building height.
Applicant:	Brett Slavicek, Slavicek Holdings LLC
Owner:	Slavicek Holdings LLC
Representative:	Jason Morris, Withey Morris Baugh, PLC
Appellant:	Kurt Waldier, Gilbert Blilie, PLLC

ACTIONS:

Village Planning Committee (VPC) Recommendation: N/A

Planning Hearing Officer Recommendation (PHO): The Planning Hearing Officer heard the request on May 21, 2025 and took the case under advisement. On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation

Staff Recommendation: Approval, per the Planning Hearing Officer recommendation.

Planning Commission Recommendation: Denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer recommendation, with a modification.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to deny PHO-1-25—Z-323-79-6 as filed, and approve with a modification and an additional stipulation, per the Planning Hearing Officer recommendation with a modification to keep Stipulation No. 2.

Maker: Gorraiz
Second: James
Vote: 5-1 (Jaramillo)
Absent: Odegard-Begay, Matthews
Opposition Present: Yes

Findings:

1. The request to modify Stipulation 1 regarding conformance to the site plan and rendering is recommended to be approved with a modification. The modification is to replace the existing language with a standard language stipulation regarding general conformance to the site plan and elevations. The original stipulated site plan depicts an office building situated at the southeast corner of the lot. The proposed site plan depicts an 8,764 square foot office with a height of 26’-2” measured to the top of ridge. Note

that maximum building height is addressed in Stipulation 4. The proposal is not changing the building footprint so there is no real change to the site plan. The building height is also not being modified.

The stipulated rendering shows a well landscaped, commercial office that resembles a single-family residential home. The building features a large, pronounced front door, stone façade, a turret and undulating roof line. The office that was built onsite was consistent with the stipulated rendering.

The proposed elevations reflect the existing office with modifications that include architecturally distinct facades, additional turrets, and several building additions including roof vents, pop-out windows and/or dormers. The west elevation shows a new large dormer with four new windows and a variety of building materials including stone veneer, decorative wood pop-outs, stucco and metal finishes that match the existing building. The windows appear to align with the proposed interior addition of office space to the existing mezzanine. The south elevation features two new turrets with windows that are also shown on mezzanine level. The east elevation shows several new roof vents and two new pop-outs with windows, one at mezzanine level and one on the ground floor. The north elevation features several proposed dormers and roof vents.

2. The request to delete Stipulation 2 regarding the parking ratio for required parking was added back to ensure the property abides by the originally required parking ratio and reduce the possibility of parking in the right-of-way.

3. The request to delete Stipulation 3 regarding the commencement of construction is recommended to be approved. This stipulation was met and the zoning was subsequently vested with adoption of an Official Supplementary Zoning Map.

4. The request to modify Stipulation 4 regarding building height is recommended to be denied. The applicant requested a modification to remove the language requiring the building to be built as one-story. The existing stipulation was intended to ensure that a one-story building was built on the site. The original stipulation was approved by City Council on March 10, 1980 and the minutes reflect that the original plan for the development was revised from a two-story to a one-story as a result of public concern related to the height of the building. In addition, it was noted by the original applicant at the City Council hearing that the maximum height would be 30 feet, with no mezzanine on the inside and they would not have two-story use of the structure. The City Council was concerned about the height and amended the motion to indicate one-story with a height limitation of 24 feet rather than 30 feet. I support the rationale in the original decision.

   At the PHO hearing, the applicant acknowledged the building will remain one-story after construction and they will not be adding an additional story to the building. The applicant noted that the proposed improvements will add an additional 1,035 square feet to an existing mezzanine that was constructed at some point since the original rezoning case approval. The applicant will be required to submit construction documents to the Planning and Development Department for approval and will therefore be required to comply with the stipulation, the Zoning Ordinance, and International Building Code requirements, which will be addressed during the plan review process.

5. The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

Stipulations:

1. THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~2. The parking ratio to be one space for every 250 square feet.~~

2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.

~~3. Construction to commence within 24 months.~~

~~4.~~ That it be a one-story office complex with a height limitation not to exceed
~~2.~~ 24 feet.
3.

~~3.~~ PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER
4. SHALL EXECUTE 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT D

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	PHO-1-25—Z-323-79-6 Northwest corner of 24th Street and Missouri Avenue	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**X**	**applicant**	
APPEALED FROM:	PC 9/4/2025	701 North 44th Street Phoenix, AZ 85008			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC 10/15/2025	Kurt Waldier Gilbert Blilie PLLC 480-429-3061 kwaldier@gilbertblilie.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: Second story windows should not be permitted on the property that is stipulated to be a one-story building.					
RECEIVED BY:	9/10/2025	**RECEIVED ON:**		Andrew Birkelbach	

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Dalia Adams
Camryn Thompson/Teresa Garcia
Micah Alexander
GIS
Byron Easton (for PHO appeals only)
Village Planner - Robert Kuhfuss
Applicant

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

The **PLANNING COMMISSION** agenda for September 4, 2025 is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. September 11, 2025.

   Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., September 11, 2025.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. September 11, 2025.

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. September 18, 2025.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

PHO-1-25--Z-323-79 --Lo
APPLICATION NO.

164-46-017 Northwest Corner of 24th Street and Missouri Avenue
LOCATION OF APPLICATION SITE

9/10/2025
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Kurt Waldier
PRINTED NAME OF PERSON APPEALING

Kurt Waldier
SIGNATURE

701 N 44th St
STREET ADDRESS

9/9/2025
DATE OF SIGNATURE

Phoenix, AZ 85008
CITY, STATE & ZIP CODE

480-429-3061
TELEPHONE NO.

kwaldier@gilbertblilie.com
EMAIL ADDRESS

REASON FOR REQUEST

2nd story windows should not be permitted on the property that is stipulated to be a one-story building.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: September 29, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: CONTINUANCE OF ITEM 114 ON THE OCTOBER 15, 2025, FORMAL AGENDA – PUBLIC HEARING AND MODIFICATION OF STIPULATION REQUEST - REZONING APPLICATION PHO-1-25--Z-323-79-6 - NORTHWEST CORNER OF 24TH STREET AND MISSOURI AVENUE

This memo requests the continuance of the following item on the October 15, 2025, Formal Agenda – Northwest corner of 24th Street and Missouri Avenue. The item is for a proposed one-story office complex.

The Council District 6 Office has requested the item be continued to the November 5, 2025, City Council Formal Meeting to provide the applicant additional time to engage with the community regarding their concerns.

Staff concurs with this request for continuance.

Approved: _____
Alan Stephenson
Deputy City Manager

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 51

Public Hearing - Amend City Code - Ordinance Adoption - Middle Housing - Z-TA-1-25-Y (Ordinance G-7446) - Citywide

Request to hold a public hearing on a proposed text amendment Z-TA-1-25-Y and to request City Council approval, per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amending various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing. This is a companion case to Z-3-25-4-7-8.

Summary

The intent of the proposed text amendment is to establish the Middle Housing (MH) Overlay District, Section 632, which will allow the development of middle housing on lots zoned for single-family use, and apply it to the area located within one mile of Downtown by January 1, 2026, as required by state law. The secondary purpose is to make other revisions to multiple sections of the Zoning Ordinance necessary to ensure proper compliance with the new state requirements.

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report (**Attachment B**).
VPC Information Only: This item was heard for information only by 14 of the 15 Village Planning Committees throughout September 2025. One of the 15 Village Planning Committees did not have a quorum. The summaries for these meetings are available in **Attachment C.**
PC Action: The Planning Commission heard this item on October 6, 2025 and recommended approval, as shown in the recommended text in Exhibit A of the Staff Report, by a vote of 6-2 (**Attachment D**).

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING SECTION 202 (DEFINITIONS), SECTION 507 TAB A (GUIDELINES FOR DESIGN REVIEW), SECTION 608 (RESIDENCE DISTRICTS), SECTION 609 (RE-35 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 610 (R1-18 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 611 (R1-10 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 612 (R1-8 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 613 (R1-6 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 614 (R-2 MULTIFAMILY RESIDENCE DISTRICT), SECTION 615 (R-3 MULTIFAMILY RESIDENCE DISTRICT), SECTION 616 (R-3A MULTIFAMILY RESIDENCE DISTRICT), SECTION 617 (R-4 MULTIFAMILY RESIDENCE DISTRICT), SECTION 618 (R-5 MULTIFAMILY RESIDENCE DISTRICT), SECTION 619 (RESIDENTIAL R-4A DISTRICT—MULTIFAMILY RESIDENCE—GENERAL), SECTION 622 (COMMERCIAL C-1 DISTRICT—NEIGHBORHOOD RETAIL), SECTION 623 (COMMERCIAL C-2 DISTRICT—INTERMEDIATE COMMERCIAL), SECTION 624 (COMMERCIAL C-3 DISTRICT—GENERAL COMMERCIAL), SECTION 632 (HIGH-RISE H-R1 DISTRICT—HIGH-RISE AND HIGH DENSITY DISTRICT), SECTION 701 (BULK REGULATIONS), SECTION 702 (OFF-STREET PARKING AND LOADING), SECTION 703 (LANDSCAPING, FENCES, AND WALLS), SECTION 710 (HILLSIDE DEVELOPMENT), SECTION 1203 (LAND USE MATRIX, DOWNTOWN CODE), SECTION 1205 (FRONTAGE ELEMENTS, DOWNTOWN CODE), SECTION 1303 (TRANSECT LOT STANDARDS, WU CODE), SECTION 1306 (LAND USE MATRIX, WU CODE), AND SECTION 1307 (PARKING AND LOADING STANDARDS, WU CODE).

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

SECTION 1: That Chapter 2, Section 202 (Definitions), is amended to add new definitions and revise existing as follows:

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Building Envelope: ~~The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

***

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

***

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

***

Dwelling Unit: One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

~~*Accessory* *Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.

~~*Adaptable* *Dwelling Unit~~s, ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

~~*Accessory* *Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.

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~~*Accessory* Dwelling Unit, Detached ACCESSORY:~~ An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

***

Entry, Front: An arcade, ~~gated arch,~~ ~~covered~~ porch, ~~or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of~~, or~~ AND path to~~, the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

***

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend~~ed~~ to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way,~~ shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

***

Guesthouse: See "~~Accessory~~ Dwelling Unit, ACCESSORY."

***

~~*Landscape Setback, Average:* Repealed.~~

***

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided.~~, not including permitted accessory dwelling units.~~

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Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

***

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

***

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

***

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF a group of dwelling units with common OPEN SPACE areas ~~which are~~ designed as ~~an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained~~.

***

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

***

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, or ~~an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or~~ lobby OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not ~~a~~ primary entranceS.

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Projection: ~~Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED "OPEN" WHEN ALSO MEETING THE DEFINITION OF "OPEN BUILDING".

***

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

***

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

***

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

***

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~ COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one ~~(1)~~ side which is at least ~~fifty~~ 50 percent ~~(50%)~~ open.

***

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STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

***

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

***

Subdivision: The division of a ~~lot, tract, or~~ parcel of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION.~~, and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units LOTS in a development rather than by minimum lot size.~~ SEE "PLANNED RESIDENTIAL DEVELOPMENT".

Subdivision, Conventional: ~~A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration.~~ SEE "SUBDIVISION, STANDARD".

Subdivision, Planned Residential Development: See "Planned Residential Development".

*SUBDIVISION, Single-Family Infill (SFI)~~ Development:~~ ~~A type of single-family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development.~~ A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.

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SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED "A CONVENTIONAL SUBDIVISION", "SUBDIVISION OPTION", OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~*Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.*~~

***

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

***

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted ~~projects~~ PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

***

SECTION 2: That Chapter 5, Section 507 Tab A (Guidelines for Design Review) is amended to read as follows:

Section 507 Tab A. Guidelines for Design Review

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II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

***

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

***

8. **~~Single-Family Detached~~ SUBDIVISION DIVERSITY Design Review.** ~~New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4~~, as follows~~ (R):

~~(a) Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

~~(b) Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~

~~(c) Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

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~~(d) Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~

~~(e) Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

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8.5. **Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single-family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.

(a) Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)

(b) The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)

(1) A minimum of one, two inch caliper or greater, drought resistant, accent tree.

(2) A minimum of five, five gallon or greater, drought resistant shrubs.

(3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.

(4) An irrigation system.

Rationale: Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.

(c) Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)

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Rationale: When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.

(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)

(e) Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)

Rationale: Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.

(f) All dwelling units should provide the following architectural design elements: (P)

(1) Consistent detailing and design for each side of the building.

(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.

(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.

(4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.

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Rationale: High quality design promotes neighborhood pride and visual interest in residential architecture.

(g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)

Rationale: Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.

(h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)

Rationale: Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.

(i) Manufactured homes shall provide the following additional architectural design elements:

(1) Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)

(2) The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)

(3) A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)

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~~(4) Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)~~

~~(5) A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~

~~(6) The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;

b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME. (P)

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RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET. (R*)

9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)

9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)

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9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)

9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)

9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:

(a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDIPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)

(b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)

(c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)

(d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

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(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

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SECTION 3: That Chapter 6, Section 608 (Residential Districts), is amended to read as follows:

Section 608. Residential Districts.

A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

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B. *Applicability*. THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS.

~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~

~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~

~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

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~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

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D. *Residential Districts Land Use Matrix*

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES	SECTION AND ZONING DISTRICT											
	609	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**635**
	RE-35	**R1-18**	**R1-10**	**R1-8**	**R1-6**	**R-2**	**R-3**	**R-3A**	**R-4**	**R-5**	**R-4A**	**PAD**
Single-Family Detached	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
(ac) Accessory Dwelling Unit (ADU)	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
(ac) Guestroom(s)	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
~~Duplex~~	~~np~~	~~np~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~
~~Triplex~~	~~np~~	~~np~~	~~np~~	~~np~~	~~np~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~
Single-Family Attached	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4
SINGLE-FAMILY INFILL (SFI) SUBDIVISION	np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family	np	np	~~pc7~~ np	~~pc7~~ np	~~pc7~~ np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac) Residential Convenience Market	np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
Off-Site Manufactured Home Developments	np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***	***	***	***	***	***	***	***	***	***	***	***	***

***(ac) = accessory use permitted only with primary use listed immediately prior in the table.**

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E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. *Accessory Dwelling Unit (ADU).*

   a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.

   b. An ADU is subject to the development regulations of Section 706.A.

3. *Guestrooms*. Each single-family dwelling unit may contain no more than two guestrooms.

~~4. *Duplex.*~~

   ~~a. *Single-Family Lots.* One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.~~

   ~~b. *Multi-Family Lots.* Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.

~~5. *Triplex.*~~

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~~a. *Single-Family Lots.* One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.~~

~~b. *Multi-Family Lots.* Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

5. *SINGLE-FAMILY INFILL (SFI) SUBDIVISION*. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~*Single-Family Attached Dwelling Unit.* One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.~~
SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. *Multi-Family Dwelling Units.* Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

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35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in Section ~~608.F.7~~ 608.J.

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F. ~~*Special*~~ *GENERAL DEVELOPMENT Regulations.*

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single-family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.

   ~~a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:~~

      ~~(1) The street is not designated as a collector or arterial street.~~

      ~~(2) There are no restrictions to public access to the street.~~

      ~~(3) Pavement width shall be 33.16 feet from back of curb to back of curb.~~

      ~~(4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~

      ~~(5) All terminations shall contain a 40-foot-radius right-of-way.~~

      ~~(6) The street has been constructed prior to March 19, 1986.~~

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4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:

   a. Any building or landscaping materials.

   b. Any machinery, parts, scrap, or appliances.

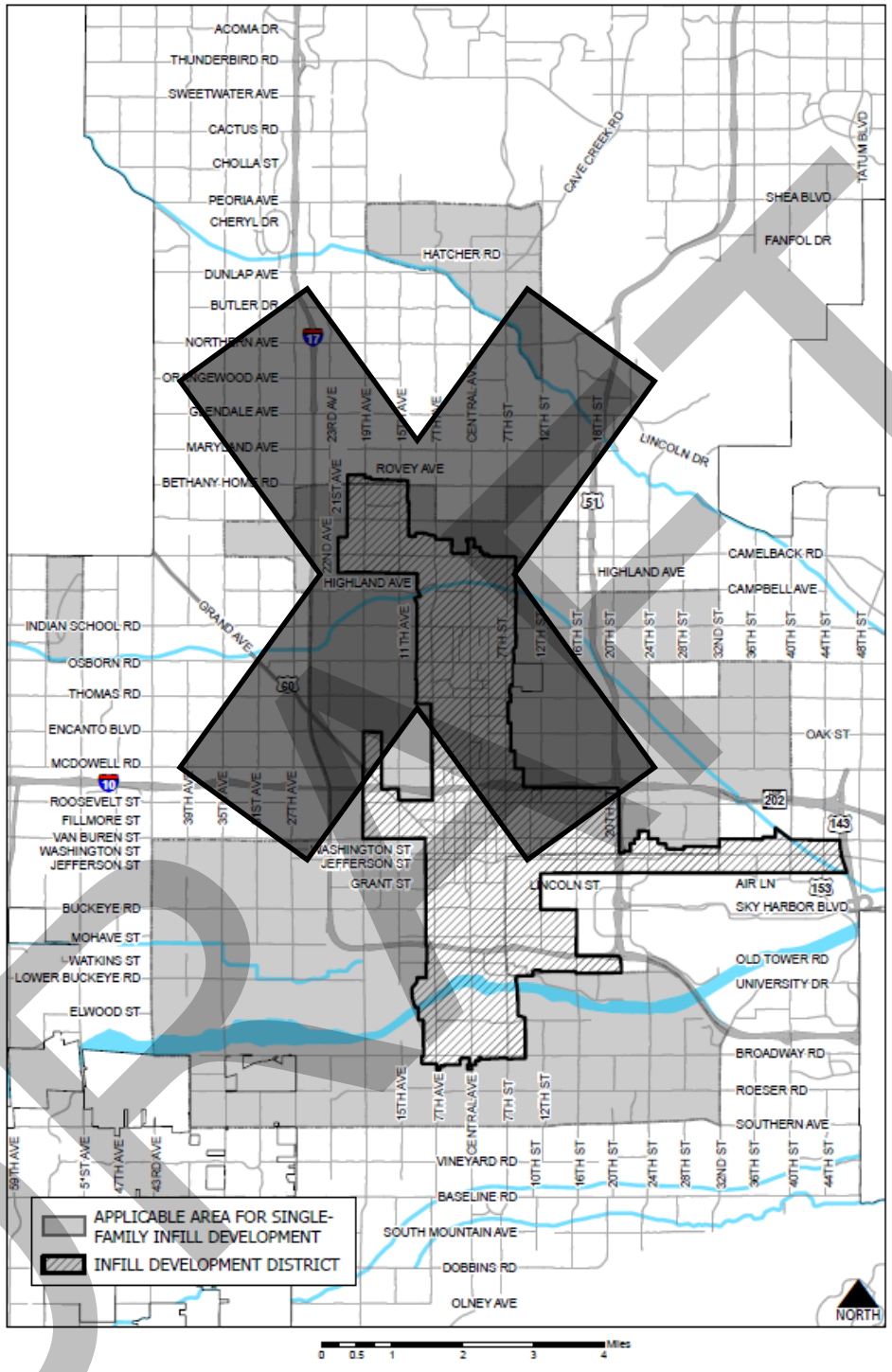
   c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

   d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

~~6.~~ ~~*Single-Family Infill (SFI).* Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:~~

~~Figure 608.F.6. Single-Family Infill Development Areas~~

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ACOMA DR
THUNDERBIRD RD
SWEETWATER AVE
CACTUS RD
CHOLLA ST
PEORIA AVE
CHERYL DR
DUNLAP AVE
BUTLER DR
NORTHERN AVE
ORANGEWOOD AVE
GLENDALE AVE
MARYLAND AVE
BETHANY HOME RD
HATCHER RD
CAVE CREEK RD
TATUM BLVD
SHEA BLVD
FANFOL DR
ROVEY AVE
LINCOLN DR
CAMELBACK RD
HIGHLAND AVE
CAMPBELL AVE
INDIAN SCHOOL RD
OSBORN RD
THOMAS RD
ENCANTO BLVD
MCDOWELL RD
ROOSEVELT ST
FILLMORE ST
VAN BUREN ST
WASHINGTON ST
JEFFERSON ST
GRAND AVE
OAK ST
BUCKEYE RD
MOHAVE ST
WATKINS ST
LOWER BUCKEYE RD
ELWOOD ST
GRANT ST
LINCOLN ST
AIR LN
SKY HARBOR BLVD
OLD TOWER RD
UNIVERSITY DR
BROADWAY RD
ROESER RD
SOUTHERN AVE
VINEYARD RD
BASELINE RD
SOUTH MOUNTAIN AVE
DOBBINS RD
OLNEY AVE
APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT
INFILL DEVELOPMENT DISTRICT
NORTH
0 0.5 1 2 3 4 Miles

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a. The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

b. Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.

c. *Dwelling Units.* The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.

(1) Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.

d. *Design Requirements.*

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on perimeter street rights-of-way.

(3) Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.

(4) Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

e. *Perimeter Landscape Setbacks and Requirements.*

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(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.

(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community-maintained landscaping abutting the street.

(3) Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.

(4) Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:

(a) Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.

(b) Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.

(c) Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.

(5) A minimum of five five-gallon shrubs per tree shall be provided.

f. *Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.

g. *Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.

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(1) Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.

(2) Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.

(3) The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.

(4) A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.

h. *Alley Access and Maneuvering.*

(1) All maneuvering for on-site parking must be located on private property and not in public ROW.

(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.

(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:

(a) The site is not across the alley from either a single-family or historic preservation zoning district;

(b) Alley access is specifically approved as part of the use permit hearing; and

(c) All necessary technical appeals have been approved.

i. Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.

j. Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.

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7. *Off-Site Manufactured Home Developments.* Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:

a. The provisions of Section 703.B do not apply to off-site manufactured home developments.

b. These regulations apply to development of a single lot or parcel, not to be further subdivided.

c. Placement for each off-site manufactured home shall be provided as follows:

(1) There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.

(2) There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.

(3) No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.

d. Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.

e. At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.

f. All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.

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g. Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.

h. There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.

i. If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.

j. Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.

k. All utilities and the wires of any central television or radio antenna system shall be underground.

l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.

m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.

n. Private drives may be used for access to each off-site manufactured home.

o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:

(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor

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~~(2) Dedicated streets, alleys, and other public rights-of-way; nor~~

~~(3) Vehicular drives, parking, loading, and storage areas; nor~~

~~(4) Required setback areas at exterior boundaries of the site; nor~~

~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~*Reserved.*~~

DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.

1. GENERAL REQUIREMENTS.

a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

(1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.

(2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.

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(3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

(1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR

(2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR

(3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR

(4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

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a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.

b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.

c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.

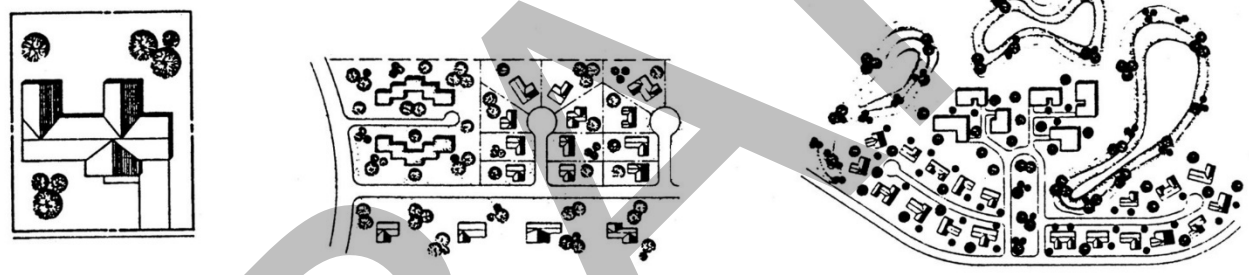
e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.

f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

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3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.

4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option | Standard Subdivision | Planned Residential Development

H. ~~Reserved.~~ *BONUS PROVISIONS.*

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

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TABLE 608.H.1 PERMISSIBLE DENSITY BONUS BY DISTRICT	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

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TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.

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TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETSCAPE PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.

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TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS**. WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.

   a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:

      1. PUBLIC RIGHT-OF-WAY.

      2. VEHICULAR DRIVES OR PARKING AREAS.

      3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.

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4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

5. GOLF COURSES.

b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

~~I.~~ ~~*Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

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1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.

2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.

a. Density Bonus Points. Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:

(1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.

(2) Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.

Bonus Points	**Enhancement Category**	
	PERIMETER/BACKUP TREATMENT	
10 pts.	1.	Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.
10 pts./feature	2.	Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
5 pts./feature	3.	Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
	STREETSCAPE	
20 pts.	1.	Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area

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		shall be planted with minimum 24" box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.
10 pts.	2.	Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24" box tree, 5 5-gallon shrubs, and ground cover.
5 pts.	2a.	Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).
10 pts.	3.	Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10 pts.	4.	Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10 pts.	5.	Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g., intersections, crosswalks, borders.
2 pts./feature	6.	Provide landscaped median islands.
5 pts.	7.	Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.
5 pts.	8	Provide custom streetlight standards and/or fixtures.
	ARCHITECTURAL DESIGN	
25 pts.	1.	Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.

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25 pts.	2.	Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.
10 pts.	3.	Provide premium grade exterior materials and finishes as approved by the design advisor.
	OPEN SPACE/RECREATION	
2 pts.	1.	Provide additional common area, such that each additional 1% of common area earns 2 bonus points.
10 pts./feature	2.	Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).
5 pts./feature	3.	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).

b. Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:

(1) Qualifying developments (listed below) may earn:

(a) A one percent density bonus for each four percent of basic common area; or

(b) A one percent density bonus for each two percent of improved common area.

(c) The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:

(i) Public right-of-way.

(ii) Vehicular drives or parking areas.

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(iii) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.

(iv) Required setback areas at the exterior boundaries of the site.

(v) Golf courses.

(d) In no case shall the density of the development exceed the maximum density allowed by the district.

(2) Developments qualifying for the additional common area/open space density bonus are as follows:

(a) Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.

(b) Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

(c) Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.

(d) Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

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3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.

4. **Building setback:** The required separation of buildings from lot lines.

5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.

6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.

7. **Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.

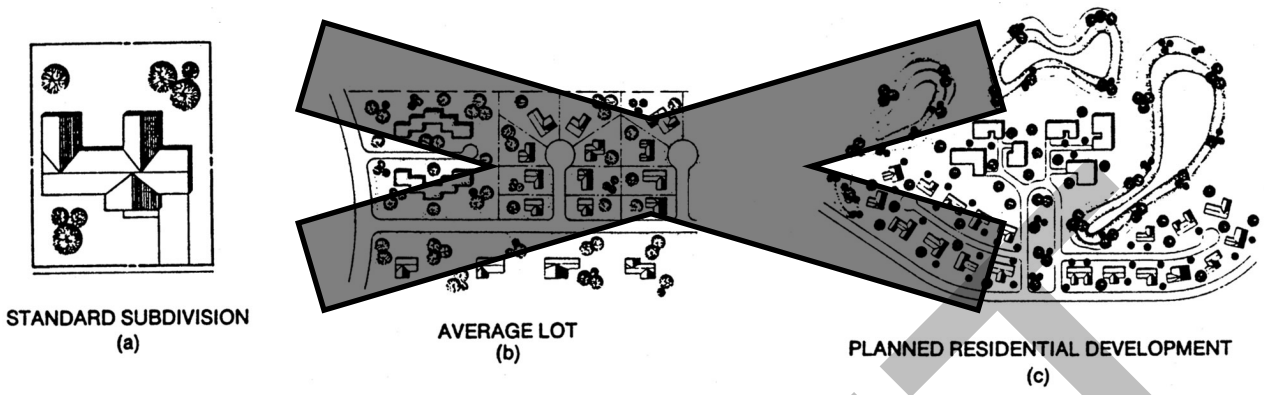
8. **Allowed Development:** The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.

9. **Required review:** Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.

10. **Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.

11. **Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.

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I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:

   a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.

   b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;

   c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

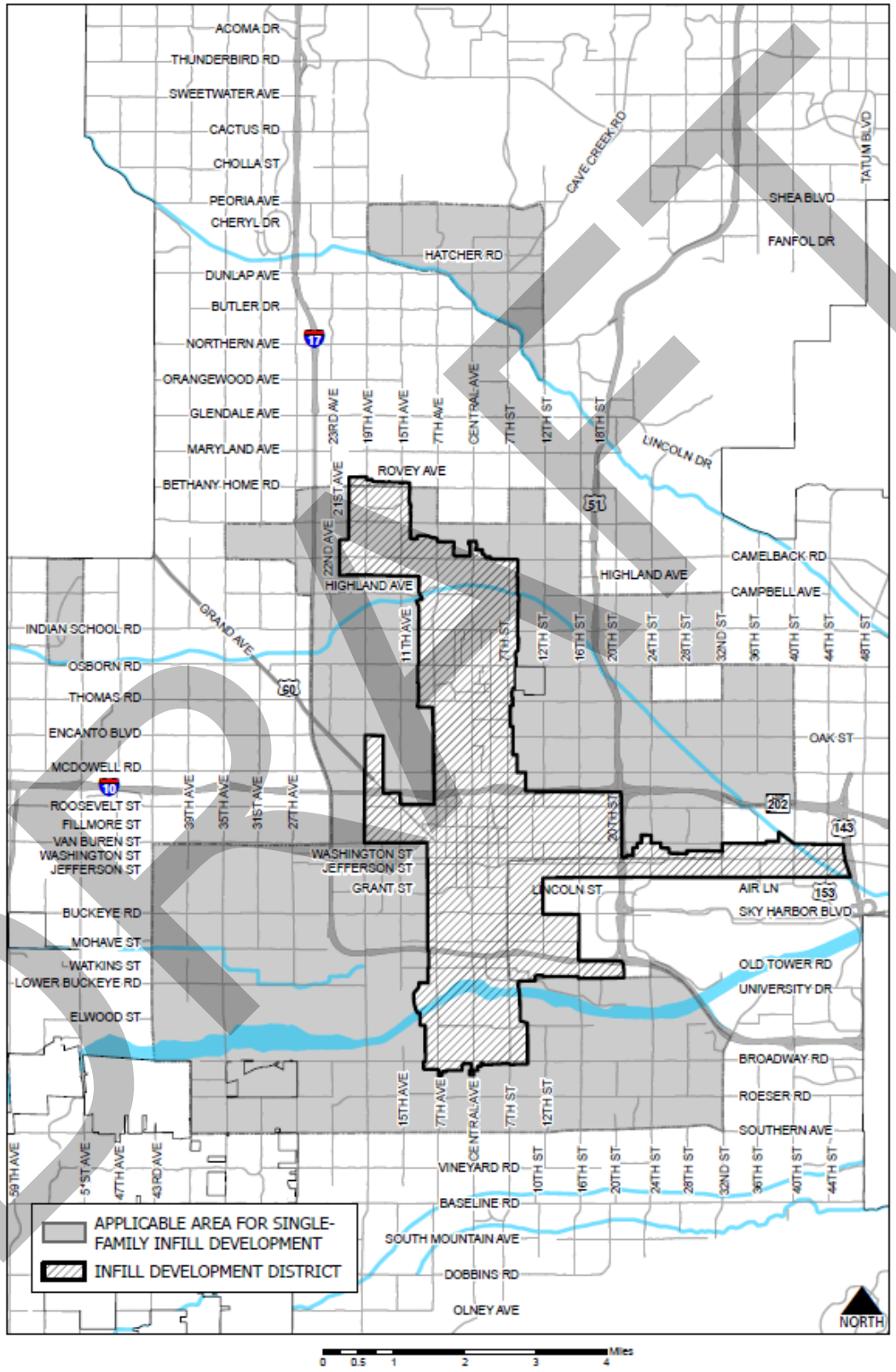
   d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

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e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

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FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



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2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

3. **SFI DEVELOPMENT STANDARDS.**

a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3:
MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS

(1)	*LOT WIDTH (MINIMUM)*	20 FEET
(2)	*LOT DEPTH (MINIMUM)*	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	THREE FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.c
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)*	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION 608.I.4.d OTHER PERIMETER: 10 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)*	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE

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TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
		PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	PER SECTION 608.I.3.b
(11)	*LOT COVERAGE (MAXIMUM)*	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT
(13)	*STREET FRONTAGE REQUIREMENTS*	PER SECTION 608.I.7
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

(1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

(2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.

(3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.

(4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

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(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

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a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

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b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

(1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)

(2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

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9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

~~J. *Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.I.2.~~

~~3. Other Requirements. The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.

2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

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a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.

b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.

c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.

5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.

6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.

7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

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9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.

10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.

11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.

12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.

13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.

14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.

15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

    a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR

    b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR

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c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

***

SECTION 4: That Chapter 6, Section 609 (RE-35 Single-Family Residence District) is amended to read as follows:

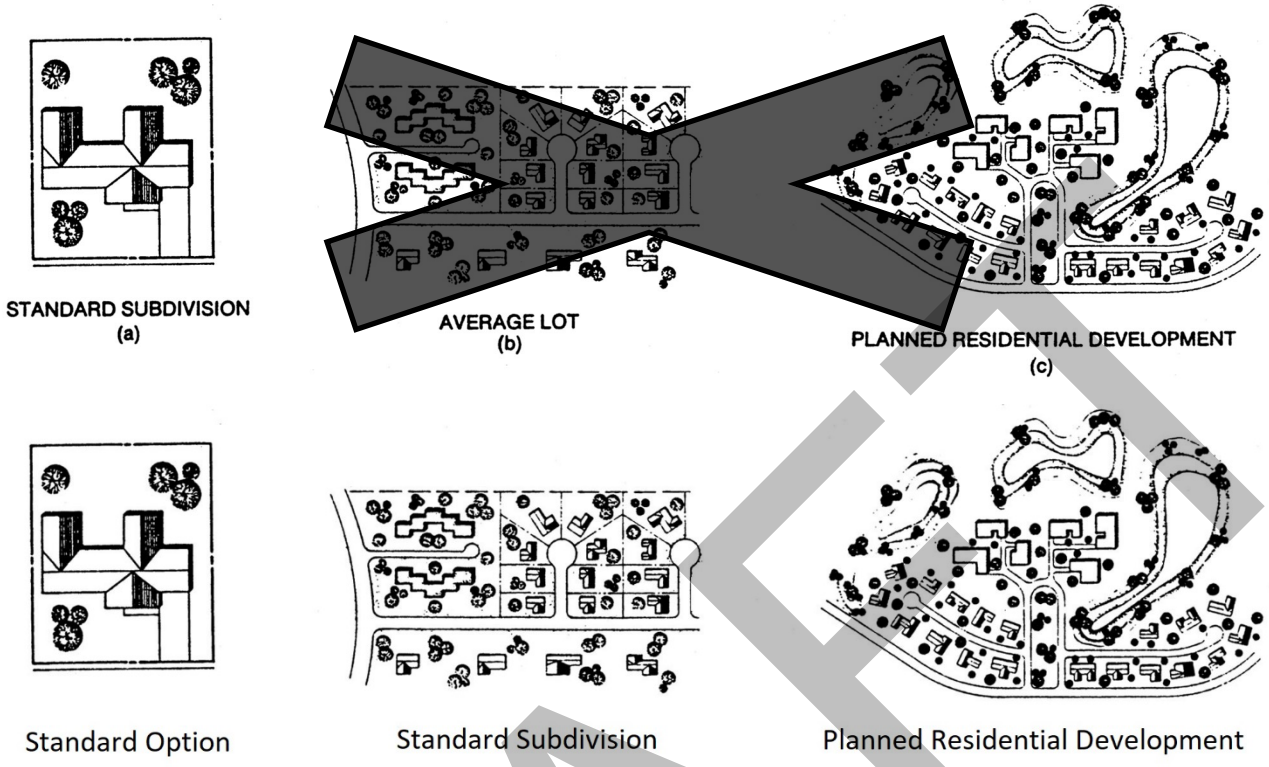
Section 609. RE-35 Single-Family Residence District

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B. **District Regulations.** The following tables establishES standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

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~~Table 609.A~~ ~~RE-35 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~150' width, 175' depth (Minimum area 35,000 sq. ft.)~~	~~100' width, 125' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.10~~	~~1.10~~	~~1.15; 1.32 with bonus~~
~~Perimeter standards~~	~~None~~	~~40' front or rear, 20' side~~	~~40' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line~~
~~Building setbacks~~	~~40' front, 40' rear, 20' side~~	~~25' front, 50' total front and rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~

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~~Table 609.A~~ ~~RE-35 Development Options~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Lot coverage~~	~~25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	150 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	175 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS

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TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20 FEET AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

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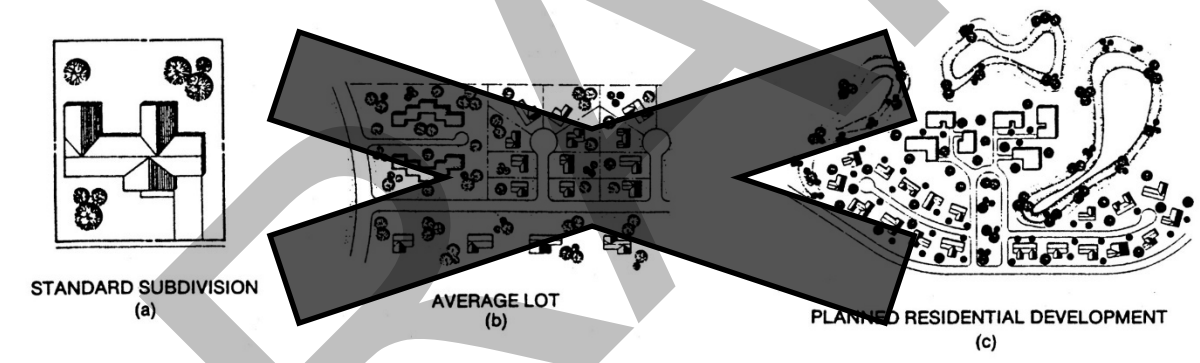
SECTION 5: That Chapter 6, Section 610 (R1-18 Single-Family Residence District), is amended to read as follows:

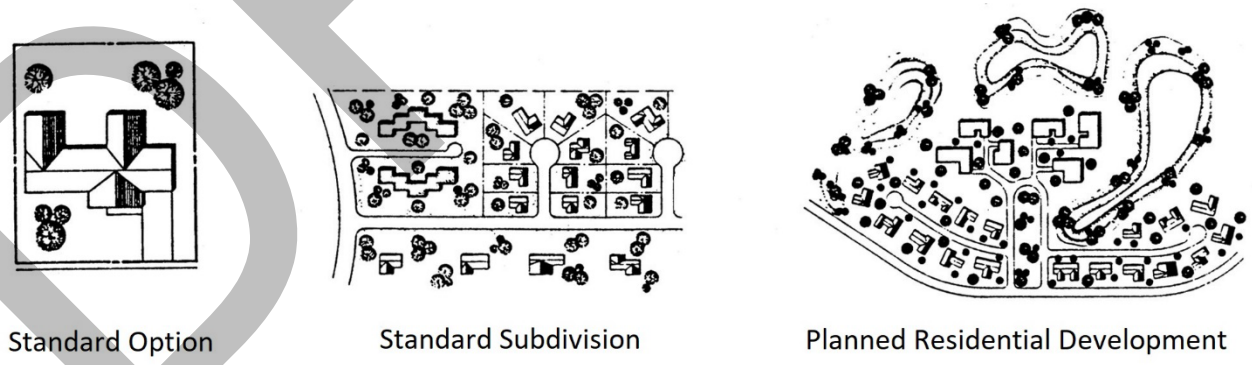
Section 610. R1-18 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used IN THE R1-18 DISTRICT ~~for each district. The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS





~~**Illustrations of Development Options**~~

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Table 610.A R1-18 Development Options			
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
Minimum lot dimensions (width and depth)	130' width, 120' depth (Minimum area 18,000 sq. ft.)	90' width, 80' depth	None
Dwelling unit density (units/gross acre)	1.95	1.95	2.05; 2.34 with bonus
Perimeter standards	None	30' front or rear, 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 30' rear, 10' side	25' front, 50' total front plus rear	25' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30'
Lot coverage	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached	Single-family attached; plus (a)	Single-family attached; plus (a)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway (1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

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TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	130 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	120 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT

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TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

SECTION 6: That Chapter 6, Section 611 (R1-10 Single-Family Residence District), is amended to read as follows:

Section 611. R1-10 Single-Family Residence District

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B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-10 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

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Table 611.A ***R1-10 Development Options*** ***Single-Family Detached Development*** [3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	75' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	3.0	3.5; 4.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street(2)(front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets [2]	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	10'	None

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~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

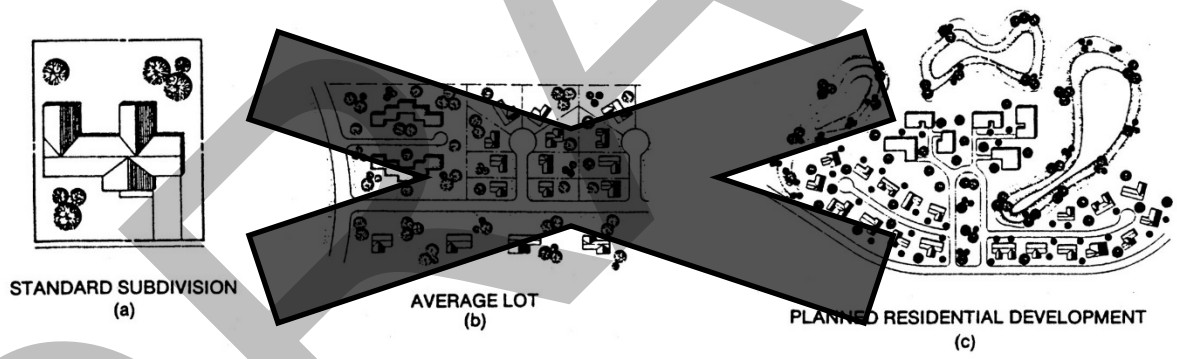
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~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.~~



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Table 611.B
R1-10 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***
Minimum lot dimensions (width and depth)	80' width, 94' depth (Minimum area 10,000 sq. ft.)	60' width, 65' depth	None
Dwelling unit density (units/gross acre)	3.50	3.50	3.68; 4.20 with bonus
Perimeter standards	None	30' front, 25' rear, 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures. Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures. Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures. Total: 60%

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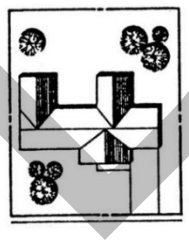
~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

(1) ~~Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

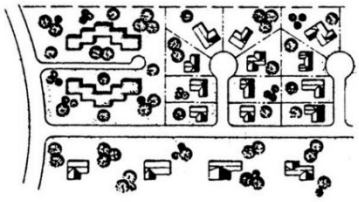
(2) ~~For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

(3) ~~The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

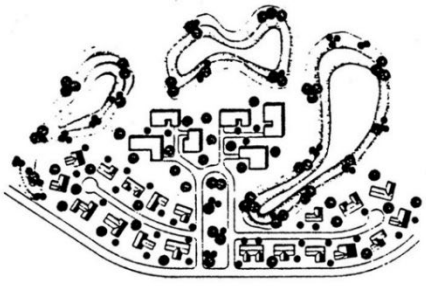
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

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TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	80 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT

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TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

SECTION 7: That Chapter 6, Section 612 (R1-8 Single-Family Residence District), is amended to read as follows:

Section 612. R1-8 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-8 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

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~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~65' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~4.0~~	~~4.5; 5.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~

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~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

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(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.

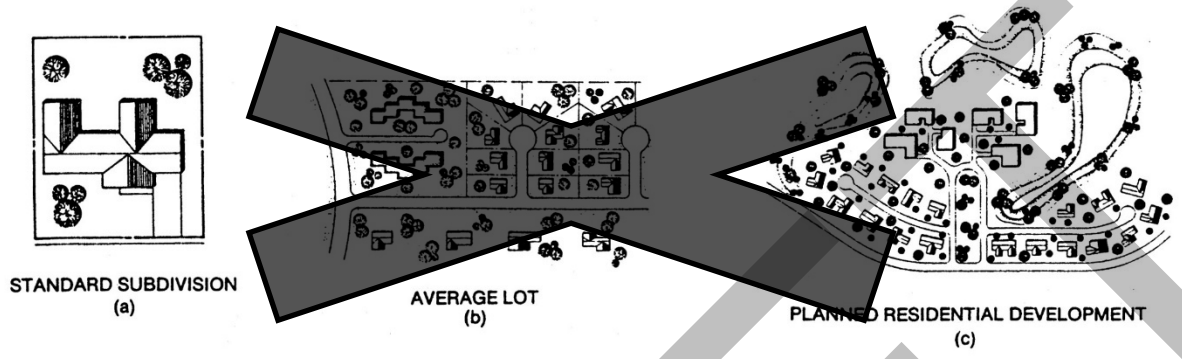


Table 612.B
R1-8 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
Minimum lot dimensions (width and depth)	70' width, 94' depth (Minimum area 8,000 sq. ft.)	50' width, 65' depth	None
Dwelling unit density (units/gross acre)	4.30	4.30	4.52; 5.16 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front

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~~*Table 612.B*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

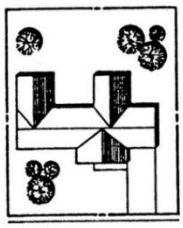
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

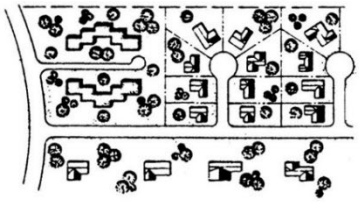
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

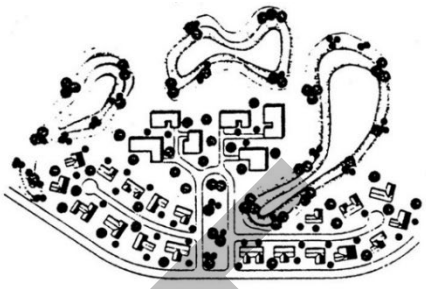
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Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	70 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET

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TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

SECTION 8: That Chapter 6, Section 613 (R1-6 Single-Family Residence District)), is amended to read as follows:

Section 613. R1-6 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-6 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

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~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~5.5; 6.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

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~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

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(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.

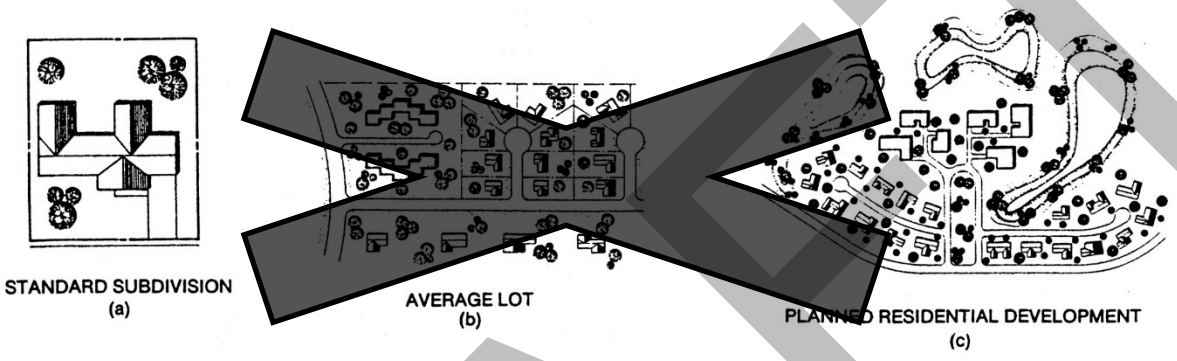


Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line

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Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached(3) and duplex	Single-family attached plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway(1)

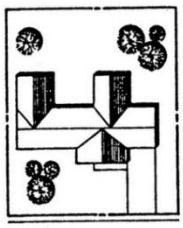
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

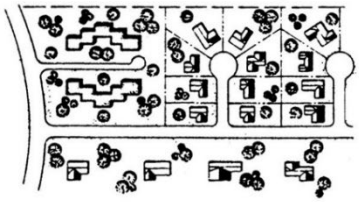
(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

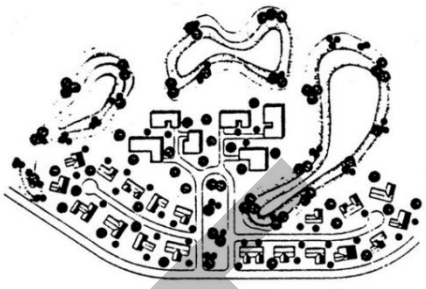
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Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET

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TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

SECTION 9: That Chapter 6, Section 614 (R-2 Multifamily Residence District), is amended to read as follows:

Section 614. R-2 ~~Multifamily~~ MULTI-FAMILY Residence District

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ ~~The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

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~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

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~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

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(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.

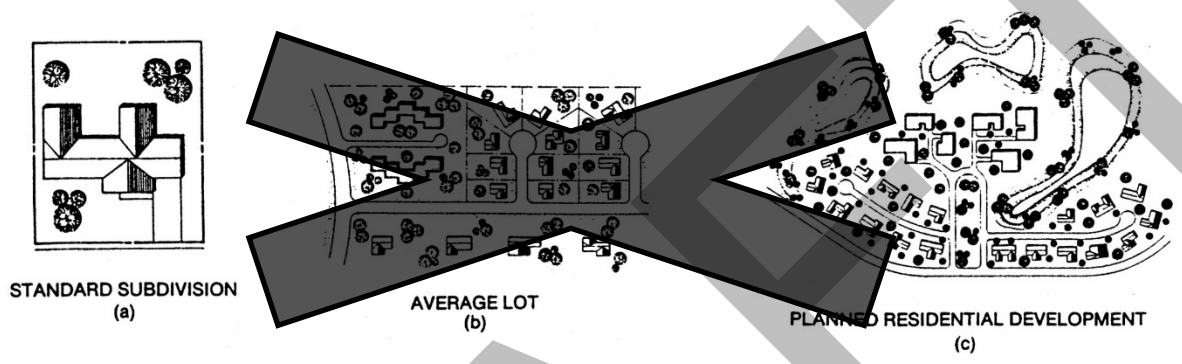


Table 614.B
R-2 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	10.0	10.0	10.50; 12.00 with bonus	10.50; 12.00 with bonus

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~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~*(4)*~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

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Table 614.B *R-2 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	*(a)* *Subdivision*	*(b)* *Average Lot*	*(c)* *Planned Residential Development*	*(d)* *Single-Family Infill*[4]
Allowed development	Single-family detached[3] and duplex	Single-family attached plus (a)	Multi-family plus (b)	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

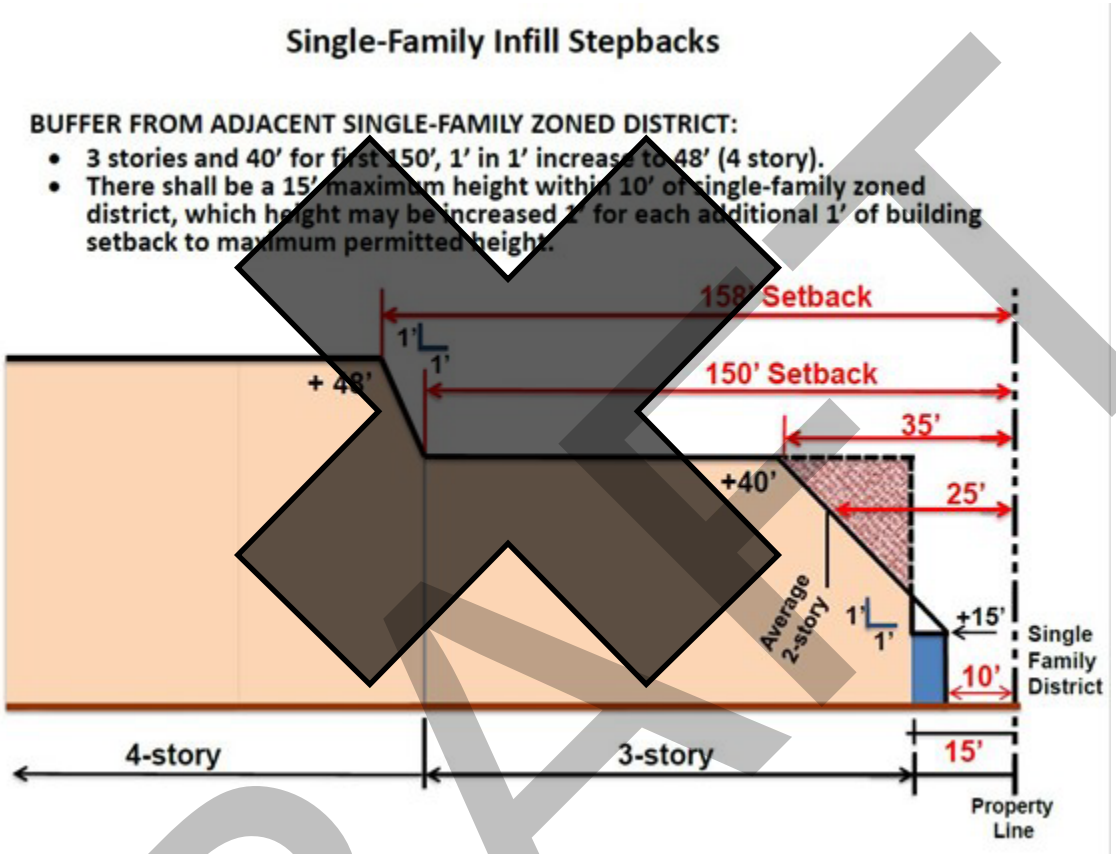
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

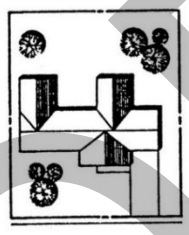
(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

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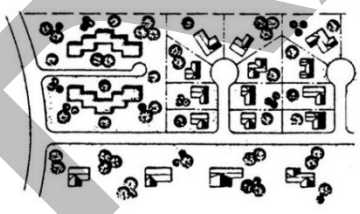
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



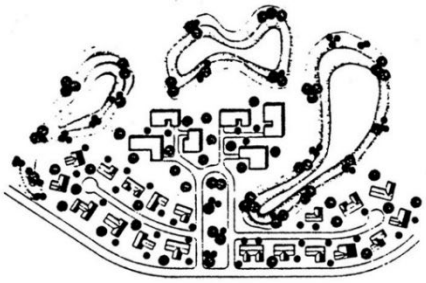
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

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TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

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TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

SECTION 10: That Chapter 6, Section 615 (R-3 Multifamily Residence District), is amended to read as follows:

Section 615. R-3 ~~Multifamily~~ MULTI-FAMILY Residence District

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

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~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

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~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

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(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.

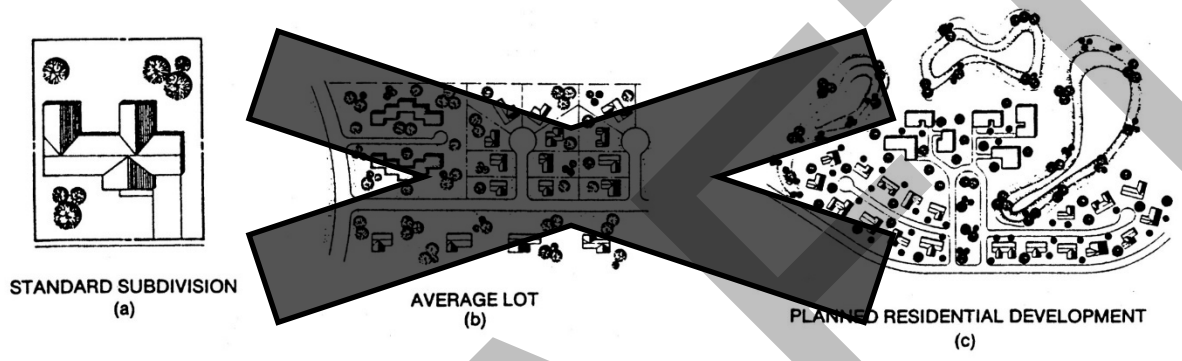


Table 615.B ***R-3 Development Options*** ***Single-Family Attached and Multi-Family Development, and*** ***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***				
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	14.5	14.5	15.23; 17.40 with bonus	15.23; 17.40 with bonus

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~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~

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Table 615.B *R-3 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

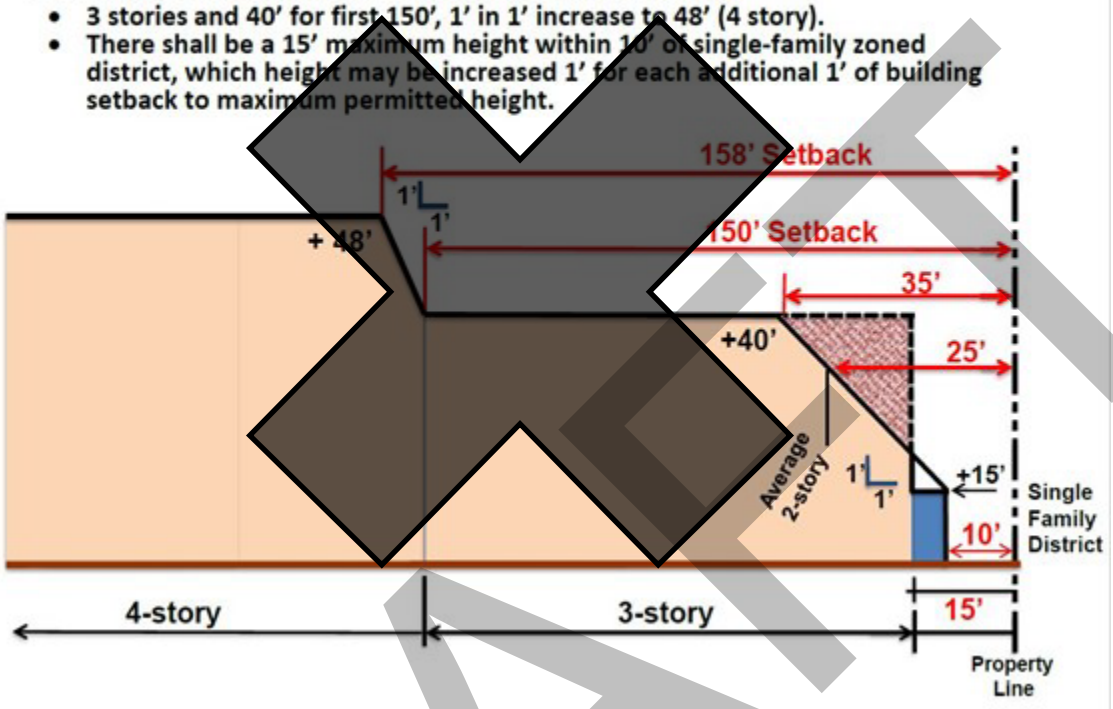
(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

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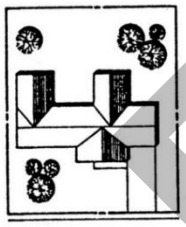
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

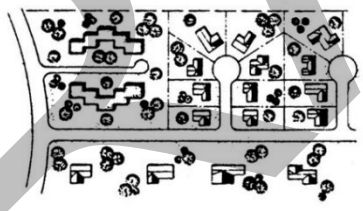
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



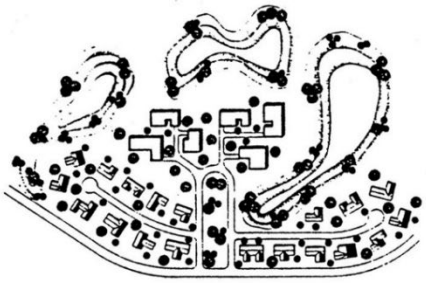
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE

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TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**

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TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

SECTION 11: That Chapter 6, Section 616 (R-3A Multifamily Residence District), is amended to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ ~~The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

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~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

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~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

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(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.

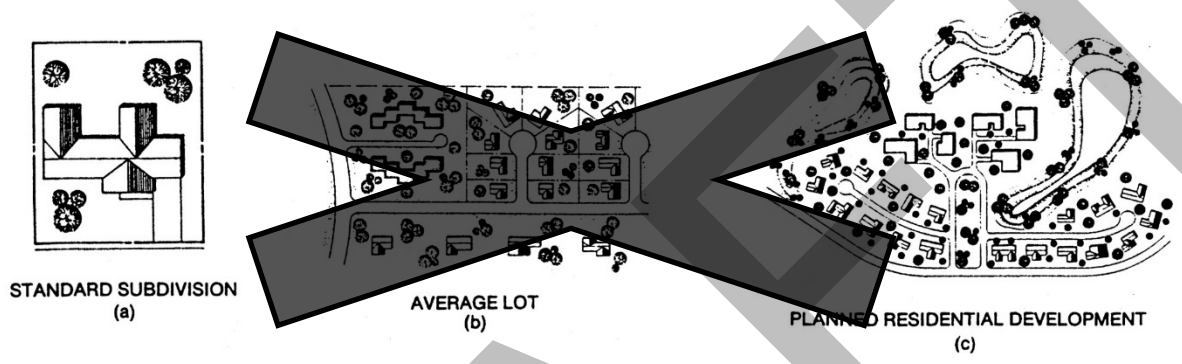


Table 616.B ***R-3A Development Options*** ***Single-Family Attached and Multi-Family Development, and*** ***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***				
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	22	22	23.1; 26.4 with bonus	23.1; 26.4 with bonus

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~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~[2]~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~[5]	~~3 stories or 40'~~[5]	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~[5]	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~[5]
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~

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Table 616.B *R-3A Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

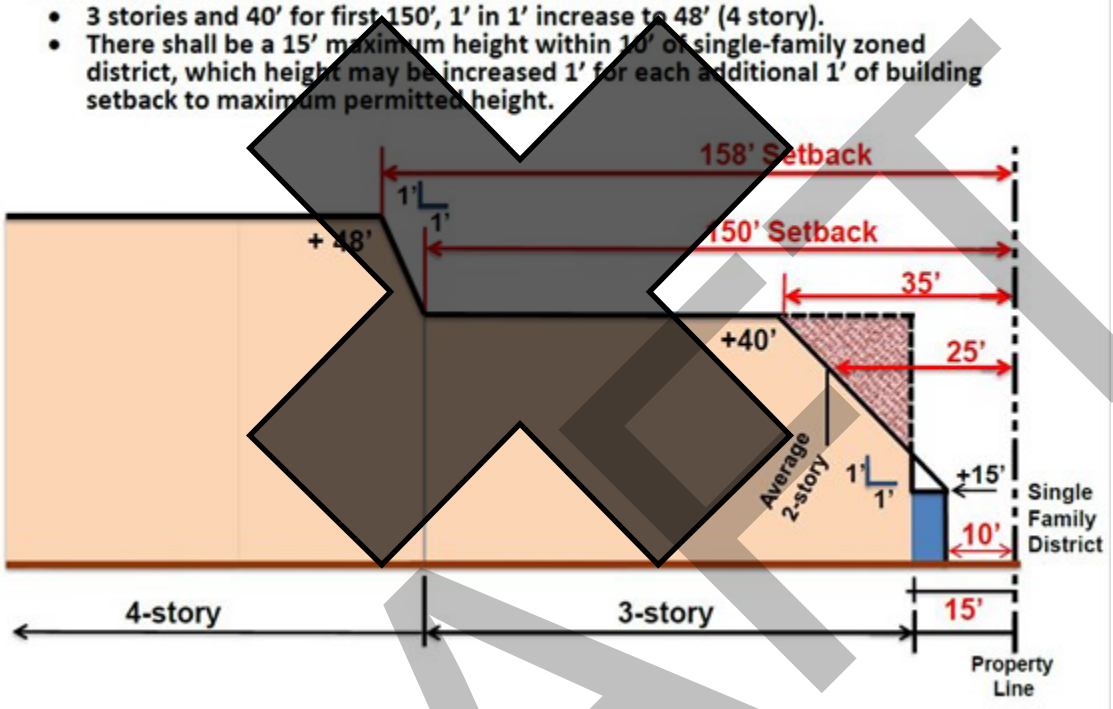
(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

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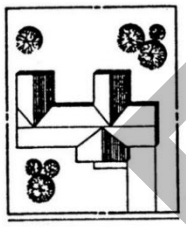
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

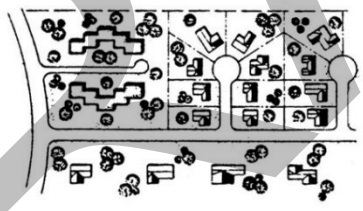
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



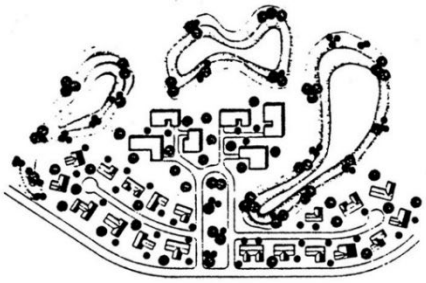
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE

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TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**

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TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

SECTION 12: That Chapter 6, Section 617 (R-4 Multifamily Residence District), is amended to read as follows:

Section 617. R-4 ~~Multifamily~~ MULTI-FAMILY Residence District

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ ~~The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

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Table 617.A ***R-4 Development Options*** ***Single-Family Detached Development[3]***		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street[2] (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets[2]	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	10'	None

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~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

DRAFT

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.

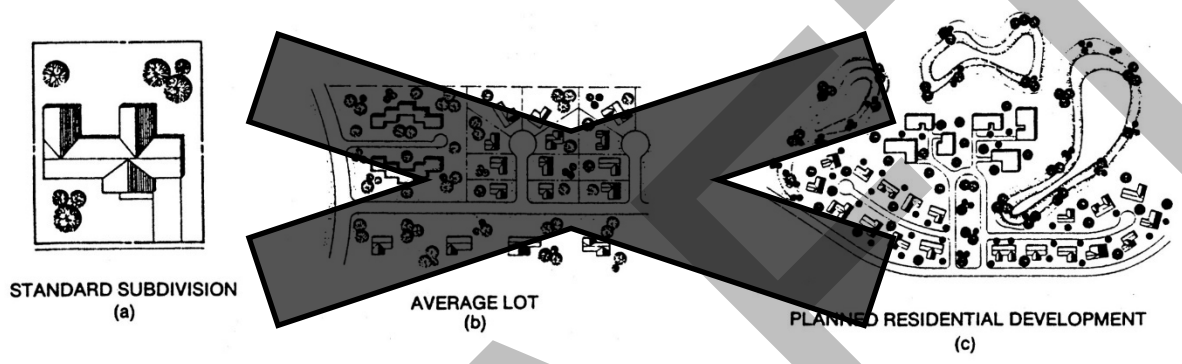


Table 617.B
R-4 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	29.0	29.0	30.45; 34.80 with bonus	30.45; 34.80 with bonus

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Table 617.B *R-4 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street[2]; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	20' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	Individual unit lot: none
Maximum height	3 stories or 40'[5]	3 stories or 40'[5]	3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum[5]	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum[5]
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)

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Table 617.B *R-4 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

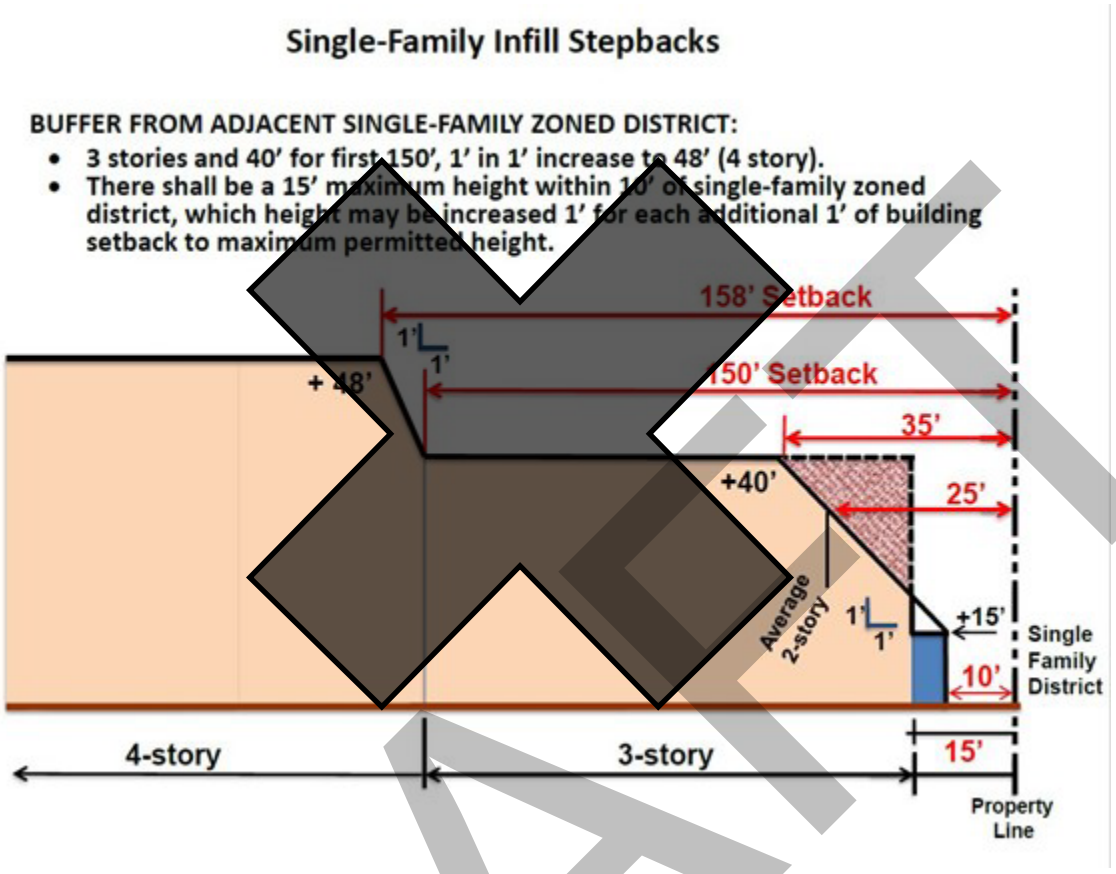
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

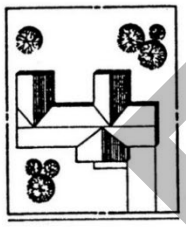
(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

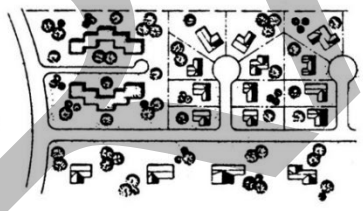
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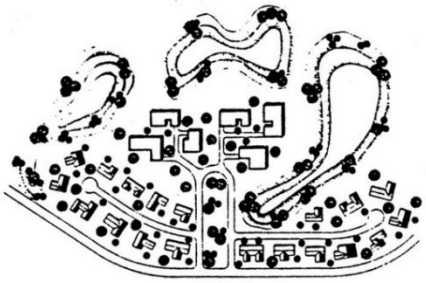
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE

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TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**

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TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

SECTION 13: That Chapter 6, Section 618 (R-5 Multifamily Residence District), is amended to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

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A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations—Residential Uses.** The following table~~s~~ establishES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

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~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

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~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

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(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.

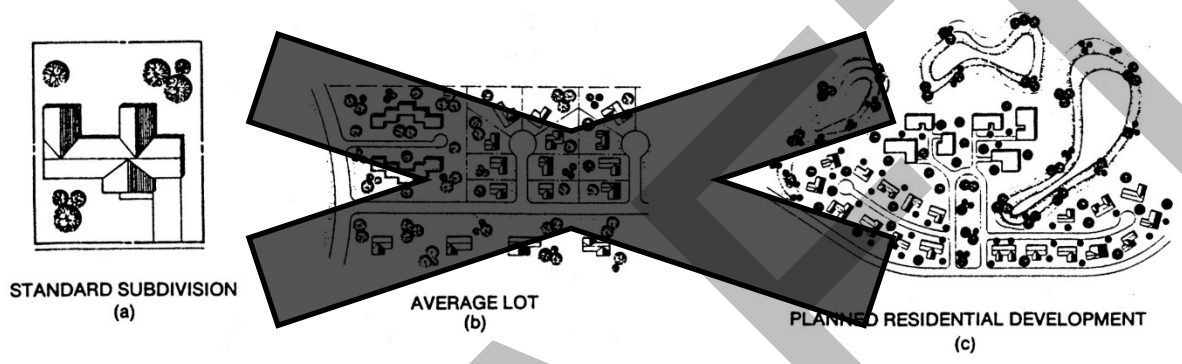


Table 618.B ***R-5 Development Options*** ***Single-Family Attached and Multi-Family Development, and*** ***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***				
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	43.5	43.5	45.68;52.20 with bonus	45.68;52.20 with bonus

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~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~[2]~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~

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Table 618.B *R-5 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill[4]***
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

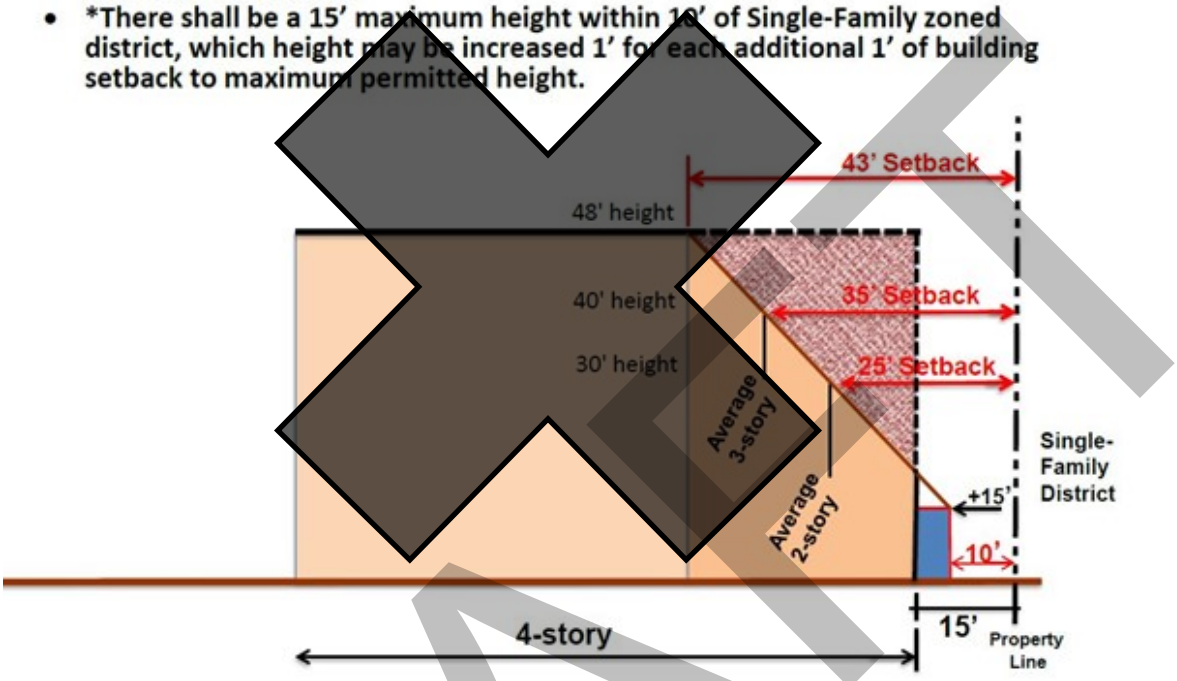
(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

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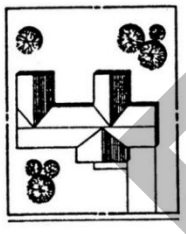
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

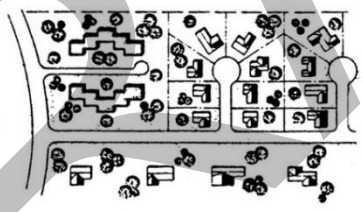
- **R-5: 4 stories and 48'.**
- ***There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.**



ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE

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TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA

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TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

***

SECTION 14: That Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General), is amended to read as follows:

Section 619. Residential R-4A District~~—Multifamily~~ MULTI-FAMILY Residence—General

***

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:

1. Hospice, subject to a use permit.

2. Nursing home, subject to a use permit and the following conditions:

a. A maximum lot coverage of 25 percent.

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b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.

~~3. Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~

B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

***

~~8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~

~~9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

***

SECTION 15: That Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) is amended to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

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***

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

***

g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.

3. ADULT DAY CARE HOME AND CENTER

4. BOARDING HOUSE, SUBJECT TO A USE PERMIT

5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT

6. GROUP HOME, SUBJECT TO A USE PERMIT

7. NURSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE R-5 DISTRICT ~~and R-4A~~; and in addition the following:

***

2. RESERVED. ~~Adult Day Care Home and Center~~

***

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19. RESERVED. ~~Boarding House, subject to a use permit~~

***

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

***

76. RESERVED. ~~Group Home, subject to a use permit~~

***

120. RESERVED. ~~Nursing Home, subject to a use permit~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

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~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

SECTION 16: That Chapter 6, Section 623 (Commercial C-2 District — Intermediate Commercial), is amended to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Except as otherwise provided, all permitted uses and storaging of materials or supplies shall be conducted entirely within a closed building.

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2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

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9. With the exception of those instances listed above in 623.~~C~~B.7. and ~~C~~B.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.

3. BOARDING HOUSE

4. COMMUNITY RESIDENCE CENTER

5. GROUP HOME

6. NURSING HOME

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE ~~R-5, R-4A, and~~ C-1 district~~s~~; and in addition the following:

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50. RESERVED. ~~Community Residence Center.~~

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126. RESERVED. ~~Nursing Home.~~

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E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

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~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

SECTION 17: That Chapter 6, Section 624 (Commercial C-3 District —General Commercial), is amended to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

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a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

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4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and~~ THE C-2 district~~s~~; and in addition the following, including the storage of all raw materials and finished products in connection herewith:

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E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

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d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~e.~~ ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~

~~2.~~ ~~Any single-family residential use shall conform to the following requirements:~~

~~a.~~ ~~Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b.~~ ~~The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c.~~ ~~The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d.~~ ~~Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

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SECTION 18: That Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District)), is amended to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:

1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.

2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.

B. **APPLICABILITY.**

1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.

2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.

C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR

2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:

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a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.

b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.

c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.

d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.

e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.

f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALLY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.

g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.

h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

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D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.

3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.

4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**

   a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS

   b. MULTI-FAMILY DWELLING UNITS.

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2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

   a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.

   b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.

3. **SETBACKS AND HEIGHT**. THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.

4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:

   a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.

5. **PARKING AND MANEUVERING.**

   a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.

   b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.

   c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)

      (1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;

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(2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND

(3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.

b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

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SECTION 19: That Chapter 7, Section 701.A.3 (Projections), is amended to read as follows:

***

A. **Lots.**

***

3. **Projections.**

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a. **STANDARD OPTION.** The following provisions apply to development ~~in Sections 604 through 607 and Section 619~~ and ~~in the subdivision option of Sections 609 through 618~~ IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

(a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

(b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.

~~(i) For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~

~~(ii) No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~

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(c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.

(i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20-FOOT-WIDE ALLEY.

(d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

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(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.

(b) A chimney may project not more than three feet into any required yard~~,~~ if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as~~ it is not closer than two feet from a property line.

(c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:

(i) The projection is no closer to a side property line than five feet;

(ii) The projection is no closer to a rear property line than three feet; and

(iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development option~~s of Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:

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(a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and

(b) An attached awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.

(c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:

(I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

(2) A roof overhang may project no more than three feet into a required street side yard setback.

c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single-family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

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(a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~ AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

(b) Where ~~a~~an FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, or ~~open~~ balcony may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

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SECTION 20: That Chapter 7, Section 702 (Off-Street Parking and Loading), is amended to read as follows:

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B. **Site and Parking Space Design Standards.**

***

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

***

b. *Surface parking:*

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(5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

***

C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit ~~A minimum of 50%~~ Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	~~Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618.~~ 2 spaces per PRIMARY DWELLING unit ~~if not developing under the SFI option~~. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per ~~1~~ PRIMARY dwelling unit
***	***

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F. **Special Parking Standards.**

1. **Residential DISTRICTS ~~lots~~.**

a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.

b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.

c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.

d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

***

SECTION 21: That Chapter 7, Section 703.B (Landscaping and Open Areas In Multiple-Family Development), is amended to read as follows:

B. **Landscaping and Open ~~Areas~~ SPACE in Multi~~ple~~-Family Development.**

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1. **Purpose.** Multi~~ple~~-family dwelling~~s~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multi~~ple~~-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

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SECTION 22: That Chapter 7, Section 710 (Hillside Development), is amended to read as follows:

***

B. **Applicability.**

***

2. Development of land in any zoning district within a hillside development area shall ~~also~~ be regulated by the provisions of THIS section, ~~32-32 of the Phoenix City Code, whether subdivided or not, and shall be~~ subject to the following special conditions:

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a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.

b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

***

C. **Standards.**

***

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

~~Table 1~~

~~HILLSIDE DEVELOPMENT AREA STANDARDS~~				
~~DEVELOPMENT OPTION~~	**~~a. Single-family Residential (Conventional, Standard and Average Lot Options)~~**	**~~b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)~~**	**~~c. Multi-Family Residential~~**	**~~d. Any Non-Residential Zoning District~~**
~~MINIMUM LOT AREA~~	~~18,000 square feet*~~ ~~*Lot areas of more than eighteen~~	~~As required by zoning district~~	~~as required by zoning district~~	~~As required by zoning district~~

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HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	a. Single-family Residential (Conventional, Standard and Average Lot Options)	b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)	c. Multi-Family Residential	d. Any Non-Residential Zoning District
	thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH • DEPTH	120* 120'*	As required by zoning district	As required by zoning district	As required by zoning district

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HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	*Unless in conformance with Section 32-32(M) of the City Code			
REQUIRED SETBACKS				
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or ten (10) feet, whichever is greater	As required by zoning district or ten (10) feet, whichever is greater	Minimum 15'**Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	Minimum 15'*, whichever is greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from

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HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
				exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less
MAXIMUM BUILDING HEIGHT	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure

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TABLE 710.C.2

HILLSIDE AREA DEVELOPMENT STANDARDS

CATEGORY		(A) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT	(B) MULTI-FAMILY RESIDENTIAL DEVELOPMENT	(C) NON-RESIDENTIAL DEVELOPMENT
(1)	*NET LOT AREA (MINIMUM)*	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	*LOT WIDTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	*LOT DEPTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	*DEVELOPMENT DENSITY (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	*SUBDIVIDED LOTS (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(6)	*FRONT YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(7)	*REAR YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.

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TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(8)	*SIDE YARD SETBACK (MINIMUM)*	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	*PROJECTIONS*	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	*PERIMETER SETBACKS (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(11)	*BUILDING HEIGHT (MAXIMUM)*	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	*LOT COVERAGE (MAXIMUM)*	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		
(13)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(14)	*STREET FRONTAGE REQUIREMENT* *(2)*	SAME AS BASE ZONING DISTRICT		

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TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(15)	*OTHER APPLICABLE REGULATIONS:*	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

(1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.

(2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

***

SECTION 23: That Chapter 12, Sections 1203.C and D (Land Use Matrix), is amended to read as follows:

***

Section 1203. Land Use Matrix

***

C. *Land Use Matrix.*

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LAND USE CATEGORIES	CHARACTER AREAS													
	ACTIVE USE	BioMed	Business Core	Central Park	Commercial Corridors	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
RESIDENTIAL USES																
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family, Detached (~~Including Duplex and Triplex Uses~~)		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
***																

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***

D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

***

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

***

e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

***

g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

***

SECTION 24: That Chapter 12, Section 1205 (Frontage Elements), is amended to read as follows:

***

A. *Active Front Yard (AFY*). An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs)~~. (R*)

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1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

***

SECTION 25: That Chapter 13, Section 1303 (Transect Lot Standards) is amended to read as follows:

Section 1303. Transect Lot Standards

A. **General Lot Standards.**

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:

   a. A development may instead utilize the Single-Family Infill ~~development option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:

      (1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;

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(2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~
THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

(3) The ~~development~~ SUBDIVISION is located in any transect other than T3.

b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:

a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

***

SECTION 26: That Chapter 13, Section 1306 (Land Use Matrix) is amended to read as follows:

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Section 1306. Land Use Matrix

***

B. **Use Regulations.**

***

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6: HWR
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached ~~(Including Duplex and Triplex Uses)~~	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	NP	PC	PC	PC	PC	PC	PC	PC	PC
***	***	***	***	***	***	***	***	***	***

***

C. **Residential Uses, Land Use Conditions.**

***

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

***

SECTION 27: That Chapter 13, Section 1307 (Parking and Loading Standards) is amended to read as follows:

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Section 1307. Parking and loading standards.

***

B. *Required Vehicular Parking.*

***

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section ~~608.F.6~~ 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

***

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PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____City Clerk

APPROVED AS TO FORM:

_____City Attorney

REVIEWED BY:

_____City Manager

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ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment Z-TA-1-25-Y and Rezoning Case No. Z-3-25-4-7-8

August 29, 2025

Application No. Z-TA-1-25-Y: Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing, as follows:

Section 202 (Definitions), Section 507 Tab A (Guidelines for Design Review), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 622 (Commercial C-1 District—Neighborhood Commercial), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial), Section 632 (High-Rise H-R1 District—High-Rise and High Density District), Section 701 (Bulk Regulations), Section 702 (Off-Street Parking and Loading), Section 703 (Landscaping, Fences, and Walls), Section 710 (Hillside Development), Section 708 (Temporary uses), Section 1203 (Land Use Matrix, Downtown Code), Section 1205 (Frontage Elements, Downtown Code), Section 1303 (Transect Lot Standards, WU Code), Section 1306 (Land Use Matrix, WU Code), and Section 1307 (Parking and Loading Standards, WU Code).

Application No. Z-3-25-4-7-8: Map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary.

Staff recommendation: Staff recommends approval of Z-TA-1-25-Y as shown in the recommended text in Exhibit A; and Z-3-25-4-7-8 be approved as shown in Exhibit B.

BACKGROUND

This text amendment is a response to House Bill 2721, approved by the Fifty-Sixth Legislature, Second Session and signed into law by the Governor (2024) which created Section 9-462.13, Arizona Revised Statutes to require municipalities to allow Middle Housing in an area within one mile of Downtown, in addition to 20% of any new subdivision citywide. “Middle Housing” is defined by the state statute as “buildings that are compatible in scale, form and character with single-family houses and that contain two or more attached, detached, stacked or clustered homes [and] includes duplexes, triplexes, fourplexes and townhouses.”

PURPOSE

The primary intent of the proposed text amendment is to establish the Middle Housing (MH) Overlay District, Section 632, which will allow the development of middle housing on lots zoned for single-family use, and apply it to the area located within one mile of Downtown by January 1, 2026, as required by state law. The secondary purpose is to make other revisions to multiple sections of the Zoning Ordinance necessary to ensure proper compliance with the new state requirements.

DESCRIPTION OF THE PROPOSED TEXT

The proposed text amendment includes three main components: 1) creation of the Middle Housing (MH) Overlay District, Section 632; 2) revisions to various sections of the Zoning Ordinance to ensure compliance with the requirements of Arizona Revised Statutes, Section 9-462.13; and 3) revisions to various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

1. **Creation of the Middle Housing (MH) Overlay District**

   The Middle Housing (MH) Overlay District is created as Section 632, replacing the obsolete High-Rise H-R1 District which has since been supplanted by the Downtown Code (Chapter 12). The MH Overlay district has two main purposes: to allow up to four primary dwelling units (PDU) on lots which are otherwise permitted a single-family home, and to ensure that the applicable development standards are both consistent with those used for single-family homes in the same district, as well as compliant with the requirements and restrictions of A.R.S. Section 9-462.13.

   Opt-In Provision

   The MH Overlay District also includes the qualification requirements and procedure for up to 20% of the lots in new residential subdivisions that are at least 10 contiguous acres in size. The Opt-In Provision does not apply to existing residential subdivisions.

2. <u>Revisions needed for compliance with A.R.S. 9-462.13.</u>

Revisions to the development standards/development options tables are required to lawfully administer the provisions and prohibitions of A.R.S. 9-462.13. It is the following prohibitions which primarily caused the need for the changes:

B. "The municipality may not do any of the following:

1. *Discourage the development of middle housing through requirements or actions that individually or cumulatively make impracticable the permitting, siting, or construction of middle housing.*
2. *Restrict middle housing types to less than two floors.*
3. *Restrict middle housing types to a floor area ratio of less than fifty percent.*
4. *Set restrictions, permitting or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone.*
5. *Require owner occupancy of any structures on the lot.*
6. *Require any structures to comply with a commercial building code or to contain a fire sprinkler.*
7. *Require more than one off-street parking space per unit.*

<u>Text Revisions</u>

The following summarizes the text revisions necessary to comply with these prohibitions:

- The "Conventional" development option has been removed, because the development standards are not consistent with development in historic districts, and current ordinance permissions would allow development of middle housing to different and incompatible standards within older/historic subdivisions.
- The "Average Lot" development option, which has been prohibited in most districts since 1998 for single-family development, has been removed because it could be used as a way to develop middle housing in areas not required by the state law, or be viewed as not applying consistent development standards to both single-family and middle housing, which is required by the new state law.
- The "Single-Family Infill (SFI)" development option has been removed from each section, and all development standards (and use permit requirements) relocated to Section 608.I.
- The separate, but same-named "Planned Residential Development" options having different standards for single-family and multi-family development

have been combined into one development option, with consistent development standards for both multi-family (including middle housing) and single-family development.

- The “Standard” development option has been created, which is essentially a renaming of the existing “Subdivision” development option. The development standards of the Standard option are the same as the Subdivision option, with minor clarifications to allow for consistent application of development standards for both multi-family (including middle housing) and single-family development in the same zone. Most homes in historic districts were constructed using the Subdivision option standards, and the new Standard option ensures that new development, including middle housing, will develop with the same historic zoning regulations.
- Lot coverage has been revised by the MH Overlay to apply the same standard to both single-family and multi-family development when located within an MH district. When combined with the RE-43, RE-35, RE-24, and R1-14 districts, the MH district allows an increase to 50% coverage when all structures on the site are one-story, maximum 20 feet in height.
- Required on-site parking has been reduced to one space per primary dwelling unit, as required by the new state law.
- Individual lot design review for single-family lots (Section 507 Tab A, II.C.8) has been revised to be applicable to both single-family homes and middle housing (up to four units on a lot) and moved to its own section, Section 507 Tab A, II.C.9.
- The residential land use matrix (Section 608.D) has been revised to move the permissions for Single-Family Infill subdivisions to the table, and to remove “duplex” and “triplex” as separate uses (they are both forms of multi-family dwelling units).
- Section 1203, Downtown Code land use matrix, has also been updated to remove “duplex” and “triplex” as separate uses (they are both forms of multi-family dwelling units).
- Section 608.G has been revised to clearly explain how developments which were approved using development options no longer permitted convert to the current ordinance standards. Any existing approved documents using a now-archaic development option are still valid.
- Section 702, Off-Street Parking and Loading, has been revised to clarify front yard paving restrictions and apply consistently to both single-family and multi-family development.

Definitions

Definitions have been revised for several reasons: to provide clarity in application of the new requirements; to be consistent with definitions used in the state law; and to properly cross-reference other terms which have been revised.

Of special note, “Primary Dwelling Unit (PDU)” was added to clearly differentiate from “Accessory Dwelling Unit (ADU)”. This is the manner in which the MH overlay district allows additional PDUs per lot (up to 4), while not increasing the number of permitted subdivided lots.

3. Revisions for clarification and cross-references.

Other revisions were made to correctly reference new and revised terms, as well as relocated/renumbered sections of the Zoning Ordinance, with no substantive revisions:

- Section 608.H, Density Bonus, has been updated to reference the revised development options in each district.
- All Single-Family Infill (SFI) subdivision regulations have been consolidated in Section 608.I.
- Off-Site Manufactured Home Development regulations have been moved to Section 608.J.
- The C-1, C-2, and C-3 districts have been updated to correctly reference standards for Single-Family Infill subdivisions and Off-Site Manufactured Home Developments, in addition to clarifying language regarding existing residential use permissions.
- Section 701.A.3, regarding yard projections, has been updated to reference revised residential development options.
- Section 703, Landscaping, Fences, and Walls, has been updated to apply to lots having up to four dwelling units, rather than just single-family and duplex.
- Section 710, Hillside Development, has been updated to cross-reference revised residential development options.
- Section 1205, Frontage Elements (Downtown Code), has been updated to cross-reference the revised Residential Lot Design Review standards provided in Section 507 Tab A, II.C.9.
- Section 1303, Transect Lot standards (WU Code) has been updated to cross-reference the relocated Single-Family Infill regulations moved to Section 608.I.
- Section 1306, Land Use Matrix (WU Code), has been updated to remove the terms “duplex” and “triplex” as well as add the Single-Family Infill (SFI) subdivision option as a permitted use.

- Section 1307, Parking and Loading Standards (WU Code), has been updated to correctly cross-reference the relocated Single-Family Infill regulations moved to Section 608.I.

REZONING CASE NO. Z-3-25-4-7-8

A.R.S Section 9-462.13 requires that the area located within one mile of Downtown be provided the entitlement for middle housing no later than January 1, 2026. Rezoning Case No. Z-3-25-4-7-8 has been created to map the boundaries of the MH Overlay district, as described above, to this area with the exceptions as required by the new state law. The applicable exception is for the territory in the vicinity of Phoenix Sky Harbor airport (south of Downtown). The map of the proposed boundary is attached as Exhibit B.

CONCLUSION

This text amendment is quite extensive due to the need to apply development regulations consistently for both single-family housing and middle housing, in addition to making sure that middle housing is permitted where required. All of the revisions proposed are directly related to changes needed to allow middle housing as required by A.R.S. Section 9-462.13.

The proposed text amendment will create a Middle Housing (MH) Overlay District; revise various sections of the Zoning Ordinance to ensure compliance with the requirements of Section 9-462.13, Arizona Revised Statutes; and revise various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

Staff recommends approval of Z-TA-1-25-Y per the language in Exhibit A, and Z-3-25-4-7-8 be approved as shown in Exhibit B.

Writer

C. DePerro
August 29, 2025

Team Leader

Tricia Gomes

Exhibits

A. Proposed Language—Z-TA-1-25-Y
B. Proposed Boundary Sketch Map—Z-3-25-4-7-8

EXHIBIT A
Text Amendment Z-TA-1-25-Y

Proposed Language:

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

***

Building Envelope: ~~The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

***

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

***

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

***

Dwelling Unit: One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

~~*Accessory* *Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.

~~*Adaptable* *Dwelling Unit~~s, *ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

~~*Accessory* *Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.

~~*Accessory* *Dwelling Unit, Detached ACCESSORY:* An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

***

Entry, Front: An arcade, ~~gated arch,~~ ~~covered~~ porch, ~~or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of~~, or~~ AND path to~~, the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

***

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend~~ed~~ to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way,~~ shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

***

Guesthouse: See "~~Accessory~~ Dwelling Unit, ACCESSORY."

***

~~*Landscape Setback, Average:* Repealed.~~

***

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided.~~, not including permitted accessory dwelling units.~~

***

Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

***

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

***

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

***

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF a group of dwelling units with common OPEN SPACE areas ~~which are~~ designed as ~~an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained~~.

***

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

***

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, or ~~an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or~~ lobby OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not ~~a~~ primary entranceS.

***

Projection: ~~Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED “OPEN” WHEN ALSO MEETING THE DEFINITION OF “OPEN BUILDING”.

***

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

***

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

***

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

***

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~ COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one ~~(1)~~ side which is at least ~~fifty~~ 50 percent ~~(50%)~~ open.

***

STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

***

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

***

Subdivision: The division of a ~~lot, tract, or~~ parcel of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION.~~, and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units LOTS in a development rather than by minimum lot size.~~ SEE "PLANNED RESIDENTIAL DEVELOPMENT".

Subdivision, Conventional: ~~A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration.~~ SEE "SUBDIVISION, STANDARD".

Subdivision, Planned Residential Development: See "Planned Residential Development".

SUBDIVISION, Single-Family Infill (SFI)~~ Development:~~ ~~A type of single-family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development.~~ A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.

SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED "A CONVENTIONAL SUBDIVISION", "SUBDIVISION OPTION", OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~*Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.*~~

***

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

***

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted ~~projects~~ PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

***

Amend Chapter 5, Section 507 Tab A (Guidelines for Design Review) to read as follows:

Section 507 Tab A. Guidelines for Design Review

***

II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

***

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

***

8. ~~**Single-Family Detached**~~ **SUBDIVISION DIVERSITY Design Review.** ~~New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4~~, as follows~~ (R):

   ~~(a) Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

   ~~(b) Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~

   ~~(c) Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

   ~~(d) Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~

   ~~(e) Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

***

~~8.5.~~ ~~**Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single-family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.~~

~~(a) Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)~~

~~(b) The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)~~

~~(1) A minimum of one, two inch caliper or greater, drought resistant, accent tree.~~

~~(2) A minimum of five, five gallon or greater, drought resistant shrubs.~~

~~(3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.~~

~~(4) An irrigation system.~~

~~*Rationale:* Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.~~

~~(c) Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)~~

~~*Rationale:* When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.~~

~~(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)~~

~~(e) Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)~~

~~*Rationale:* Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.~~

~~(f) All dwelling units should provide the following architectural design elements: (P)~~

~~(1) Consistent detailing and design for each side of the building.~~

~~(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.~~

~~(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.~~

~~(4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture.~~

~~(g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)~~

~~*Rationale:* Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.~~

~~(h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)~~

~~*Rationale:* Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.~~

~~(i) Manufactured homes shall provide the following additional architectural design elements:~~

~~(1) Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)~~

~~(2) The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)~~

~~(3) A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)~~

~~(4) Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)~~

~~(5) A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~

~~(6) The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;

b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME. (P)

RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET. (R*)

9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)

9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)

9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)

9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)

9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:

(a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDIPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)

(b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)

(c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)

(d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

***

Amend Chapter 6, Section 608 (Residential Districts) to read as follows:

Section 608. Residential Districts.

A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

***

B. *Applicability*. THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS.

~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~

~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~

~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

***

D. *Residential Districts Land Use Matrix*

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES		SECTION AND ZONING DISTRICT											
		609	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**635**
		RE-35	**R1-18**	**R1-10**	**R1-8**	**R1-6**	**R-2**	**R-3**	**R-3A**	**R-4**	**R-5**	**R-4A**	**PAD**
Single-Family Detached		pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
(ac)	Accessory Dwelling Unit (ADU)	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
(ac)	Guestroom(s)	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
~~Duplex~~		~~np~~	~~np~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~
~~Triplex~~		~~np~~	~~np~~	~~np~~	~~np~~	~~np~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~
Single-Family Attached		pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4
SINGLE-FAMILY INFILL (SFI) SUBDIVISION		np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family		np	np	~~pc7~~ np	~~pc7~~ np	~~pc7~~ np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac)	Residential Convenience Market	np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
Off-Site Manufactured Home Developments		np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***		***	***	***	***	***	***	***	***	***	***	***	***

***(ac) = accessory use permitted only with primary use listed immediately prior in the table.**

E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. *Accessory Dwelling Unit (ADU).*

   a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.

   b. An ADU is subject to the development regulations of Section 706.A.

3. *Guestrooms*. Each single-family dwelling unit may contain no more than two guestrooms.

~~4. *Duplex.*~~

   ~~a. *Single-Family Lots.* One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.~~

   ~~b. *Multi-Family Lots.* Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.

~~5. *Triplex.*~~

~~a. *Single-Family Lots.* One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.~~

~~b. *Multi-Family Lots.* Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

5. *SINGLE-FAMILY INFILL (SFI) SUBDIVISION*. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~*Single-Family Attached Dwelling Unit.* One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.~~
SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. *Multi-Family Dwelling Units.* Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

***

35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in Section ~~608.F.7~~ 608.J.

F. ~~*Special*~~ *GENERAL DEVELOPMENT Regulations.*

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single-family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.

~~a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:~~

~~(1) The street is not designated as a collector or arterial street.~~

~~(2) There are no restrictions to public access to the street.~~

~~(3) Pavement width shall be 33.16 feet from back of curb to back of curb.~~

~~(4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~

~~(5) All terminations shall contain a 40-foot-radius right-of-way.~~

~~(6) The street has been constructed prior to March 19, 1986.~~

4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:

   a. Any building or landscaping materials.

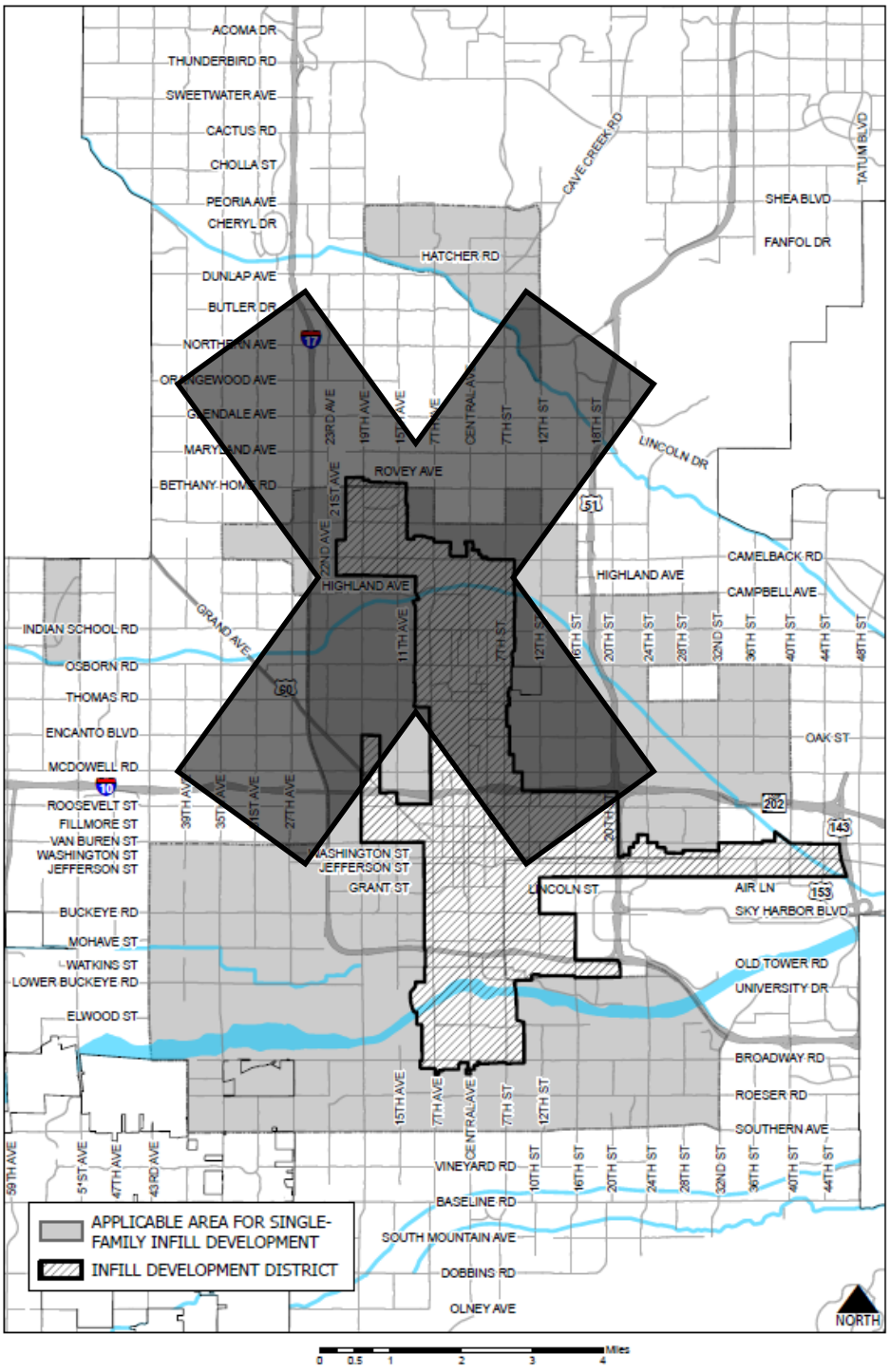
   b. Any machinery, parts, scrap, or appliances.

   c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

   d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

~~6. *Single-Family Infill (SFI).* Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:~~

~~Figure 608.F.6. Single-Family Infill Development Areas~~



a. The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

b. Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.

c. *Dwelling Units.* The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.

(1) Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.

d. *Design Requirements.*

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on perimeter street rights-of-way.

(3) Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.

(4) Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

e. *Perimeter Landscape Setbacks and Requirements.*

~~(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.~~

~~(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community-maintained landscaping abutting the street.~~

~~(3) Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.~~

~~(4) Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:~~

~~(a) Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.~~

~~(b) Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.~~

~~(c) Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.~~

~~(5) A minimum of five five-gallon shrubs per tree shall be provided.~~

~~f. *Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.~~

g. *Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.

(1) Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.

(2) Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.

(3) The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.

(4) A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.

h. *Alley Access and Maneuvering.*

(1) All maneuvering for on-site parking must be located on private property and not in public ROW.

(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.

(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:

(a) The site is not across the alley from either a single-family or historic preservation zoning district;

(b) Alley access is specifically approved as part of the use permit hearing; and

(c) All necessary technical appeals have been approved.

i. Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.

j. Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.

7. *Off-Site Manufactured Home Developments.* Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:

a. The provisions of Section 703.B do not apply to off-site manufactured home developments.

b. These regulations apply to development of a single lot or parcel, not to be further subdivided.

c. Placement for each off-site manufactured home shall be provided as follows:

(1) There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.

(2) There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.

(3) No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.

d. Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.

~~e. At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.~~

~~f. All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.~~

~~g. Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.~~

~~h. There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.~~

~~i. If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.~~

~~j. Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.~~

~~k. All utilities and the wires of any central television or radio antenna system shall be underground.~~

~~l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.~~

~~m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.~~

~~n. Private drives may be used for access to each off-site manufactured home.~~

~~o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:~~

~~(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor~~

~~(2) Dedicated streets, alleys, and other public rights-of-way; nor~~

~~(3) Vehicular drives, parking, loading, and storage areas; nor~~

~~(4) Required setback areas at exterior boundaries of the site; nor~~

~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~*Reserved.*~~
DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.

1. GENERAL REQUIREMENTS.

a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

(1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.

(2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.

(3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

(1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR

(2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR

(3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR

(4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.

b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.

c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

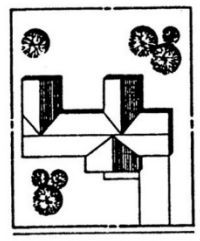
d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.

e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.

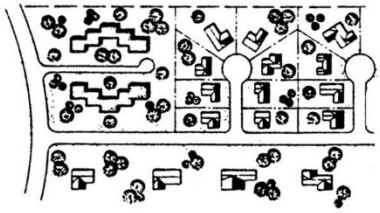
f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.

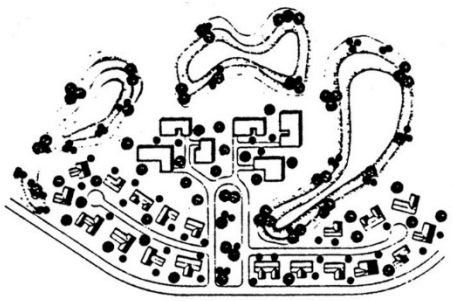
4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option



Standard Subdivision



Planned Residential Development

H. ~~Reserved.~~ *BONUS PROVISIONS.*

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

TABLE 608.H.1 **PERMISSIBLE DENSITY BONUS BY DISTRICT**	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETSCAPE PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS***.* WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.

   a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:

      1. PUBLIC RIGHT-OF-WAY.

      2. VEHICULAR DRIVES OR PARKING AREAS.

      3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.

      4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

      5. GOLF COURSES.

   b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

   a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

~~I.~~ ~~*Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

~~1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.~~

~~2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.~~

~~a. Density Bonus Points. Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:~~

~~(1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.~~

(2) Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.

Bonus Points		**Enhancement Category**
		PERIMETER/BACKUP TREATMENT
10 pts.	1.	Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.
10 pts./feature	2.	Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
5 pts./feature	3.	Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
		STREETSCAPE
20 pts.	1.	Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area shall be planted with minimum 24"-box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.
10 pts.	2.	Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24"-box tree, 5 5-gallon shrubs, and ground cover.
5 pts.	2a.	Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).
10 pts.	3.	Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment

		~~shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.~~
~~10 pts.~~	~~4.~~	~~Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.~~
~~10 pts.~~	~~5.~~	~~Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g., intersections, crosswalks, borders.~~
~~2 pts./feature~~	~~6.~~	~~Provide landscaped median islands.~~
~~5 pts.~~	~~7.~~	~~Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.~~
~~5 pts.~~	~~8~~	~~Provide custom streetlight standards and/or fixtures.~~
	~~ARCHITECTURAL DESIGN~~	
~~25 pts.~~	~~1.~~	~~Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.~~
~~25 pts.~~	~~2.~~	~~Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.~~
~~10 pts.~~	~~3.~~	~~Provide premium grade exterior materials and finishes as approved by the design advisor.~~
	~~OPEN SPACE/RECREATION~~	
~~2 pts.~~	~~1.~~	~~Provide additional common area, such that each additional 1% of common area earns 2 bonus points.~~
~~10 pts./feature~~	~~2.~~	~~Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).~~

5 pts./feature	3.	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).

b. Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:

(1) Qualifying developments (listed below) may earn:

(a) A one percent density bonus for each four percent of basic common area; or

(b) A one percent density bonus for each two percent of improved common area.

(c) The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:

(i) Public right-of-way.

(ii) Vehicular drives or parking areas.

(iii) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.

(iv) Required setback areas at the exterior boundaries of the site.

(v) Golf courses.

(d) In no case shall the density of the development exceed the maximum density allowed by the district.

(2) Developments qualifying for the additional common area/open space density bonus are as follows:

(a) Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.

(b) Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

(c) Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.

(d) Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.

4. **Building setback:** The required separation of buildings from lot lines.

5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.

6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.

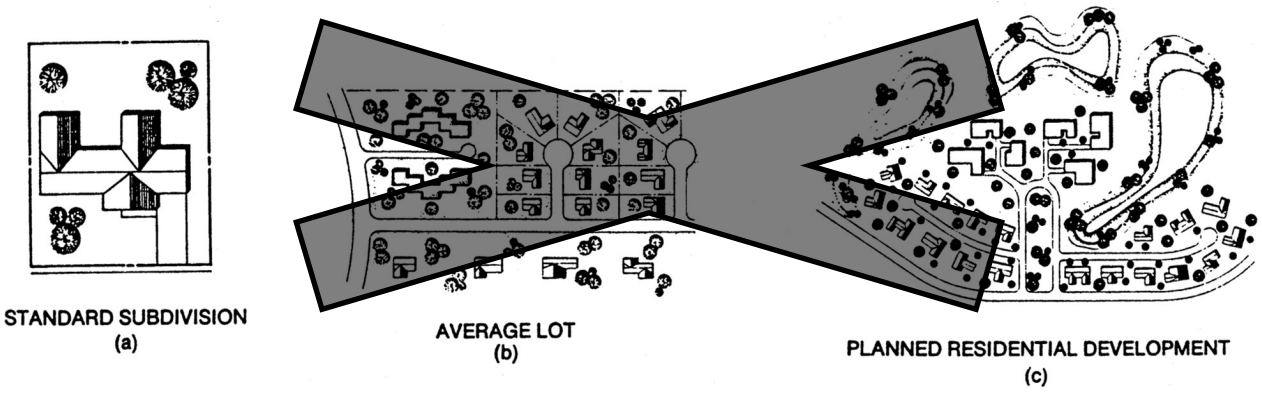
~~7.~~ ~~**Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.~~

~~8.~~ ~~**Allowed Development:** The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.~~

~~9.~~ ~~**Required review:** Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.~~

~~10.~~ ~~**Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.~~

~~11.~~ ~~**Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.~~



***

I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:

   a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.

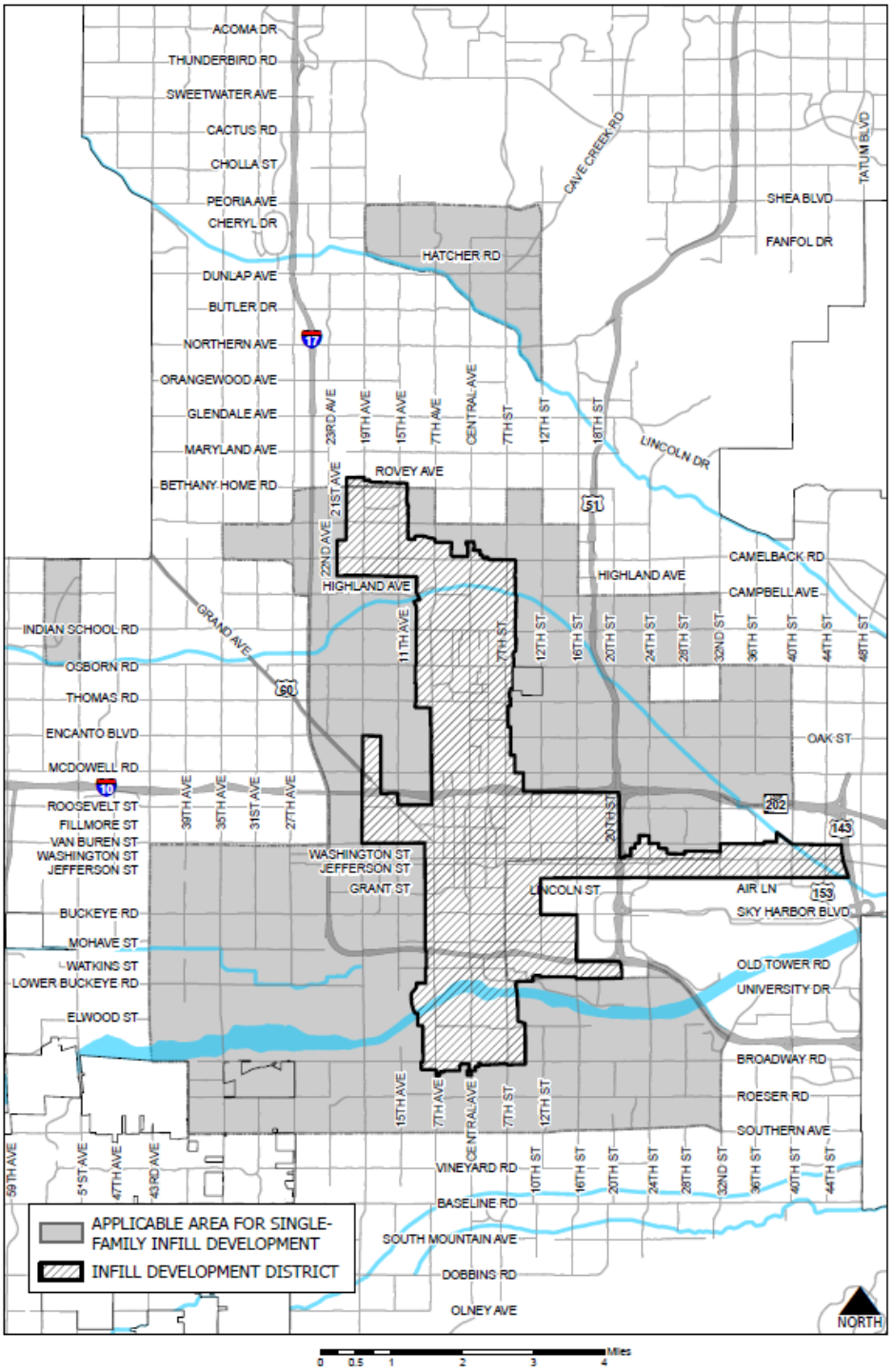
   b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;

   c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

   d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

   e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

3. **SFI DEVELOPMENT STANDARDS.**

   a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3:
MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS

(1)	*LOT WIDTH (MINIMUM)*	20 FEET
(2)	*LOT DEPTH (MINIMUM)*	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	THREE FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.c
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)*	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION 608.I.4.d OTHER PERIMETER: 10 FEET

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
(9)	*PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)*	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	PER SECTION 608.I.3.b
(11)	*LOT COVERAGE (MAXIMUM)*	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT
(13)	*STREET FRONTAGE REQUIREMENTS*	PER SECTION 608.I.7
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

(1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

(2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.

(3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.

(4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

(1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)

(2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

~~J. *Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.I.2.~~

~~3. Other Requirements. The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.

2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

   a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.

   b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.

   c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.

5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.

6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.

7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.

10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.

11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.

12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.

13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.

14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.

15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR

b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR

c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

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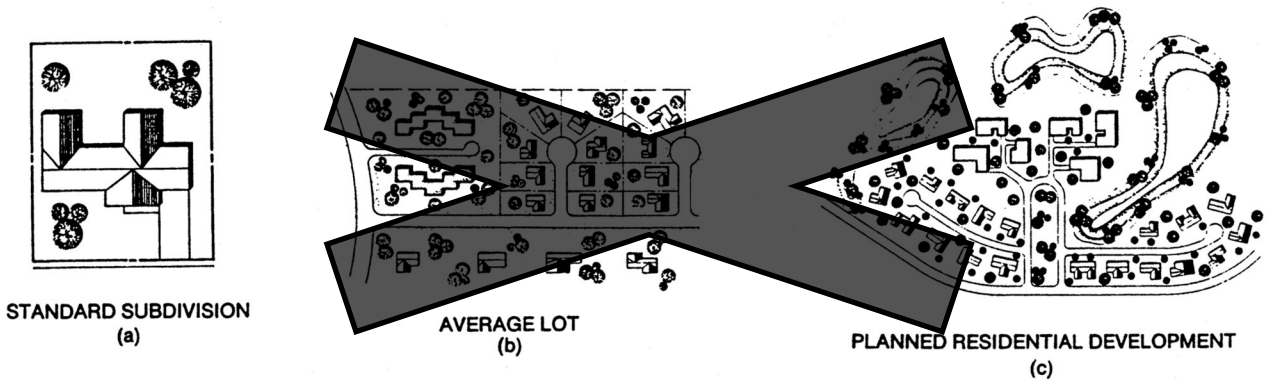
Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

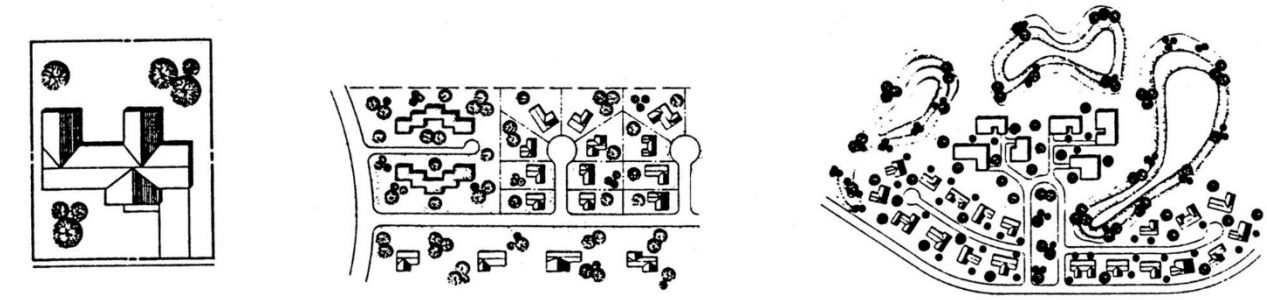
Section 609. RE-35 Single-Family Residence District

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B. **District Regulations.** The following table~~s~~ establishES standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS





Standard Option | Standard Subdivision | Planned Residential Development

~~Table 609.A RE-35 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~150' width, 175' depth (Minimum area 35,000 sq. ft.)~~	~~100' width, 125' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.10~~	~~1.10~~	~~1.15; 1.32 with bonus~~
~~Perimeter standards~~	~~None~~	~~40' front or rear, 20' side~~	~~40' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line~~
~~Building setbacks~~	~~40' front, 40' rear, 20' side~~	~~25' front, 50' total front and rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~

~~Table 609.A RE-35 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Lot coverage~~	~~25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	150 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	175 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20' AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

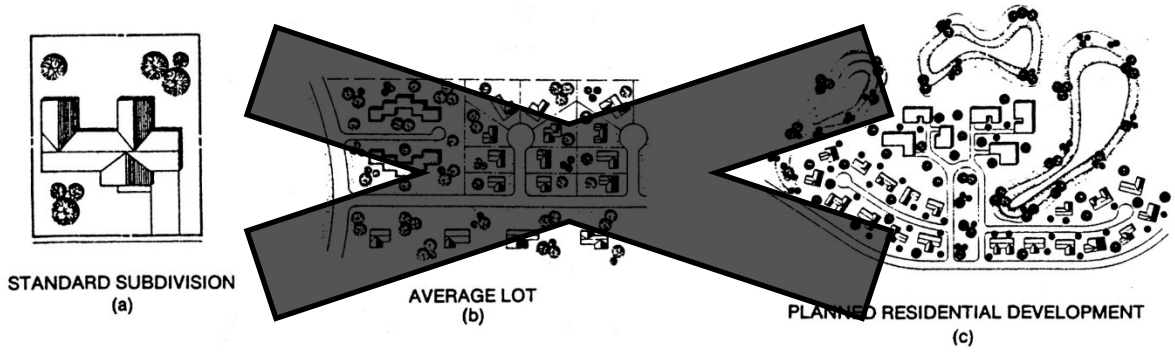
Amend Chapter 6, Section 610 (R1-18 Single-Family Residence District) to read as follows:

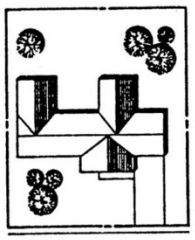
Section 610. R1-18 Single-Family Residence District

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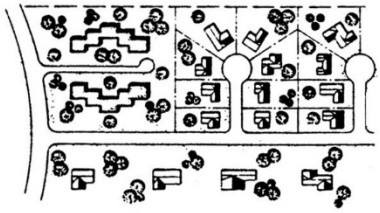
B. **District Regulations.** The following table~~s~~ establishES standards to be used IN THE R1-18 DISTRICT ~~for each district. The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

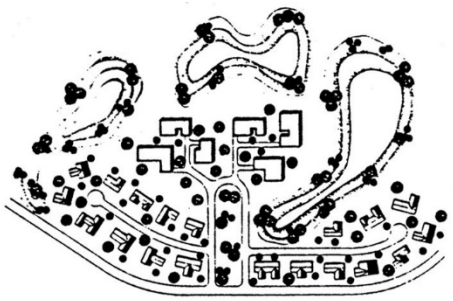




Standard Option



Standard Subdivision



Planned Residential Development

~~Illustrations of Development Options~~

~~Table 610.A R1-18 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~130' width, 120' depth (Minimum area 18,000 sq. ft.)~~	~~90' width, 80' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.95~~	~~1.95~~	~~2.05; 2.34 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front or rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 30' rear, 10' side~~	~~25' front, 50' total front plus rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~
~~Lot coverage~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

~~Table 610.A R1-18 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	130 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	120 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 611 (R1-10 Single-Family Residence District) to read as follows:

Section 611. R1-10 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-10 district. The definitions of terms used in these standards are found in Section 608.I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 611.A ***R1-10 Development Options*** ***Single-Family Detached Development(3)***		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	75' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	3.0	3.5; 4.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street(2)(front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)

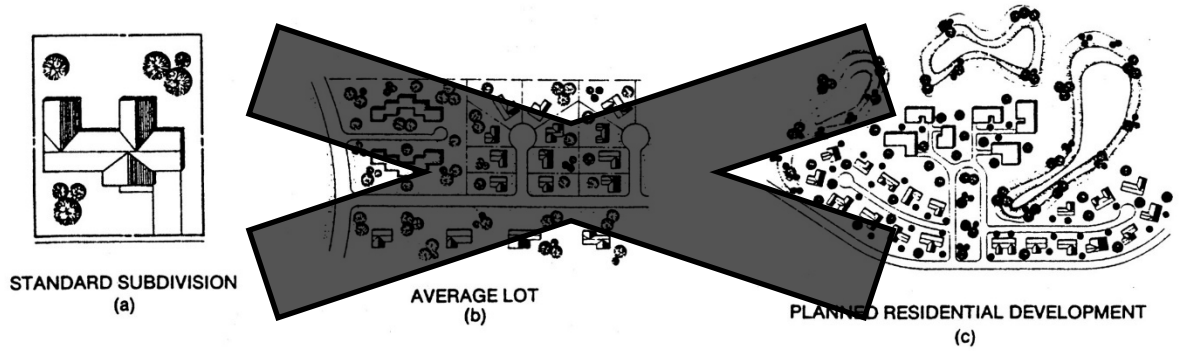
~~***Table 611.A***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Detached Development***~~[(3)]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Common landscaped setback adjacent to perimeter streets~~[(2)]	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~

~~***Table 611.A***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Detached Development***~~[(3)]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached~~[(3)]	~~Single-family detached~~[(3)]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[(1)]	~~Public street or private accessway~~[(1)]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.~~



~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Minimum lot dimensions (width and depth)~~	~~80' width, 94' depth~~ ~~(Minimum area 10,000 sq. ft.)~~	~~60' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~3.50~~	~~3.50~~	~~3.68; 4.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front, 25' rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~ ~~Total: 60%~~

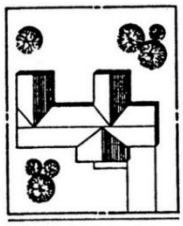
~~***Table 611.B***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
		~~Total: 60%~~	
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

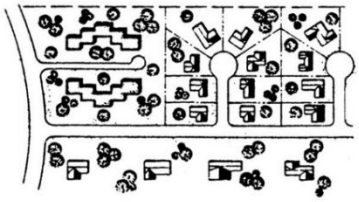
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

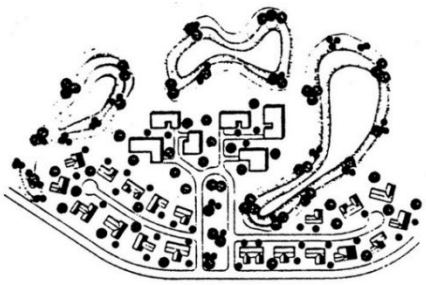
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	80 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 612 (R1-8 Single-Family Residence District) to read as follows:

Section 612. R1-8 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-8 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~65' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~4.0~~	~~4.5; 5.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

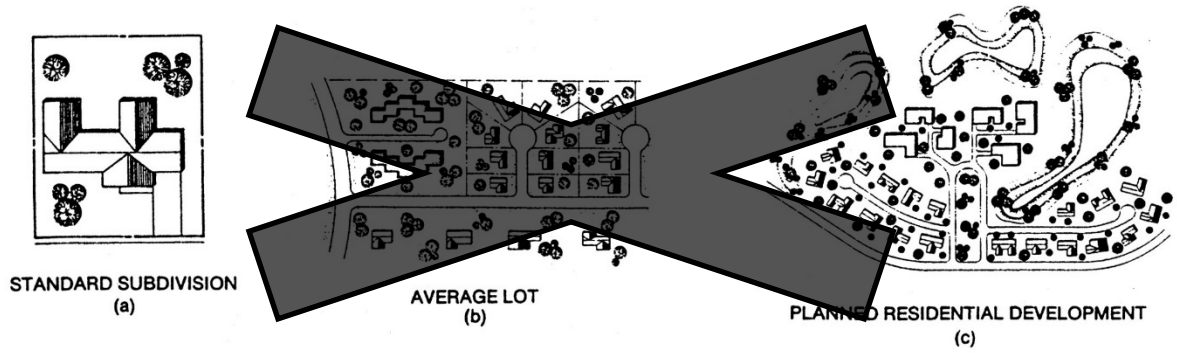
~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.~~



~~***Table 612.B***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~70' width, 94' depth~~ ~~(Minimum area 8,000 sq. ft.)~~	~~50' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~4.30~~	~~4.30~~	~~4.52; 5.16 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

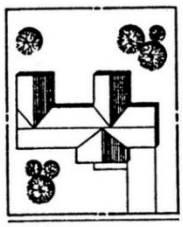
~~***Table 612.B***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

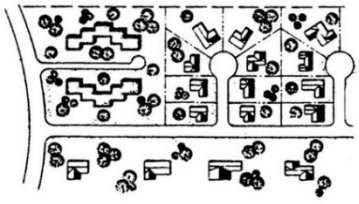
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

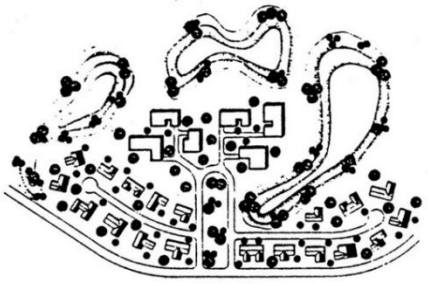
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	70 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 613 (R1-6 Single-Family Residence District) to read as follows:

Section 613. R1-6 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-6 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~5.5; 6.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.~~

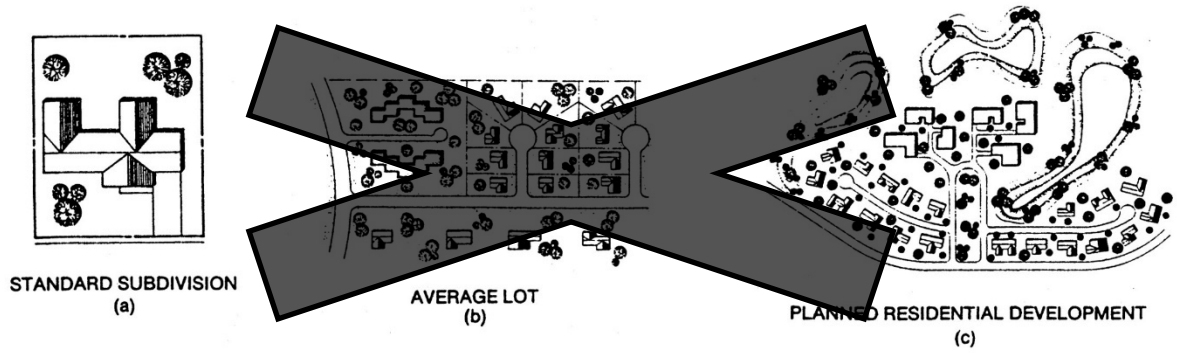


Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street[(2)]; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	None	Minimum 5% of gross area

~~***Table 613.B***~~
~~***R1-6 Development Options***~~
~~***Single-Family Attached and Multi-Family Development, and***~~
~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~

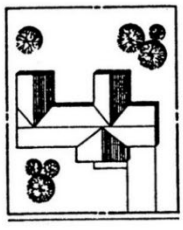
~~***Standards***~~	~~***Subdivision***~~	~~***Average Lot***~~	~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

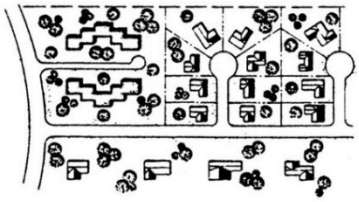
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

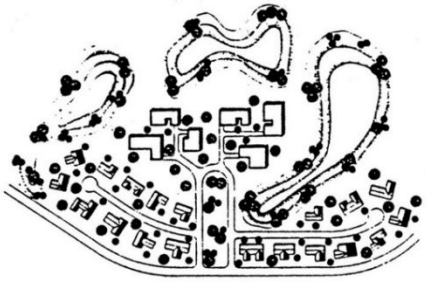
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 614 (R-2 Multi-Family Residence District) to read as follows:

Section 614. R-2 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

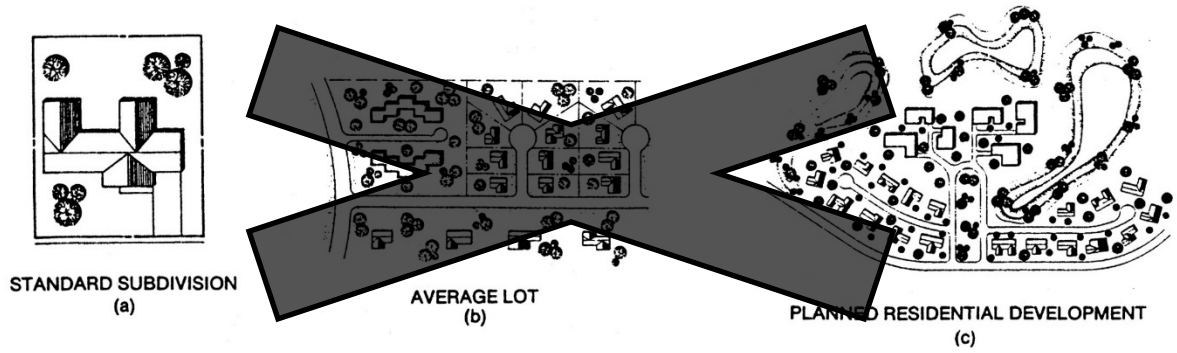
~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.~~



~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~*(4)*~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~10.0~~	~~10.0~~	~~10.50; 12.00 with bonus~~	~~10.50; 12.00 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum(5)~~

~~***Table 614.B***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~ ~~and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section~~ 507	~~Development review per Section 507~~

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~*(4)*~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

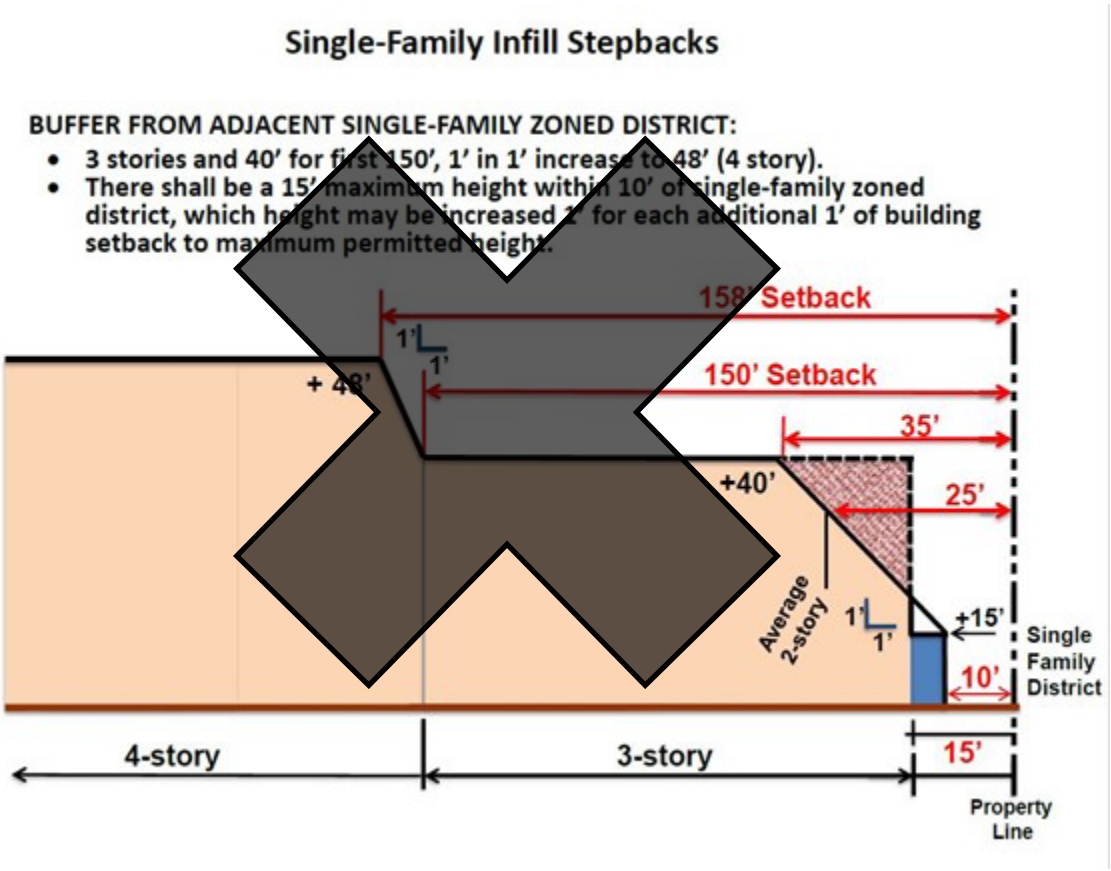
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

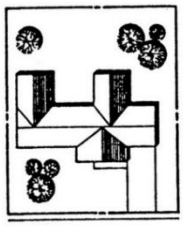
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

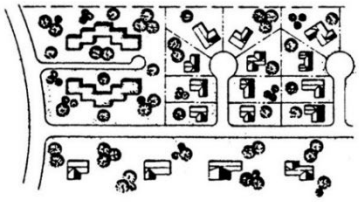
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



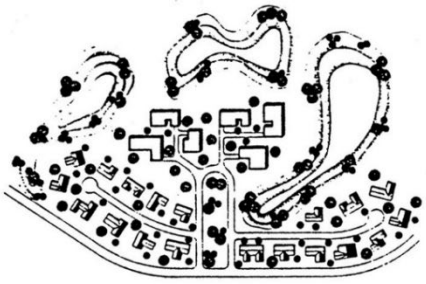
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 615 (R-3 Multi-Family Residence District) to read as follows:

Section 615. R-3 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

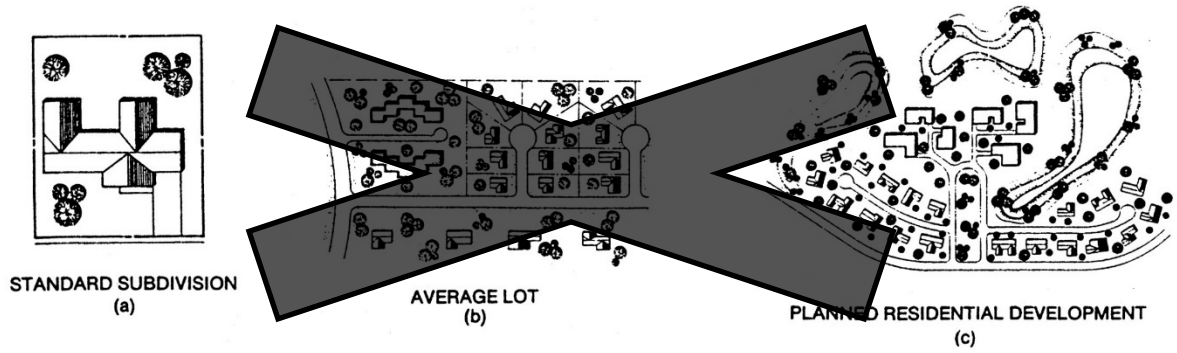
~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.~~



~~***Table 615.B***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~14.5~~	~~14.5~~	~~15.23; 17.40 with bonus~~	~~15.23; 17.40 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

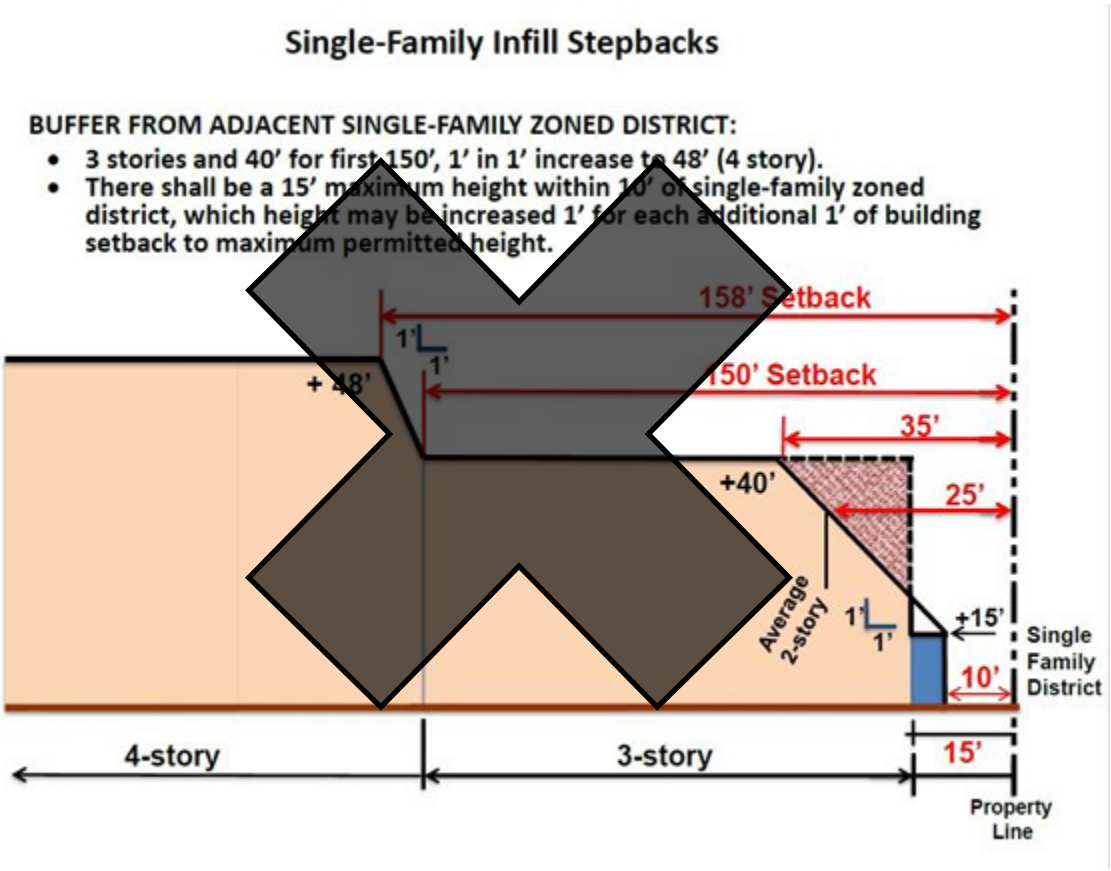
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

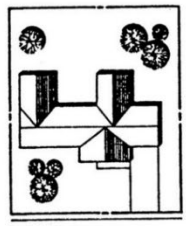
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

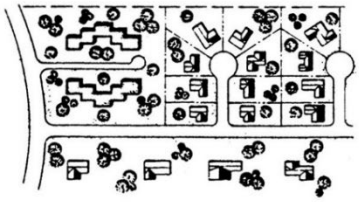
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



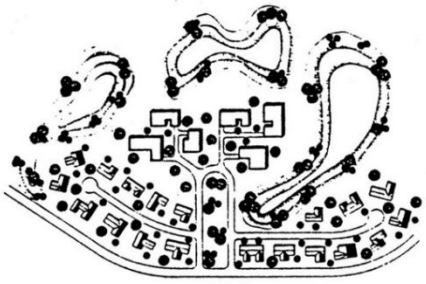
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 616 (R-3A Multi-Family Residence District) to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.~~

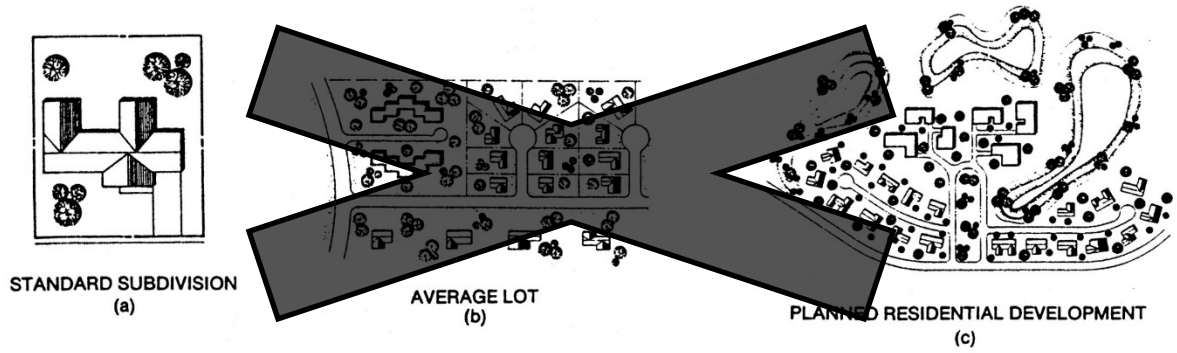


Table 616.B ***R-3A Development Options*** ***Single-Family Attached and Multi-Family Development, and*** ***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	22	22	23.1; 26.4 with bonus	23.1; 26.4 with bonus
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street[2]; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	25' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	Individual unit lot: none
Maximum height	3 stories or 40'[5]	3 stories or 40'[5]	3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum[5]	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum[5]
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area

~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Allowed development~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~[1]	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

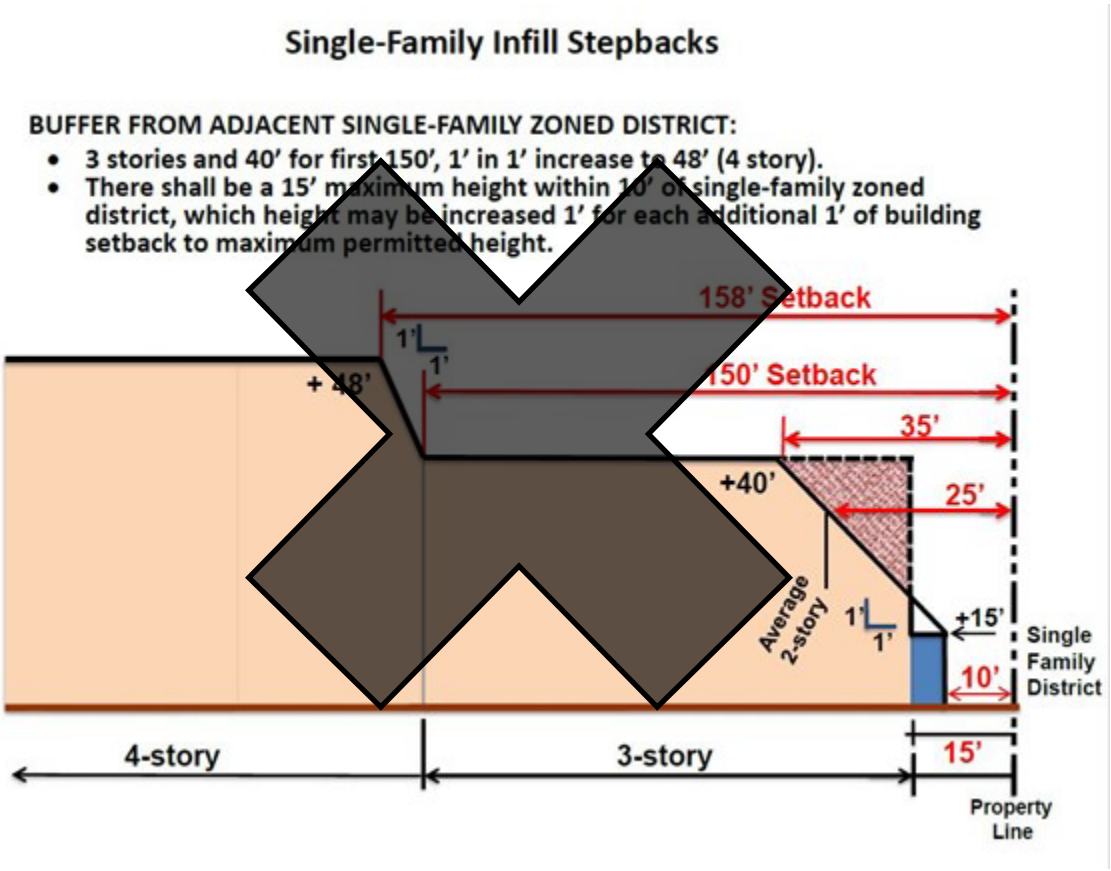
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

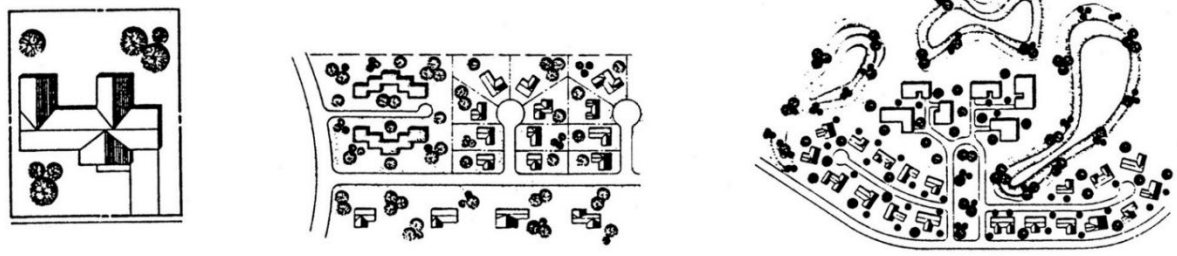
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option | Standard Subdivision | Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 617 (R-4 Multi-Family Residence District) to read as follows:

Section 617. R-4 ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

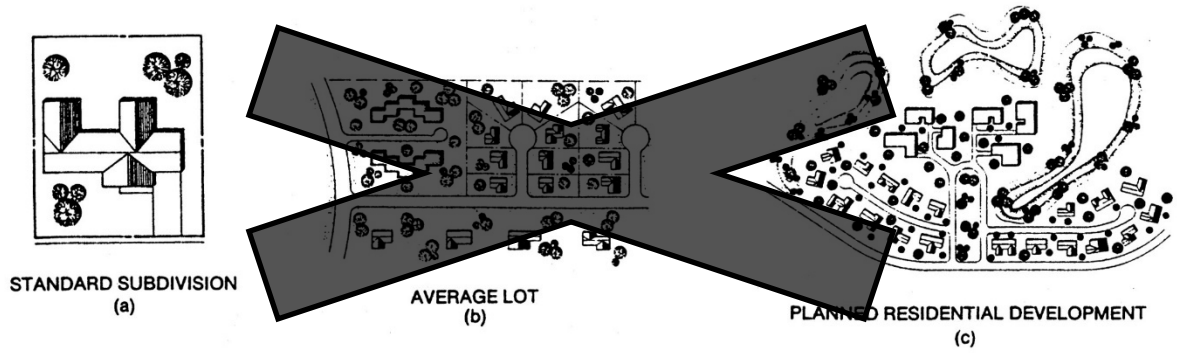
~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~~~***(3)***~~		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.~~



~~*Table 617.B*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~29.0~~	~~29.0~~	~~30.45; 34.80 with bonus~~	~~30.45; 34.80 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 617.B*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Allowed development~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~[1]	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

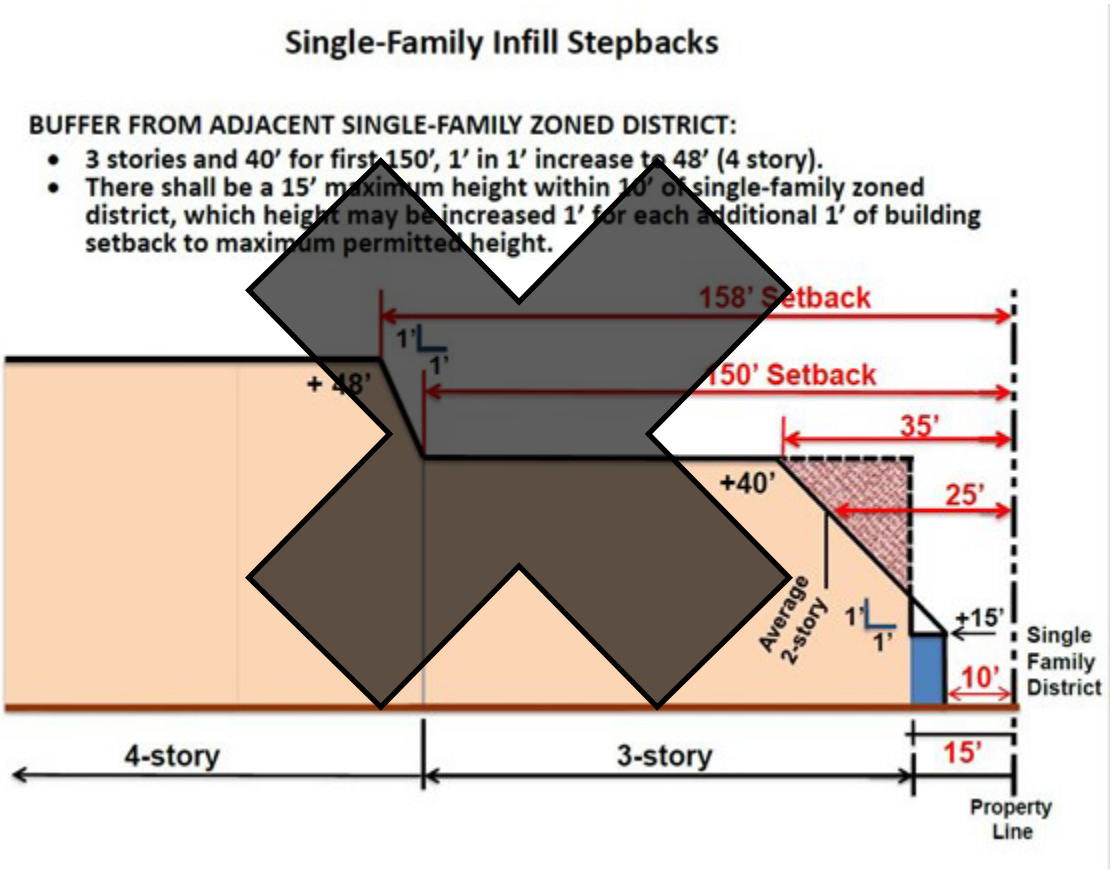
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

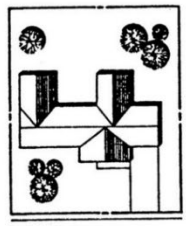
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

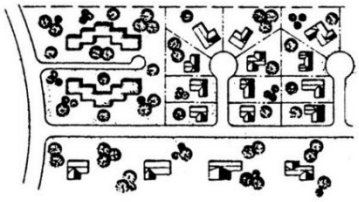
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



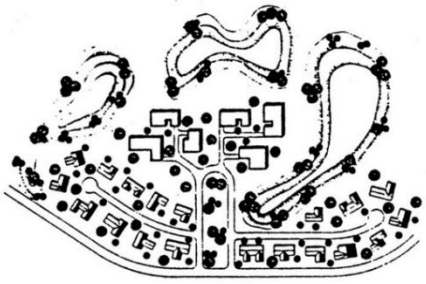
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 618 (R-5 Multi-Family Residence District) to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations—Residential Uses.** The following table~~s~~ establishES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

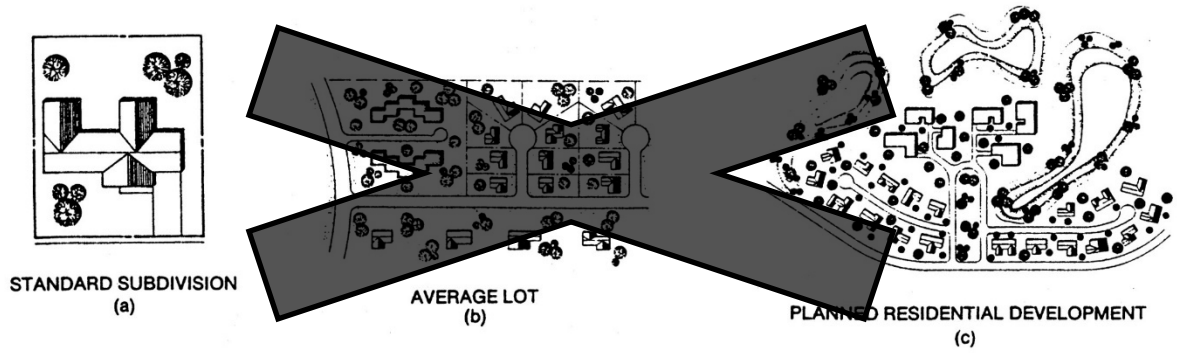
~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.~~



~~***Table 618.B***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~43.5~~	~~43.5~~	~~45.68;52.20 with bonus~~	~~45.68;52.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

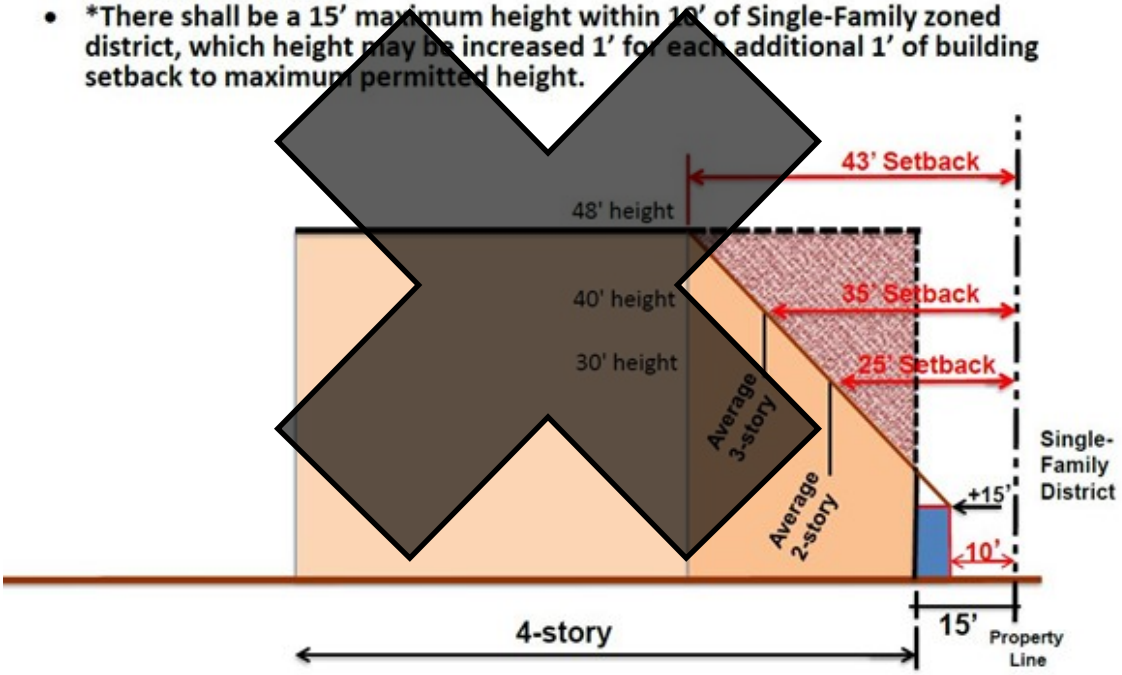
~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~

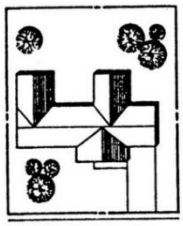
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

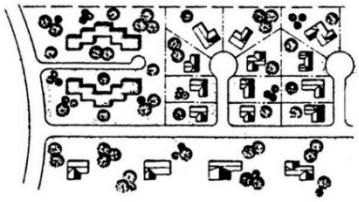
- **R-5: 4 stories and 48'.**
- ***There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.**



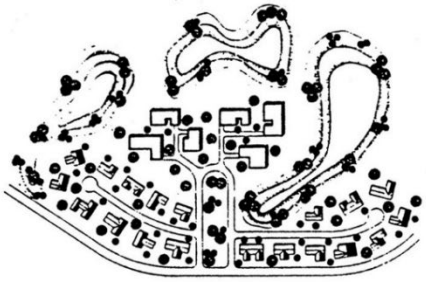
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

***

Amend Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General) to read as follows:

Section 619. Residential R-4A District—~~Multifamily~~ MULTI-FAMILY Residence—General

***

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:

1. Hospice, subject to a use permit.

2. Nursing home, subject to a use permit and the following conditions:

a. A maximum lot coverage of 25 percent.

b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.

~~3. Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~

B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

***

~~8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~

~~9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

***

Amend Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

***

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

***

g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.

3. ADULT DAY CARE HOME AND CENTER

4. BOARDING HOUSE, SUBJECT TO A USE PERMIT

5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT

6. GROUP HOME, SUBJECT TO A USE PERMIT

7. NURSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE R-5 DISTRICT ~~and R-4A~~; and in addition the following:

***

2. RESERVED. ~~Adult Day Care Home and Center~~

***

19. RESERVED. ~~Boarding House, subject to a use permit~~

***

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

***

76. RESERVED. ~~Group Home, subject to a use permit~~

***

120. RESERVED. ~~Nursing Home, subject to a use permit~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 623 (Commercial C-2 District —Intermediate Commercial) to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Except as otherwise provided, all permitted uses and storaging of materials or supplies shall be conducted entirely within a closed building.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

***

9. With the exception of those instances listed above in 623.~~C~~B.7. and ~~C~~B.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.

3. BOARDING HOUSE

4. COMMUNITY RESIDENCE CENTER

5. GROUP HOME

6. NURSING HOME

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE ~~R-5, R-4A, and~~ C-1 district~~s~~; and in addition the following:

***

50. RESERVED. ~~Community Residence Center.~~

***

126. RESERVED. ~~Nursing Home.~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 624 (Commercial C-3 District —General Commercial) to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

    a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

***

4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and~~ THE C-2 district~~s~~; and in addition the following, including the storage of all raw materials and finished products in connection herewith:

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~e.~~ ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:

1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.

2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.

B. **APPLICABILITY.**

1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.

2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.

C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR

2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:

a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.

b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.

c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.

d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.

e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.

f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALLY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.

g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.

h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.

3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.

4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**

   a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS

   b. MULTI-FAMILY DWELLING UNITS.

2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

   a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.

b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.

3. **SETBACKS AND HEIGHT**. THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.

4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:

a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.

5. **PARKING AND MANEUVERING.**

a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.

b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.

c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)

(1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;

(2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND

(3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.

b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 701.A.3 (Projections) to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. **STANDARD OPTION.** The following provisions apply to development ~~in Sections 604 through 607 and Section 619~~ and ~~in the subdivision option of Sections 609 through 618~~ IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

(a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

(b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.

(i) ~~For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~

(ii) ~~No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~

(c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.

(i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20-FOOT-WIDE ALLEY.

(d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.

(b) A chimney may project not more than three feet into any required yard~~,~~ if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as~~ it is not closer than two feet from a property line.

(c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:

(i) The projection is no closer to a side property line than five feet;

(ii) The projection is no closer to a rear property line than three feet; and

(iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development option~~s of Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:

(a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and

(b) An attached awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.

(c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:

(I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

(2) A roof overhang may project no more than three feet into a required street side yard setback.

c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single-family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

(a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~ AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

(b) Where a~~n~~ FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, or ~~open~~ balcony may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

***

Amend Chapter 7, Section 702 (Off-Street Parking and Loading) to read as follows:

***

B. **Site and Parking Space Design Standards.**

***

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

***

b. *Surface parking:*

***

(5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

***

C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit ~~A minimum of 50%~~ Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	~~Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618.~~ 2 spaces per PRIMARY DWELLING unit ~~if not developing under the SFI option~~. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per ~~1~~ PRIMARY dwelling unit

Type of Land Use	Parking Requirements
***	***

***

F. **Special Parking Standards.**

1. **Residential DISTRICTS ~~lots~~.**

a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.

b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.

c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.

d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

***

Amend Chapter 7, Section 703 (Landscaping, Fences, and Walls) to read as follows:

***

B. **Landscaping and Open ~~Areas~~ SPACE in Multi~~ple~~-Family Development.**

1. **Purpose.** Multi~~ple~~-family dwelling~~s~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multi~~ple~~-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 710 (Hillside Development) to read as follows:

***

B. **Applicability.**

***

2. Development of land in any zoning district within a hillside development area shall ~~also~~ be regulated by the provisions of THIS section, ~~32-32 of the Phoenix City Code, whether subdivided or not, and shall be~~ subject to the following special conditions:

   a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.

   b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

***

C. **Standards.**

***

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

~~Table 1~~

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
MINIMUM LOT AREA	18,000 square feet* *Lot areas of more than eighteen thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in	As required by zoning district	as required by zoning district	As required by zoning district

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH **• DEPTH**	120* 120'* *Unless in conformance with Section 32-32(M) of the City Code	As required by zoning district	As required by zoning district	As required by zoning district
REQUIRED SETBACKS				
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or	As required by zoning district or	Minimum 15'**Building	Minimum 15'*, whichever is

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	ten (10) feet, whichever is greater	ten (10) feet, whichever is greater	heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less

~~HILLSIDE DEVELOPMENT AREA STANDARDS~~				
~~DEVELOPMENT OPTION~~	~~a. Single-family Residential (Conventional, Standard and Average Lot Options)~~	~~b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)~~	~~c. Multi-Family Residential~~	~~d. Any Non-Residential Zoning District~~
~~MAXIMUM BUILDING HEIGHT~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(1)	*NET LOT AREA (MINIMUM)*	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	*LOT WIDTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	*LOT DEPTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	*DEVELOPMENT DENSITY (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	*SUBDIVIDED LOTS (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(6)	*FRONT YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(7)	*REAR YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(8)	*SIDE YARD SETBACK (MINIMUM)*	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	*PROJECTIONS*	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	*PERIMETER SETBACKS (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(11)	*BUILDING HEIGHT (MAXIMUM)*	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	*LOT COVERAGE (MAXIMUM)*	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(13)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(14)	*STREET FRONTAGE REQUIREMENT* *(2)*	SAME AS BASE ZONING DISTRICT		
(15)	*OTHER APPLICABLE REGULATIONS:*	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

(1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.

(2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

***

Amend Section 1203. Land Use Matrix (Downtown Code) to read as follows:

***

Section 1203. Land Use Matrix

***

C. *Land Use Matrix.*

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	Business Core	Central Park	Commercial Corridors	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
RESIDENTIAL USES																
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family, Detached ~~(Including Duplex and Triplex Uses)~~		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
***																

***

D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

***

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

***

e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

***

g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

***

Amend Section 1205. Frontage Elements (Downtown Code) to read as follows:

***

A. *Active Front Yard (AFY*). An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs)~~. (R*)

1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

***

Amend Chapter 13, Section 1303 (Transect Lot Standards) to read as follows:

***

Section 1303. Transect Lot Standards

A. **General Lot Standards.**

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:

   a. A development may instead utilize the Single-Family Infill ~~development option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:

      (1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;

(2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~
THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

(3) The ~~development~~ SUBDIVISION is located in any transect other than T3.

b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:

a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

***

Amend Chapter 13, Section 1306 (Land Use Matrix) to read as follows:

***

Section 1306. Land Use Matrix

***

B. **Use Regulations.**

***

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	**T3**	**T4**	**T5:2**	**T5:3**	**T5:5**	**T5:6**	**T5:7**	**T6:7 T6:15**	**T6:22 T6: HWR**
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached ~~(Including Duplex and Triplex Uses)~~	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	NP	PC	PC	PC	PC	PC	PC	PC	PC
***	***	***	***	***	***	***	***	***	***

***

C. **Residential Uses, Land Use Conditions.**

***

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

***

Amend Chapter 13, Section 1307 (Parking and loading standards) to read as follows:

***

Section 1307. Parking and loading standards.

***

B. *Required Vehicular Parking.*

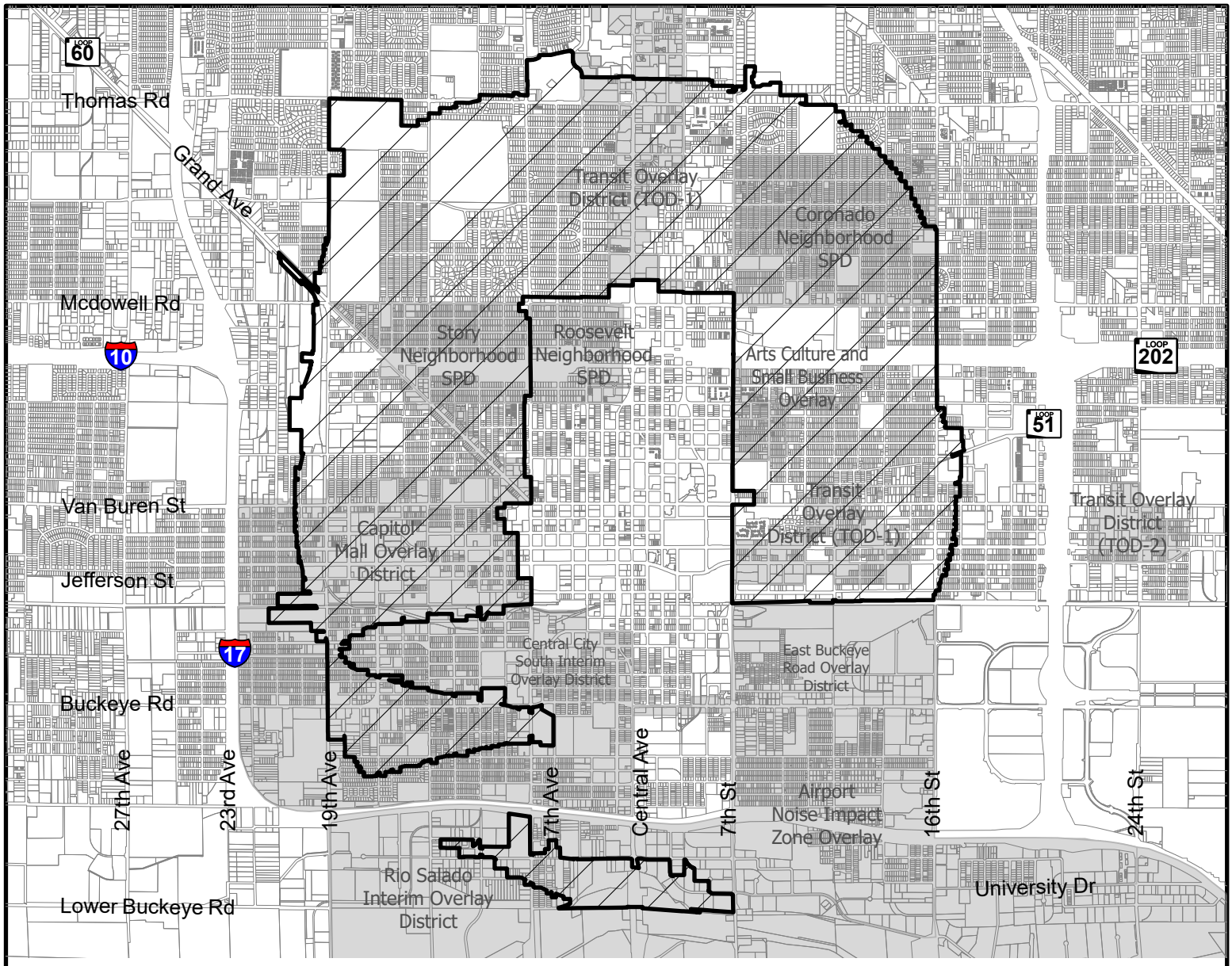
***

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section ~~608.F.6~~ 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

***

Exhibit B: Sketch Map

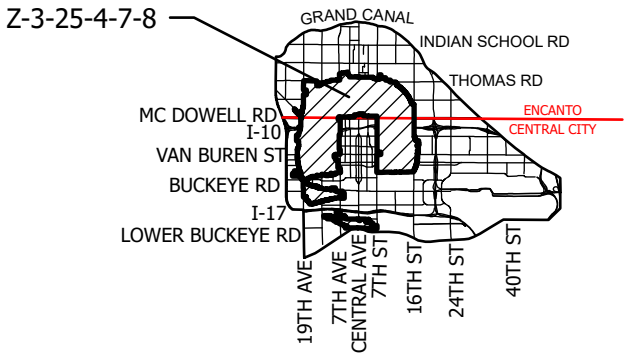


N

0 0.35 0.7 1.4 Miles

CENTRAL CITY / ENCANTO VILLAGE

COUNCIL DISTRICT: 4, 7, 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	City of Phoenix Planning Commission
APPLICATION NO:	Z-3-25-4-7-8
DATE:	8/13/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	4467.45 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 7-26 - QS 7-28, QS 8-24 - QS 8-27, QS 9-24 - QS 9-27, QS 10-24 - QS 10-31, QS 11-24 - QS 11-31, QS 12-24 - QS 12-31, QS 13-24 - QS 13-31, QS 14-24 - QS 14-30, QS 15-25 - QS 15-29
ZONING MAP	E-7, E-8, F-7, F-8, F-9, G-7, G-8, G-9

REQUESTED CHANGE:

FROM: Various (4467.45 ac.)

TO: Various with Middle Housing Overlay District (4467.45 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
N/A	N/A	N/A
N/A	N/A	N/A

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

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-3-25-4-7-8.aprx

Ahwatukee Foothills
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 29, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 3 (Z-TA-1-25-Y) and Item No. 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM COMMITTEE
Committee Member Blackman asked for clarification about the applicability area. **Mr. Grande** provided additional information about the mechanism for applying the overlay to new subdivisions of 10 acres or more.

Committee Member Strem asked about how compatibility of new buildings is determined. **Mr. Grande** stated that existing zoning and design review requirements would still be in place.

Committee Member Fisher noted an issue about taxation and code enforcement for these lots since the new units will not be subdivided for ownership.

Chair Gasparro stated there are issues with infrastructure and parking. **Mr. Grande** noted that the City doesn't have the ability to require more parking than one parking space per unit under this code.

Committee Member Broberg asked if the City has an analysis of the potential universe of homes that could take advantage of this ordinance and if there is an understanding of the neighborhoods that will be impacted with potential parking issues. **Mr. Grande** noted that staff have been discussing with neighborhoods around downtown that have been concerned about potential impacts.

Committee Member Strem asked if the State provided a rationale for passing this legislation. **Chair Gasparro** stated that many cities and states are passing similar laws to this to help with housing affordability.

Chair Gasparro asked for clarification on the penalty if a city does not comply with this law. **Mr. Grande** replied that the penalty could be that the City would lose control over regulation for middle housing completely.

Committee Member Broberg asked for clarification on the lot coverage requirement. **Mr. Grande** replied that the lot coverage requirements for single-family lots would not be changed by this text.

Committee Member Slobodzian asked about discussions with the Water Services Department about water supply. **Mr. Grande** stated that new water connections are reviewed by the Water Services Department and developments are required to have a water supply before they can be built, adding that sewer capacity is required in the same way.

Committee Member Fisher asked if there was any consideration about other issues such as deeds and taxes that could delay construction. **Mr. Grande** noted that the legislation requires the City to allow middle housing through zoning and development codes, which is what this proposal does.

Chair Gasparro asked about public comments that have been given in the meetings up to this point. **Mr. Grande** noted that the largest concern has been the impacts to historic neighborhoods near downtown.

Committee Member Broberg asked if this legislation was crafted based on a bill in another state. **Mr. Grande** stated that he didn't know. **Chair Gasparro** speculated that this legislation was copied and pasted from another state.

Committee Member Fisher discussed the need for a mechanism to enforce changes to the tax requirements for new middle housing developments. **Committee Member Broberg** added that this creates an incentive to not disclose additional units on a lot to avoid tax issues.

Committee Member Fisher asked if HOAs would have the ability to restrict middle housing. **Mr. Grande** stated that the law does not impact HOA requirements.

Chair Gasparro commented about issues with school capacity that haven't been considered in creating this legislation.

Committee Member Jain stated that this is not a good response to the legislation and that the City could have tried to realize the goal of the legislation and revised the zoning regulations to do more than the minimum to incentivize additional housing. **Mr. Grande** reviewed some of the City's housing-related policies, noting that this ordinance was focused on responding specifically to the legislation.

Committee Member Strem stated that this will not create affordable housing.

Chair Gasparro suggested that incentivizing housing could be done through demolition credits and fee waivers in the area where middle housing is desired by policymakers.

Vice Chair Mager asked if this would likely result in demolition of buildings to construct middle housing developments. **Mr. Grande** stated that it is a question of economic feasibility for each lot, highlighting that the law would allow redevelopment or conversion of existing homes.

Committee Member Fisher stated that the legislation is not well written.

Committee Member Broberg highlighted that the City could provide a better response to what they are doing to address the housing shortage in Phoenix.

Committee Member Fisher stated that this overlay should be limited to the one-mile radius that's required, and it would be an issue if it were expanded.

Chair Gasparro asked if the Committee's comments will be conveyed to the Planning Commission. **Mr. Grande** stated that the comments drafted as minutes will be provided to the Planning Commission before the meeting on this item.

Committee Member Jain asked for clarification about how the overlay will apply to new developments of 10 acres or more. **Mr. Grande** described the mechanism.

PUBLIC COMMENTS
None.

Alhambra
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y

Date of VPC Meeting	September 30, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION

Committee Member Crews arrived during this item, bringing quorum to 11 members.

Item Nos. 3 (Z-TA-1-25-Y) and 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION

John Roanhorse, staff, provided a presentation summarizing the proposed text amendment and rezoning case and stated the items would be heard concurrently. Mr. Roanhorse stated that there had been previous public presentations on this text amendment and information was available online. Mr. Roanhorse discussed the background regarding House Bill 2721, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District. Mr. Roanhorse provided examples of Middle Housing and the applicability for residential development. Mr. Roanhorse presented the applicability to new subdivisions, limitations and the implications for Historic Preservation. Mr. Roanhorse displayed the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITTEE

Committee Member Krietor asked for clarification on the northern boundary of the Central Business District. **Mr. Roanhorse** responded that the northern boundary is McDowell Road. Committee Member Krietor stated that the area shown does not appear to include the Alhambra Village, but Middle Housing would be important for the

area and the requirement for 20 percent in new subdivisions may not be applicable to Alhambra, as there are few, if any, sites available for new subdivision development.

Chair Sanchez asked if an ADU (Accessory Dwelling Unit) would allow for two-story construction on a lot. **Mr. Roanhorse** responded that Middle Housing allows duplexes, triplexes, fourplexes and townhomes would allow up to two stories. Committee Member Keyser commented that ADUs have typically been limited to one story, and the text amendment appears to be a change from past regulations, noting that he had seen two-story accessory structures previously cited for noncompliance.

Committee Member Ender asked whether the middle housing requirements would impact existing CC&Rs (Covenants, Conditions, and Restrictions). **Mr. Roanhorse** responded that the state legislation does not override private CC&Rs, which are enforced separately from city zoning regulations. Committee Member Ender asked about the availability of infrastructure and services to support Middle Housing development. Mr. Roanhorse responded that during the plan review process, City staff evaluate the availability of infrastructure and identify any necessary adjustments, and this information is provided to the applicant to ensure that new development can be supported appropriately.

Committee Member Ender asked how parking would be accommodated for middle housing, particularly in neighborhoods where street parking is already common. **Mr. Roanhorse** responded that parking can be provided on the lot being developed and noted that under the new text amendment, the city cannot require more than one off-street parking space per dwelling unit, in alignment with the state's middle housing legislation.

Committee Member Harris asked if there will be design criteria in place to ensure that middle housing developments in existing neighborhoods maintain the appearance of single-family homes to maintain the architectural character of the area. **Mr. Roanhorse** responded that all new developments must comply with the design requirements outlined in the zoning ordinance.

Committee Member DeGraffenried asked if middle housing could be designed to resemble single-family homes. **Mr. Roanhorse** responded that while the developments must follow established design guidelines, the intent is to ensure compatibility with surrounding structures.

Committee Member Keyser asked about the applicability of historic preservation which raised a question on designated historic buildings and if existing parking would remain in place if the property were redeveloped. **Mr. Roanhorse** responded that if an entitlement for parking has already been granted in association with a site, it would remain valid unless the entitlement is formally changed.

Committee Member Shore asked about the potential impact of Middle Housing on historic properties and if the new regulations could lead to increased demolitions and asked if there would be changes to front yards and lot configurations. **Mr. Roanhorse** responded that historic properties are not exempt from the middle housing requirements and the existing review procedures and demolition restrictions for historic properties would remain unchanged.

Committee Member Crews commented that various duplex and triplex properties blend into existing neighborhoods and noted a specific example near 3rd Avenue and Thomas Road, where a house with multiple units had parking integrated into the existing design. Committee Member Crews stated that the legislative intent behind the Middle Housing requirements was to increase housing options, not to override local design authority. **Mr. Roanhorse** noted that the text amendment did not include any provisions that would preempt the City's authority over design standards, and this remains a city responsibility, allowing communities to maintain architectural consistency and neighborhood character.

Committee Member Velasco asked if the intent of the legislation was to increase housing supply which does not necessarily guarantee affordability. **Mr. Roanhorse** responded that the current housing shortage has driven a surge in residential development and that Middle Housing is one strategy to diversify the housing stock and provide a broader range of options to meet varying needs and conditions.

Committee Member Crews stated that affordable housing remains a significant challenge in the community and there needs to be a broad discussion on the topic to explore several potential solutions. Committee Member Crews stated no definitive conclusions were reached during legislative discussions. Committee Member Crews expressed the importance of collaboration among various levels of government and community organizations in addressing housing affordability. Committee Member Crews stated the Village Planning Committee has a role in facilitating these discussions and contributing to potential solutions. Committee Member Crews expressed optimism that the introduction of Middle Housing could improve both pricing and availability, potentially to ease the affordability crisis. Committee Member Crews stated there is concern about the trend of constructing luxury-style short-term rentals, such as Airbnb properties, which may undermine affordability goals and stressed the need for closer monitoring of such developments. Committee Member Crews stated that affordability does not equate to availability, especially as more people continue to move to Phoenix and while current pricing may allow some individuals to purchase homes, addressing the broader issue of affordability will require significant and sustained involvement from multiple stakeholders.

Committee Member Vallo asked about density bonuses for low-income housing. Mr. Roanhorse responded that there are incentives in place for development and noted that there are challenges due to the prevalence of market-rate developments, which often outpace affordable housing projects. **Mr. Roanhorse** said there are active projects

currently underway that do include affordable housing components and progress is being made but will take time before these units become readily available to the community.

Committee Member Krietor commented that the Alhambra Village has demonstrated responsiveness in adapting to housing needs, particularly through its integration with light rail and collaboration with organizations such as UMOM and Catholic Charities and these efforts have helped provide housing options and opportunities for residents and stated that the Village Planning Committee has consistently supported initiatives that promote affordable housing.

Committee Member Shore asked how TOD (Transit-Oriented Development) supports residential growth. **Mr. Roanhorse** responded that TOD is designed to facilitate active transportation by improving accessibility between residential areas and businesses along the light rail corridor which are specifically planned to maximize access and ridership while promoting a variety of residential options.

Committee Member Keyser asked if the existing overlay districts would be extended and commented that potential adverse impacts of urban sprawl may result. Committee Member Keyser stated that sprawl affects transportation systems, energy consumption, and design efficiency which are issues that all planning committees should consider as development continues. **Mr. Roanhorse** responded that the city has implemented a shade policy, incorporated water conservation measures, and improved construction design standards, all of which contribute to more sustainable development practices. Committee Member Keyser commented that while improved irrigation systems are beneficial, they have limitations and noted the importance of monitoring and adjusting policies as new technologies emerge to ensure long-term effectiveness and sustainability.

PUBLIC COMMENTS

None.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Vice Chair Paceley left the meeting during this item, bringing quorum to 16 members.

Item Nos. 5 (Z-TA-1-25-Y) and 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM COMMITTEE
Committee Member Schmieder asked about the scenario of an existing fourplex and if the owner would be required to keep it. **Mr. Grande** replied that the zoning would still allow single-family homes and would not require a fourplex to be constructed or retained.

Committee Member Beckerleg Thraen asked for clarification regarding this proposal and the ADU text amendment. **Mr. Grande** replied that the ADU provision is separate and would still be allowed on lots with a single-family home.

Committee Member Guevar asked if the City had looked into potential issues with lenders who could see these properties as multifamily after this overlay is approved. **Mr. Grande** replied that he hadn't heard of that concern, noting that the zoning districts would retain the label of Single-Family Residence District.

Committee Member Whitesell asked for clarification that this would apply on any individual lot within 1 mile of downtown. **Mr. Grande** replied that it would. **Mr. Whitesell** stated a desire to communicate to the City that they should advocate to the State Legislature for creating an exemption for historic properties. **Chair Fischbach** stated that since this is information only, the Committee should not take a formal vote on any motion, encouraging Committee Members to contact their representatives at the City level to express their concerns.

PUBLIC COMMENTS
None.

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

No quorum.

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 16, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

Committee Member Leon Thomas left during this item bring the quorum to 8 members present.

One member of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITTEE

Committee Members asked questions regarding various aspects of the Proposed Text Amendment and Middle Housing Overlay District including clarification regarding the boundary of the Middle Housing Overlay District, its impact on historic properties, the ability to demolish existing housing and replace with middle housing, the provision regarding middle housing in new subdivisions, and the State Legislature's rationale for passing the bill. **Mr. Kuhfuss** provided answers to those questions.

PUBLIC COMMENTS

Beverly Richards asked for clarification as to whether middle housing could be constructed outside of the Overlay District. **Mr. Kuhfuss** provided clarification.

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 2, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Agenda Item 6 (Z-TA-1-25-Y) and Agenda Item 7 (Z-3-25-4-7-8) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections,

building design, and parking. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:

Chair Steven Bowser asked if the provision to apply the MH Overlay District to 20 percent of the lots within a new subdivision of 10 acres or more is citywide. **Mr. Zambrano** responded affirmatively. Chair Bowser stated that all Arizona State Land Department (ASLD) auctioned parcels are over 10 acres, noting that this provision would impact the Desert View Village, unless developers plat subdivisions less than 10 acres at a time. Chair Bowser asked if middle housing is required to be provided. Mr. Zambrano responded that middle housing would have to be allowed on at least 20 percent of the lots within the subdivision to comply with the State law. Mr. Zambrano added that the developer could still choose to not build middle housing on those lots. Mr. Zambrano stated that the developer will tell the City which lots within their subdivision they want to apply the MH Overlay District, and then staff would send a supplementary zoning map to the City Council to adopt. Chair Bowser asked if middle housing could be clustered together within the subdivision. Mr. Zambrano responded affirmatively, noting that there are no restrictions on how the MH-zoned lots have to be dispersed throughout the subdivision. Chair Bowser asked for clarification that the City cannot require fire sprinklers. Mr. Zambrano responded affirmatively. Mr. Zambrano stated that there were recent updates to the Phoenix building code, noting that they were also following this legislation, and the updates to the building code would address any safety concerns.

Vice Chair Louis Lagrave asked if the opt-in provision for new subdivisions of 10 acres or more citywide is optional. **Mr. Zambrano** responded that the State law requires any new subdivision of 10 acres or more to allow middle housing on 20 percent of the lots within the subdivision.

Committee Member Joseph Barto stated that “must allow” does not sound like a mandate. Committee Member Barto stated that it sounds like an allowance. **Mr. Zambrano** responded that it is a requirement of the State law.

Vice Chair Lagrave asked if a developer can opt to not build middle housing within a subdivision. **Mr. Zambrano** responded that the developer can opt to not build middle housing, but the zoning must still allow for it on 20 percent of the lots within the subdivision. Vice Chair Lagrave asked if a new homeowners association (HOA) has to comply with the State law. Mr. Zambrano responded that HOAs can have stricter

restrictions than the City. Mr. Zambrano added that the City does not enforce HOA Covenants, Conditions, and Restrictions (CC&Rs).

Committee Member Richard Carlucci asked why the City did not extend the MH Overlay District around high-capacity transit stops, noting that the data center text amendment referenced the need for higher-density housing around these areas. **Mr. Zambrano** responded that the MH Overlay District is more specific to single-family subdivisions. Mr. Zambrano added that there are adopted transit oriented development (TOD) and transit oriented community (TOC) policy plans that provide guidance for future rezoning requests to rezone to the Walkable Urban (WU) Code within these policy plan areas, which does not have any density limitations. Committee Member Carlucci asked if there was consideration to extend the MH Overlay District to other areas of the city in order to help increase the supply of housing and bring down housing costs. Mr. Zambrano responded that he was not sure since he was not involved in the drafting of this text amendment. Mr. Zambrano stated that the proposed text amendment is trying to comply with the State law requirements. Mr. Zambrano added that the MH Overlay District does apply citywide for 20 percent of the lots in any new subdivision of 10 acres or more. Committee Member Carlucci asked how many single-family lots are within one mile of Downtown Phoenix. Mr. Zambrano responded that he was not sure. Mr. Zambrano stated that there are a lot of single-family lots within the area, including some historic districts. Mr. Zambrano stated that the State law does not override existing historic design review requirements. Committee Member Carlucci stated that the same development standards as a single-family home does not do a lot to provide more housing, noting that much smaller units would have to be squeezed into the building envelope. Mr. Zambrano responded that it would depend on a case-by-case basis. Mr. Zambrano displayed and discussed the typical lot setback exhibit. Committee Member Carlucci stated that the City seems to be doing the bare minimum to comply with the State law, noting that Phoenix is one of the fastest growing cities that needs more housing. Mr. Zambrano responded that the City is working on other efforts to increase housing options, such as the accessory dwelling unit (ADU) text amendment and expanding the WU Code around transit corridors. Mr. Zambrano added that the State legislature is passing legislation simultaneously, so the City has to keep up with the legislation as well.

Vice Chair Lagrave disagreed with Committee Member Carlucci. Vice Chair Lagrave stated that Phoenix is a wide open, western place. Vice Chair Lagrave stated that Phoenix is not New York City, nor Baltimore, nor Chicago. Vice Chair Lagrave stated that Phoenix is a spread-out city with a certain lifestyle. Vice Chair Lagrave stated that he does not want houses crammed into the city that creates a concrete jungle. Vice Chair Lagrave stated that he wants the space to have trees and homes where families can be raised.

Committee Member David Kollar stated that it is a moot point since the State law already passed. Committee Member Kollar asked for clarification that if the text amendment does not get passed by the end of the year, then all City restrictions go away. **Mr. Zambrano** responded affirmatively, noting that the State law included a severe penalty clause that stated if the regulations are not adopted by January 1, 2026,

then middle housing will be allowed on all lots zoned for single-family residential use citywide, without any limitations. Mr. Zambrano added that “without any limitations” could mean without any zoning controls whatsoever.

Chair Bowser asked for clarification that a subdivision of 10 acres or more that applies the MH Overlay District to 20 percent of the lots would not be heard by the Committee. **Mr. Zambrano** responded affirmatively, noting that it would be without any public hearing. Mr. Zambrano stated that staff would send a supplementary zoning map to the City Council to adopt. Mr. Zambrano added that subdivisions in other areas of the city, outside of the areas applicable to the State law, could still request to rezone to the MH Overlay District through the public hearing process.

Committee Member Carlucci asked if the subdivision would have to be of 10 acres or more. **Mr. Zambrano** responded that if it is a request to rezone to the MH Overlay District, it does not have to be of 10 acres or more.

Chair Bowser stated that there are patio homes that were built prior to the 1980s along Scottsdale Road south of McDonald Drive that seem to be a middle housing option. Chair Bowser stated that they are still quite nice and are higher-density and affordable homes. Chair Bowser stated that they could be a great product if done well architecturally. **Mr. Zambrano** responded that part of the text amendment is also amending Section 507 Tab A of the Phoenix Zoning Ordinance to update the Individual Unit Design Standards to also apply to middle housing and require design review of middle housing.

Committee Member Jason Israel asked if ADUs would still be permitted. **Mr. Zambrano** responded affirmatively. Mr. Zambrano stated that the text amendment is also amending sections of the Phoenix Zoning Ordinance so ADUs would only be permitted on a lot with one primary dwelling unit. Committee Member Israel asked where the City is at within the timeline. Mr. Zambrano responded that the cases would be voted on by the Planning Commission in October and the City Council in November.

Committee Member Kollar asked if it is common for the State legislature to play a hand in local zoning regulations. **Mr. Zambrano** responded that it has been more common recently.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item Nos. 3 (Z-TA-1-25-Y) and 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

Three members of the public registered to speak on the item, with one in opposition.

STAFF PRESENTATION:

Chris DePerro, with the City of Phoenix Planning Department (PDD), provided a presentation on the City's Middle Housing Text Amendment and accompanying Overlay District. Mr. DePerro stated that the text amendment to the Zoning Ordinance would be reviewed first to provide context which would establish the Middle Housing Overlay District in areas of central Phoenix. Mr. DePerro explained that this initiative stems from House Bill 2721, passed during the 2024 legislative session, which requires all Arizona cities with populations over 75,000 to allow middle housing under certain conditions. Mr. DePerro stated that the Middle Housing, as defined in the legislation, includes duplexes, triplexes, fourplexes, and townhomes, up to a maximum of four units per lot. Mr. DePerro emphasized that the legislation was state-mandated, not locally initiated and outlined several requirements of the bill, including the requirement to allow up to four dwelling units per single-family lot in certain areas of central Phoenix. Mr. DePerro explained that at least 20 percent of the lots in any new subdivision of 10 contiguous acres or more must permit middle housing. Mr. DePerro stated Middle Housing must be treated no more restrictively than single-family housing in terms of permitting, review, and development standards. Mr. DePerro further explained restrictions that the City may not impose, including requirements for fire sprinklers, owner occupancy, or more than one off-street parking space per unit. Mr. DePerro stated the City also may not discourage rental housing or impose regulations more restrictive than those applied to single-family dwellings. Mr. DePerro emphasized that if Phoenix fails to adopt the required regulations by January 1, 2026, middle housing would automatically be allowed

without limitation on all single-family residential lots in the city. Mr. DePerro then described Text Amendment Z-TA-12-5-Y, which revises zoning regulations to comply with state law, and Rezoning Case Z-3-25-4-7-8, which applies the overlay district to the one-mile area surrounding downtown Phoenix as required. Mr. DePerro explained that the overlay district would function in addition to the existing underlying zoning, allowing either the density permitted by zoning or four units, whichever is greater. Mr. DePerro's presentation included maps outlining the overlay district boundary, which follows a one-mile radius around the designated downtown core. Mr. DePerro said the Federal aviation noise contours exclude certain areas from the overlay due to restrictions on residential density near the airport. Mr. DePerro clarified that historic preservation regulations remain unchanged, including demolition restrictions and review procedures for historic properties. Mr. DePerro also noted that recent code updates extended the review stay for eligible properties from 30 days to 60 days. Mr. DePerro provided development examples on typical R1-6 lots, including setbacks, building envelopes, and limitations on lot coverage. Visual examples of duplex and fourplex designs were shown to illustrate how middle housing could be integrated within existing neighborhoods. Mr. DePerro stressed that the proposal does not permit subdivision of lots beyond existing entitlements, nor does it allow more units than authorized by law. Mr. DePerro provided an example demonstrating how 20 percent of lots would be designated for middle housing and mapped with the overlay district. Mr. DePerro emphasized that subdivision design could accommodate varied lot sizes or locations for middle housing. Mr. DePerro reviewed the proposed timeline for Planning Commission for information in September and recommendation was scheduled for October 6. Mr. DePerro stated the City Council will consider action on November 5, 2025. Mr. DePerro provided a summary and noted the middle housing requirement is state-mandated, must be applied within one mile of downtown and to 20 percent of new subdivisions over 10 acres and the City faces the risk of losing zoning controls entirely if regulations are not adopted by the state deadline.

Mr. DePerro directed attendees to additional resources at phoenix.gov/middlehousing

QUESTIONS FROM THE COMMITTEE:

Committee Member Warnicke asked if the driving force behind the legislation was the historical shift away from middle housing. **Mr. DePerro** responded that while he did not want to speak directly to the legislature's intent, many consultants and proponents suggest that the law is a way to increase density in areas where it has become difficult. Mr. DePerro acknowledged that there are broader policy discussions surrounding the issue, but he could not say with certainty why the legislature chose this approach.

Committee Member Warnicke stated that historically there had been middle housing, but that it is no longer permitted, and noted that multifamily housing is not currently allowed in single-family residential zoning. Mr. DePerro responded that multifamily housing is not permitted in single-family zoning districts. Committee Member Warnicke asked when multifamily development is allowed. Mr. DePerro responded that multifamily zoning is typically applied through separate zoning designations and is defined as a lot that allows more than one primary unit. Committee Member Warnicke stated that this

would include duplexes and apartments. Committee Member Warnicke noted that the state requires the provisions to apply within one mile of the Central Business District, but the definition of that area varies. Mr. DePerro responded that neighborhoods such as Willo, La Hacienda, and Alvarado, while zoned R1-6 or R1-10, technically allow duplexes under certain lot conditions, which makes them multifamily zones. Mr. DePerro stated that those districts only allow duplexes on larger lots and that this provision does not actually increase density. Committee Member Warnicke confirmed that duplexes are still permitted under those designations and suggested that they could therefore be considered multifamily zoning. Mr. DePerro responded and noted that point but explained that the state law requires the city to apply the middle housing provisions to lots zoned for single-family uses which includes the areas in question. Committee Member Warnicke expressed frustration, stating that these lots already allow multifamily development and that applying the law in this manner threatens historic neighborhoods and noted that historic designation can be lost if more than 50 percent of contributing homes are removed. Committee Member Warnicke said that the overlay boundary appeared to cut into La Hacienda while avoiding his own property. Mr. DePerro stated that the city's text amendment is intended to comply with state law, regardless of whether the legislature considered impacts on historic neighborhoods. Committee Member Warnicke stated that the state law only applies to single-family residential properties, and reiterated his position that some of these areas should be classified as multifamily. Mr. DePerro stated that he and Mr. Warnicke appeared to disagree on that interpretation. Committee Member Warnicke asked about the 20 percent multifamily requirement for subdivisions. Mr. DePerro responded that the requirement applies only to new subdivisions of 10 acres or more, typically in areas such as north Phoenix, and not to existing neighborhoods. Committee Member Warnicke asked if this meant there was no 20 percent cap on middle housing in neighborhoods like Willo. Mr. DePerro responded that there is no such cap and that, if the overlay were approved, any eligible lot within Willo could potentially develop as middle housing, including fourplexes. Committee Member Warnicke concluded by stating that this would allow widespread redevelopment in historic areas. Mr. DePerro agreed that this was correct under the proposed application of the state law.

Committee Member Procaccini asked what would happen if the City chose to reduce the size of the Central Business District, noting that it might be considered beneficial in some cases to shrink the designated downtown area. Mr. DePerro responded that there are two potential issues with that approach first, the state law specifies that the applicable Central Business District boundaries are those that were designated as of September 14, 2024 and no changes can be made at this point. Mr. DePerro stated second, the law also contains a provision prohibiting cumulative or individual actions by municipalities that interfere with housing development. Mr. DePerro said that if city were to attempt to shrink the boundaries, it could be considered noncompliant under that provision and that the September 14, 2024 designation date is the controlling factor.

Committee Member Wagner stated that under normal procedure, text amendments are presented to Village Planning Committees for information only, followed by at least a month to review and provide input and in this case, however, the process was not being followed. Committee Member Wagner said that the proposed text amendment is

178 pages long and was only received by the committee a few days prior to the meeting, which made it very difficult for members to adequately review the information and further expressed that the amendment would greatly benefit from committee input and questioned why the committee was not being given that opportunity.
Joshua Bednarek, PDD Director, responded that it was a valid concern and explained that the planning staff were attending all Village Planning Committee meetings this month to provide information and ensure that word about the new law was reaching the community. Mr. Bednarek stated that the language presented in the amendment reflects the minimum requirements of state law, leaving little room for adjustment and the City's priority is compliance with the law and meeting the statutory deadline requiring City Council action later this year. Mr. Bednarek expressed that while staff values feedback, the purpose of these presentations are primarily informational and offered to provide his contact information to any committee members or members of the public who wished to ask further questions. Committee Member Wagner stated that while she appreciated the explanation, she remained concerned. Committee Member Wagner shared the concern that neighborhoods had been in contact with other cities, which were approaching the legislation differently and actively working to mitigate its impacts. Committee Member Wagner emphasized that the City of Phoenix was not necessarily taking the bare minimum approach, and that this issue warranted more public discussion with Village Planning Committees. Committee Member Wagner also questioned the stated deadline, noting that City staff had known about the legislation since February 2024, according to emails. Committee Member Wagner said this with the accessory dwelling unit legislation, which passed in May and had to be implemented by January 2025 and in the case of the middle housing bill, she said, cities were given an additional year to act. Committee Member Wagner expressed frustration that the committee was being told there was no more time to review the amendment, despite Phoenix having had significantly more time to prepare.

Committee Member Kleinman asked for clarification regarding the timeline of the legislation and stated his understanding that the State of Arizona passed the bill during the 2024 legislative session, with an effective date of January 1, 2026. Committee Member Kleinman noted that cities are required to adopt local regulations by that same date and asked whether the City of Phoenix had the authority to extend or delay the effective date, or whether it must begin enforcement on January 1, 2026. Committee Member Kleinman explained that his concern was twofold if the state legislature amends the law during the upcoming session, it would be problematic for the city to take action prematurely and then be unable to undo its decisions. Committee Member Kleinman suggested that, at a minimum, the city should consider delaying implementation until any potential state-level amendments are resolved. Mr. Bednarek responded that the idea of delaying the effective date had been suggested and was referred to the City's Law Department and the initial response was that the law is clear in requiring implementation on January 1, 2026. Mr. Bednarek noted that delaying implementation could put the city at risk of being found noncompliant and added that the matter could be further discussed with the Law Department and potentially with the City Council.

Committee Member Rodriguez stated that she supports the house bill overall but

expressed disappointment that it did not extend further and explained that her home, built in 1932, was located just outside of the overlay area. Committee Member Rodriguez stated that she would like the opportunity to redevelop her property into housing that contributes to the city's future, which she considered part of building a better history. Committee Member Rodriguez noted that her neighborhood lacks the tax incentives, gated communities, safe bike lanes, and other infrastructure present in other areas, while still experiencing challenges such as cut-through traffic from the reverse lanes, she stated that the bill does not go far enough and encouraged the city to be bolder in extending its provisions. Committee Member Rodriguez added that other cities, such as Portland, have implemented similar policies without significant impacts from demolitions, and she offered to share those examples with the committee.

Committee Member Wagner stated that the city was aware of legislation introduced in the prior session seeking to exempt historic districts and emphasized that while she supports rental housing, she also values maintaining historic districts, which have been carefully preserved for decades. Committee Member Wagner noted that another attempt to exempt historic districts may be made in the upcoming legislative session and stated there is concern that the current 178-page text amendment appeared to be a rewrite of the Zoning Ordinance, rather than a simple overlay as previously described. Committee Member Wagner questioned why the committee had not been told earlier that such extensive changes would be included and asked why multifamily provisions were being revised when the legislation was directed at single-family zoning. **Mr. DePerro** responded that he had described the amendment as involving extensive revisions in several prior presentations and that this approach was taken out of caution due to the statutory requirement that single-family and middle housing be treated identically. Mr. DePerro stated in many parts of the Zoning Ordinance, the two are treated differently, with middle housing subject to more restrictive provisions therefore, significant revisions were necessary to bring them into alignment. Mr. DePerro clarified the mechanism for implementation and stated that the text amendment itself does not grant entitlements but the following agenda item the zoning case would apply the Middle Housing Overlay (MH) to properties. Mr. DePerro stated the text amendment establishes the framework and creates the overlay district, but actual entitlement would only occur through a rezoning action and noted that the opt-in provision for 10-acre subdivisions functions similarly, requiring a property owner to request the overlay before it is applied. Committee Member Wagner responded that her neighborhood had held several meetings with the PDD and had repeatedly asked for a seat at the table during the drafting of the amendment. Committee Member Wagner expressed frustration that those requests were not accommodated and that the committee was now being asked to consider the amendment at the last minute without sufficient time for review.

PUBLIC COMMENTS:

Mr. Will Kerwin introduced himself as a resident on Willetta Street stated that he lives in a duplex where two different houses are located on the same lot and considered a plan to rent out the back unit once it became unoccupied, and asked if that would still be possible under the proposed ordinance. **Mr. DePerro** responded that, without knowing the exact circumstances, nothing being proposed should change an existing entitlement

and confirmed that if the second residence is currently legal, then the entitlement remains. Mr. DePerro invited Mr. Kerwin to send him specific details by email so staff could research the property's history and provide a clear response and emphasized that the ordinance was intended to add entitlement for additional units, not take away existing rights. Mr. Kerwin shared a neighborhood concern regarding an individual who built a multi-story structure, which appeared to have been left unfinished and that residents suspected the intent was to drive up property taxes to force buyouts, though he acknowledged this may not be true. Mr. DePerro replied that if the structure was built without permits, that would be a code enforcement issue and asked for clarification about whether the construction was permitted. Mr. Kerwin clarified that he was raising the example hypothetically and asked whether, under the ordinance, someone could legally construct a multi-story building for speculative purposes. Mr. DePerro explained that the ordinance did not increase allowable building height, setbacks, or envelope limits and the intention of the changes only addressed the number of units allowed on a lot. Mr. DePerro stated that the ordinance would not permit a five-story building in a single-family neighborhood, since the existing height and setback limits would still apply. Mr. Kerwin acknowledged the clarification but asked whether there was a way to mitigate the impact of increased property taxes on neighbors. Mr. DePerro responded that property taxes are difficult to predict and stated that values can both rise and fall, referencing the Great Recession when values plummeted. Mr. DePerro stated that the ordinance had been crafted with a focus on zoning and entitlements, and broader economic impacts such as property taxation had not been a primary consideration.

Mr. Mike Mark introduced himself as a resident on Holly Street and stated that he had several questions and asked whether the city currently knew how many lots would be impacted by the ordinance, noting that there are empty lots that could be targeted. Mr. Mark added that estimating the number of eligible lots would be helpful, since it was likely that developers would begin to purchase such properties to take advantage of the new entitlements. Mr. DePerro responded that the estimate was on a graphic he had previously shared, but he did not have it readily available at the meeting and apologized and stated that he could provide the figure later. Mr. DePerro confirmed that the calculation was included in staff's analysis and agreed that vacant lots zoned appropriately would be among the first likely to be impacted. Mr. Mark asserted that this suggested a likely targeting of properties for redevelopment and asked whether the city's Middle Housing website included real-life examples of duplexes, triplexes, or fourplexes on single-family lots. **Mr. DePerro** responded that the photos shown in the presentation were real examples from Phoenix and had been used to illustrate what the ordinance would proceed. Mr. Mark confirmed that the images were taken from within Phoenix, including areas near a neighborhood dog park in the area of 3rd Avenue and Culver Street, but emphasized his concern that the ordinance appeared punitive toward historic properties. Mr. Mark expressed that the proposal seemed almost surgically targeted to impact historic neighborhoods in particular and added that he wished the policy could instead be mirrored so that his neighborhood would be affected rather than historic districts, which he believed should be spared from such negative impacts.

Joan Gresch stated she is a longtime resident of the area since 1977 and had concerns for the committee regarding historic preservation and the impact of recent

state laws. Ms. Gresch shared her personal experience restoring a historic home from the 1920s in downtown Phoenix with her husband while earning less than $20,000 per year at the time. Ms. Gresch stated that the Historic Preservation program provided tax incentives and guidelines that allowed them and others to rehabilitate historic properties appropriately, contributing to the revitalization of the neighborhood. Ms. Gresch expressed concern that recent state interventions have undermined these protections and threatened the progress made over decades. Ms. Gresch urged the city to support residents if legal action arises, emphasizing the emotional and financial investment her family has made in preserving the historic character of their home and neighborhood. Mr. DePerro responded that the current law, while allowing up to four units on a property, does not remove existing historic preservation protections and stated that the design review processes and other safeguards under both state law and city plans would remain in place. Ms. Gresch acknowledged this clarification but emphasized that the broader context and discussion about preserving historic districts remain critical.

FLOOR/PUBLIC DISCUSSION CLOSED, COMMITTEE DISCUSSION:

Committee Member Procaccini asked whether the city's website allowed residents to type in their address to determine if their property fell within the proposed middle housing overlay area, noting that he lived near the boundary and was unable to tell. **Mr. DePerro** responded that the website did provide that function and that members of the public could also email him directly with an address and he would confirm the information, often faster than the online tool.

Committee Member Wagner asked how many square miles were included in the middle housing overlay area shown on the map. **Mr. DePerro** responded that he did not have the exact figure memorized but estimated that the area covered between five and six square miles in and around downtown. Mr. DePerro noted that this represented a small portion of Phoenix overall, which spans approximately 520 square miles. Committee Member Wagner said that, while the overlay represented only five to six square miles, it was still a significant area when viewed in comparison to the entire city.

Committee Member Kleinman expressed concern about the impact of increasing housing in historic neighborhoods and asked whether the city could mandate that new housing developments, specifically those referenced in the middle of the presentation on page 92, be designated as workforce or affordable housing. Committee Member Kleinman emphasized the need to prevent historic homes from being replaced by high-cost fourplexes potentially used for short-term rentals, such as Airbnb. Committee Member Kleinman asked if there were any mechanisms to limit high-cost townhouses and short-term rentals in these historic areas. Mr. DePerro responded that both short-term rentals and affordable housing requirements are largely restricted by state law. Mr. DePerro explained that the city has minimal control over short-term rentals and cannot require affordable housing in zoning cases or stipulations and stated that while the city can incentivize affordable housing, it cannot mandate it and that the city is exploring other potential approaches to mitigate community concerns while remaining compliant with state law, although no solutions had been finalized. Mr. DePerro emphasized that the city is listening to feedback and seeking ways to balance middle housing

requirements with the preservation of historic districts.

Committee Member Wagner stated that, in line with Committee Member Kleinman's concerns about workforce housing, a neighboring property near the dog park as formerly mentioned recently sold for $2.6 million. Committee Member Wagner noted that this example indicates the development is unlikely to provide affordable housing.

Committee Member Perez asked whether any language incentivizing affordable or workforce housing had been considered in the text amendment and asked if such measures could be incorporated as a potential avenue for encouraging these types of housing. Mr. DePerro responded that while such incentives could potentially be considered, they had not been included in the current text amendment and stated that the language as written represents the minimum required to comply with state law. Mr. DePerro acknowledged the concerns about providing additional incentives or protections but emphasized that state law does not require these provisions, and their absence is consistent with legal compliance.

Committee Member Kleinman expressed frustration with the city's limited flexibility under state law and recalled past experiences in which the city initially faced restrictions but eventually implemented changes, noting that simply complying with state law does not preclude the city from exploring measures that could benefit Phoenix. Committee Member Kleinman stressed that fear of potential lawsuits should not prevent proactive efforts to improve outcomes for the city and its residents. **Mr. Bednarek** responded noting that any action outside the boundaries of state law could trigger complaints to the Attorney General under State Statute 1487, potentially putting $850 million in state funding at risk. Mr. Bednarek clarified that such disputes do not automatically go to court and follow a 30-day process. Committee Member Kleinman stated that the city has previously navigated conflicts with state law in other contexts, such as fair wages, and argued that avoiding any attempt to push the envelope in this case seems overly cautious. Committee Member Kleinman emphasized that his comments were meant as an opinion and not a directive, expressing his perspective that the city could explore creative approaches without undue risk. Mr. Bednarek responded stating that he took no offense to the comments and appreciated the perspective.

Committee Member Rodriguez shared her perspective on affordable housing and the overall benefits of increasing housing stock and invited fellow committee members and staff to collaborate on initiatives aimed at promoting affordable housing. Committee Member Rodriguez emphasized that increasing housing availability can make housing more accessible in general and stated differing viewpoints on historic preservation but expressed the belief that denser, thoughtfully designed housing can contribute positively to the community's history. Committee Member Rodriguez also highlighted that parts of Phoenix, including this area, benefit from some of the city's most successful public transportation systems and bike lanes and suggested that adding new housing, regardless of affordability designation, could help reduce overall housing costs by increasing supply. Committee Member Rodriguez stated it is important to encourage broader collaboration and engagement from committee members on housing issues.

Committee Member Warnicke commented on the public comments and expressed appreciation for the eloquence of the previous speaker and said she is absolutely right in what we are facing is an existential threat to our historic neighborhoods. Committee Member Warnicke stated the idea of launching 5,000 homes into these areas is alarming and has asked the city how many historic homes are at risk, and still had not received an answer. Committee Member Warnicke stated if we estimate 5,000 homes and allow fourplexes on each, that's 20,000 residences replacing 5,000 single-family homes. Committee Member Warnicke stated that in the past year alone, over 20,000 apartments have come online, and there's another 20,000 expected next year and there is already a glut. Committee Member Warnicke stated this attack on historic neighborhoods is not only unnecessary it is absurd and will not achieve its intended goals. Committee Member Warnicke stated these lots will be subdivided or made available for affordable purchase and they will be expensive, likely short-term rentals like Airbnbs and this is very upsetting. Committee Member Warnicke stated there will be a lawsuit but not against the state and the state can pass these laws, but the city is not obligated to adopt a text amendment that implements them in this way. Committee Member Warnicke stated there is a legal argument for exempting R1-6 and R1-10 zones, especially those with homes subdivided before 1998 or 1999 and these areas are already entitled to duplexes because our historic neighborhoods are already denser than many of the true single-family neighborhoods in Phoenix that do not allow duplexes. Committee Warnicke stated his office is in a home that was converted from a duplex which are scattered throughout the Willo Neighborhood. Committee Member Warnicke stated the city does not have to do this it is choosing to and that is why there is going to be a fight with the city. Committee Member Warnicke stated he should not have to fight both the state and the city, but that's the position we have been put in which is ridiculous. Committee Member Warnicke stated we have invested hundreds of thousands, maybe millions in historic preservation grants and encouraged families, like the one who restored two old homes, to take advantage of tax benefits and reinvest in their properties. Committee Member Warnicke stated this was in the 1980s and he remember walking up 5th Avenue to Kenilworth School. Committee Member Warnicke stated back then, homes had planks over the stairs and people were rolling motorcycles into their living rooms and that is what the neighborhood was like before it became the Willo Neighborhood. Committee Member Warnicke stated we saved that neighborhood and saved others which helped create the city that people now want to walk through and now they want to tear it all down and build fourplexes. Committee Member Warnicke stated he could not be more livid, and he is going to do everything he can to stop it.

Chair Montaño Searles reminded everyone that the item under discussion is part of the timeline presented earlier in the meeting and explained that the matter went to the Planning Commission for information only on September 4 and it is scheduled for the Planning Commission with a recommendation on October 6, and then it will go before City Council on November 5. Chair Montaño Searles encouraged attendees to visit the city's website and navigate to the public meetings section under the City Clerk's page for more information and also welcomed continued public participation, noting that if individuals want to make their voices heard, that is the place to do so and thanked everyone for their comments and reiterated that today's item was for information only.

Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 16, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 5 (Z-TA-1-25-Y) and Item No. 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Kristine Morris asked for clarification regarding new subdivisions and homeowner associations. **Ms. Sanchez Luna** noted that homeowner associations can add restrictions to prohibit middle housing.

Dustin Thrower stated that the homeowner associations would not exist until the entire subdivision was established. **Ms. Sanchez Luna** added that if the developer built a single-family house on an established middle housing lot, then the owner would have to circumvent the regulations established by the homeowner's association. **Mr. Thrower** voiced his confusion on how homeowner associations can prohibit middle housing. **Ms. Morris** added that someone who purchases a home with a homeowner association is typically buying into more restrictions.

Chair Parris Wallace noted that this type of development will not be required to come to the committee for recommendation.

Romona Burris asked if this was just another strategy to increase housing within the City on top of already establish policy like the Housing Phoenix Plan. **Chair Wallace** confirmed.

Ms. Sanchez Luna added that if anyone had any additional questions, they could contact her or send an email to the email address provided.

Ms. Burris voiced concern about how this would affect neighborhoods such as Coronado and if residents would lose their properties. **Ms. Sanchez Luna** added that if someone owned their property, it was their decision if they wanted to convert their lot to allow middle housing. Ms. Sanchez Luna noted that they would still have to meet all the development standards and if the property is historic, then it would have to go through the Historic Preservation Office first.

Marcus Ceniceros asked if this would only apply to one mile from downtown. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna added that the only way this would occur in Estrella was if there were any new subdivisions of 10 acres or more and if an applicant rezoned their property to add the overlay district.

Chair Wallace noted that a lot of housing projects have been approved and asked what would happen to those projects. **Mr. Thrower** added that it would depend on the acreage. **Chair Wallace** noted an approved housing project with a lazy river. **Ms. Sanchez Luna** noted that that proposal was for multifamily residential.

Ms. Burris asked if historic neighborhoods are in danger. **Ms. Sanchez Luna** noted that they had voiced some concerns. **Ms. Burris** stated that this type of housing was bound to happen. **Ms. Sanchez Luna** stated that proposed middle housing projects had to be compatible with the existing single-family neighborhood. Ms. Sanchez Luna added that middle housing could be one two-story house with one family on the first floor and one family on the second floor. **Chair Wallace** voiced her excitement and approval and noted that Estrella would like to see more housing.

Laveen
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 5 (Z-TA-1-25-Y) and Item No. 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Carlos Ortega asked if all the other major cities were affected by the bill. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna noted that she was unaware of the exact regulations that other cities will be implementing.

Vice Chair JoAnne Jensen asked if the text amendment would eventually expand

beyond the one-mile radius around downtown. **Ms. Sanchez Luna** stated that if a proposed development wanted to provide the ability for middle housing, then they would have to rezone the site to add the overlay.

Linda Abegg asked for more information regarding the boundary and asked if that was implemented by the House Bill or the city. **Ms. Sanchez Luna** stated that the House Bill stated that it had to apply within one mile of downtown and that the City determined that Phoenix's downtown was the area zoned Downtown Code. **Ms. Abegg** asked for more information regarding parking. Ms. Abegg is asked if a fourplex was built, would the development be required to have eight parking spaces. **Ms. Sanchez Luna** note that she would have to confirm. **Ms. Abegg** stated that her concern was private streets and subdivisions that prohibit on-street parking. Ms. Abegg asked if HOA's are exempt. **Ms. Sanchez Luna** noted that HOA's can prohibit middle housing but would confirm.

Co-Vice Chair Jensen stated that this was accessory dwelling units on steroids. **Mixen Rubio-Raffin** added that this would mean separate addresses and utilities.

Ms. Rubio Raffin was surprised that this came from the State Legislature but hoped that this would allow more individuals to buy their own homes.

Ms. Abegg understood the frustration of the residents that this would affect and wondered how this would relate to Proposition 207.

Chair Stephanie Hurd noted that it would change the neighborhood.

Ms. Abegg asked how staff would track on-street parking. **Ms. Sanchez Luna** noted that she would have to follow up regarding the parking inquiry.

Juanita Darby noted that she used to live in a duplex, and she still had her own driveway and backyard.

Chair Hurd added that some diversity would be good, but that the Laveen character called for large-lot single-family homes. **Ms. Darby** noted an existing subdivision with large lots in Laveen.

Vice Chair JoAnne Jensen stated that the city has been built with primarily single-family neighborhoods and noted that that this type of development would be more appropriate in lots built to accommodate middle housing.

Ms. Rubio-Raffin added that businesses in high-density neighborhoods are more successful than those in rural areas and could create a higher demand for street enhancements and pedestrian amenities.

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 10, 2025
Proposal	Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 3 (Z-TA-1-25-Y) and Item No. 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Committee Members Melissa Acevedo and Victoria Stahl entered during these items bringing quorum to 12.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Warren Norgaard asked if the overlay district would apply to the downtown area. **Ms. Sanchez Luna** displayed the map and noted that it would apply to the pink area around downtown.

Saundra Cole voiced her concern for the historic neighborhoods and added that she did not want these areas to be negatively affected. **Ms. Sanchez Luna** noted that all historic neighborhoods would still be subject to review by the Historic Preservation Office. Ms. Sanchez Luna added that if the City did not add any parameters, then middle housing would be allowed without any limitations or development standards.

Chair Gene Derie stated that if someone requested to demolish a historic house, they would have to petition the Historic Preservation Office for approval and to remove the historic structure. **Ms. Sanchez Luna** added that the Historic Preservation Office does review any properties that are either designated or eligible for historic designation.

Chair Derie announced that this presentation was for information only and that the committee would not be voting on either the rezoning case or the text amendment. **Vice Chair Chris Demarest** asked if the companion cases would return to the Village Planning Committee (VPC) for a recommendation in the upcoming months. **Ms. Sanchez Luna** clarified that both cases will not return to the VPC and displayed the proposed timeline noting the dates for the Planning Commission hearing and the City Council hearing.

Vice Chair Demarest noted that it was odd that the House Bill would require middle housing one mile from downtown if that is where many of the historic houses are located. **Chair Derie** added that all municipalities with a population of 75,000 or higher would be required to allow middle housing. Chair Derie added that cities such as Scottsdale, Mesa, Tempe, and Chandler are all required to permit middle housing. **Vice Chair Demarest** stated that all those cities had historic houses within one mile of their designated downtown and that he would have liked to have a vote on the companion cases.

Andrea Ramirez asked if the Villages that were directly affected would be allowed to vote on the companion cases. **Ms. Sanchez Luna** noted that they would not be voting.

Mike Weber asked who established the parameters. **Ms. Sanchez Luna** noted that the House Bill established the one-mile radius. **Mr. Weber** clarified that he would like to know the development standards for middle housing. **Ms. Sanchez Luna** displayed the single-family lot example and noted that middle housing would still be required to meet all required development standards such as lot coverage, building setbacks, and projections. **Mr. Weber** asked about height. **Ms. Sanchez Luna** added that in a single-family zoned lot, the maximum height is two stories or 30 feet and that any middle housing development in a single-family lot would be permitted to be as tall as two stories or 30 feet.

Vice Chair Demarest stated that most neighborhoods within the one-mile buffer did not have an established homeowner's association.

Alvin Battle asked what was considered downtown. **Ms. Sanchez Luna** displayed the map and noted the grey area that was zoned Downtown Code. **Chair Derie** provided the street boundaries for downtown and the one-mile buffer.

Ken DuBose asked what each case would accomplish. **Ms. Sanchez Luna** stated that the text amendment case Z-TA-1-25-Y would modify the Zoning Ordinance to allow the development standards for middle housing and the rezoning case Z-3-25-4-7-8 established the overlay district.

Ms. Ramirez asked if a developer could convert a lot of commercial properties to middle housing. **Ms. Sanchez Luna** clarified that the only way it would apply to Maryvale was if there were any new subdivisions of 10 contiguous acres or more built or if a property was rezoned.

Public Comment:

None

Committee Discussion:

Mr. Weber voiced his displeasure for all the palm trees in the pictures. **Chair Derie** and **Mr. Weber** noted that palm trees provide no shade and require a lot of water.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 11, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Agenda Item 8 (Z-TA-1-25-Y) and Agenda Item 9 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage,

setbacks, height, projections, building design, and parking. Mr. Zambrano noted that the text amendment includes revisions so accessory dwelling units (ADUs) are only permitted on a lot with one primary dwelling unit. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Committee Member Kylie Kennelly asked why the State legislature restricted requiring fire sprinklers. **Mr. Zambrano** responded that it is probably more of an expensive requirement that multifamily residential development typically triggers. Mr. Zambrano added that the Phoenix building code has recently been updated and was following this legislation. Mr. Zambrano stated that the walls between units would still be required to be fire-rated.

Committee Member Will Manion asked if the opt-in provision for new subdivisions of 10 acres or more has to be 20 percent of the lots within the subdivision or if it could be less than 20 percent. **Mr. Zambrano** responded that it has to be 20 percent.

Chair Julie Read stated that there is a big concern with the historic districts surrounding Downtown Phoenix and the threat this legislation has to historic homes. Chair Read stated that there is a historic preservation group that will be trying to get the State legislature to address this in the next legislative session. Chair Read suggested that individuals reach out to their respective representative if this topic is important to them.

Mr. Zambrano added that the State bill does not change existing design review requirements for historic properties or demolition restrictions for eligible historic properties.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 17, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

Committee Member Fred Hepperle joined the meeting during this item bringing the quorum to 9 members present.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITEE

Committee Member Bill Adams asked what the Legislature's rational was for passing the bill. **Mr. Kuhfuss** stated that he did not want to speak for the State Legislature but for the last several years, the Legislature has been trying to address the housing affordability issue. Mr. Kuhfuss stated that in 2024, the State Legislature passed another bill which required municipalities to adopt regulations relating to Accessory Dwelling Units by January of 2025 and that the Middle Housing Bill required adoption by January of 2026.

Committee Member Jim Larson asked if the law applies to currently vacant lots or when a property becomes available on the market allowing the owner to then demolish the property and construct a four-plex on the property. **Mr. Kuhfuss** asked if

the question was directed towards properties located within the pink polygon. Committee Member Larson confirmed that was the case. Mr. Kuhfuss stated that it was his understanding that a property owner could demolish the site and construct a four-plex and that there is no provision that requires it be owner-occupied. Committee Member Larson stated that it was his understanding that the effect of the bill was to render Historic Preservation areas null and void to allow a developer to demolish a house to build a four-plex. Mr. Kuhfuss stated that he was not 100% familiar with the nuances of Historic Preservation and that it was his understanding that certain protections remain in place for properties that lie within a historic neighborhood including a waiting period prior to demolition, and a requirement that the new building fit the neighborhood.

Committee Member Matthew Knapp asked if on new subdivisions is the developer required to construct middle housing on the 10% of lots that were earmarked as such. **Mr. Kuhfuss** stated that the threshold was 20% not 10% and that the law requires the lots to be earmarked but there is no requirement for the developer to exercise that right.

Committee Member Patrick Edwards asked for clarification that if he owned a house within the pink polygon, his neighbor could demolish the neighboring house and construct middle housing. **Mr. Kuhfuss** stated that was the case.

Committee Member Massimo Sommacampagna asked if the property was deed-restricted, would that still be the case. **Mr. Kuhfuss** stated that deed restrictions are private agreements between property owners and that Middle Housing would not supersede that agreement. Committee Member Sommacampagna asked for clarity on the Central Business District. Mr. Kuhfuss stated that he was not sure how the statute defined the Central Business District, but the City of Phoenix has defined the Downtown Core as the basis for determining the one-mile buffer. Mr. Kuhfuss stated that there were other municipalities where the Central Business District was not aligned with their downtown area.

PUBLIC COMMENT

None.

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Agenda Item 7 (Z-TA-1-25-Y) and Agenda Item 8 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation

Adrian Zambrano provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of

middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from the Committee

Committee Member Anna Sepic asked why the lots with the MH Overlay District in a new subdivision 10 acres or more would be allowed to be dispersed randomly throughout the subdivision. Committee Member Sepic stated that the lots that have the MH Overlay District should be located adjacent to each other. **Mr. Zambrano** responded that the State law did not specify how to disperse the MH-zoned lots within a subdivision. Committee Member Sepic asked if the City is asking for feedback on how it should be implemented. Mr. Zambrano responded that the City is taking comments and feedback, but the City must still comply with the State law so there are some limitations on changes that can be made. Mr. Zambrano stated that staff could take the comment and look into it.

Committee Member Robert Goodhue stated that there have been certain subdivisions in the past that restricted lots to one-story along certain exterior boundaries of the subdivision in order to not affect other adjacent one-story properties. Committee Member Goodhue asked if the lots zoned for middle housing within a subdivision could similarly be restricted. **Mr. Zambrano** responded that the State law states that the City cannot restrict middle housing to less than two stories. Mr. Zambrano added that if the lots within a subdivision along a certain exterior boundary were restricted to one-story, then the lots zoned for middle housing would have to be placed elsewhere within the subdivision. Mr. Zambrano added that certain areas of a lot do not allow two stories, such as in the rear yard of the lot where projections are allowed.

Committee Member Jennifer Hall asked why the Village Planning Committees are hearing these items for information only. **Mr. Zambrano** responded that these cases are to comply with State law, so the City is only having these cases voted on at the two required public hearings for Planning Commission and City Council.

Committee Member Toby Gerst stated that this State requirement seems very onerous.

Committee Member Sepic stated that it looks like it would be at almost 100 percent lot coverage. **Mr. Zambrano** responded that the maximum lot coverage allowed for single-family residence districts is 50 percent, so lots within the MH Overlay District would still have to comply with the maximum lot coverage allowed. Mr. Zambrano added that an additional 10 percent lot coverage is allowed for attached shaded structures or accessory dwelling units (ADUs). Mr. Zambrano clarified that part of the text

amendment includes revisions that would only allow ADUs on lots with one primary dwelling unit on the lot.

Committee Member Robert Gubser asked for clarification that ADUs cannot be placed on a lot with a duplex or triplex. **Mr. Zambrano** responded affirmatively, noting that ADUs would only be allowed on a lot with one primary dwelling unit on the lot.

Committee Member Sepic asked if someone could buy a lot with a single-family home, demolish it, and build a fourplex on the lot by-right. **Mr. Zambrano** responded that if it is within the MH Overlay District within one mile of downtown, or on a lot zoned with the MH Overlay District within a new subdivision 10 acres or more, then it would be allowed by-right. Committee Member Sepic asked why the City chose downtown where there are historic homes. Mr. Zambrano responded that the State Legislature stated that the law applies within one mile of downtown, and the area zoned as Downtown Code states in the code that this area shall be known as “downtown”. Mr. Zambrano stated that this boundary is the adopted downtown area.

Committee Member Goodhue asked for clarification that any new subdivision of 10 acres or more is citywide. **Mr. Zambrano** responded affirmatively, noting that for these subdivisions it would only apply to 20 percent of the lots within the subdivision. Committee Member Goodhue asked if the units have to be owner occupied or if they can be rentals. Mr. Zambrano responded that the State law states that the City cannot require owner occupancy.

Committee Member Sepic stated that the majority of homes within one mile of downtown are historic properties. **Mr. Zambrano** responded that the State law does not take away existing design review requirements for historic properties, so they would still have to go through that process.

Public Comments
None.

Staff Response
None.

Committee Discussion
None.

Rio Vista
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Committee Member Will Holton joined the meeting during this item, bringing the quorum to five members.

Agenda Item 3 (Z-TA-1-25-Y) and Agenda Item 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-

story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Committee Member Eileen Baden thought it was interesting that the State said that the City could not require any structures to contain a fire sprinkler.

Vice Chair Scott Lawrence asked if this requirement is only for the City of Phoenix. **Mr. Zambrano** responded that the restrictions on implementation within the State law apply to all cities and towns that the State law is applicable to. Mr. Zambrano added that there was a recent update to the Phoenix building code that was passed. Mr. Zambrano stated that they were also following this legislation and made the updates to the building code accordingly. Mr. Zambrano stated that the walls between the units would still have to be fire-rated walls.

Committee Member Baden asked for clarification that the City could still require one off-street parking space per unit. **Mr. Zambrano** responded affirmatively.

Committee Member Ozzie Virgil asked if homeowners associations (HOAs) could restrict middle housing. **Mr. Zambrano** responded that HOAs could restrict it in new subdivisions, but within subdivisions of 10 acres or more, at least 20 percent of the lots have to be zoned to allow middle housing, in order to comply with the State law. Committee Member Virgil stated that he does not believe the airport exclusion area is because of the noise and is instead because of potential airplane crashes. Mr. Zambrano responded that the City discourages residential within this area because it is so noisy from airplanes.

Chair Cotton asked if the State law would apply to Anthem, which is not a City. **Mr. Zambrano** responded that the State law would apply to any city or town with a population of 75,000 or more. Chair Cotton asked for clarification that the west side of Anthem is within the City of Phoenix. Mr. Zambrano responded affirmatively. Chair Cotton stated that there are multifamily residential condominiums that were built behind the Goodwill along Interstate 17.

Vice Chair Lawrence stated that they are townhomes.

Mr. Zambrano stated that they could have been developed under a certain development option in a single-family residence district that allows townhomes.

Committee Member Baden stated that it could be zoned for commercial as well.

Committee Member Will Holton asked how a population of 75,000 or more is defined. **Mr. Zambrano** responded that it would be based on the census data available for the city or town.

Committee Member Baden asked what the population is in the City of Phoenix. **Mr. Zambrano** responded that it is 1.6 million.

Chair Cotton stated that the census includes children of all ages.

Committee Member Holton asked if the images are real-life examples of what to expect. **Mr. Zambrano** responded that the images are graphics from the Opticos Design Missing Middle Housing book. Committee Member Holton expressed concern with access for emergency personnel. Mr. Zambrano responded that it would be treated the same as a single-family home. Mr. Zambrano added that the State said that the City cannot require fire sprinklers for middle housing but there would still be fire-rated walls between units.

Chair Cotton asked for clarification that there is nothing that the City can do since the City has to comply with the State law. **Mr. Zambrano** responded affirmatively.

Vice Chair Lawrence stated that the intent is to reduce housing costs since developers would be able to build more units on a lot.

Committee Member Holton asked if property taxes would be increased for the homeowner of the original home. **Mr. Zambrano** responded that he was not sure. Mr. Zambrano stated that the units would still all be on one lot.

Committee Member Baden asked about accessory dwelling units (ADUs). **Mr. Zambrano** responded that the text amendment would also update sections of the Phoenix Zoning Ordinance to only allow ADUs on a lot with only one primary dwelling unit.

Vice Chair Lawrence asked for clarification that middle housing would still be allowed outside of the one-mile radius from Downtown Phoenix. **Mr. Zambrano** responded that citywide, middle housing will be allowed on 20 percent of the lots within any new subdivision of 10 acres or more. Vice Chair Lawrence asked for clarification that it would not be allowed anywhere else throughout the city. Mr. Zambrano responded that it would not be allowed by-right. Mr. Zambrano stated that if a new subdivision less than 10 aces wants to have middle housing and is outside of the one-mile radius from Downtown Phoenix, or if an existing subdivision wants to build middle housing, then those subdivisions can request to rezone to the MH Overlay District through the public hearing process.

Committee Member Holton asked if the State law would allow tents or recreational vehicles as dwelling units. **Mr. Zambrano** responded that it would have to be a fixed structure. Mr. Zambrano stated that there are established definitions in the Phoenix Zoning Ordinance. Committee Member Holton asked if modular homes would be acceptable as middle housing. Mr. Zambrano responded that there are certain design review requirements for modular homes. Mr. Zambrano added that the text amendment will also update a section of the Pheonix Zoning Ordinance to require design review for middle housing. Committee Member Holton asked if middle housing would still have to figure out how to tap into the existing water and sewer lines. Mr. Zambrano responded affirmatively, noting that the Water Services Department would still review each site and would require certain improvements, if necessary, when going through the plan review and permitting process.

Committee Member Baden asked if the developers of subdivisions of 10 acres or more are required to build middle housing. **Mr. Zambrano** responded that 20 percent of the lots within a new subdivision of 10 acres or more are required to be zoned to allow middle housing. Mr. Zambrano stated that the developer can choose to not build middle housing on the lots zoned with the MH Overlay District and can choose to build single-family homes on those lots instead.

Committee Member Holton asked if there is any precedent for middle housing. **Chair Cotton** responded that when he stayed in Los Angeles, he rented a duplex. Chair Cotton added that growing up in New Hampshire, there were multiplexes everywhere. Chair Cotton stated that Phoenix is one of the only bigger places he has seen that does not allow it. Committee Member Holton asked if middle housing is a trend.

Committee Member Baden responded that middle housing is historical.

Chair Cotton stated that middle housing has been around forever, but Phoenix has only allowed single-family homes.

Committee Member Virgil stated that Oklahoma has a lot of middle housing.

Chair Cotton stated that Florida also has middle housing.

Committee Member Holton stated that this State law seems like it is full of problems, but he does not know what other cities have encountered. **Mr. Zambrano** responded that in Arizona, most cities and towns have only allowed single-family zoning. Committee Member Holton asked for clarification that this would be new to Arizona. Mr. Zambrano responded affirmatively.

Vice Chair Lawrence stated that in the past, developers were still able to build middle housing in Phoenix, as long as it was zoned for multifamily.

Mr. Zambrano responded that the difference with this law is that the duplex, triplex, or fourplex would be built on a single-family zoned lot.

Vice Chair Lawrence stated that a typical developer would likely locate all the MH-zoned lots together within a subdivision.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

No members of the public registered to speak on this item.

STAFF PRESENTATION

Samuel Rogers, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Mr. Rogers displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Mr. Rogers noted that middle housing must be compatible in scale, form, and character with single-family houses. Mr. Rogers summarized the middle housing requirements for the City. Mr. Rogers described the penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Mr. Rogers added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Mr. Rogers concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

QUESTIONS FROM THE COMMITTEE

Chair Arthur Greathouse III asked whether developers of new subdivisions of 10 acres or more would provide both a single-family and middle housing product. **Mr. Rogers** confirmed that new subdivision of 10 acres or more could develop with both housing products.

Committee Member Kassandra Alvarez inquired whether this was a statewide requirement. **Mr. Rogers** confirmed that the State law applies statewide.

Committee Member Mark Beehler asked whether the 20% middle housing in new subdivisions was a requirement or an option. **Mr. Rogers** clarified that it is an option.

Committee Member Greg Brownell asked for clarification on the overlay area. **Mr. Rogers** displayed the overlay map and described its boundaries. Committee Member Brownell asked if the one-mile buffer was measured from a central point in downtown. Mr. Rogers explained that it is measured from the boundaries of the Downtown Code.

Committee Member Brownell asked whether the State had reviewed or approved the proposed boundary. **Mr. Rogers** stated that he is not sure what the State has reviewed but confirmed that the proposal has been reviewed by the City's Law Department.

Committee Member Brownell inquired whether the proposal would allow two-story structures in the rear setback. **Mr. Rogers** explained that middle housing developments will still be required to comply with zoning standards, including setbacks, and the proposal will not change where two stories can be built.

Committee Member Brownell asked whether a one-story single-family home could add a second-story unit. **Mr. Rogers** stated that it could.

Committee Member Lee Coleman asked whether the proposal would impact Average Lot Subdivisions. **Mr. Rogers** stated that the proposed changes would consolidate subdivision options into a "Standard" option and a "Planned Residential Development" option.

Chair Greathouse asked whether there had been any research into how many units this proposal could add to the market. **Mr. Rogers** explained that research had not been conducted, as not every lot can feasibly fit four units or would redevelop.

Chair Greathouse asked whether 20% of lots or units would be permitted to develop as middle housing in new subdivisions. **Mr. Rogers** stated that it is 20% of lots.

Committee Member Trent Marchuk asked when in the process a developer would indicate they are using the middle housing provisions. **Mr. Rogers** explained this would occur during the platting stage. Committee Member Marchuk asked whether a developer could show a single-family product during rezoning and later add middle housing at platting. Mr. Rogers confirmed that is possible.

Committee Member Beehler asked whether the Village Planning Committee sees the plat. **Mr. Rogers** stated that the VPC sees the conceptual lot layout during rezoning, but platting occurs after that process.

Committee Member Brownell asked who would own the units if a developer built four on one lot. **Mr. Rogers** stated that there are no ownership restrictions and explained that condominiums are uncommon in Arizona due to State liability laws. Committee Member Brownell expressed concern that the proposal will not promote generational wealth.

Committee Member Beehler stated that middle housing is unlikely to be implemented in South Mountain, as developers may be reluctant to mix housing types and reduce home values. **Committee Member Marcia Busching** stated that middle housing lots can be clustered in one location within a subdivision and stated there is an upcoming rezoning case with a mix of townhomes and single-family homes.

Committee Member Marchuk asked how rezoning stipulations regarding building elevations would apply if middle housing is later designated. **Committee Member Busching** explained that middle housing lots must be identified at the time of plat recording. **Mr. Rogers** stated that the rezoning process is followed by the platting process and stated he would follow up with more information.

Committee Member Busching asked why this item was presented for information only rather than recommendation. **Mr. Rogers** stated he did not know but would follow up.

Committee Member Marchuk asked for clarification on the boundaries of the overlay. **Mr. Rogers** explained that the proposal includes two elements: a one-mile overlay surrounding Downtown, and a citywide provision allowing 20% of lots in new subdivisions of 10 acres or more to develop middle housing.

Vice Chair Emma Viera asked whether a subdivision could develop middle housing regardless of community input. **Mr. Rogers** stated that 20% of lots in qualifying subdivisions may develop middle housing, but the VPC can still recommend denial of rezoning requests. Vice Chair Viera emphasized the importance of community involvement. Mr. Rogers responded that State law prohibits requiring a public hearing for this provision.

Committee Member Brownell asked whether a property owner outside the overlay could add a second story unit. **Mr. Rogers** clarified that the 20% rule only applies to qualifying new subdivisions. **Committee Member Busching** stated a second story unit could be added through accessory dwelling unit (ADU) process.

Committee Member Coleman asked whether a duplex could be developed on an existing R1-6 lot. **Mr. Rogers** stated that it is only permitted within the overlay or in qualifying new subdivisions. **Committee Member Busching** noted that an ADU could be built.

Committee Member Marchuk referenced a development with a single large lot and asked if the proposal could increase its density. **Mr. Rogers** stated that the proposal only applies to new subdivisions.

Committee Member Brownell asked who reviews ADUs. **Mr. Rogers** stated that ADUs are reviewed by the site planning team and clarified that middle housing developments under this proposal may not include ADUs, as they are multifamily.

Committee Member Brownell asked whether someone with property in the overlay could build another home. **Mr. Rogers** stated that an additional unit may be possible if development standards allow it.

Committee Member Brownell asked whether middle housing could be used as short-term rentals. **Mr. Rogers** stated that he believes there are no restrictions on short-term rentals. Committee Member Brownell asked what restrictions exist for short-term rentals. Mr. Rogers stated that a notice to neighbors may be required.

PUBLIC COMMENT

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC COMMENT CLOSED: COMMITTEE DISCUSSION.

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
OCTOBER 6, 2025

ITEM NO: 2	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	Z-TA-1-25-Y (Companion Case Z-3-25-4-7-8) (Middle Housing)
Request:	Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing, as follows: Section 202 (Definitions), Section 507 Tab A (Guidelines for Design Review), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 622 (Commercial C-1 District—Neighborhood Retail), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial), Section 632 (High-Rise H-R1 District—High-Rise and High Density District), Section 701 (Bulk Regulations), Section 702 (Off-Street Parking and Loading), Section 703 (Landscaping, Fences, and Walls), Section 710 (Hillside Development), Section 1203 (Land Use Matrix, Downtown Code), Section 1205 (Frontage Elements, Downtown Code), Section 1303 (Transect Lot Standards, WU Code), Section 1306 (Land Use Matrix, WU Code), and Section 1307 (Parking and Loading Standards, WU Code).
Proposal:	Text Amendment to the Zoning Ordinance to address recent changes to state statute regarding missing middle housing (ARS 9-462.13)
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department, Christopher DePerro

ACTIONS:

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:
Ahwatukee Foothills 9/29/2025 Information only.
Alhambra 9/30/2025 Information only.
Camelback East 9/9/2025 Information only.
Central City 9/8/2025 No quorum.

Deer Valley 9/16/2025 Information only.
Desert View 9/2/2025 Information only.
Encanto 9/8/2025 Information only.
Estrella 9/16/2025 Information only.
Laveen 9/8/2025 Information only.
Maryvale 9/10/2025 Information only.
North Gateway 9/11/2025 Information only.
North Mountain 9/17/2025 Information only.
Paradise Valley 9/8/2025 Information only.
Rio Vista 9/9/2025 Information only.
South Mountain 9/9/2025 Information only.

Planning Commission Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Motion Discussion:

Commissioner Gorraiz made a MOTION to approve Z-TA-1-25-Y, as shown in the recommended text in Exhibit A of the Staff Report. Commissioner Jaramillo seconded that motion.

Commissioner Matthews proposed a SUBSTITUTE MOTION to deny Z-TA-1-25-Y. Vice-Chairman Boyd seconded that motion. The SUBSTITUE MOTION failed by a vote of 3-5 (Odegard-Begay, Gorraiz, James, Jaramillo, Busching). The commissioners then voted on the original motion.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-TA-1-25-Y, as shown in the recommended text in Exhibit A of the Staff Report.

Maker: Gorraiz
Second: Jaramollo
Vote: 6-2 (Matthews, Sorenson)
Absent: Hu
Opposition Present: Yes.

Findings:

1. This text amendment is quite extensive due to the need to apply development regulations consistently for both single-family housing and middle housing, in addition to making sure that middle housing is permitted where required. All of the revisions proposed are directly related to changes needed to allow middle housing as required by A.R.S. Section 9-462.13.

2. The proposed text amendment will create a Middle Housing (MH) Overlay District; revise various sections of the Zoning Ordinance to ensure compliance with the requirements of Section 9-462.13, Arizona Revised Statutes; and revise various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

Staff-proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

***

Building Envelope: ~~The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

***

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

***

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

***

Dwelling Unit: One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

~~*Accessory* *Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.

~~*Adaptable* *Dwelling Unit~~s, *ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

~~*Accessory* *Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.

~~*Accessory* *Dwelling Unit, Detached ACCESSORY:*~~ An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

***

Entry, Front: An arcade, ~~gated arch,~~ ~~covered~~ porch, ~~or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of~~, or~~ AND path to~~, the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

***

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend~~ed~~ to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way,~~ shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

***

Guesthouse: See "~~Accessory~~ Dwelling Unit, ACCESSORY."

***

~~*Landscape Setback, Average:* Repealed.~~

***

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided.~~, not including permitted accessory dwelling units.~~

***

Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

***

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

***

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

***

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF a group of dwelling units with common OPEN SPACE areas ~~which are~~ designed as ~~an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained~~.

***

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

***

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, or ~~an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or~~ lobby OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not ~~a~~ primary entranceS.

***

Projection: ~~Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED “OPEN” WHEN ALSO MEETING THE DEFINITION OF “OPEN BUILDING”.

***

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

***

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

***

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

***

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~ COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one ~~(1)~~ side which is at least ~~fifty~~ 50 percent ~~(50%)~~ open.

***

STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

***

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

***

Subdivision: The division of a ~~lot, tract, or~~ parcel of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION.~~, and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units LOTS in a development rather than by minimum lot size.~~ SEE “PLANNED RESIDENTIAL DEVELOPMENT”.

Subdivision, Conventional: ~~A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration.~~ SEE “SUBDIVISION, STANDARD”.

Subdivision, Planned Residential Development: See "Planned Residential Development".

SUBDIVISION, Single-Family Infill (SFI) ~~*Development:*~~ ~~A type of single-family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development.~~ A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.

SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED “A CONVENTIONAL SUBDIVISION”, “SUBDIVISION OPTION”, OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~*Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.*~~

***

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

***

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted ~~projects~~ PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

***

Amend Chapter 5, Section 507 Tab A (Guidelines for Design Review) to read as follows:

Section 507 Tab A. Guidelines for Design Review

***

II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

***

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

***

8. **~~Single-Family Detached~~ SUBDIVISION DIVERSITY Design Review.** ~~New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4~~, as follows~~ (R):

~~(a) Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

~~(b) Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~

~~(c) Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

~~(d) Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~

~~(e) Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

***

~~8.5. **Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single-family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.~~

~~(a) Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)~~

(b) The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)

(1) A minimum of one, two inch caliper or greater, drought resistant, accent tree.

(2) A minimum of five, five gallon or greater, drought resistant shrubs.

(3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.

(4) An irrigation system.

Rationale: Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.

(c) Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)

Rationale: When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.

(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)

(e) Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)

Rationale: Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.

(f) All dwelling units should provide the following architectural design elements: (P)

(1) Consistent detailing and design for each side of the building.

(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.

(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.

(4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.

Rationale: High quality design promotes neighborhood pride and visual interest in residential architecture.

(g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)

Rationale: Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.

(h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)

Rationale: Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.

(i) Manufactured homes shall provide the following additional architectural design elements:

~~(1) Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)~~

~~(2) The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)~~

~~(3) A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)~~

~~(4) Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)~~

~~(5) A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~

~~(6) The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;

b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME. (P)

RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET. (R*)

9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)

9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)

9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)

9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)

9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:

(a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDIPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)

(b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)

(c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)

(d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

***

Amend Chapter 6, Section 608 (Residential Districts) to read as follows:

Section 608. Residential Districts.

A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

***

B. *Applicability*. THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS. ~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~

~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~

~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

***

D. *Residential Districts Land Use Matrix*

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES		SECTION AND ZONING DISTRICT											
		609	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**635**
		RE-35	**R1-18**	**R1-10**	**R1-8**	**R1-6**	**R-2**	**R-3**	**R-3A**	**R-4**	**R-5**	**R-4A**	**PAD**
Single-Family Detached		pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
(ac)	Accessory Dwelling Unit (ADU)	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
(ac)	Guestroom(s)	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
~~Duplex~~		~~np~~	~~np~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~
~~Triplex~~		~~np~~	~~np~~	~~np~~	~~np~~	~~np~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~
Single-Family Attached		pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4
SINGLE-FAMILY INFILL (SFI) SUBDIVISION		np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family		np	np	~~pc7~~ np	~~pc7~~ np	~~pc7~~ np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac)	Residential Convenience Market	np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
Off-Site Manufactured Home Developments		np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***		***	***	***	***	***	***	***	***	***	***	***	***

***(ac) = accessory use permitted only with primary use listed immediately prior in the table.**

E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. *Accessory Dwelling Unit (ADU).*

   a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.

   b. An ADU is subject to the development regulations of Section 706.A.

3. *Guestrooms*. Each single-family dwelling unit may contain no more than two guestrooms.

~~4. *Duplex.*~~

   ~~a. *Single-Family Lots.* One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.~~

   ~~b. *Multi-Family Lots.* Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.

~~5. *Triplex.*~~

~~a. *Single-Family Lots.* One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.~~

~~b. *Multi-Family Lots.* Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

5. *SINGLE-FAMILY INFILL (SFI) SUBDIVISION*. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~*Single-Family Attached Dwelling Unit.* One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.~~
SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. *Multi-Family Dwelling Units.* Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

***

35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in Section ~~608.F.7~~ 608.J.

F. ~~*Special*~~ *GENERAL DEVELOPMENT Regulations.*

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single-family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.

   ~~a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:~~

      ~~(1) The street is not designated as a collector or arterial street.~~

      ~~(2) There are no restrictions to public access to the street.~~

      ~~(3) Pavement width shall be 33.16 feet from back of curb to back of curb.~~

      ~~(4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~

      ~~(5) All terminations shall contain a 40-foot-radius right-of-way.~~

      ~~(6) The street has been constructed prior to March 19, 1986.~~

4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:

   a. Any building or landscaping materials.

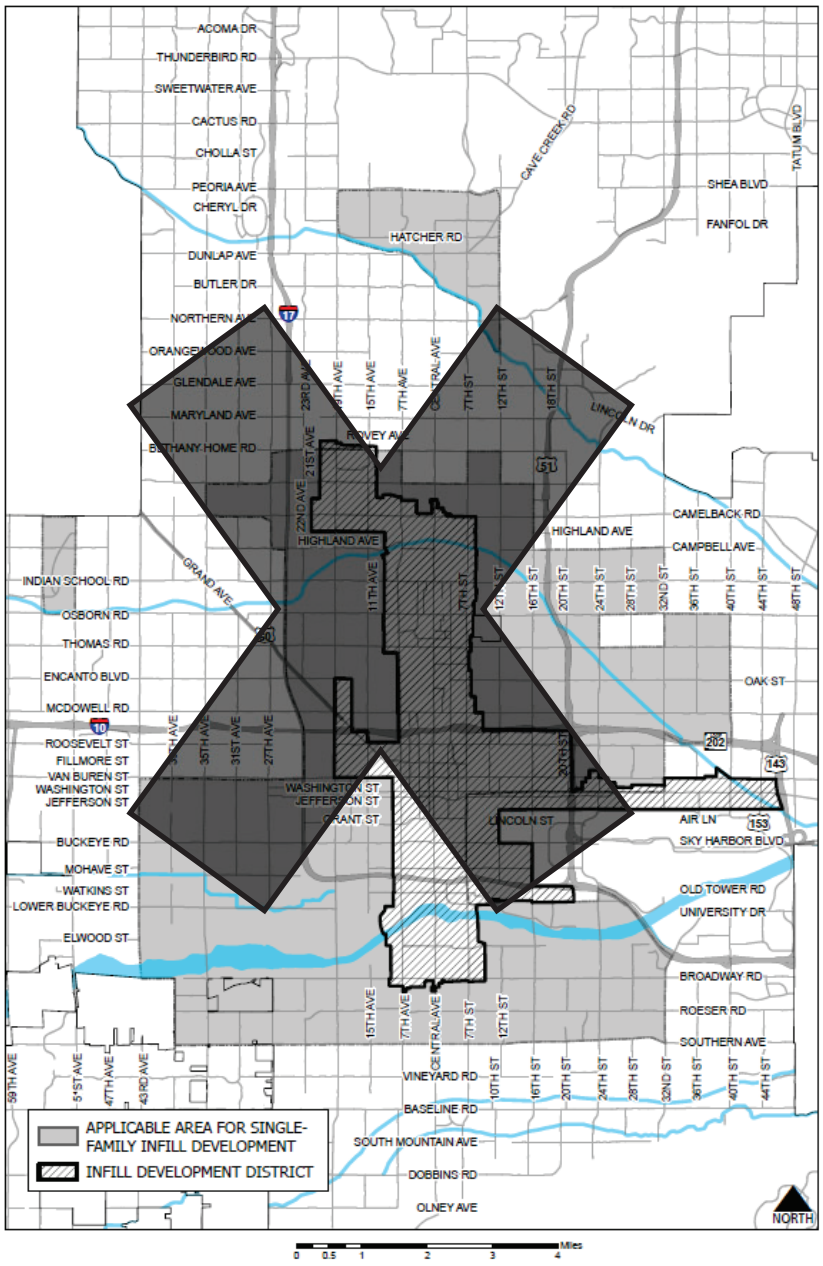
   b. Any machinery, parts, scrap, or appliances.

   c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

~~6. *Single-Family Infill (SFI).* Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:~~

~~Figure 608.F.6. Single-Family Infill Development Areas~~



a. The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

b. Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.

c. *Dwelling Units.* The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.

(1) Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.

d. *Design Requirements.*

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on perimeter street rights-of-way.

(3) Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.

(4) Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

e. *Perimeter Landscape Setbacks and Requirements.*

(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.

(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community-maintained landscaping abutting the street.

(3) Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.

(4) Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:

(a) Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.

(b) Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.

(c) Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.

(5) A minimum of five five-gallon shrubs per tree shall be provided.

f. *Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.

g. *Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.

(1) Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.

(2) Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.

(3) The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.

(4) A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.

h. *Alley Access and Maneuvering.*

(1) All maneuvering for on-site parking must be located on private property and not in public ROW.

(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.

(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:

(a) The site is not across the alley from either a single-family or historic preservation zoning district;

(b) Alley access is specifically approved as part of the use permit hearing; and

(c) All necessary technical appeals have been approved.

i. Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.

j. Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.

7. *Off-Site Manufactured Home Developments.* Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:

a. The provisions of Section 703.B do not apply to off-site manufactured home developments.

b. These regulations apply to development of a single lot or parcel, not to be further subdivided.

c. Placement for each off-site manufactured home shall be provided as follows:

(1) There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.

(2) There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.

(3) No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.

d. Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.

e. At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.

f. All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.

g. Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.

h. There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.

i. If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.

j. Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.

k. All utilities and the wires of any central television or radio antenna system shall be underground.

~~l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.~~

~~m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.~~

~~n. Private drives may be used for access to each off-site manufactured home.~~

~~o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:~~

~~(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor~~

~~(2) Dedicated streets, alleys, and other public rights-of-way; nor~~

~~(3) Vehicular drives, parking, loading, and storage areas; nor~~

~~(4) Required setback areas at exterior boundaries of the site; nor~~

~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~*Reserved.*~~

DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.

1. GENERAL REQUIREMENTS.

a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

(1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.

(2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.

(3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

(1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR

(2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR

(3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR

(4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.

b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.

c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

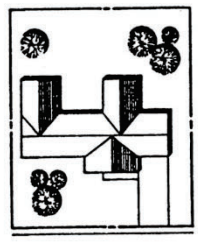
d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.

e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.

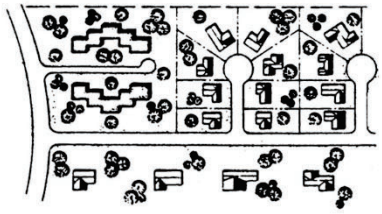
f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.

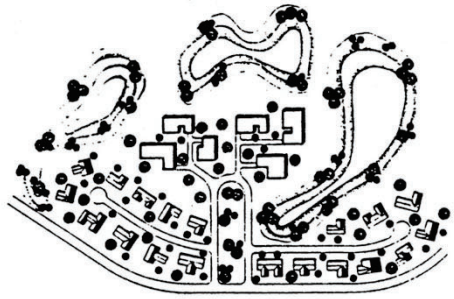
4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option



Standard Subdivision



Planned Residential Development

H. ~~Reserved.~~ *BONUS PROVISIONS.*

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

TABLE 608.H.1 **PERMISSIBLE DENSITY BONUS BY DISTRICT**	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETSCAPE PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS**. WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.

   a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:

      1. PUBLIC RIGHT-OF-WAY.

      2. VEHICULAR DRIVES OR PARKING AREAS.

      3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.

      4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

5. GOLF COURSES.

b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

~~I.~~ ~~*Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

~~1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.~~

~~2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.~~

~~a. Density Bonus Points. Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:~~

(1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.

(2) Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.

Bonus Points		**Enhancement Category**
		PERIMETER/BACKUP TREATMENT
10 pts.	1.	Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.
10 pts./feature	2.	Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
5 pts./feature	3.	Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
		STREETSCAPE
20 pts.	1.	Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area shall be planted with minimum 24"-box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.
10 pts.	2.	Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24"-box tree, 5 5-gallon shrubs, and ground cover.
5 pts.	2a.	Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).

10 pts.	3.	Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10 pts.	4.	Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10 pts.	5.	Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g., intersections, crosswalks, borders.
2 pts./feature	6.	Provide landscaped median islands.
5 pts.	7.	Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.
5 pts.	8	Provide custom streetlight standards and/or fixtures.
	ARCHITECTURAL DESIGN	
25 pts.	1.	Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.
25 pts.	2.	Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.
10 pts.	3.	Provide premium grade exterior materials and finishes as approved by the design advisor.
	OPEN SPACE/RECREATION	
2 pts.	1.	Provide additional common area, such that each additional 1% of common area earns 2 bonus points.
10 pts./feature	2.	Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).

5 pts./feature	3.	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).

b. Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:

(1) Qualifying developments (listed below) may earn:

(a) A one percent density bonus for each four percent of basic common area; or

(b) A one percent density bonus for each two percent of improved common area.

(c) The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:

(i) Public right-of-way.

(ii) Vehicular drives or parking areas.

(iii) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.

(iv) Required setback areas at the exterior boundaries of the site.

(v) Golf courses.

(d) In no case shall the density of the development exceed the maximum density allowed by the district.

(2) Developments qualifying for the additional common area/open space density bonus are as follows:

(a) Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.

(b) Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

(c) Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.

(d) Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.

4. **Building setback:** The required separation of buildings from lot lines.

5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.

6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.

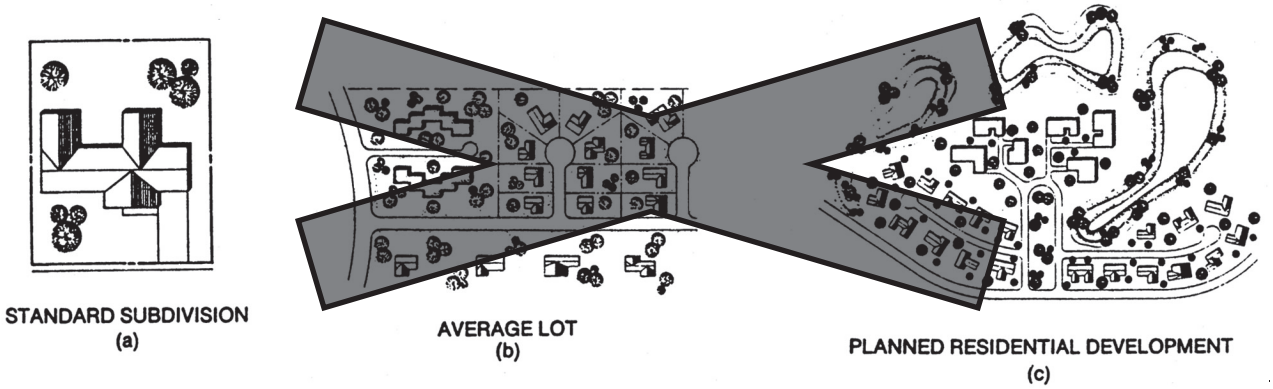
7. **Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.

8. **Allowed Development:** The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.

9. **Required review:** Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.

10. **Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.

11. **Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.



***

I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:

   a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.

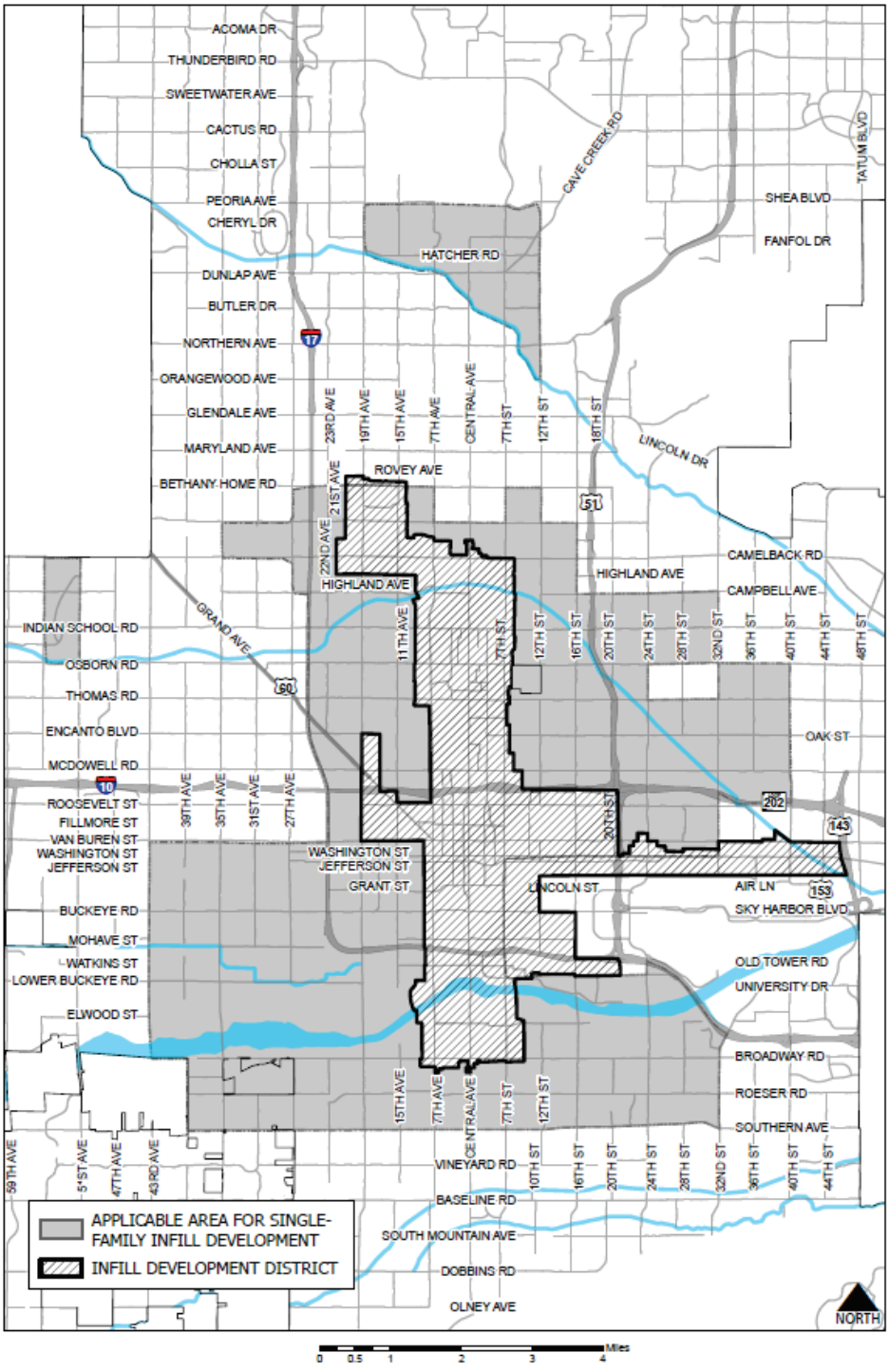
   b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;

   c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

3. **SFI DEVELOPMENT STANDARDS.**

a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3:

MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS

(1)	*LOT WIDTH (MINIMUM)*	20 FEET
(2)	*LOT DEPTH (MINIMUM)*	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	THREE FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.c
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)*	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION 608.I.4.d OTHER PERIMETER: 10 FEET

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
(9)	*PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)*	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	PER SECTION 608.I.3.b
(11)	*LOT COVERAGE (MAXIMUM)*	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT
(13)	*STREET FRONTAGE REQUIREMENTS*	PER SECTION 608.I.7
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

(1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

(2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.

(3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.

(4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

(1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)

(2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

~~J. *Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.I.2.~~

~~3. Other Requirements. The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.

2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

   a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.

   b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.

   c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.

5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.

6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.

7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.

10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.

11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.

12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.

13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.

14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.

15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

    a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR

    b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR

    c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

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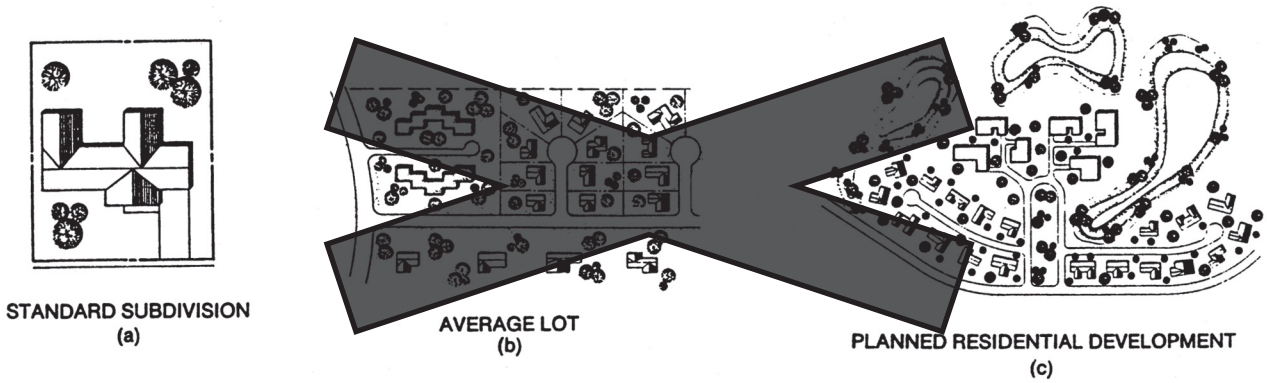
Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

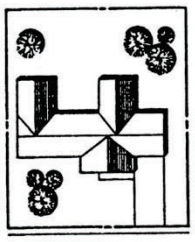
Section 609. RE-35 Single-Family Residence District

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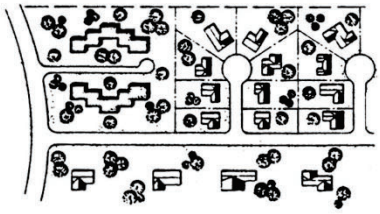
B. **District Regulations.** The following table~~s~~ establishES standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

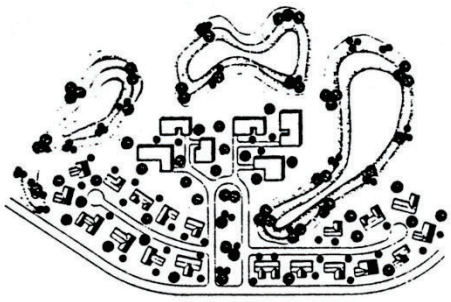




Standard Option



Standard Subdivision



Planned Residential Development

~~Table 609.A~~ ~~RE-35 Development Options~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~150' width, 175' depth (Minimum area 35,000 sq. ft.)~~	~~100' width, 125' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.10~~	~~1.10~~	~~1.15; 1.32 with bonus~~
~~Perimeter standards~~	~~None~~	~~40' front or rear, 20' side~~	~~40' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line~~
~~Building setbacks~~	~~40' front, 40' rear, 20' side~~	~~25' front, 50' total front and rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~
~~Lot coverage~~	~~25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

~~Table 609.A~~ ~~RE-35 Development Options~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~ ~~(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	150 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	175 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20 FEET AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

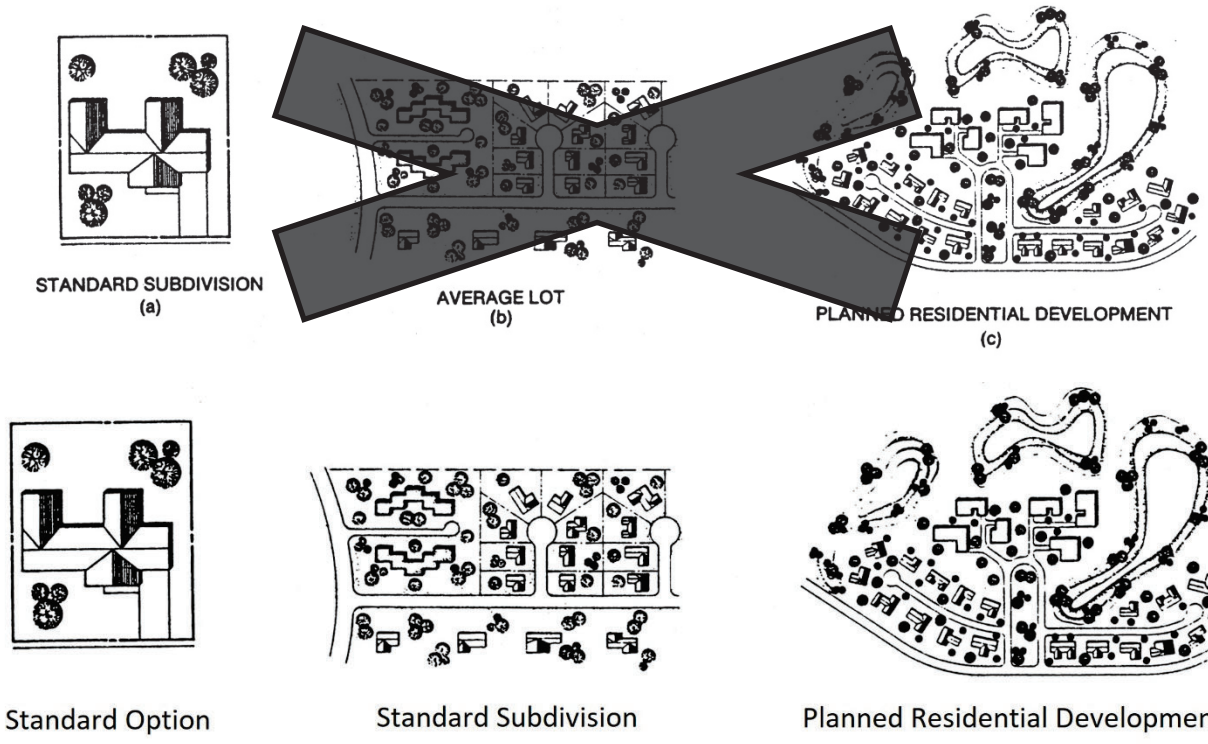
Amend Chapter 6, Section 610 (R1-18 Single-Family Residence District) to read as follows:

Section 610. R1-18 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used IN THE R1-18 DISTRICT ~~for each district. The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



~~**Illustrations of Development Options**~~

Table 610.A R1-18 Development Options			
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
Minimum lot dimensions (width and depth)	130' width, 120' depth (Minimum area 18,000 sq. ft.)	90' width, 80' depth	None
Dwelling unit density (units/gross acre)	1.95	1.95	2.05; 2.34 with bonus
Perimeter standards	None	30' front or rear, 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 30' rear, 10' side	25' front, 50' total front plus rear	25' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30'
Lot coverage	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached	Single-family attached; plus (a)	Single-family attached; plus (a)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway (1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	130 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	120 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 611 (R1-10 Single-Family Residence District) to read as follows:

Section 611. R1-10 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-10 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~75' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~3.0~~	~~3.5; 4.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street(2)(front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets~~[2]	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

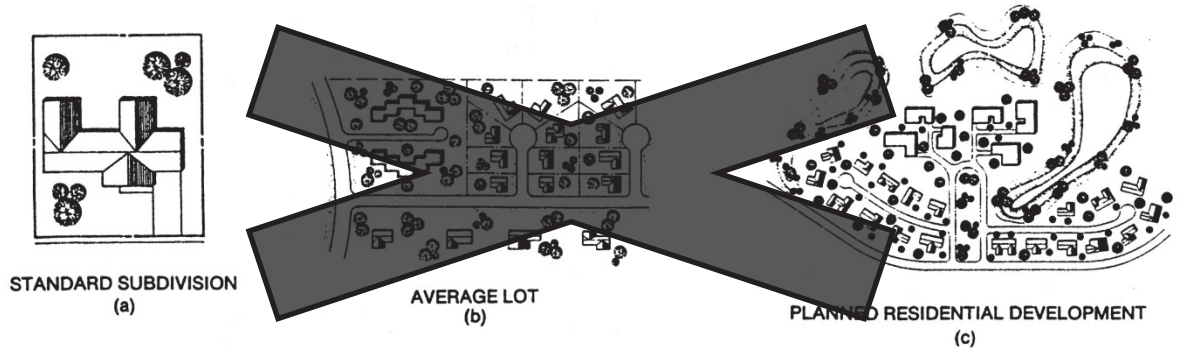
~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[(3)]	~~Single-family detached~~[(3)]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~

~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.~~



~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Minimum lot dimensions (width and depth)~~	~~80' width, 94' depth~~ ~~(Minimum area 10,000 sq. ft.)~~	~~60' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~3.50~~	~~3.50~~	~~3.68; 4.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front, 25' rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or~~	~~50%, plus an additional 10% for an ADU and/or~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~

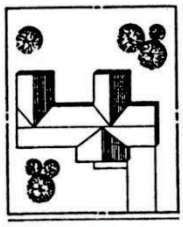
~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
	~~attached shade structures.~~ ~~Total: 60%~~	~~attached shade structures.~~ ~~Total: 60%~~	~~Total: 60%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

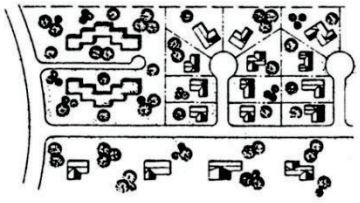
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	80 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 612 (R1-8 Single-Family Residence District) to read as follows:

Section 612. R1-8 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-8 district. The definitions of terms used in these standards are found in Section 608.I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 612.A ***R1-8 Development Options*** ***Single-Family Detached Development***[3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	65' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	4.0	4.5; 5.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street[2] (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets[2]	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.~~

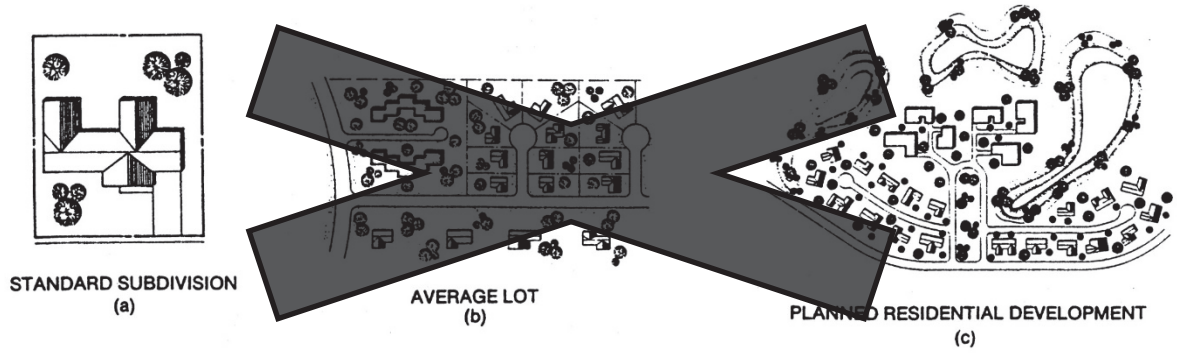


Table 612.B
R1-8 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***
Minimum lot dimensions (width and depth)	70' width, 94' depth (Minimum area 8,000 sq. ft.)	50' width, 65' depth	None
Dwelling unit density (units/gross acre)	4.30	4.30	4.52; 5.16 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street[(2)]; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%

Table 612.B
R1-8 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

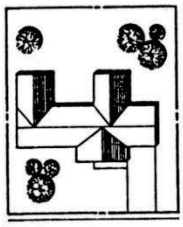
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached[3] and duplex	Single-family attached; plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

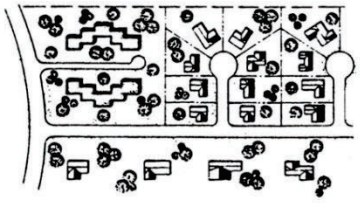
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	70 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 613 (R1-6 Single-Family Residence District) to read as follows:

Section 613. R1-6 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-6 district. The definitions of terms used in these standards are found in Section 608.I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 613.A ***R1-6 Development Options*** ***Single-Family Detached Development***[3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	5.5; 6.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street[2] (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets[2]	None	15' average, 10' minimum(Does not apply to lots fronting onto perimeter streets)

~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]

~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.~~

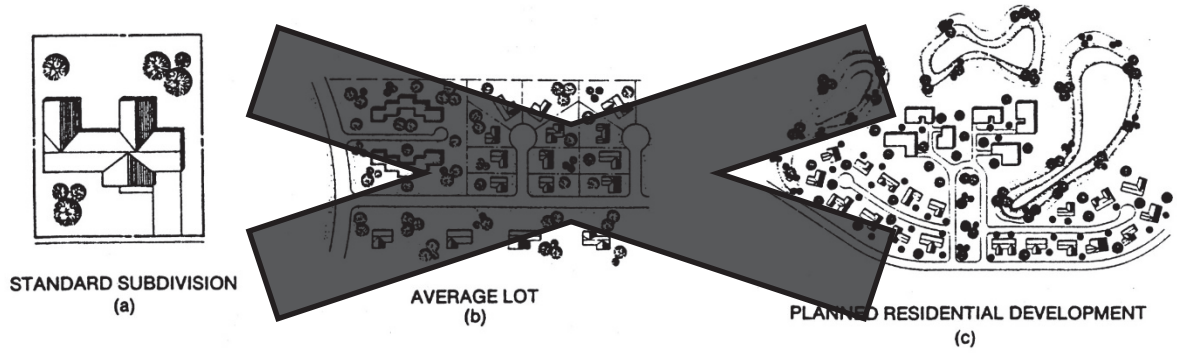


Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%

Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

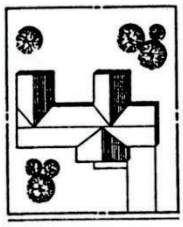
Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached(3) and duplex	Single-family attached plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

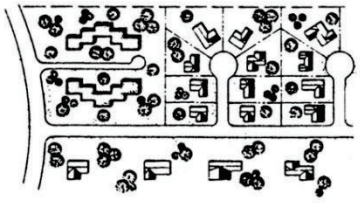
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 614 (R-2 Multi-Family Residence District) to read as follows:

Section 614. R-2 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 614.A ***R-2 Development Options*** ***Single-Family Detached Development***[3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street[2] (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets[2]	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)

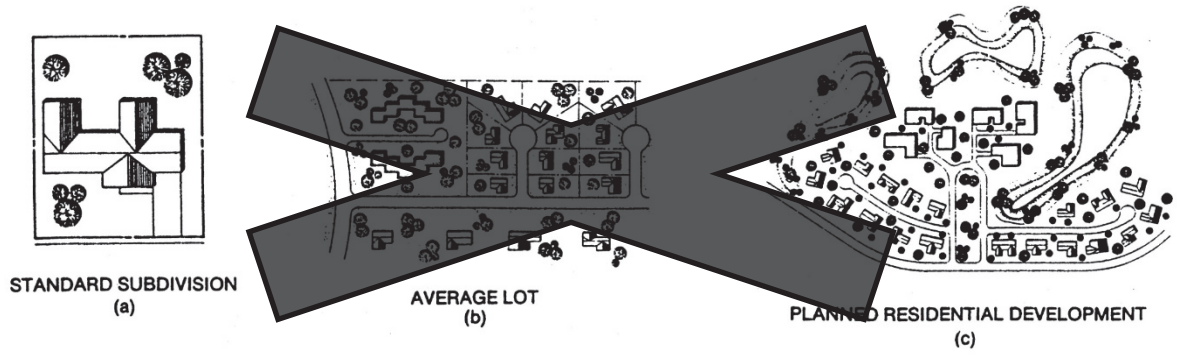
~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.~~



~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~*(4)*~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~10.0~~	~~10.0~~	~~10.50; 12.00 with bonus~~	~~10.50; 12.00 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3] ~~and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~

Table 614.B *R-2 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

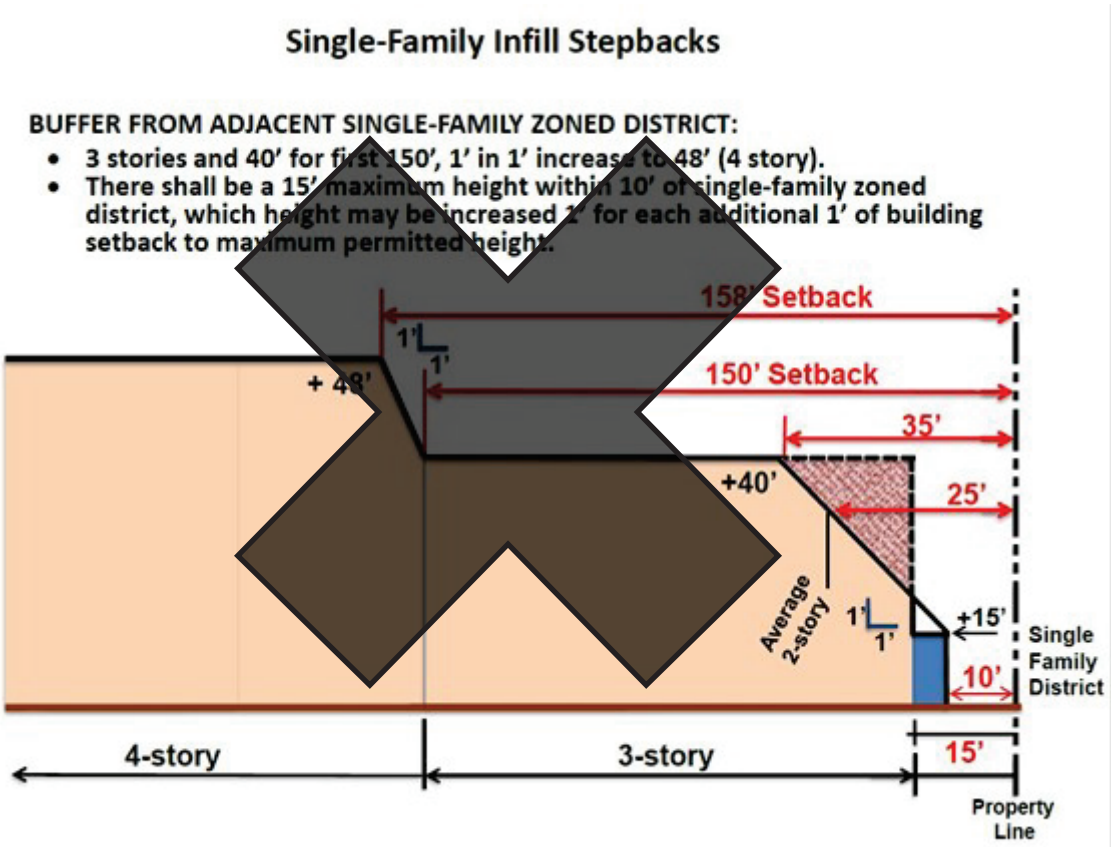
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

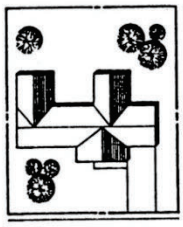
(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

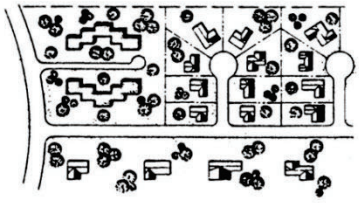
(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.



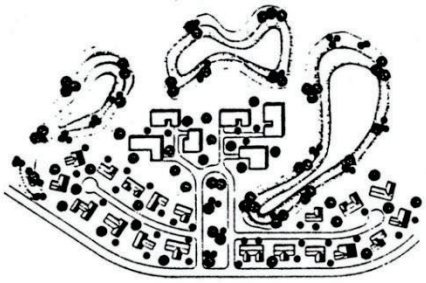
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 615 (R-3 Multi-Family Residence District) to read as follows:

Section 615. R-3 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

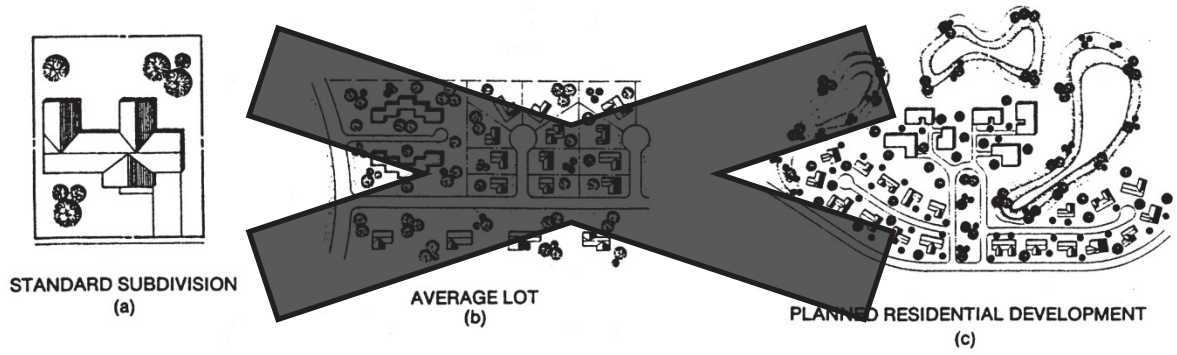
~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.~~



~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~14.5~~	~~14.5~~	~~15.23; 17.40 with bonus~~	~~15.23; 17.40 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~[2]~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~[5]	~~2 stories and 30'~~[5]	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~[5]	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~[5]

~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~[1]	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

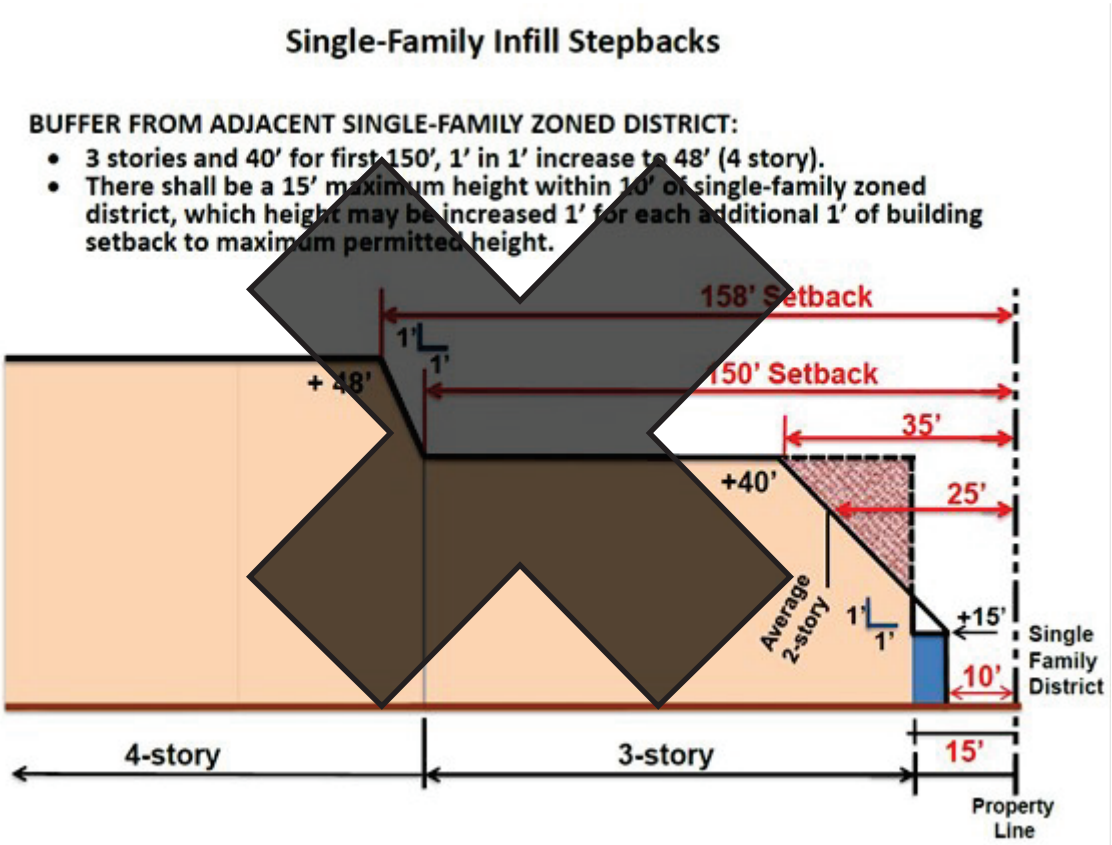
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

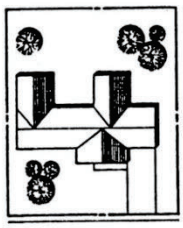
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

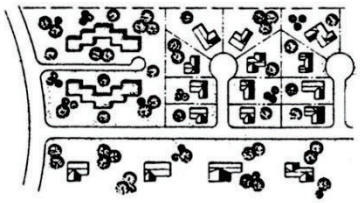
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



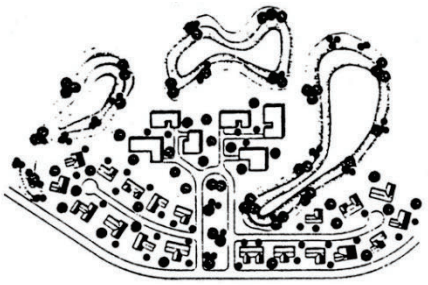
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 616 (R-3A Multi-Family Residence District) to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

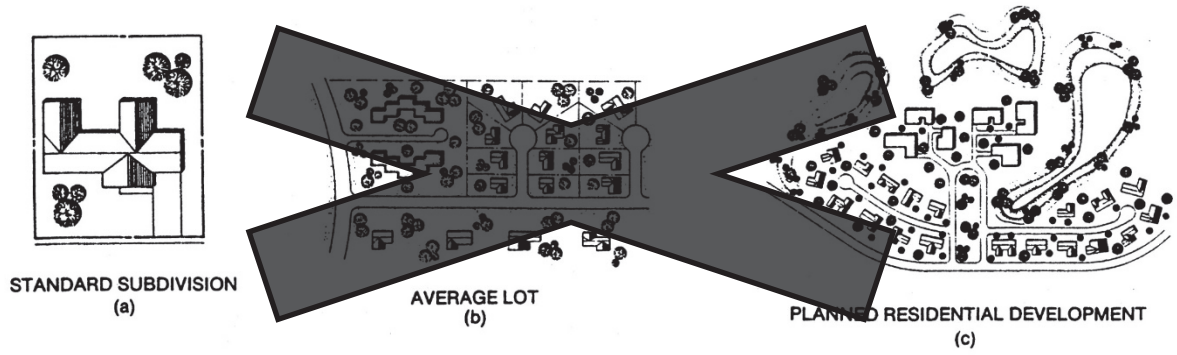
~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.~~



~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~22~~	~~22~~	~~23.1; 26.4 with bonus~~	~~23.1; 26.4 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~

~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

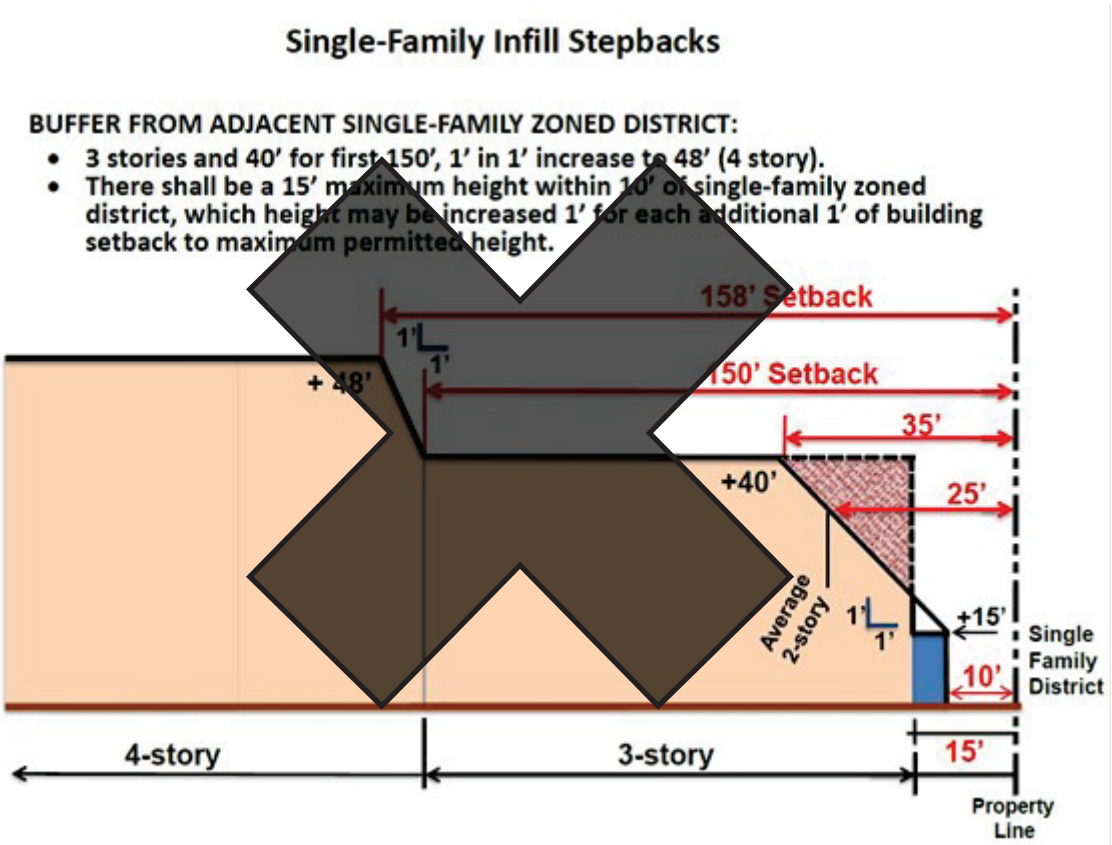
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

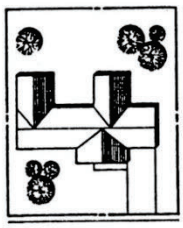
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

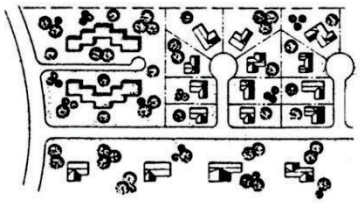
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



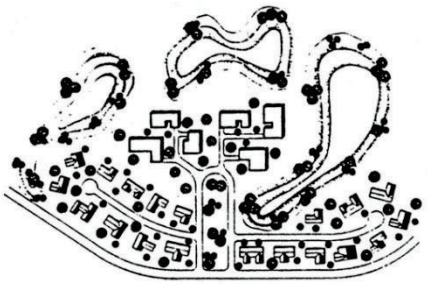
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 617 (R-4 Multi-Family Residence District) to read as follows:

Section 617. R-4 ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.~~

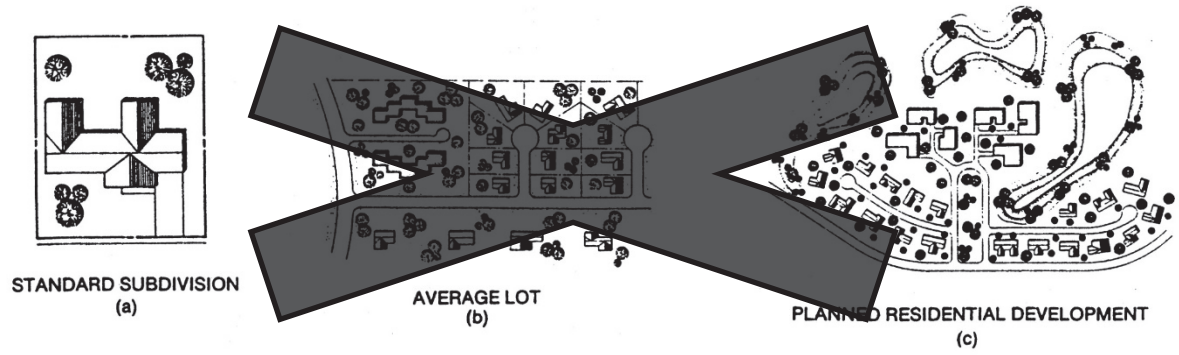


Table 617.B *R-4 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	29.0	29.0	30.45; 34.80 with bonus	30.45; 34.80 with bonus
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street[2]; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	20' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	Individual unit lot: none
Maximum height	3 stories or 40'[5]	3 stories or 40'[5]	3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum[5]	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum[5]

~~*Table 617.B*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

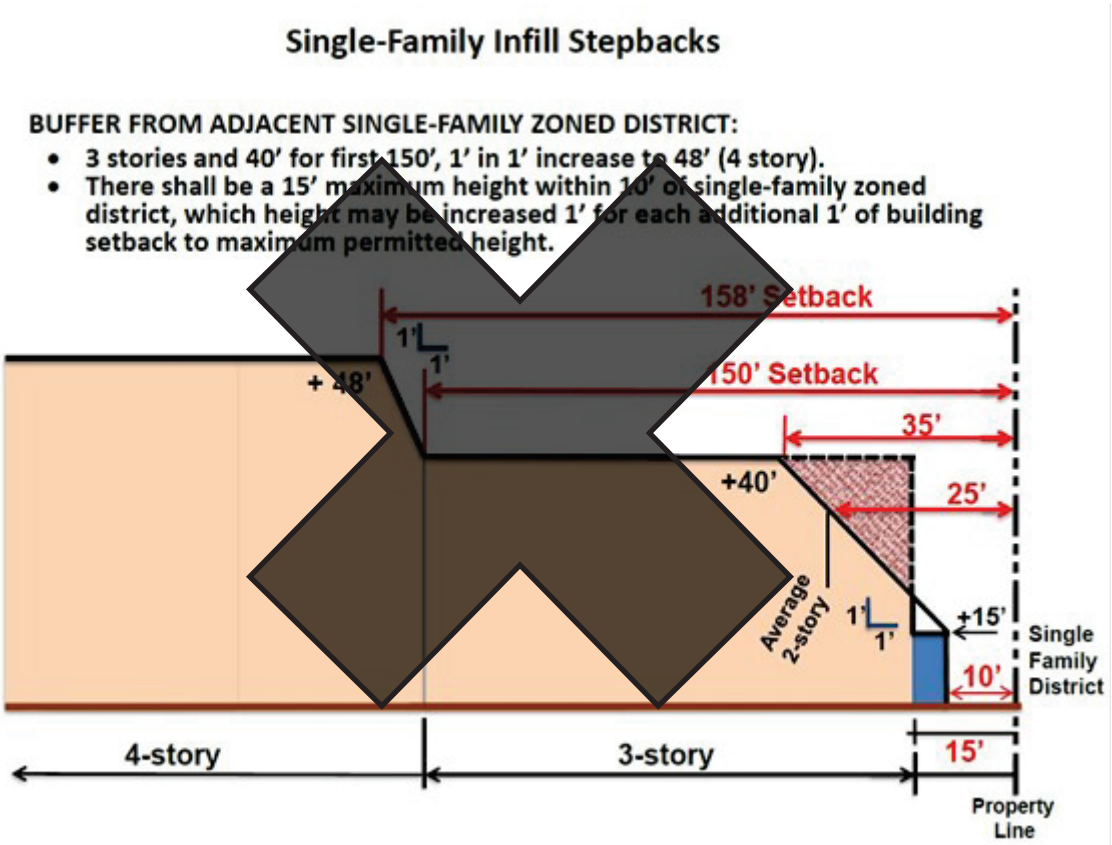
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

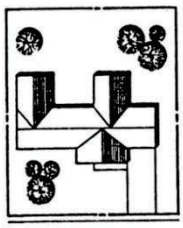
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

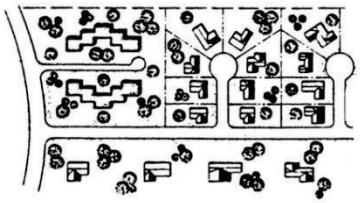
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



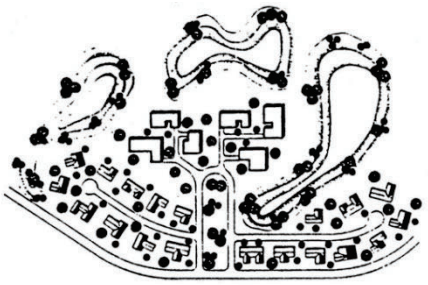
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 618 (R-5 Multi-Family Residence District) to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations—Residential Uses.** The following table~~s~~ establishES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

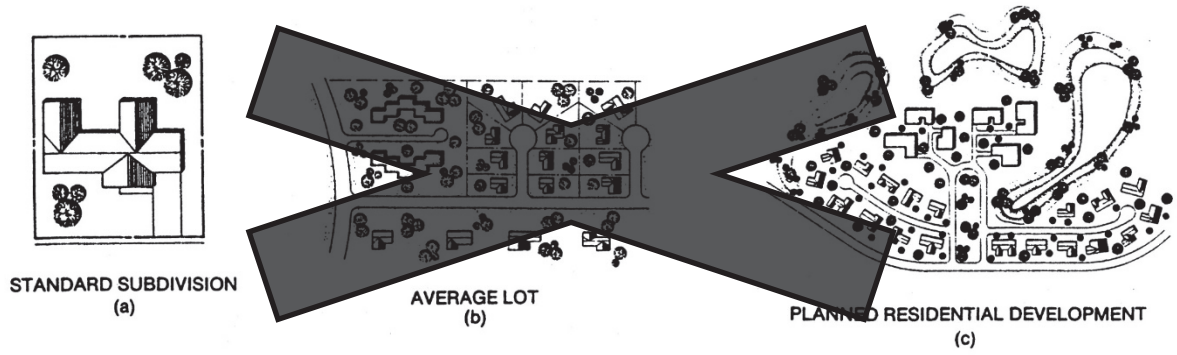
~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.~~



~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~43.5~~	~~43.5~~	~~45.68;52.20 with bonus~~	~~45.68;52.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~

~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

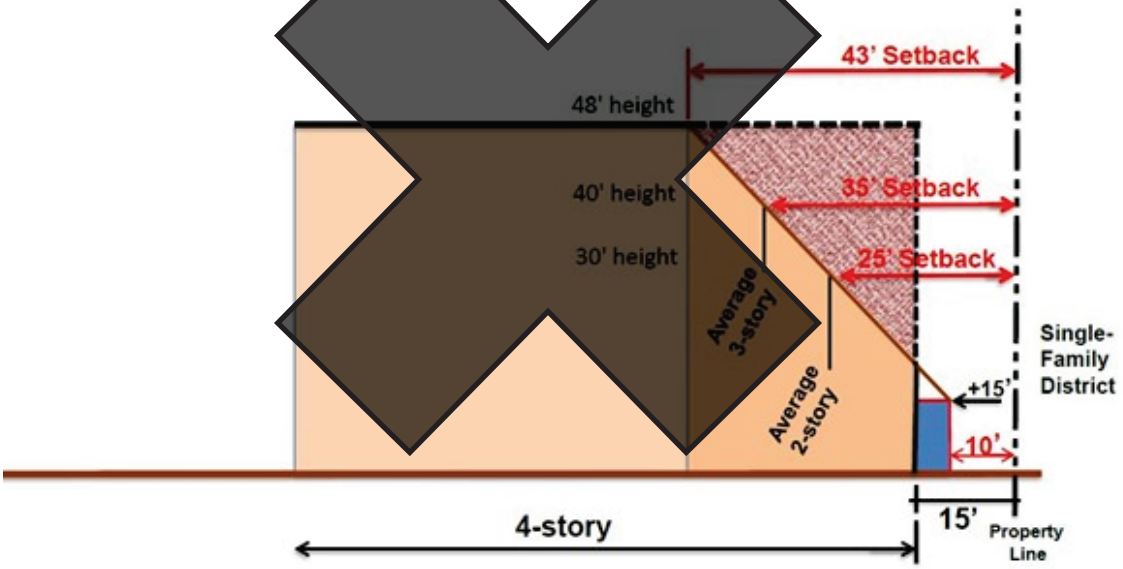
~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~

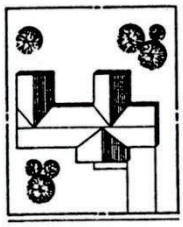
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

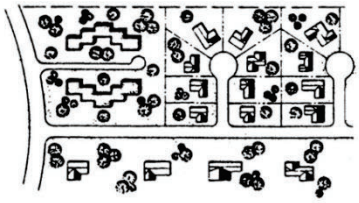
- **R-5: 4 stories and 48'.**
- ***There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.**



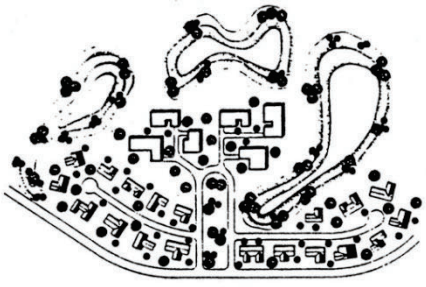
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

***

Amend Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General) to read as follows:

Section 619. Residential R-4A District—~~Multifamily~~ MULTI-FAMILY Residence—General

***

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:

1. Hospice, subject to a use permit.

2. Nursing home, subject to a use permit and the following conditions:

   a. A maximum lot coverage of 25 percent.

   b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.

~~3. Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~

B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

***

~~8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~

~~9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

***

Amend Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

***

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

***

g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.

3. ADULT DAY CARE HOME AND CENTER

4. BOARDING HOUSE, SUBJECT TO A USE PERMIT

5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT

6. GROUP HOME, SUBJECT TO A USE PERMIT

7. NURSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE R-5 DISTRICT ~~and R-4A~~; and in addition the following:

***

2. RESERVED. ~~Adult Day Care Home and Center~~

***

19. RESERVED. ~~Boarding House, subject to a use permit~~

***

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

***

76. RESERVED. ~~Group Home, subject to a use permit~~

***

120. RESERVED. ~~Nursing Home, subject to a use permit~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~
OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2.~~ ~~Any single-family residential use shall conform to the following requirements:~~

~~a.~~ ~~Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 623 (Commercial C-2 District —Intermediate Commercial) to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Except as otherwise provided, all permitted uses and storaging of materials or supplies shall be conducted entirely within a closed building.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

***

9. With the exception of those instances listed above in 623.~~C~~B.7. and ~~C~~B.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.

3. BOARDING HOUSE

4. COMMUNITY RESIDENCE CENTER

5. GROUP HOME

6. NURSING HOME

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE ~~R-5, R-4A, and~~ C-1 district~~s~~; and in addition the following:

***

50. RESERVED. ~~Community Residence Center.~~

***

126. RESERVED. ~~Nursing Home.~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~
OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 624 (Commercial C-3 District —General Commercial) to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B.~~ ~~Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

***

4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and~~ THE C-2 districts~~;~~ and in addition the following, including the storage of all raw materials and finished products in connection herewith:

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~e. Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:

1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.

2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.

B. **APPLICABILITY.**

1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.

2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.

C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR

2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:

    a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.

    b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.

    c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.

    d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.

    e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.

    f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALLY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.

    g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.

    h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.

3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.

4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**

   a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS

   b. MULTI-FAMILY DWELLING UNITS.

2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.

b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.

3. **SETBACKS AND HEIGHT**. THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.

4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:

a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.

5. **PARKING AND MANEUVERING.**

a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.

b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.

c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)

(1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;

(2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND

(3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.

b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 701.A.3 (Projections) to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. **STANDARD OPTION.** The following provisions apply to development ~~in Sections 604 through 607 and Section 619~~ and ~~in the subdivision option of Sections 609 through 618~~ IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

(a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

(b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.

(i) ~~For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~

(ii) ~~No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~

(c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.

(i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20-FOOT-WIDE ALLEY.

(d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.

(b) A chimney may project not more than three feet into any required yard~~,~~ if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as~~ it is not closer than two feet from a property line.

(c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:

(i) The projection is no closer to a side property line than five feet;

(ii) The projection is no closer to a rear property line than three feet; and

(iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development option~~s of Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:

(a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and

(b) An attached awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.

(c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:

(I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

(2) A roof overhang may project no more than three feet into a required street side yard setback.

c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single-family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

(a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~
AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

(b) Where a~~n~~ FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, or ~~open~~ balcony may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

***

Amend Chapter 7, Section 702 (Off-Street Parking and Loading) to read as follows:

***

B. **Site and Parking Space Design Standards.**

***

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

***

b. *Surface parking:*

***

(5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

***

C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit ~~A minimum of 50%~~ Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	~~Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618.~~ 2 spaces per PRIMARY DWELLING unit ~~if not developing under the SFI option~~. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per ~~1~~ PRIMARY dwelling unit
***	***

***

F. **Special Parking Standards.**

1. **Residential DISTRICTS ~~lots~~.**

a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.

b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.

c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.

d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

***

Amend Chapter 7, Section 703 (Landscaping, Fences, and Walls) to read as follows:

***

B. **Landscaping and Open ~~Areas~~ SPACE in Multi~~ple~~-Family Development.**

1. **Purpose.** Multi~~ple~~-family dwelling~~s~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multi~~ple~~-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 710 (Hillside Development) to read as follows:

***

B. **Applicability.**

***

2. Development of land in any zoning district within a hillside development area shall ~~also~~ be regulated by the provisions of THIS section, ~~32-32 of the Phoenix City Code, whether subdivided or not, and shall be~~ subject to the following special conditions:

   a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.

   b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

***

C. **Standards.**

***

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

~~Table 1~~

~~HILLSIDE DEVELOPMENT AREA STANDARDS~~				
~~DEVELOPMENT OPTION~~	**~~a. Single-family Residential (Conventional, Standard and Average Lot Options)~~**	**~~b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)~~**	**~~c. Multi-Family Residential~~**	**~~d. Any Non-Residential Zoning District~~**
~~MINIMUM LOT AREA~~	~~18,000 square feet*~~ ~~*Lot areas of more than eighteen thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of~~	~~As required by zoning district~~	~~as required by zoning district~~	~~As required by zoning district~~

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH **• DEPTH**	120* 120'* *Unless in conformance with Section 32-32(M) of the City Code	As required by zoning district	As required by zoning district	As required by zoning district
REQUIRED SETBACKS				

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or ten (10) feet, whichever is greater	As required by zoning district or ten (10) feet, whichever is greater	Minimum 15'**Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	Minimum 15'*, whichever is greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall	The main building and all accessory buildings shall	The main building and all accessory buildings shall	The main building and all accessory buildings shall

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less
MAXIMUM BUILDING HEIGHT	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(1)	*NET LOT AREA (MINIMUM)*	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	*LOT WIDTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	*LOT DEPTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	*DEVELOPMENT DENSITY (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	*SUBDIVIDED LOTS (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(6)	*FRONT YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(7)	*REAR YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(8)	*SIDE YARD SETBACK (MINIMUM)*	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	*PROJECTIONS*	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	*PERIMETER SETBACKS (MINIMUM)*	SAME AS BASE ZONING DISTRICT		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(11)	*BUILDING HEIGHT (MAXIMUM)*	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	*LOT COVERAGE (MAXIMUM)*	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		
(13)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(14)	*STREET FRONTAGE REQUIREMENT* *(2)*	SAME AS BASE ZONING DISTRICT		
(15)	*OTHER APPLICABLE REGULATIONS:*	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

(1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.

(2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

***

Amend Section 1203. Land Use Matrix (Downtown Code) to read as follows:

***

Section 1203. Land Use Matrix

***

C. *Land Use Matrix.*

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	Business Core	Central Park	Commercial Corridors	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
RESIDENTIAL USES																
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family, Detached ~~(Including Duplex and Triplex Uses)~~		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
***																

***

D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

***

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

***

e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

***

g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

***

Amend Section 1205. Frontage Elements (Downtown Code) to read as follows:

***

A. *Active Front Yard (AFY*). An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs)~~. (R*)

1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

***

Amend Chapter 13, Section 1303 (Transect Lot Standards) to read as follows:

***

Section 1303. Transect Lot Standards

A. **General Lot Standards.**

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:

   a. A development may instead utilize the Single-Family Infill ~~development option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:

      (1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;

      (2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~
      THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

      (3) The ~~development~~ SUBDIVISION is located in any transect other than T3.

   b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:

   a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

***

Amend Chapter 13, Section 1306 (Land Use Matrix) to read as follows:

***

Section 1306. Land Use Matrix

***

B. **Use Regulations.**

***

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6: HWR
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached ~~(Including Duplex and Triplex Uses)~~	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	NP	PC	PC	PC	PC	PC	PC	PC	PC
***	***	***	***	***	***	***	***	***	***

***

C. **Residential Uses, Land Use Conditions.**

***

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

***

Amend Chapter 13, Section 1307 (Parking and loading standards) to read as follows:

***

Section 1307. Parking and loading standards.

***

B. *Required Vehicular Parking.*

***

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section ~~608.F.6~~ 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

***

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E

From: Dan Clark
To: PDD Middle Housing
Subject: Flight Path Areas
Date: Tuesday, August 12, 2025 6:55:41 AM

Hello,

I wanted to suggest that the flight path areas should be included in your map. Perhaps you create a rule that anything built in that area must have certain sound protection. Given the pushback and lobbying you're getting from Willo, if they are successful you will lose a lot of areas to build. I am in support of middle housing and this flight path area seems like a perfect place with some good city planning given how sparse the area is and the desperate need for housing even if not ideal.

Thanks

ATTACHMENT F

From: L Shannon Bryant
To: PDD Middle Housing
Subject: Proposed Middle Housing
Date: Tuesday, August 5, 2025 2:00:29 PM

I live in the Hacienda Historic District and if this passes will now be forced to MOVE. I will not live next to a 4-Plex with 4-5 cars parked in front. That is NOT why I selected my adorable quaint historic neighborhood with long term great neighbors. If your Plan is to gut the historic neighborhoods - and, have huge opposition to the Plan - boy, you succeeded.

I have worked in the legal community my entire career and be assured that I will be contacting legal counsel to fight this matter.

Shannon Bryant

Ms. L. Shannon Bryant
Brantley Bryant Legal Consulting, LLC
334 East Verde Lane | Phoenix, AZ 85012
Cell Phone: 602.770.7664

Please consider the environment before printing this e-mail.

From: Jen LaPointe
To: PDD Middle Housing
Subject: Historic neighborhood impact?
Date: Sunday, August 10, 2025 9:31:13 PM

Hello! I am writing to voice my concerns over the proposed zoning changes in downtown Phoenix neighborhoods, specifically federally registered historic places. To allow duplexes, triplexes or fourplexes on single family lots in registered historic neighborhoods (ie, Ashland Place) would negate the entire character and reason for the historic neighborhoods in the first place. There needs to be very specific planning involved to determine lots that make sense for this or havoc will ensue creating a mish-mash blend of issues between single family lots and multi-family lots. This needs to be thoughtful planning not a blanket rezoning. I am not against density but many lots should not be more than a main house and one ADU only. Jamming a fourplex next to a single family home will create a myriad of issues alone. Developers will buy up all the lots and true neighborhoods will be no longer.

Please tell me the historic neighborhoods would be exempt from this? Otherwise, there will be no more history-

Sincerely,
-Jennifer LaPointe, P.E., LEED AP
Take Flight, LLC

From: bplasencia
To: PDD Middle Housing; bplasencia Plasencia
Subject: Willo property owner statement
Date: Monday, August 11, 2025 5:51:24 PM

Hello
My name is Beth Plasencia. I have lived in the Willo neighborhood for nine years. After raising our children in Chandler, we wanted to experience the benefits of living and working in midtown Phoenix. The uniqueness of Willo drew us in and we purchased our home.

Living in mid town does not come without its issues. HOWEVER, we feel our neighborhood and its sense of community outweighs those issues.

We bought a single family home in the Willo neighborhood which is zoned as a single family residential neighborhood. The State of Arizona and the City of Phoenix threaten our home which is also a major investment. The state laws have been passed with little or no input from citizens for superseding existing zoning and historic designations in cities. This impact on the historic districts is tremendous and potentially fatal to the neighborhood.

We bought a single family home. Never in all the states I lived in has zoning been changed lacking the input of the people that own the property. After this bill was passed by the legislature, with little or no thought on how the impacted neighborhoods would feel, the City adjusted the Central Business District boundaries that impact most of the historic communities in the city including the Willo.

A four-plex in Willo will not be affordable. Currently there are town homes for sale on first avenue that are over $1,000,000. What it will do is lower the property values in the Willo and other historic neighborhoods. It will cause lower values for single family homes, street parking issues, traffic problems, and change the vibe of the neighborhood. How many places in Phoenix do neighbors regularly assemble for happy hours, community events and that is highly inclusive of all neighbors.

Although not able to attend tonight I will wear white clothing in spirit to support the neighborhoods. The changes that allow four-plexes is unethical if not illegal. I feel I was not given a voice rather eminent domain was implemented without fair

representation of the impacts on Willo and other historic communities. Please consider exceptions for historic areas, ones that have come back from decline. Once these historic homes are gone they never will be rebuilt.

Beth Plasencia
326 W Windsor Ave

Sent from Yahoo Mail for iPhone [mail.onelink.me]

From: bplasencia
To: PDD Middle Housing; Doug Plasencia
Subject: Willo property impact statement
Date: Monday, August 11, 2025 5:53:10 PM

The legislature playing partisan politics has perpetrated under false claims of affordable housing the ability to change residential densities in single family neighborhoods within one mile of a business district. This shift hits historic districts particularly hard because of the proximity of historic neighborhoods to the city centers. The cities have not as of yet effectively pushed back against this law in part due to competing agendas that pit neighborhoods against urban redevelopment funds.

In spite of partisan politics and city led special interest agendas what these officials are ignoring is that they are setting the stage for a taking of property rights. Inverse condemnation is a well understood tenet where the action of another owner or in this case government can not take action that harms another property. Second is the concept of due process where these policies and competing interests can debate community matters. A legislative hearing hardly qualifies as due process to notify those impacted and to provide a balanced voice. City officials that ignore this due process issue are likewise culpable.

As a nine year resident of a historic district impacted by this change, I implore the City to take every action to reverse this law and when the first permit comes to the City that no approvals be given that violates the bedrock constitutional principles of no taking including inverse condemnations, or that violates the premise of due process as described in the constitution.

Doug Plasencia
326 W Windsor Ave

Sent from Yahoo Mail for iPhone [mail.onelink.me]

From: Debby
To: PDD Middle Housing
Subject: text amendment Z-TA-1-25-Y and rezoning case Z-3-25-4-7-8
Date: Tuesday, August 12, 2025 5:11:24 PM

I am strongly opposed to this!! This area contains the only architecture worth saving in the entire city - It has charm, community, and tradition -there is still some greenery to keep Phoenix cooler! Why quadruple the population in this tiny area when there is the entire desert around us? Where will the water come from? Why not keep the developers happy in North Phoenix where they can build the cheap tickey-tackey houses they've started?

Debby Gelbspan
81 E Ashland Ave
85004

Written Testimony for Public Record

Case: Z-TA-1-25-Y (Middle Housing Text Amendment) and Z-3-25-4-7-8 (Companion Rezoning)

Date: August 14, 2025
To: City of Phoenix Planning & Development Department; Planning Commission; City Council
From: Gregg and Lisa Carrington
Address: 26 W Vernon Ave (Willo Historic District)
Email: greggcarrington@gmail.com
Residents, Willo Historic District (National Register & HP overlay)

Position

We oppose Z-TA-1-25-Y and the companion Z-3-25-4-7-8 as currently drafted. We respectfully request revisions that (1) fully leverage existing historic preservation review and demolition controls in HP districts, (2) align implementation with adopted neighborhood conservation plans, and (3) prevent unintended incentives to demolish contributing historic structures.

While we strongly support protecting all of Phoenix's historic neighborhoods, we understand from the recent public meeting that the City may not be granting exemptions to the Middle Housing Law. If so, it is even more critical that this ordinance incorporate the following six amendments to ensure state compliance **and** the preservation of the character and integrity of these districts.

We support the efforts of **Save Historic AZ** and the **Willo Neighborhood Association**, specifically:

1. Exemption for historic districts from the Middle Housing Law;
2. Using the "Business Core" section of the Downtown Code (DTC) as the Middle Housing zone — which would set the northern boundary at Palm Lane instead of Thomas Road;
3. Including delayed implementation in the text amendment. While the law says it must be adopted by Jan. 1, 2026, it does not require immediate activation.

Context

The State's 2024 law (A.R.S. § 9-462.13 via HB 2721) requires cities to allow up to **four dwelling units per lot** within one mile of Downtown and limits required off-street parking to **no more than one space per unit**. State law does not exempt historic districts, but it also does not change Phoenix's existing HP design review or demolition-approval procedures.

Phoenix is home to many unique and historically significant neighborhoods — from Encanto-Palmcroft to Garfield to Coronado to Willo — each with its own architectural character. In Willo, for example, we already have historic duplexes, triplexes, and quads that fit seamlessly into our historic fabric because they were built to match the neighborhood's scale, setbacks, and styles. The amendments we propose would allow that kind of compatible middle housing in *all* historic districts while discouraging demolition-first redevelopment and out-of-scale construction.

We also live in the most densely populated area of Phoenix, and the Willo Neighborhood has supported every multi-family housing project adjacent to our neighborhood for the past 25 years — including Tapestry, Muse, Arthaus, Willo Lofts, and more. We recognize the housing shortage, but opening historic districts to demolition and speculative redevelopment will not solve the crisis — it will only destroy irreplaceable heritage.

Lessons from the 1970s

Phoenix's 1960s–70s "urban renewal" policies demolished large portions of downtown's historic fabric. Blocks of irreplaceable architecture, including historic fire stations and early commercial buildings, were replaced with lifeless concrete structures. While Heritage Square was saved at the last moment, the broader damage is still regretted today. We should not repeat those mistakes in our historic neighborhoods.

Why preservation and "middle housing" can co-exist

Research from the National Trust for Historic Preservation shows that older, smaller buildings help neighborhoods thrive economically, socially, and environmentally. Adaptive reuse avoids the problems created by demolition and maintains the unique character that draws people to our city.

Middle housing can and should be integrated into historic districts — but only if design, scale, and reuse are prioritized over demolition.

Specific Concerns

1. **Demolition Risk in HP Districts** – Without strong reinforcement of HP rules in this ordinance, there is an incentive to demolish contributing homes and replace them with box-style fourplexes built to minimum parking standards.
2. **Parking Impacts** – The state parking cap (1 space per unit) will cause spillover onto already-congested streets unless paired with curb-management tools.

3. **Conflict with Conservation Plans** – Adopted neighborhood conservation plans emphasize rehabilitation and compatibility; this amendment could shift economics toward teardown if left unchecked.

What Still Applies in Historic Neighborhoods

- **HP Design Review** – COA or CNE required for exterior changes and infill.
- **HP Demolition Approval** – Separate HPO review and hardship process still required for demo of contributing structures.
- **Local Authority Remains** – Council can reinforce HP rules in the MHOD text and pair the overlay with parking management, adaptive-reuse incentives, and extended demolition holds.

Six Required Amendments

1. **HP Applicability Clause:** All middle housing in HP districts must follow HP design review and demolition approval procedures — including Certificates of Appropriateness/No Effect, demolition approval, and the Certification of Economic Hardship process.
2. **Form Compatibility:** Require middle housing in HP districts to match the same frontage, setbacks, height planes, lot coverage, and porch/entry patterns already required for single-family homes in the district's HP guidelines. This allows neighborhoods like Willo to continue integrating duplexes, triplexes, and quads that match the historic fabric, while preventing out-of-scale or incompatible new builds.
3. **Adaptive-Reuse Incentive:** Create a fee reduction and expedited review for projects that add units by converting the interior of existing contributing homes instead of demolishing them.
4. **Curb Management Commitment:** Pair the overlay with Residential Permit Zones or similar curb-management tools so parking caps don't overwhelm historic streets.
5. **Annual Report:** Require staff to track and report demolitions, adaptive reuse vs. teardowns, and parking impacts in HP districts every year.
6. **Extended Demolition Hold:** Increase the demolition hold period for contributing historic properties in HP districts from the current 1 year to 2 years, allowing more time to explore preservation and adaptive-reuse options before historic structures are lost.

Legal Defensibility

These six amendments are fully compatible with A.R.S. § 9-462.13. The statute establishes minimum entitlements for middle housing but explicitly leaves in place local Historic Preservation design review, demolition controls, and administrative procedures. None of these

amendments reduce the number of units allowed, impose a more restrictive process than that applied to single-family homes in the same HP district, or increase parking requirements beyond the state cap. Instead, they operate within the City's retained authority to manage design, demolition timing, and neighborhood compatibility — tools the state deliberately left in local hands.

Conclusion

Since no exemptions will be provided for historic districts, the only path to protecting the character of Phoenix's historic neighborhoods while meeting state housing mandates is to embed these six amendments into Z-TA-1-25-Y / Z-3-25-4-7-8.

Phoenix can comply with state law **and** ensure that middle housing in historic districts is compatible, context-sensitive, and preservation-minded. Please adopt these changes before final approval.

Respectfully,
Gregg and Lisa Carrington
Residents, Willo Historic District

RCVD 9/29/2025

Save Historic AZ

Save Historic AZ
PO Box 33922
Phoenix, AZ 85067
savehistoricaz@gmail.com

Dear Honorable Councilmember,

We are writing to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, and others, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-family use. That is not the case in our historic districts, which are already zoned for higher density.

The **Phoenix Zoning Code** reinforces this:

- R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).
- R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).
- These properties are explicitly described as having "multi-family development" potential, and are therefore not classified as "single-family residential zoning"—which is the key condition required for the Middle Housing Law to apply.

If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited the law's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservation goals.

Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51% contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and local funding into preserving these neighborhoods and in encouraging residents to restore and live in them.

Allowing the Middle Housing Law to take root in historic areas would:

- Incentivize demolition of historic homes,
- Accelerate the erosion of historic character, and
- Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical—it is already happening in cities that failed to protect their historic cores. We ask the City to formally adopt this legal interpretation: The Middle Housing Law does not apply to our historic districts. We urge you to stand with us in defending Phoenix's legacy neighborhoods from inappropriate zoning changes that will permanently alter their character.

For more information on the tremendous cultural and economic value these districts provide, we invite you to review this report: https://www.placeeconomics.com/resources/preservation-phoenix-style/

Thank you for your service to our city and for helping us preserve its unique history.

Sincerely,

Bradley Brauer, President,
Willo Neighborhood Association
Co-Chair, Save Historic AZ

Opal Wagner, Co-Chair,
Save Historic AZ

Robert Warnicke
Robert Warnicke Law PLC

Elle January, President,
Los Olivos Historic Neighborhood

Sasha Robinson, President
Story Preservation Association

From: Paul Zagnoni <pzagnoni@gmail.com>
Sent: Thursday, October 2, 2025 11:56 PM
To: PDD Planning Commission
Subject: A.R.S. Section 38-431.02

Dear Honorable Councilmembers, I am writing you as an owner of a historic home in LA Hacienda for over 25+ years to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, andothers, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-
not the case in our historic districts, which are already zoned forhigher density.

The Phoenix Zoning Code reinforces this:

·R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).

· R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).

·These properties are explicitly described as having "multi-family development" potential, and are therefore not classifiedas "single-family residential zoning"-which is the key condition required for the Middle Housing Law to apply.

If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited thelaw's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservationgoals.

Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51%contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and localfunding into preserving these neighborhoods and in encouraging residents to restore and live in them.

Allowing the Middle Housing Law to take root in historic areas would:

·Incentivize demolition of historic homes,

·Accelerate the erosion of historic character, and

·Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical-it is already happening in cities that failed to protect their historic cores. I ask the City to formally adopt this legal interpretation: The Middle Housing Law does not apply to our historic districts. We urge you to stand with us in defending Phoenix's legacy neighborhoods from inappropriate zoning changes that will permanently alter their character

Thank you for your service to our city and for helping us preserve its unique hheritage.

Paul Zagnoni

602-571-1681 cell

From: Laura Zagnoni <laura.zagnoni@gmail.com>
Sent: Friday, October 3, 2025 12:06 AM
To: PDD Planning Commission
Subject: Middle Housing (Z-TA-1-25-Y and Z-3-25-4-7-8)

For meeting occuring on October 6, 2025, 6:00 pm, Agenda item #2:

Save Historic AZ

Dear Honorable Councilmembers,
I am are writing to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.
My family has resided in a historic district for over 25 years (Willo, and now La Hacienda) and have chosen to stay because of the value and community within these districts. We urge you to consider the points made below as well as the residents and communities that would be adversely affected.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, andothers, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-
not the case in our historic districts, which are already zoned forhigher density.
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·These properties are explicitly described as having "multi-family development" potential, and are therefore not classifiedas "single-family residential zoning"-which is the key condition required for the Middle Housing Law to apply.
If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited the law's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservationgoals.
Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51%contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and localfunding into preserving these neighborhoods and in encouraging residents to restore and live in them.
Allowing the Middle Housing Law to take root in historic areas would:
·Incentivize demolition of historic homes,
·Accelerate the erosion of historic character, and
·Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical-it is already happening in cities that failed to protect their historic cores. We ask the City to formallyadopt this legal interpretation: **The Middle Housing Law does not apply to our historic districts.**
Thank you for your consideration and attention to this important matter.
Laura Zagnoni

From: PAT KORDELSKI <patkordelski@cox.net>
Sent: Friday, October 3, 2025 7:49 AM
To: PDD Planning Commission
Subject: Bill to destroy historic neighborhoods by allowing four-plexus to be built on property HB 4721

I am sending my vote to disagree with the proposed legislation to allow this outrageous travesty to our historic neighborhoods. Legislating after the fact and calling it a measure to provide affordable housing is a misnomer. This is being done under the guise of providing builders and construction companies the ability to make money on the backs of hard working people who have chosen a particular area for its charm and sense of community. This is another example of our legislators doing exactly what they want to do , rather than addressing the housing problem with viable solutions.

Do not destroy our neighborhoods. We are unhappy with this piece of legislation. Shame on this commission.

Pat Kordelski

October 3, 2025

City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Dear Honorable Commission Members:

On behalf of the Preserve Phoenix board, we strongly urge the commission to recognize that historic neighborhoods should be exempt from HB 2721. We are calling for the commission and city council to act immediately to adopt protective zoning amendments that recognize the unique density and character of historic districts and respect their contribution to Phoenix's identity.

HB 2721 removes local control by requiring Phoenix and other large cities to allow duplexes, triplexes, fourplexes, and townhomes "by right" in single-family zones within one mile of the Central Business District and in 20% of all new developments over 10 acres. If Phoenix does not adopt compliant zoning by January 1, 2026, this development will be automatically permitted on all single-family lots without local review — a permanent and irreversible change.

The "Missing Middle Law" aims to create multi-family options and create denser housing opportunities in the city. Phoenix's 36 historic districts — including Roosevelt, F.Q. Story, Garfield, Coronado, Willo, and others — are among the densest residential neighborhoods in the city, already zoned R-1-6, which has allowed multifamily options since 1998.

We believe that the city should work to retain robust demolition review and design guidelines for contributing structures, ensuring Certificates of Appropriateness and Certificates of Eligibility remain enforceable and advocate at the state level for legislative changes that explicitly exempt historic districts from HB 2721's mandates.

These neighborhoods have proven economic, environmental, and social value: higher property values, more walkability, greater tree cover, and stronger small-business job growth. HB 2721 provides no exemption for historic districts, risking demolition of contributing and non-contributing properties alike, and weakening the integrity of districts that depend on a majority of contributing structures to maintain historic status.

Preserve Phoenix is committed to being a partner in smart, sustainable growth that balances the need for housing with the equally urgent need to protect the cultural, economic, and

environmental value of our historic districts. Phoenix can grow without losing its soul — but only if we act now.We respectfully urge you to help protect Phoenix history and defend these historic districts that are at risk.

Sincerely,

Erin Lindsey

Erin Lindsey
President, Preserve Phoenix

cc: Kate Gallego, Mayor
Members of Council
Joshua Bednarek, Planning & Development
Helana Ruter, Historic Preservation Office

From: Christine Hall <christinehall1540@gmail.com>
Sent: Saturday, October 4, 2025 9:07 AM
To: PDD Planning Commission
Subject: Middle Housing Agenda item

I object to Agenda Item #2 on Middle Housing (Application # Z-TA-1-25-Y)

Sent from Christine Hall, 1540 W Vernon Ave, Phoenix 85007.

1000

From: Nicole Brickner <nbrickner@hotmail.com>
Sent: Saturday, October 4, 2025 12:26 PM
To: PDD Planning Commission
Subject: Opposition proposed text amendment item 2.

My name is nicole brickner at 602 380 4670. I oppose proposed text amendment, item 2. Thank you
-nicole brickner

1001

From: Christopher Bates <chrisbates@cox.net>
Sent: Monday, October 6, 2025 5:50 PM
To: PDD Planning Commission
Subject: Middle Housing Law

Planning Commission:

I live in Windsor Square and am opposed to the Middle Housing Law being applied in Central Phoenix, as it may negatively impact historic neighborhoods and their status. The proliferation of affordable four-plexes and other multi-family housing would surely be good for some, but could endanger the status of historic districts in our city.

Christopher Bates
230 E. Oregon Avenue
Phoenix, AZ 85012

From: walter switzer <psswitzer@icloud.com>
Sent: Monday, October 6, 2025 7:16 PM
To: PDD Planning Commission
Subject: Historic District Change

Sent from my iPhone
Please vote against the proposal to change the Historic District rules to allow multiple units to be built on properties in our historic districts. Thank you.
Walter E. Switzer, III, Trustee
369 E. Catalina Drive
Phoenix, Arizona 85012

1003

City of Phoenix

Report

Agenda Date: 11/5/2025, **Item No.** 52

Public Hearing and Ordinance Adoption - Rezoning Application Z-3-25-4-7-8 - Middle Housing Overlay District - Various Parcels Located Within One Mile of the Downtown (Ordinance G-7447) - Districts 4, 7 & 8

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-3-25-4-7-8 and rezone the area generally within one mile of the Downtown Code boundary from various underlying zoning districts to various underlying zoning districts with the Middle Housing Overlay District as created by the companion case, Z-TA-1-25-Y. This case must be heard following Z-TA-1-25-Y.

Summary

Current Zoning: Various Underlying Zoning Districts
Proposed Zoning: Various Underlying Zoning Districts with the Middle Housing (MH) Overlay District.
Acreage: Approximately 4,467.45
Proposal: Map the boundaries for the initial application of the Middle Housing Overlay District (Z-TA-1-25-Y).

A.R.S. Section 9-462.13 requires that the area located within one mile of Downtown be provided the entitlement for middle housing no later than January 1, 2026. Rezoning Case Z-3-25-4-7-8 has been created to map the boundaries of the MH Overlay District, as described above, to this area with the exceptions as required by the new state law. The applicable exception is for the territory in the vicinity of Phoenix Sky Harbor Airport (south of Downtown). A detailed map is provided as Exhibit A of **Attachment A** and within Exhibit B of the Staff Report (**Attachment B**).

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, as shown in Exhibit B of the Staff Report.
VPC Information Only: This item was heard for information only by 14 of the 15 Village Planning Committees throughout September 2025. One of the 15 Village Planning Committees did not have a quorum. The summaries for these meetings are

available in **Attachment C.**
PC Action: The Planning Commission heard this item on October 6, 2025 and recommended approval, as shown in Exhibit B of the Staff Report, by a vote of 5-3 (**Attachment D**).

Location
Various parcels located within one mile of the Downtown.
Council Districts: 4, 7 and 8

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART 11, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCELS DESCRIBED HEREIN (CASE Z-3-25-4-7-8) FROM VARIOUS UNDERLYING ZONING DISTRICTS TO VARIOUS UNDERLYING ZONING DISTRICTS WITH THE MIDDLE HOUSING OVERLAY DISTRICT.

_____

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

SECTION 1: The zoning of approximately 4,467.45 acres in an area generally located within one mile of Downtown (boundary of Downtown Code Zoning), is hereby changed to add the Middle Housing Overlay District.

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

SECTION 3. The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-3-25-4-7-8, on file with the Planning and Development Department.

DRAFT

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

PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Ordinance Location Map (1 Page)

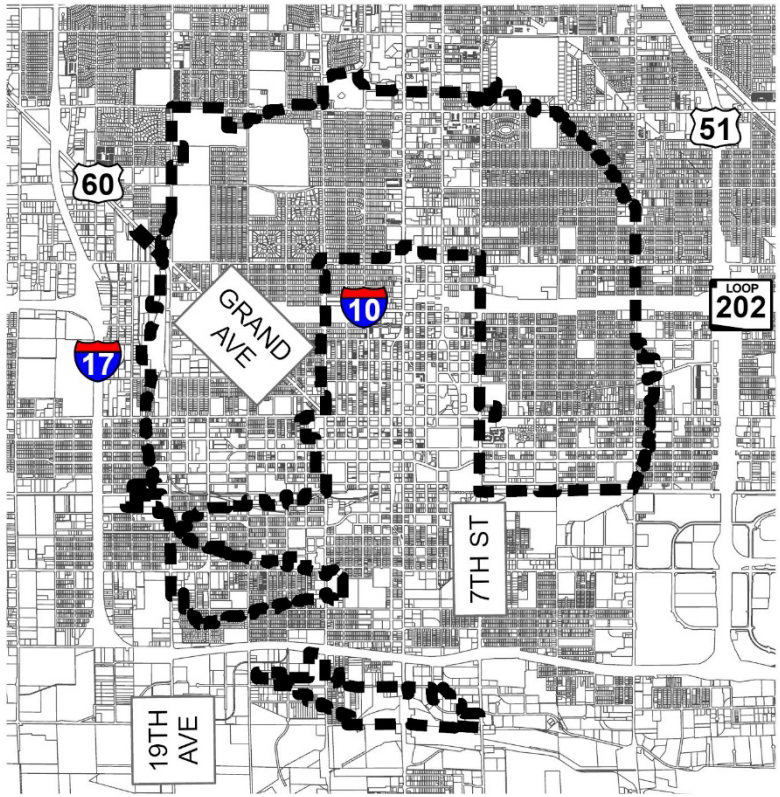
DRAFT

ORDINANCE LOCATION MAP

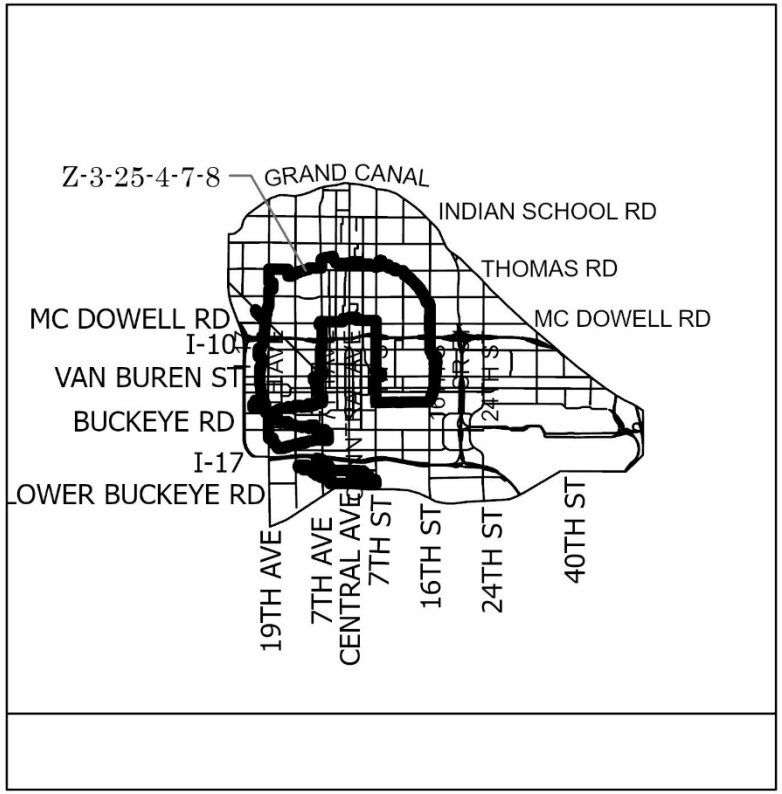
EXHIBIT A

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-3-25-4-7-8
Zoning Overlay: Middle Housing Overlay District
Planning Village: Central City and Encanto



0 2,500 5,000 10,000 Feet



NOT TO SCALE

N

Drawn Date: 10/17/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2025 Ord\11-5-2025\11-5-2025.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment Z-TA-1-25-Y and Rezoning Case No. Z-3-25-4-7-8

August 29, 2025

Application No. Z-TA-1-25-Y: Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing, as follows:

Section 202 (Definitions), Section 507 Tab A (Guidelines for Design Review), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 622 (Commercial C-1 District—Neighborhood Commercial), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial), Section 632 (High-Rise H-R1 District—High-Rise and High Density District), Section 701 (Bulk Regulations), Section 702 (Off-Street Parking and Loading), Section 703 (Landscaping, Fences, and Walls), Section 710 (Hillside Development), Section 708 (Temporary uses), Section 1203 (Land Use Matrix, Downtown Code), Section 1205 (Frontage Elements, Downtown Code), Section 1303 (Transect Lot Standards, WU Code), Section 1306 (Land Use Matrix, WU Code), and Section 1307 (Parking and Loading Standards, WU Code).

Application No. Z-3-25-4-7-8: Map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary.

Staff recommendation: Staff recommends approval of Z-TA-1-25-Y as shown in the recommended text in Exhibit A; and Z-3-25-4-7-8 be approved as shown in Exhibit B.

BACKGROUND

This text amendment is a response to House Bill 2721, approved by the Fifty-Sixth Legislature, Second Session and signed into law by the Governor (2024) which created Section 9-462.13, Arizona Revised Statutes to require municipalities to allow Middle Housing in an area within one mile of Downtown, in addition to 20% of any new subdivision citywide. “Middle Housing” is defined by the state statute as “buildings that are compatible in scale, form and character with single-family houses and that contain two or more attached, detached, stacked or clustered homes [and] includes duplexes, triplexes, fourplexes and townhouses.”

PURPOSE

The primary intent of the proposed text amendment is to establish the Middle Housing (MH) Overlay District, Section 632, which will allow the development of middle housing on lots zoned for single-family use, and apply it to the area located within one mile of Downtown by January 1, 2026, as required by state law. The secondary purpose is to make other revisions to multiple sections of the Zoning Ordinance necessary to ensure proper compliance with the new state requirements.

DESCRIPTION OF THE PROPOSED TEXT

The proposed text amendment includes three main components: 1) creation of the Middle Housing (MH) Overlay District, Section 632; 2) revisions to various sections of the Zoning Ordinance to ensure compliance with the requirements of Arizona Revised Statutes, Section 9-462.13; and 3) revisions to various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

1. **Creation of the Middle Housing (MH) Overlay District**

   The Middle Housing (MH) Overlay District is created as Section 632, replacing the obsolete High-Rise H-R1 District which has since been supplanted by the Downtown Code (Chapter 12). The MH Overlay district has two main purposes: to allow up to four primary dwelling units (PDU) on lots which are otherwise permitted a single-family home, and to ensure that the applicable development standards are both consistent with those used for single-family homes in the same district, as well as compliant with the requirements and restrictions of A.R.S. Section 9-462.13.

   Opt-In Provision

   The MH Overlay District also includes the qualification requirements and procedure for up to 20% of the lots in new residential subdivisions that are at least 10 contiguous acres in size. The Opt-In Provision does not apply to existing residential subdivisions.

2. <u>Revisions needed for compliance with A.R.S. 9-462.13.</u>

Revisions to the development standards/development options tables are required to lawfully administer the provisions and prohibitions of A.R.S. 9-462.13. It is the following prohibitions which primarily caused the need for the changes:

B. "The municipality may not do any of the following:

1. *Discourage the development of middle housing through requirements or actions that individually or cumulatively make impracticable the permitting, siting, or construction of middle housing.*
2. *Restrict middle housing types to less than two floors.*
3. *Restrict middle housing types to a floor area ratio of less than fifty percent.*
4. *Set restrictions, permitting or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone.*
5. *Require owner occupancy of any structures on the lot.*
6. *Require any structures to comply with a commercial building code or to contain a fire sprinkler.*
7. *Require more than one off-street parking space per unit.*

<u>Text Revisions</u>

The following summarizes the text revisions necessary to comply with these prohibitions:

- The "Conventional" development option has been removed, because the development standards are not consistent with development in historic districts, and current ordinance permissions would allow development of middle housing to different and incompatible standards within older/historic subdivisions.
- The "Average Lot" development option, which has been prohibited in most districts since 1998 for single-family development, has been removed because it could be used as a way to develop middle housing in areas not required by the state law, or be viewed as not applying consistent development standards to both single-family and middle housing, which is required by the new state law.
- The "Single-Family Infill (SFI)" development option has been removed from each section, and all development standards (and use permit requirements) relocated to Section 608.I.
- The separate, but same-named "Planned Residential Development" options having different standards for single-family and multi-family development

have been combined into one development option, with consistent development standards for both multi-family (including middle housing) and single-family development.

- The “Standard” development option has been created, which is essentially a renaming of the existing “Subdivision” development option. The development standards of the Standard option are the same as the Subdivision option, with minor clarifications to allow for consistent application of development standards for both multi-family (including middle housing) and single-family development in the same zone. Most homes in historic districts were constructed using the Subdivision option standards, and the new Standard option ensures that new development, including middle housing, will develop with the same historic zoning regulations.
- Lot coverage has been revised by the MH Overlay to apply the same standard to both single-family and multi-family development when located within an MH district. When combined with the RE-43, RE-35, RE-24, and R1-14 districts, the MH district allows an increase to 50% coverage when all structures on the site are one-story, maximum 20 feet in height.
- Required on-site parking has been reduced to one space per primary dwelling unit, as required by the new state law.
- Individual lot design review for single-family lots (Section 507 Tab A, II.C.8) has been revised to be applicable to both single-family homes and middle housing (up to four units on a lot) and moved to its own section, Section 507 Tab A, II.C.9.
- The residential land use matrix (Section 608.D) has been revised to move the permissions for Single-Family Infill subdivisions to the table, and to remove “duplex” and “triplex” as separate uses (they are both forms of multi-family dwelling units).
- Section 1203, Downtown Code land use matrix, has also been updated to remove “duplex” and “triplex” as separate uses (they are both forms of multi-family dwelling units).
- Section 608.G has been revised to clearly explain how developments which were approved using development options no longer permitted convert to the current ordinance standards. Any existing approved documents using a now-archaic development option are still valid.
- Section 702, Off-Street Parking and Loading, has been revised to clarify front yard paving restrictions and apply consistently to both single-family and multi-family development.

Definitions

Definitions have been revised for several reasons: to provide clarity in application of the new requirements; to be consistent with definitions used in the state law; and to properly cross-reference other terms which have been revised.

Of special note, “Primary Dwelling Unit (PDU)” was added to clearly differentiate from “Accessory Dwelling Unit (ADU)”. This is the manner in which the MH overlay district allows additional PDUs per lot (up to 4), while not increasing the number of permitted subdivided lots.

3. Revisions for clarification and cross-references.

Other revisions were made to correctly reference new and revised terms, as well as relocated/renumbered sections of the Zoning Ordinance, with no substantive revisions:

- Section 608.H, Density Bonus, has been updated to reference the revised development options in each district.
- All Single-Family Infill (SFI) subdivision regulations have been consolidated in Section 608.I.
- Off-Site Manufactured Home Development regulations have been moved to Section 608.J.
- The C-1, C-2, and C-3 districts have been updated to correctly reference standards for Single-Family Infill subdivisions and Off-Site Manufactured Home Developments, in addition to clarifying language regarding existing residential use permissions.
- Section 701.A.3, regarding yard projections, has been updated to reference revised residential development options.
- Section 703, Landscaping, Fences, and Walls, has been updated to apply to lots having up to four dwelling units, rather than just single-family and duplex.
- Section 710, Hillside Development, has been updated to cross-reference revised residential development options.
- Section 1205, Frontage Elements (Downtown Code), has been updated to cross-reference the revised Residential Lot Design Review standards provided in Section 507 Tab A, II.C.9.
- Section 1303, Transect Lot standards (WU Code) has been updated to cross-reference the relocated Single-Family Infill regulations moved to Section 608.I.
- Section 1306, Land Use Matrix (WU Code), has been updated to remove the terms “duplex” and “triplex” as well as add the Single-Family Infill (SFI) subdivision option as a permitted use.

- Section 1307, Parking and Loading Standards (WU Code), has been updated to correctly cross-reference the relocated Single-Family Infill regulations moved to Section 608.I.

REZONING CASE NO. Z-3-25-4-7-8

A.R.S Section 9-462.13 requires that the area located within one mile of Downtown be provided the entitlement for middle housing no later than January 1, 2026. Rezoning Case No. Z-3-25-4-7-8 has been created to map the boundaries of the MH Overlay district, as described above, to this area with the exceptions as required by the new state law. The applicable exception is for the territory in the vicinity of Phoenix Sky Harbor airport (south of Downtown). The map of the proposed boundary is attached as Exhibit B.

CONCLUSION

This text amendment is quite extensive due to the need to apply development regulations consistently for both single-family housing and middle housing, in addition to making sure that middle housing is permitted where required. All of the revisions proposed are directly related to changes needed to allow middle housing as required by A.R.S. Section 9-462.13.

The proposed text amendment will create a Middle Housing (MH) Overlay District; revise various sections of the Zoning Ordinance to ensure compliance with the requirements of Section 9-462.13, Arizona Revised Statutes; and revise various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

Staff recommends approval of Z-TA-1-25-Y per the language in Exhibit A, and Z-3-25-4-7-8 be approved as shown in Exhibit B.

Writer

C. DePerro
August 29, 2025

Team Leader

Tricia Gomes

Exhibits

A. Proposed Language—Z-TA-1-25-Y
B. Proposed Boundary Sketch Map—Z-3-25-4-7-8

EXHIBIT A
Text Amendment Z-TA-1-25-Y

Proposed Language:

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

***

Building Envelope: ~~The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

***

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

***

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

***

Dwelling Unit: One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

~~*Accessory* *Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.

~~*Adaptable* *Dwelling Unit~~s*, ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

~~*Accessory* *Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.

~~*Accessory* *Dwelling Unit, Detached ACCESSORY:* An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

***

Entry, Front: An arcade, ~~gated arch,~~ ~~covered~~ porch, ~~or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of~~, or~~ AND path to~~, the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

***

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend~~ed~~ to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way,~~ shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

***

Guesthouse: See "~~Accessory~~ Dwelling Unit, ACCESSORY."

***

~~*Landscape Setback, Average:* Repealed.~~

***

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided.~~, not including permitted accessory dwelling units.~~

***

Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

***

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

***

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

***

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF a group of dwelling units with common OPEN SPACE areas ~~which are~~ designed as ~~an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained~~.

***

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

***

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, or ~~an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or~~ lobby OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not ~~a~~ primary entranceS.

***

Projection: ~~Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED “OPEN” WHEN ALSO MEETING THE DEFINITION OF “OPEN BUILDING”.

***

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

***

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

***

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

***

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~ COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one ~~(1)~~ side which is at least ~~fifty~~ 50 percent ~~(50%)~~ open.

***

STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

***

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

***

Subdivision: The division of a ~~lot, tract, or~~ parcel of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION.~~, and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units LOTS in a development rather than by minimum lot size.~~ SEE "PLANNED RESIDENTIAL DEVELOPMENT".

Subdivision, Conventional: ~~A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration.~~ SEE "SUBDIVISION, STANDARD".

Subdivision, Planned Residential Development: See "Planned Residential Development".

SUBDIVISION, Single-Family Infill (SFI)~~ Development:~~ ~~A type of single-family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development.~~ A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.

SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED "A CONVENTIONAL SUBDIVISION", "SUBDIVISION OPTION", OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~*Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.*~~

***

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

***

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted ~~projects~~ PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

***

Amend Chapter 5, Section 507 Tab A (Guidelines for Design Review) to read as follows:

Section 507 Tab A. Guidelines for Design Review

***

II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

***

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

***

8. ~~**Single-Family Detached**~~ **SUBDIVISION DIVERSITY Design Review.** ~~New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4~~, as follows~~ (R):

   ~~(a) Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

   ~~(b) Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~

   ~~(c) Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

   ~~(d) Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~

   ~~(e) Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

***

~~8.5.~~ ~~**Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single-family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.~~

~~(a) Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)~~

~~(b) The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)~~

~~(1) A minimum of one, two inch caliper or greater, drought resistant, accent tree.~~

~~(2) A minimum of five, five gallon or greater, drought resistant shrubs.~~

~~(3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.~~

~~(4) An irrigation system.~~

~~*Rationale:* Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.~~

~~(c) Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)~~

~~*Rationale:* When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.~~

~~(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)~~

~~(e) Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)~~

~~*Rationale:* Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.~~

~~(f) All dwelling units should provide the following architectural design elements: (P)~~

~~(1) Consistent detailing and design for each side of the building.~~

~~(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.~~

~~(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.~~

~~(4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture.~~

~~(g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)~~

~~*Rationale:* Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.~~

~~(h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)~~

~~*Rationale:* Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.~~

~~(i) Manufactured homes shall provide the following additional architectural design elements:~~

~~(1) Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)~~

~~(2) The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)~~

~~(3) A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)~~

~~(4) Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)~~

~~(5) A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~

~~(6) The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;

b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME. (P)

RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET. (R*)

9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)

9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)

9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)

9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)

9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:

(a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDIPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)

(b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)

(c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)

(d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

***

Amend Chapter 6, Section 608 (Residential Districts) to read as follows:

Section 608. Residential Districts.

A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

***

B. *Applicability*. THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS.

~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~

~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~

~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

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D. *Residential Districts Land Use Matrix*

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES		SECTION AND ZONING DISTRICT											
		609	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**635**
		RE-35	**R1-18**	**R1-10**	**R1-8**	**R1-6**	**R-2**	**R-3**	**R-3A**	**R-4**	**R-5**	**R-4A**	**PAD**
Single-Family Detached		pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
(ac)	Accessory Dwelling Unit (ADU)	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
(ac)	Guestroom(s)	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
~~Duplex~~		~~np~~	~~np~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~
~~Triplex~~		~~np~~	~~np~~	~~np~~	~~np~~	~~np~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~
Single-Family Attached		pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4
SINGLE-FAMILY INFILL (SFI) SUBDIVISION		np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family		np	np	~~pc7~~ np	~~pc7~~ np	~~pc7~~ np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac)	Residential Convenience Market	np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
Off-Site Manufactured Home Developments		np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***		***	***	***	***	***	***	***	***	***	***	***	***

***(ac) = accessory use permitted only with primary use listed immediately prior in the table.**

E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. *Accessory Dwelling Unit (ADU).*

   a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.

   b. An ADU is subject to the development regulations of Section 706.A.

3. *Guestrooms*. Each single-family dwelling unit may contain no more than two guestrooms.

~~4. *Duplex.*~~

   ~~a. *Single-Family Lots.* One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.~~

   ~~b. *Multi-Family Lots.* Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.

~~5. *Triplex.*~~

~~a. *Single-Family Lots.* One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.~~

~~b. *Multi-Family Lots.* Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

5. *SINGLE-FAMILY INFILL (SFI) SUBDIVISION*. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~*Single-Family Attached Dwelling Unit.* One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.~~
SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. *Multi-Family Dwelling Units.* Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

***

35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in Section ~~608.F.7~~ 608.J.

F. ~~*Special*~~ *GENERAL DEVELOPMENT Regulations.*

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single-family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.

~~a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:~~

~~(1) The street is not designated as a collector or arterial street.~~

~~(2) There are no restrictions to public access to the street.~~

~~(3) Pavement width shall be 33.16 feet from back of curb to back of curb.~~

~~(4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~

~~(5) All terminations shall contain a 40-foot-radius right-of-way.~~

~~(6) The street has been constructed prior to March 19, 1986.~~

4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:

   a. Any building or landscaping materials.

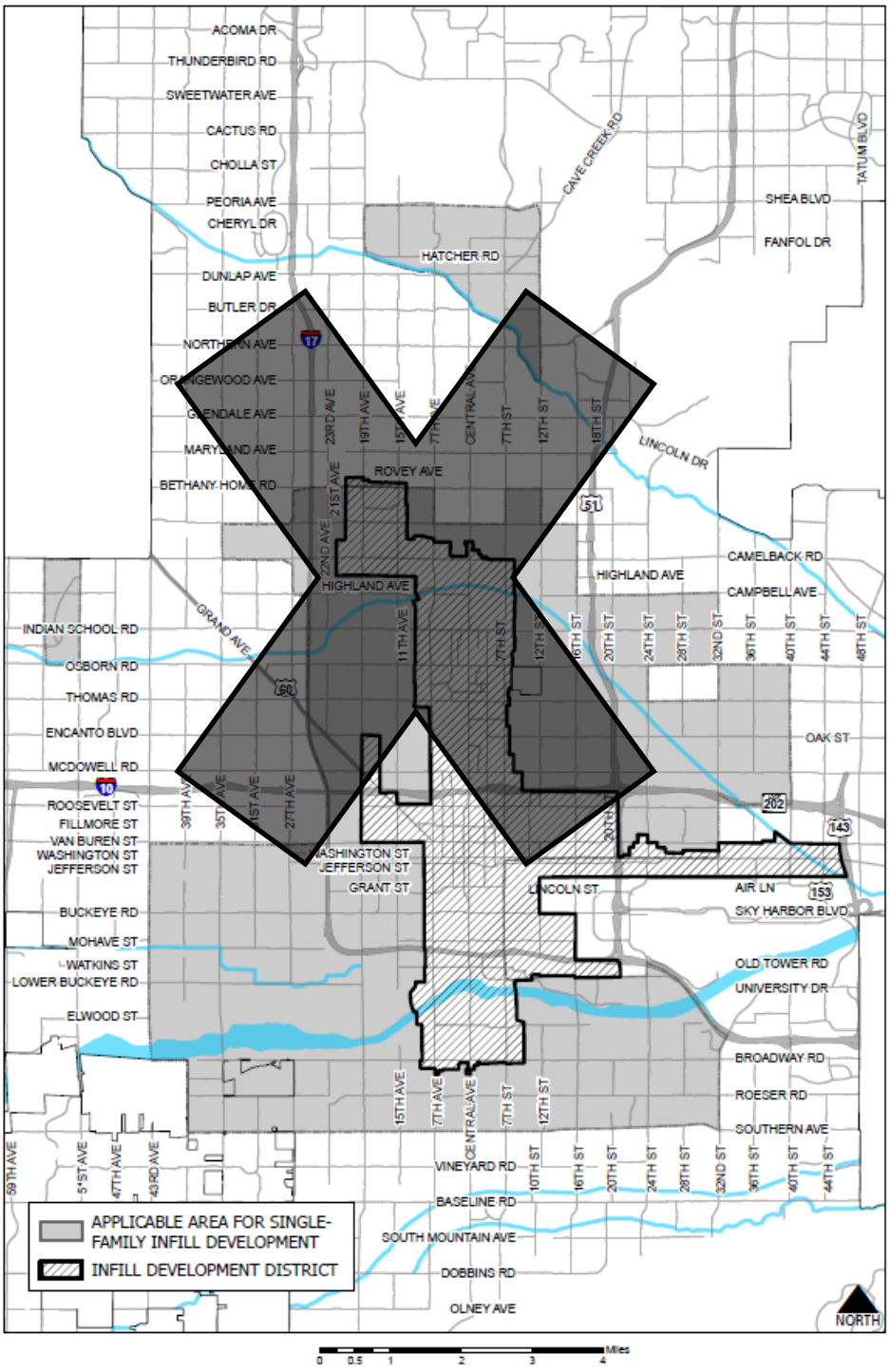
   b. Any machinery, parts, scrap, or appliances.

   c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

   d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

~~6. *Single-Family Infill (SFI).* Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:~~

~~Figure 608.F.6. Single-Family Infill Development Areas~~



a. The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

b. Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.

c. *Dwelling Units.* The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.

(1) Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.

d. *Design Requirements.*

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on perimeter street rights-of-way.

(3) Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.

(4) Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

e. *Perimeter Landscape Setbacks and Requirements.*

(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.

(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community-maintained landscaping abutting the street.

(3) Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.

(4) Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:

(a) Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.

(b) Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.

(c) Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.

(5) A minimum of five five-gallon shrubs per tree shall be provided.

f. *Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.

g. *Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.

(1) Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.

(2) Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.

(3) The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.

(4) A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.

h. *Alley Access and Maneuvering.*

(1) All maneuvering for on-site parking must be located on private property and not in public ROW.

(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.

(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:

(a) The site is not across the alley from either a single-family or historic preservation zoning district;

(b) Alley access is specifically approved as part of the use permit hearing; and

(c) All necessary technical appeals have been approved.

i. Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.

j. Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.

7. *Off-Site Manufactured Home Developments.* Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:

a. The provisions of Section 703.B do not apply to off-site manufactured home developments.

b. These regulations apply to development of a single lot or parcel, not to be further subdivided.

c. Placement for each off-site manufactured home shall be provided as follows:

(1) There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.

(2) There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.

(3) No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.

d. Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.

~~e. At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.~~

~~f. All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.~~

~~g. Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.~~

~~h. There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.~~

~~i. If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.~~

~~j. Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.~~

~~k. All utilities and the wires of any central television or radio antenna system shall be underground.~~

~~l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.~~

~~m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.~~

~~n. Private drives may be used for access to each off-site manufactured home.~~

~~o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:~~

~~(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor~~

~~(2) Dedicated streets, alleys, and other public rights-of-way; nor~~

~~(3) Vehicular drives, parking, loading, and storage areas; nor~~

~~(4) Required setback areas at exterior boundaries of the site; nor~~

~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~*Reserved.*~~
DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.

1. GENERAL REQUIREMENTS.

a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

(1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.

(2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.

(3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

(1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR

(2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR

(3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR

(4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.

b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.

c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

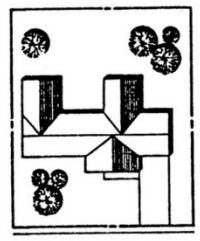
d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.

e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.

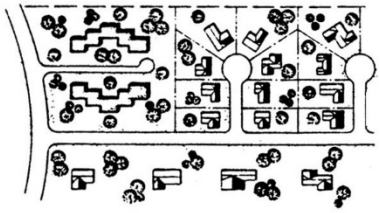
f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.

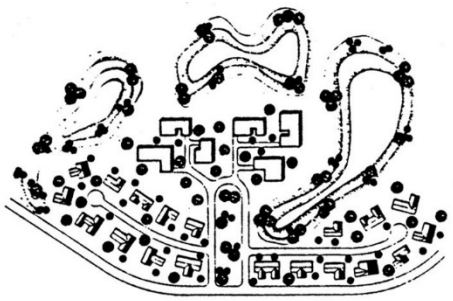
4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option



Standard Subdivision



Planned Residential Development

H. ~~Reserved.~~ *BONUS PROVISIONS.*

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

TABLE 608.H.1 **PERMISSIBLE DENSITY BONUS BY DISTRICT**	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETSCAPE PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS***.* WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.

   a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:

      1. PUBLIC RIGHT-OF-WAY.

      2. VEHICULAR DRIVES OR PARKING AREAS.

      3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.

      4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

      5. GOLF COURSES.

   b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

   a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

~~I.~~ ~~*Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

~~1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.~~

~~2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.~~

~~a. Density Bonus Points. Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:~~

~~(1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.~~

(2) Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.

Bonus Points		**Enhancement Category**
		PERIMETER/BACKUP TREATMENT
10 pts.	1.	Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.
10 pts./feature	2.	Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
5 pts./feature	3.	Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
		STREETSCAPE
20 pts.	1.	Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area shall be planted with minimum 24"-box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.
10 pts.	2.	Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24"-box tree, 5 5-gallon shrubs, and ground cover.
5 pts.	2a.	Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).
10 pts.	3.	Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment

		~~shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.~~
~~10 pts.~~	~~4.~~	~~Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.~~
~~10 pts.~~	~~5.~~	~~Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g., intersections, crosswalks, borders.~~
~~2 pts./feature~~	~~6.~~	~~Provide landscaped median islands.~~
~~5 pts.~~	~~7.~~	~~Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.~~
~~5 pts.~~	~~8~~	~~Provide custom streetlight standards and/or fixtures.~~
	~~ARCHITECTURAL DESIGN~~	
~~25 pts.~~	~~1.~~	~~Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.~~
~~25 pts.~~	~~2.~~	~~Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.~~
~~10 pts.~~	~~3.~~	~~Provide premium grade exterior materials and finishes as approved by the design advisor.~~
	~~OPEN SPACE/RECREATION~~	
~~2 pts.~~	~~1.~~	~~Provide additional common area, such that each additional 1% of common area earns 2 bonus points.~~
~~10 pts./feature~~	~~2.~~	~~Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).~~

5 pts./feature	3.	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).

b. Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:

(1) Qualifying developments (listed below) may earn:

(a) A one percent density bonus for each four percent of basic common area; or

(b) A one percent density bonus for each two percent of improved common area.

(c) The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:

(i) Public right-of-way.

(ii) Vehicular drives or parking areas.

(iii) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.

(iv) Required setback areas at the exterior boundaries of the site.

(v) Golf courses.

(d) In no case shall the density of the development exceed the maximum density allowed by the district.

(2) Developments qualifying for the additional common area/open space density bonus are as follows:

(a) Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.

(b) Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

(c) Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.

(d) Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.

4. **Building setback:** The required separation of buildings from lot lines.

5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.

6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.

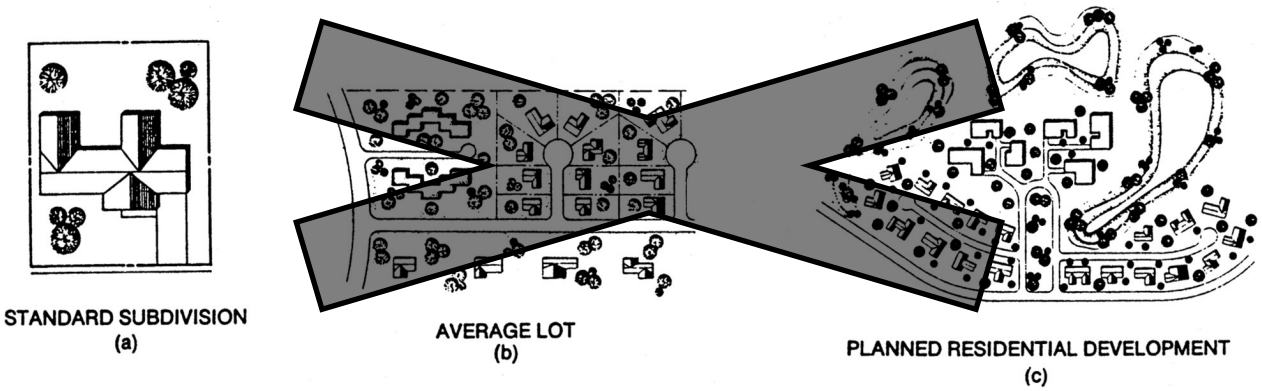
~~7. **Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.~~

~~8. **Allowed Development:** The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.~~

~~9. **Required review:** Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.~~

~~10. **Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.~~

~~11. **Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.~~



***

I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:

   a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.

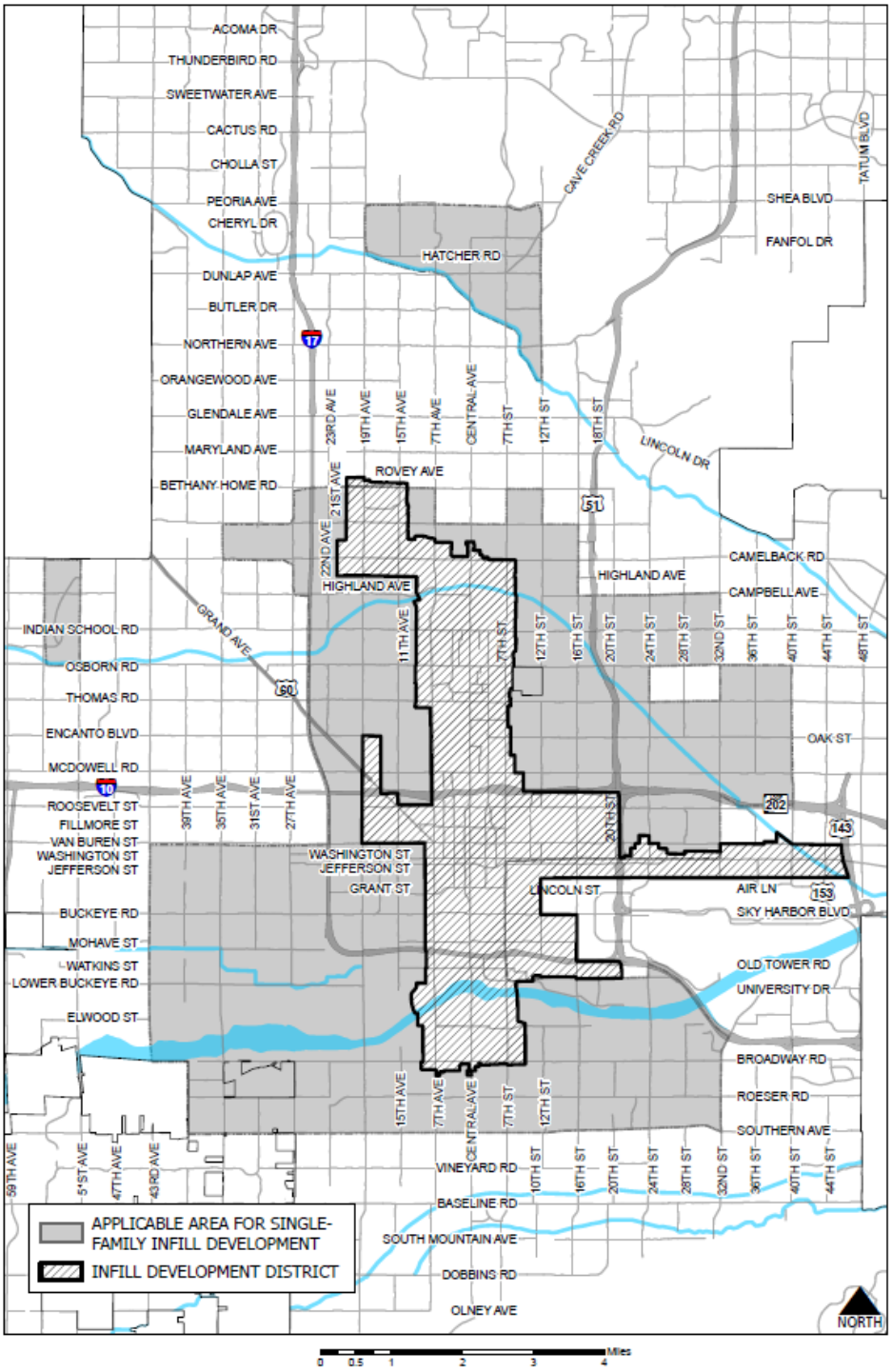
   b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;

   c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

   d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

   e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

3. **SFI DEVELOPMENT STANDARDS.**

a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3:
MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS

(1)	*LOT WIDTH (MINIMUM)*	20 FEET
(2)	*LOT DEPTH (MINIMUM)*	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	THREE FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.c
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)*	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION 608.I.4.d OTHER PERIMETER: 10 FEET

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
(9)	*PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)*	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	PER SECTION 608.I.3.b
(11)	*LOT COVERAGE (MAXIMUM)*	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT
(13)	*STREET FRONTAGE REQUIREMENTS*	PER SECTION 608.I.7
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

(1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

(2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.

(3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.

(4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

(1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)

(2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

~~J. *Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.I.2.~~

~~3. Other Requirements. The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.

2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

   a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.

   b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.

   c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.

5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.

6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.

7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.

10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.

11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.

12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.

13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.

14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.

15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR

b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR

c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

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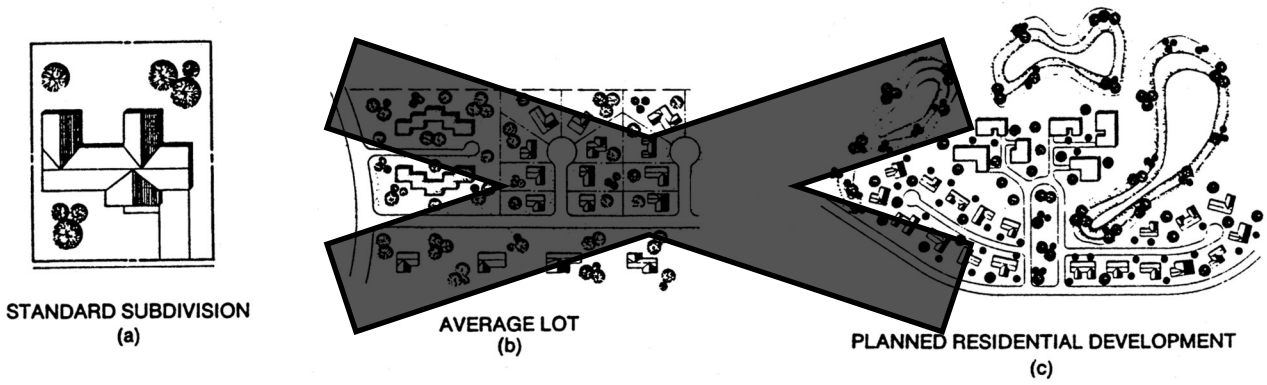
Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

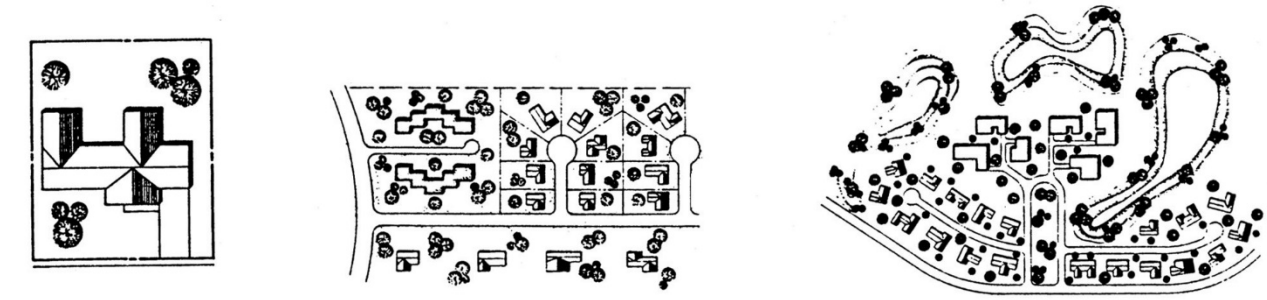
Section 609. RE-35 Single-Family Residence District

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B. **District Regulations.** The following table~~s~~ establishES standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS





~~Table 609.A~~ ~~RE-35 Development Options~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~150' width, 175' depth (Minimum area 35,000 sq. ft.)~~	~~100' width, 125' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.10~~	~~1.10~~	~~1.15; 1.32 with bonus~~
~~Perimeter standards~~	~~None~~	~~40' front or rear, 20' side~~	~~40' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line~~
~~Building setbacks~~	~~40' front, 40' rear, 20' side~~	~~25' front, 50' total front and rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~

~~Table 609.A RE-35 Development Options~~			
~~*Standards*~~	~~*(a) Subdivision*~~	~~*(b) Average Lot*~~	~~*(c) Planned Residential Development*~~
~~Lot coverage~~	~~25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	150 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	175 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20' AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

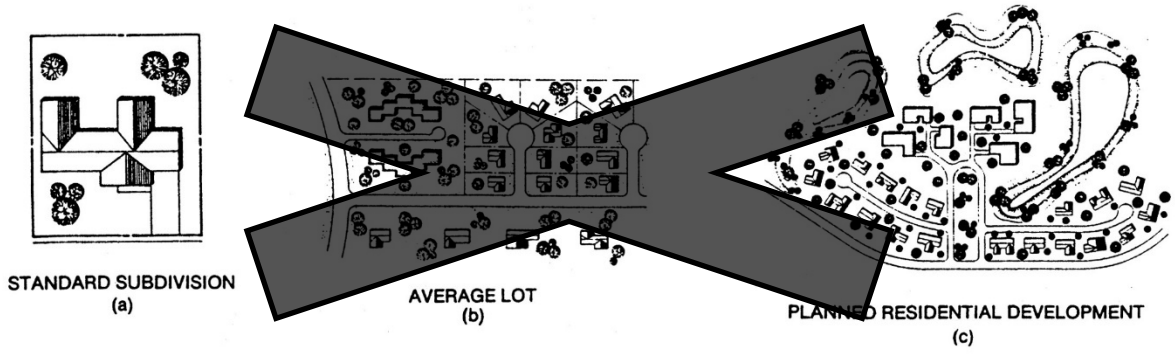
Amend Chapter 6, Section 610 (R1-18 Single-Family Residence District) to read as follows:

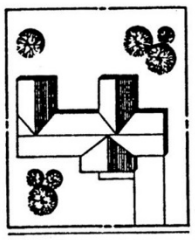
Section 610. R1-18 Single-Family Residence District

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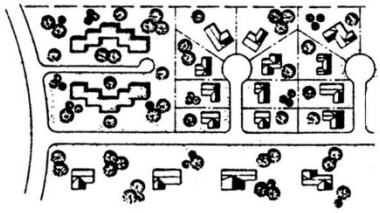
B. **District Regulations.** The following table~~s~~ establishES standards to be used IN THE R1-18 DISTRICT ~~for each district. The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

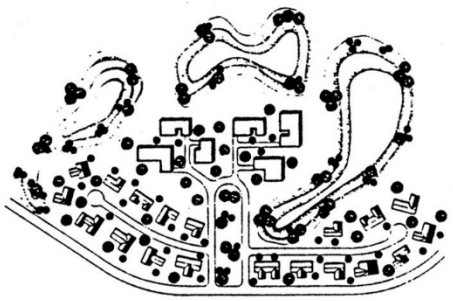




Standard Option



Standard Subdivision



Planned Residential Development

~~Illustrations of Development Options~~

~~Table 610.A R1-18 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~130' width, 120' depth (Minimum area 18,000 sq. ft.)~~	~~90' width, 80' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.95~~	~~1.95~~	~~2.05; 2.34 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front or rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 30' rear, 10' side~~	~~25' front, 50' total front plus rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~
~~Lot coverage~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

~~Table 610.A R1-18 Development Options~~			
~~*Standards*~~	~~*(a)* *Subdivision*~~	~~*(b)* *Average Lot*~~	~~*(c)* *Planned Residential Development*~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	130 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	120 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 611 (R1-10 Single-Family Residence District) to read as follows:

Section 611. R1-10 Single-Family Residence District

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B. **District Regulations.** The following tables establishES standards to be used in the R1-10 district. The definitions of terms used in these standards are found in Section 608.I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 611.A ***R1-10 Development Options*** ***Single-Family Detached Development[3]***		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	75' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	3.0	3.5; 4.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street(2)(front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)

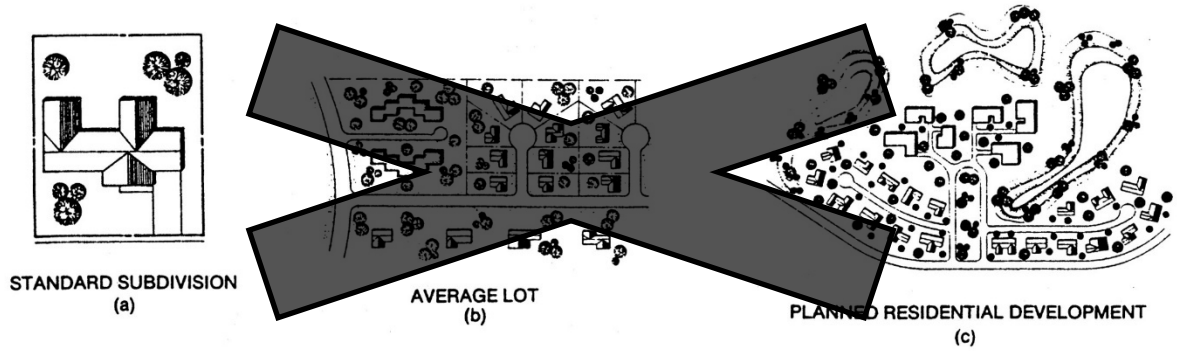
~~***Table 611.A***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Detached Development***~~[(3)]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Common landscaped setback adjacent to perimeter streets~~[(2)]	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~

~~***Table 611.A***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Detached Development***~~[(3)]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached~~[(3)]	~~Single-family detached~~[(3)]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[(1)]	~~Public street or private accessway~~[(1)]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.~~



~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Minimum lot dimensions (width and depth)~~	~~80' width, 94' depth~~ ~~(Minimum area 10,000 sq. ft.)~~	~~60' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~3.50~~	~~3.50~~	~~3.68; 4.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front, 25' rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~ ~~Total: 60%~~

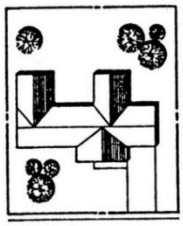
~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
		~~Total: 60%~~	
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

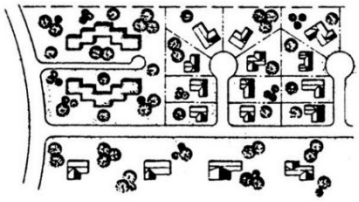
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

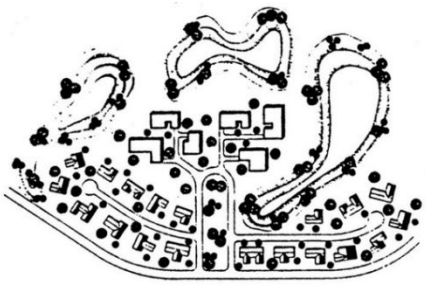
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	80 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 612 (R1-8 Single-Family Residence District) to read as follows:

Section 612. R1-8 Single-Family Residence District

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B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-8 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~65' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~4.0~~	~~4.5; 5.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

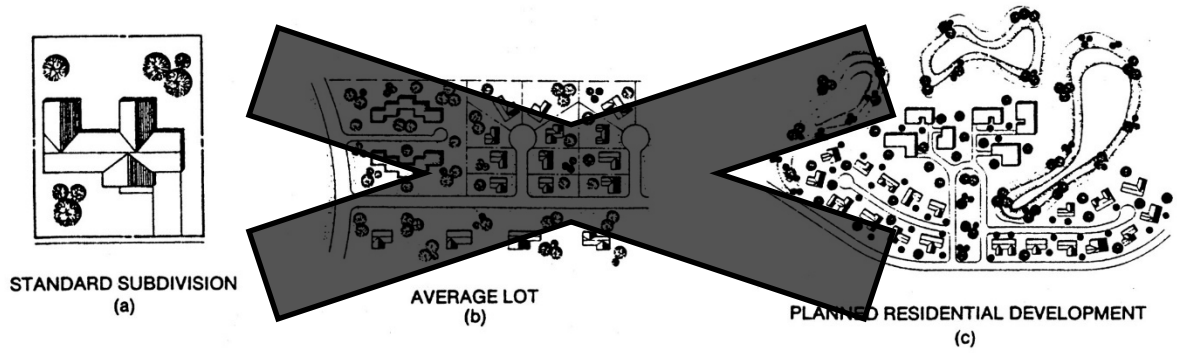
~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~~~***(3)***~~		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.~~



~~***Table 612.B***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~70' width, 94' depth~~ ~~(Minimum area 8,000 sq. ft.)~~	~~50' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~4.30~~	~~4.30~~	~~4.52; 5.16 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

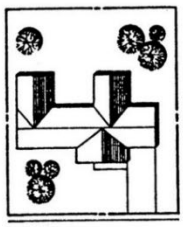
~~***Table 612.B***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

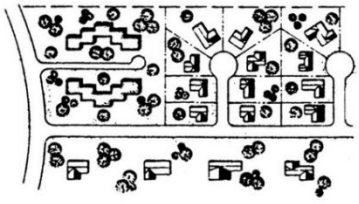
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

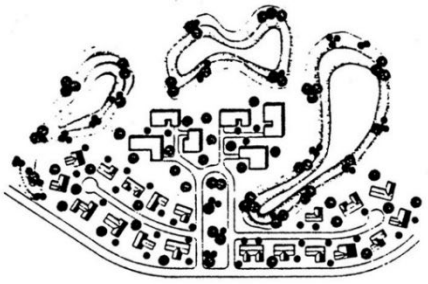
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	70 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 613 (R1-6 Single-Family Residence District) to read as follows:

Section 613. R1-6 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-6 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~5.5; 6.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.~~

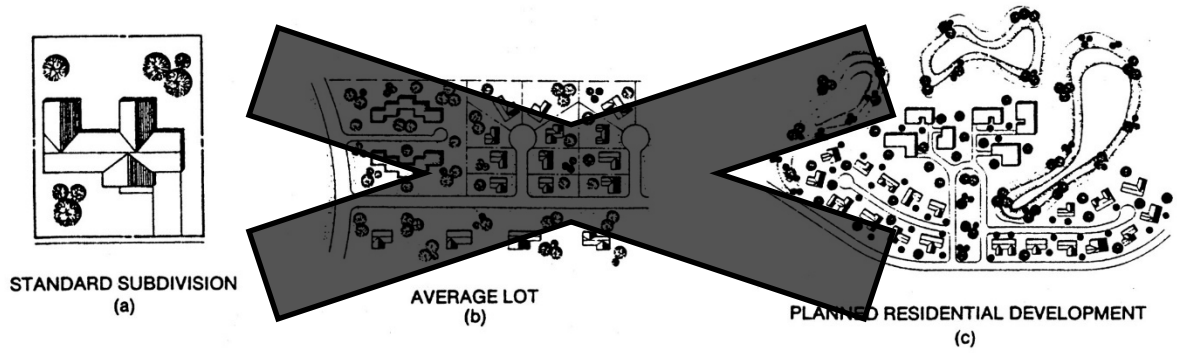


Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street[(2)]; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	None	Minimum 5% of gross area

~~***Table 613.B***~~
~~***R1-6 Development Options***~~
~~***Single-Family Attached and Multi-Family Development, and***~~
~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~

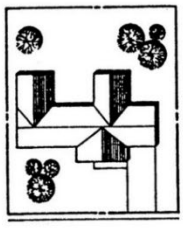
~~***Standards***~~	~~***Subdivision***~~	~~***Average Lot***~~	~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

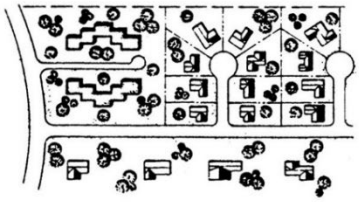
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

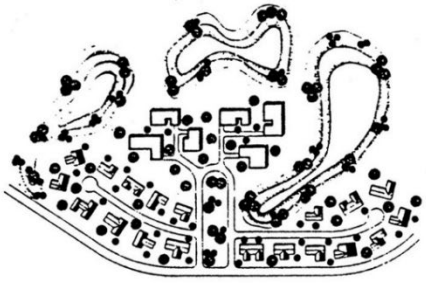
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 614 (R-2 Multi-Family Residence District) to read as follows:

Section 614. R-2 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

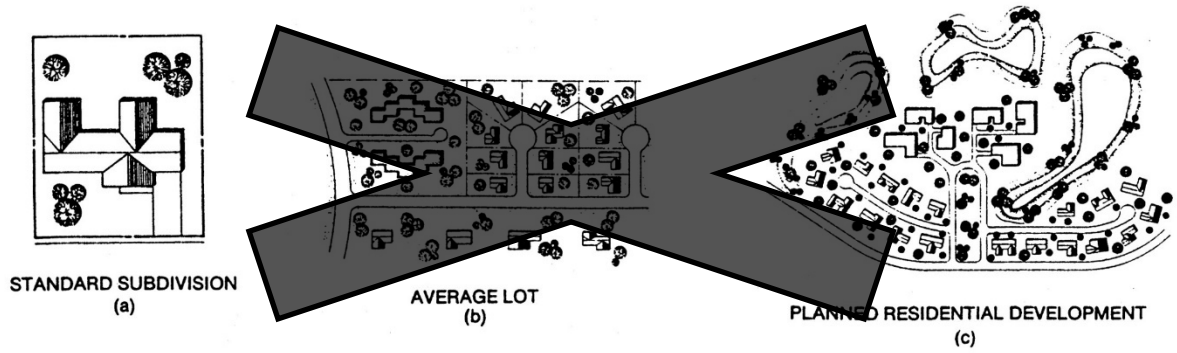
~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.~~



~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~*(4)*~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~10.0~~	~~10.0~~	~~10.50; 12.00 with bonus~~	~~10.50; 12.00 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum(5)~~

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~ ~~and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section~~ 507	~~Development review per Section 507~~

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~*(4)*~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

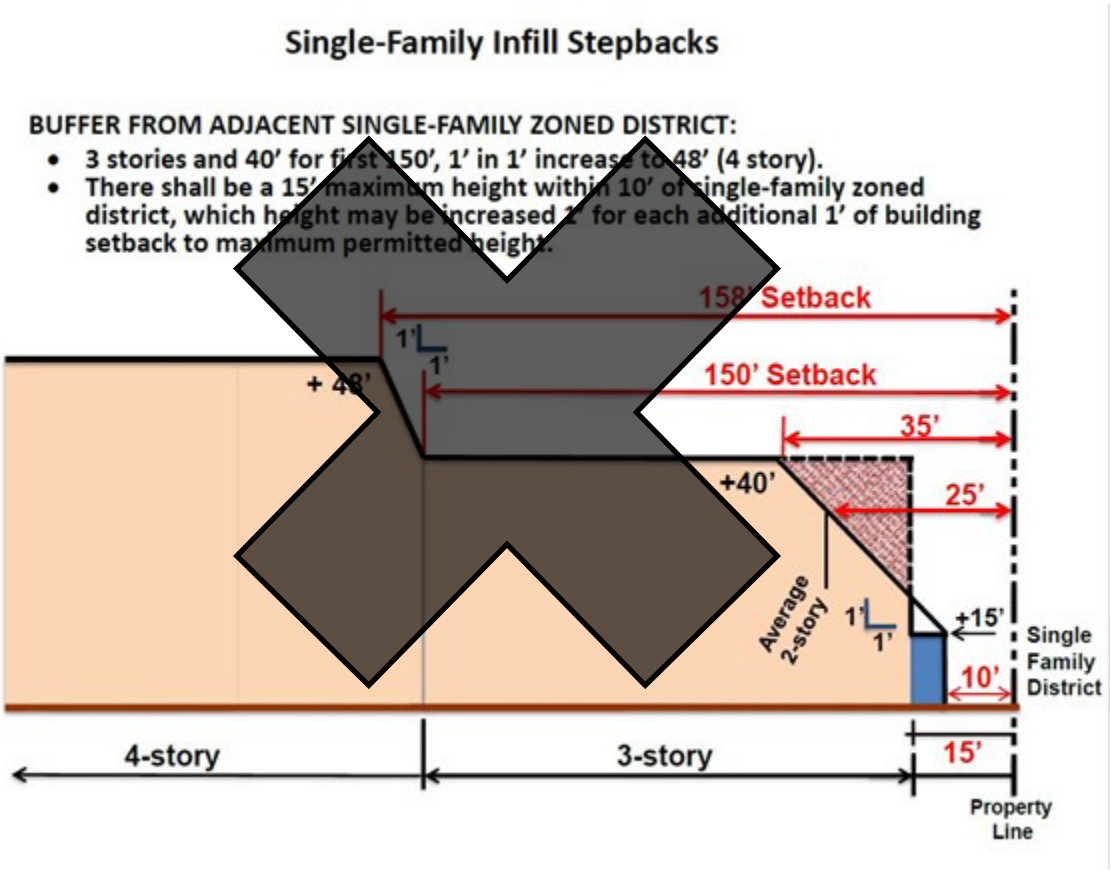
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

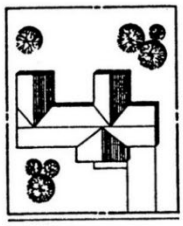
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

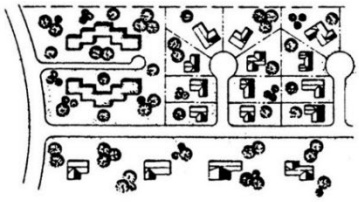
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



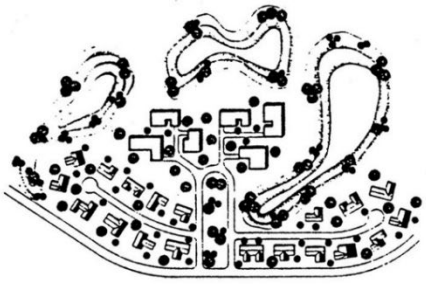
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 615 (R-3 Multi-Family Residence District) to read as follows:

Section 615. R-3 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

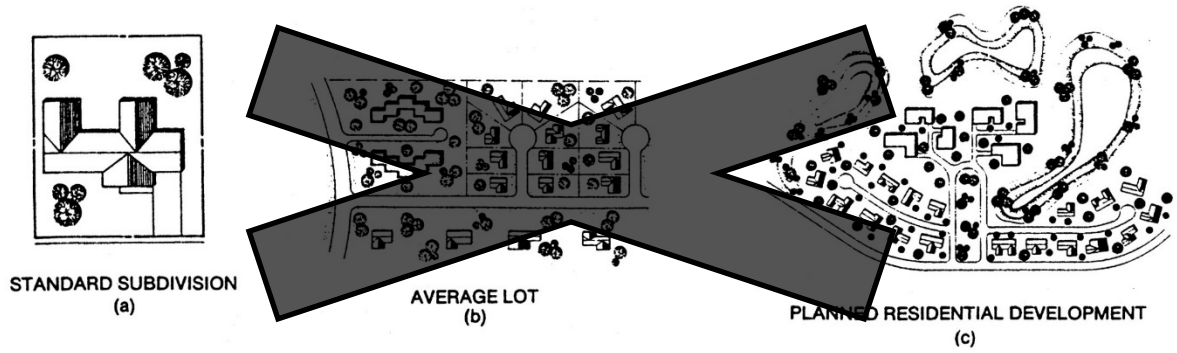
~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.~~



~~***Table 615.B***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~14.5~~	~~14.5~~	~~15.23; 17.40 with bonus~~	~~15.23; 17.40 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

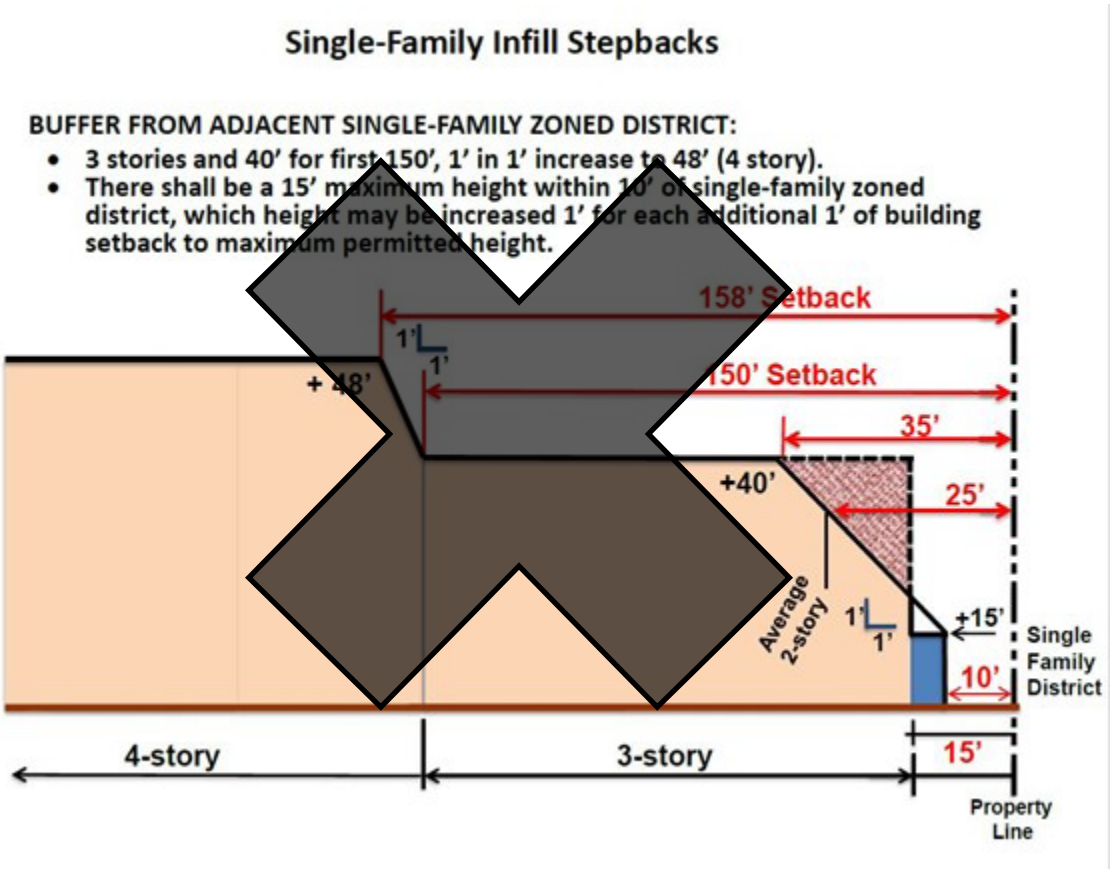
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

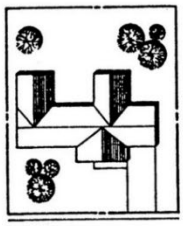
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

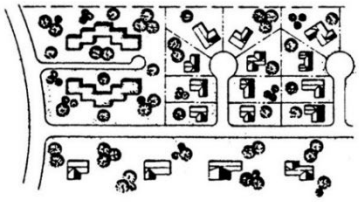
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



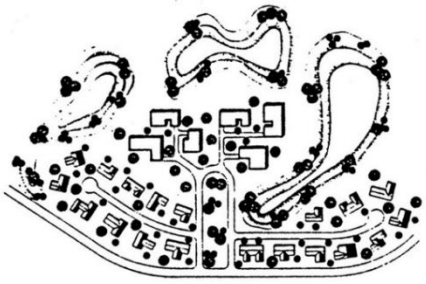
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 616 (R-3A Multi-Family Residence District) to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

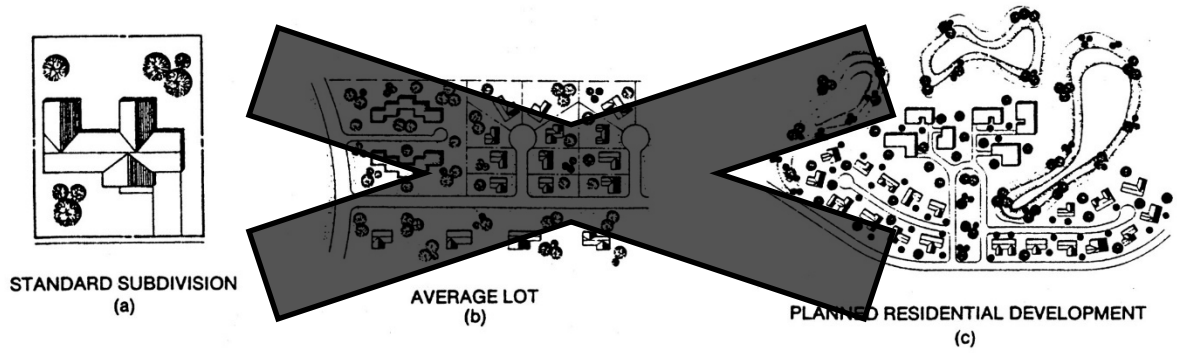
~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.~~



~~***Table 616.B***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~22~~	~~22~~	~~23.1; 26.4 with bonus~~	~~23.1; 26.4 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Allowed development~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~[1]	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

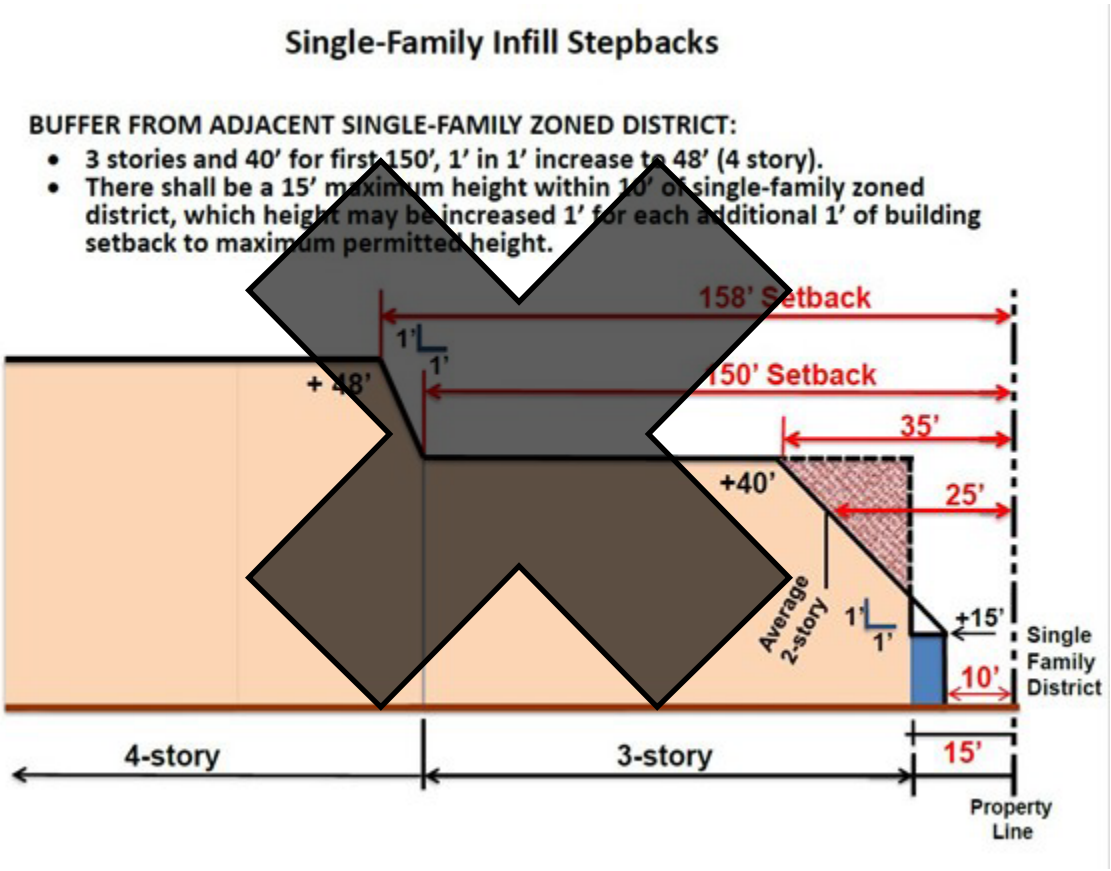
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

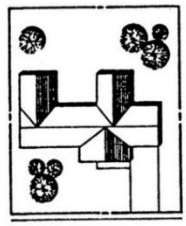
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

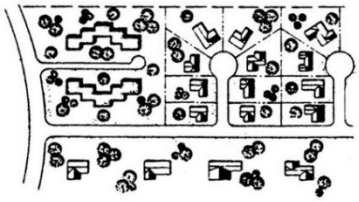
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



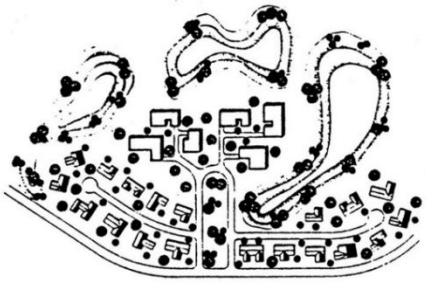
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 617 (R-4 Multi-Family Residence District) to read as follows:

Section 617. R-4 ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

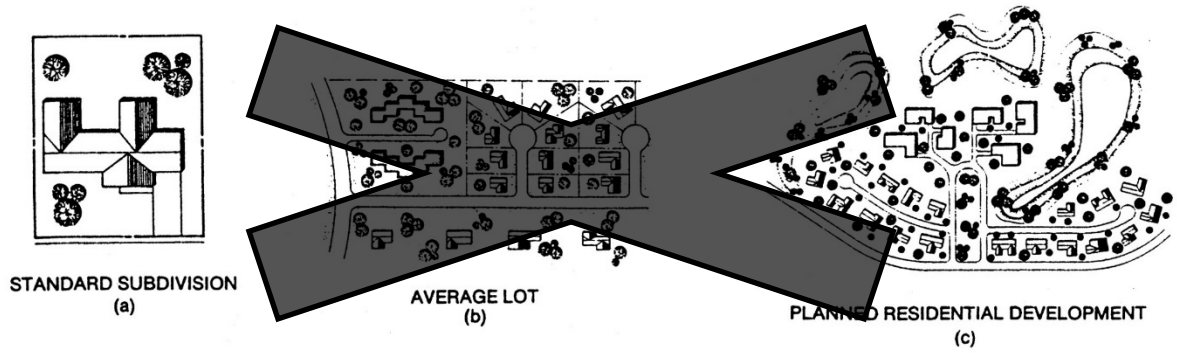
~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.~~



~~***Table 617.B***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~29.0~~	~~29.0~~	~~30.45; 34.80 with bonus~~	~~30.45; 34.80 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 617.B*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

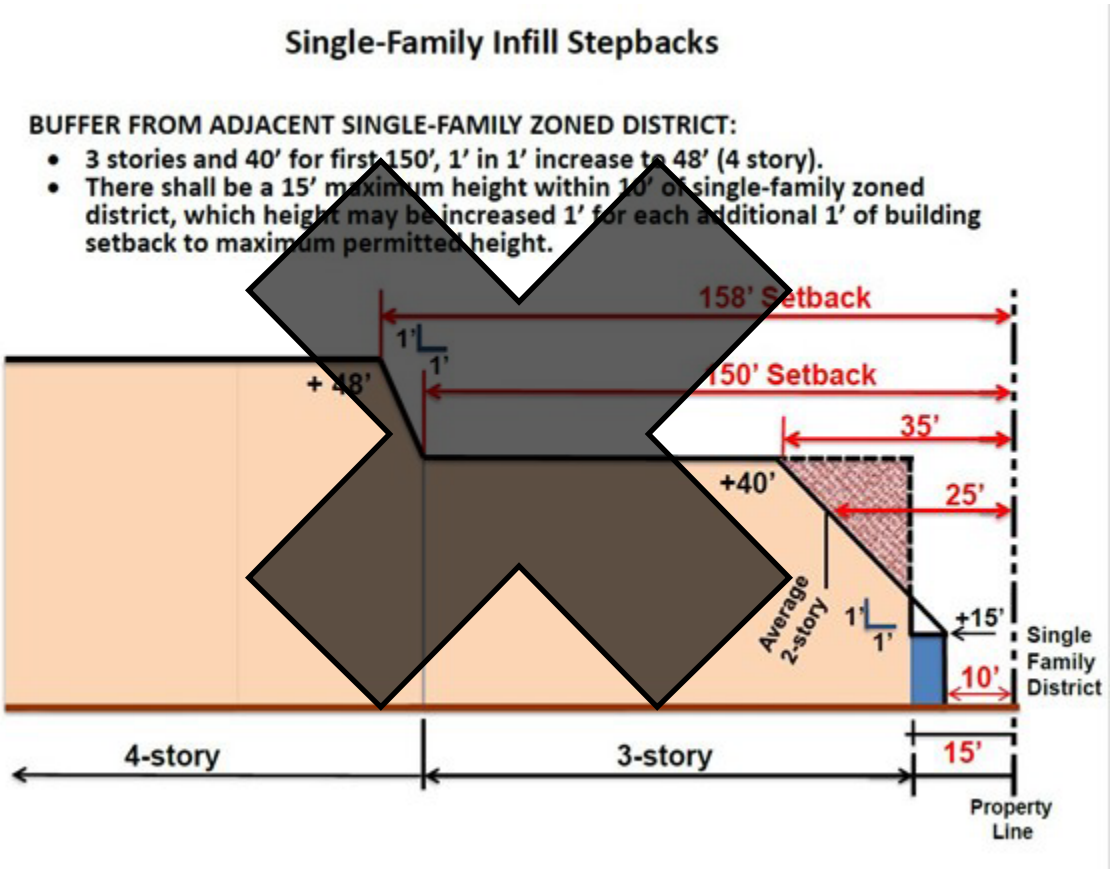
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

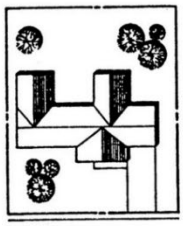
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

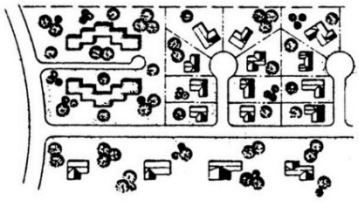
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



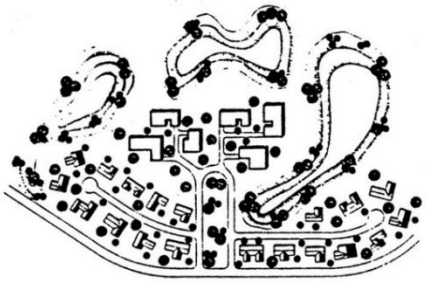
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 618 (R-5 Multi-Family Residence District) to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations—Residential Uses.** The following table~~s~~ establishES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

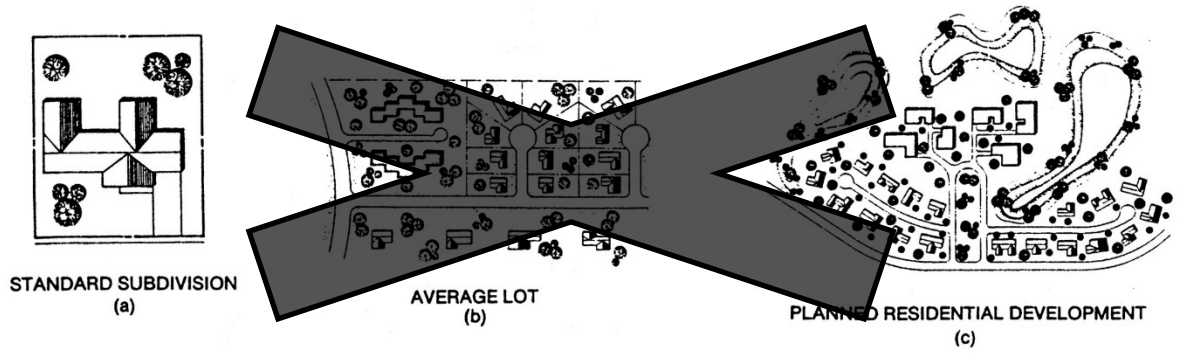
~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.~~



~~***Table 618.B***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~43.5~~	~~43.5~~	~~45.68;52.20 with bonus~~	~~45.68;52.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

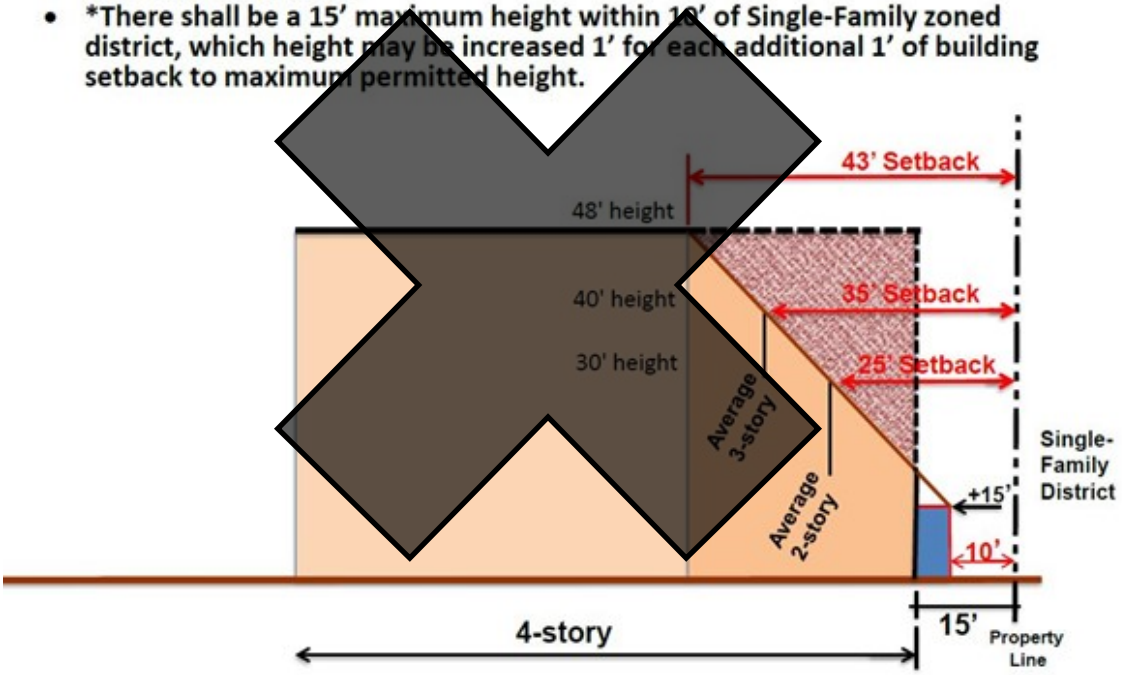
~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~

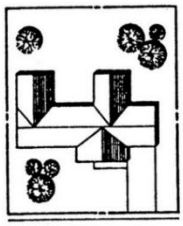
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

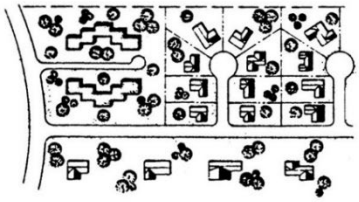
- **R-5: 4 stories and 48'.**
- ***There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.**



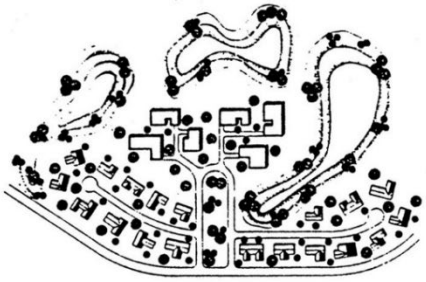
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

***

Amend Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General) to read as follows:

Section 619. Residential R-4A District—~~Multifamily~~ MULTI-FAMILY Residence—General

***

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:

1. Hospice, subject to a use permit.

2. Nursing home, subject to a use permit and the following conditions:

a. A maximum lot coverage of 25 percent.

b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.

~~3. Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~

B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

***

~~8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~

~~9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

***

Amend Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

***

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

***

g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.

3. ADULT DAY CARE HOME AND CENTER

4. BOARDING HOUSE, SUBJECT TO A USE PERMIT

5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT

6. GROUP HOME, SUBJECT TO A USE PERMIT

7. NUSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE R-5 DISTRICT ~~and R-4A~~; and in addition the following:

***

2. RESERVED. ~~Adult Day Care Home and Center~~

***

19. RESERVED. ~~Boarding House, subject to a use permit~~

***

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

***

76. RESERVED. ~~Group Home, subject to a use permit~~

***

120. RESERVED. ~~Nursing Home, subject to a use permit~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 623 (Commercial C-2 District —Intermediate Commercial) to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Except as otherwise provided, all permitted uses and storaging of materials or supplies shall be conducted entirely within a closed building.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

***

9. With the exception of those instances listed above in 623.~~C~~B.7. and ~~C~~B.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.

3. BOARDING HOUSE

4. COMMUNITY RESIDENCE CENTER

5. GROUP HOME

6. NURSING HOME

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE ~~R-5, R-4A, and~~ C-1 district~~s~~; and in addition the following:

***

50. RESERVED. ~~Community Residence Center.~~

***

126. RESERVED. ~~Nursing Home.~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 624 (Commercial C-3 District —General Commercial) to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

***

4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and~~ THE C-2 districts~~s~~; and in addition the following, including the storage of all raw materials and finished products in connection herewith:

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~e.~~ ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:

1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.

2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.

B. **APPLICABILITY.**

1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.

2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.

C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR

2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:

a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.

b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.

c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.

d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.

e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.

f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALLY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.

g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.

h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.

3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.

4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**

   a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS

   b. MULTI-FAMILY DWELLING UNITS.

2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

   a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.

b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.

3. **SETBACKS AND HEIGHT**. THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.

4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:

a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.

5. **PARKING AND MANEUVERING.**

a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.

b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.

c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)

(1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;

(2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND

(3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.

b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 701.A.3 (Projections) to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. **STANDARD OPTION.** The following provisions apply to development ~~in Sections 604 through 607 and Section 619~~ and ~~in the subdivision option of Sections 609 through 618~~ IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

(a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

(b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.

(i) ~~For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~

(ii) ~~No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~

(c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.

(i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20-FOOT-WIDE ALLEY.

(d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.

(b) A chimney may project not more than three feet into any required yard~~,~~ if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as~~ it is not closer than two feet from a property line.

(c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:

(i) The projection is no closer to a side property line than five feet;

(ii) The projection is no closer to a rear property line than three feet; and

(iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development option~~s of Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:

(a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and

(b) An attached awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.

(c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:

(I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

(2) A roof overhang may project no more than three feet into a required street side yard setback.

c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single-family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

(a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~ AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

(b) Where a~~n~~ FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, or ~~open~~ balcony may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

***

Amend Chapter 7, Section 702 (Off-Street Parking and Loading) to read as follows:

***

B. **Site and Parking Space Design Standards.**

***

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

***

b. *Surface parking:*

***

(5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

***

C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit ~~A minimum of 50%~~ Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	~~Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618.~~ 2 spaces per PRIMARY DWELLING unit ~~if not developing under the SFI option~~. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per ~~1~~ PRIMARY dwelling unit

Type of Land Use	Parking Requirements
***	***

***

F. **Special Parking Standards.**

1. **Residential DISTRICTS ~~lots~~.**

a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.

b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.

c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.

d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

***

Amend Chapter 7, Section 703 (Landscaping, Fences, and Walls) to read as follows:

***

B. **Landscaping and Open ~~Areas~~ SPACE in Multi~~ple~~-Family Development.**

1. **Purpose.** Multi~~ple~~-family dwelling~~s~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multi~~ple~~-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 710 (Hillside Development) to read as follows:

***

B. **Applicability.**

***

2. Development of land in any zoning district within a hillside development area shall ~~also~~ be regulated by the provisions of THIS section, ~~32-32 of the Phoenix City Code, whether subdivided or not, and shall be~~ subject to the following special conditions:

   a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.

   b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

***

C. **Standards.**

***

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

~~Table 1~~

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
MINIMUM LOT AREA	18,000 square feet* *Lot areas of more than eighteen thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in	As required by zoning district	as required by zoning district	As required by zoning district

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH **• DEPTH**	120* 120'* *Unless in conformance with Section 32-32(M) of the City Code	As required by zoning district	As required by zoning district	As required by zoning district
REQUIRED SETBACKS				
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or	As required by zoning district or	Minimum 15'**Building	Minimum 15'*, whichever is

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	ten (10) feet, whichever is greater	ten (10) feet, whichever is greater	heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less

~~HILLSIDE DEVELOPMENT AREA STANDARDS~~				
~~DEVELOPMENT OPTION~~	~~a. Single-family Residential (Conventional, Standard and Average Lot Options)~~	~~b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)~~	~~c. Multi-Family Residential~~	~~d. Any Non-Residential Zoning District~~
~~MAXIMUM BUILDING HEIGHT~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(1)	*NET LOT AREA (MINIMUM)*	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	*LOT WIDTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	*LOT DEPTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	*DEVELOPMENT DENSITY (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	*SUBDIVIDED LOTS (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(6)	*FRONT YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(7)	*REAR YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(8)	*SIDE YARD SETBACK (MINIMUM)*	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	*PROJECTIONS*	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	*PERIMETER SETBACKS (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(11)	*BUILDING HEIGHT (MAXIMUM)*	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	*LOT COVERAGE (MAXIMUM)*	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(13)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(14)	*STREET FRONTAGE REQUIREMENT* *(2)*	SAME AS BASE ZONING DISTRICT		
(15)	*OTHER APPLICABLE REGULATIONS:*	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

(1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.

(2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

***

Amend Section 1203. Land Use Matrix (Downtown Code) to read as follows:

***

Section 1203. Land Use Matrix

***

C. *Land Use Matrix.*

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	Business Core	Central Park	Commercial Corridors	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
RESIDENTIAL USES																
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family, Detached ~~(Including Duplex and Triplex Uses)~~		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
***																

***

D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

***

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

***

e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

***

g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

***

Amend Section 1205. Frontage Elements (Downtown Code) to read as follows:

***

A. *Active Front Yard (AFY*). An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs)~~. (R*)

1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

***

Amend Chapter 13, Section 1303 (Transect Lot Standards) to read as follows:

***

Section 1303. Transect Lot Standards

A. **General Lot Standards.**

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:

a. A development may instead utilize the Single-Family Infill ~~development option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:

(1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;

(2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~
THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

(3) The ~~development~~ SUBDIVISION is located in any transect other than T3.

b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:

a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

***

Amend Chapter 13, Section 1306 (Land Use Matrix) to read as follows:

***

Section 1306. Land Use Matrix

***

B. **Use Regulations.**

***

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6: HWR
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached ~~(Including Duplex and Triplex Uses)~~	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	NP	PC	PC	PC	PC	PC	PC	PC	PC
***	***	***	***	***	***	***	***	***	***

***

C. **Residential Uses, Land Use Conditions.**

***

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

***

Amend Chapter 13, Section 1307 (Parking and loading standards) to read as follows:

***

Section 1307. Parking and loading standards.

***

B. *Required Vehicular Parking.*

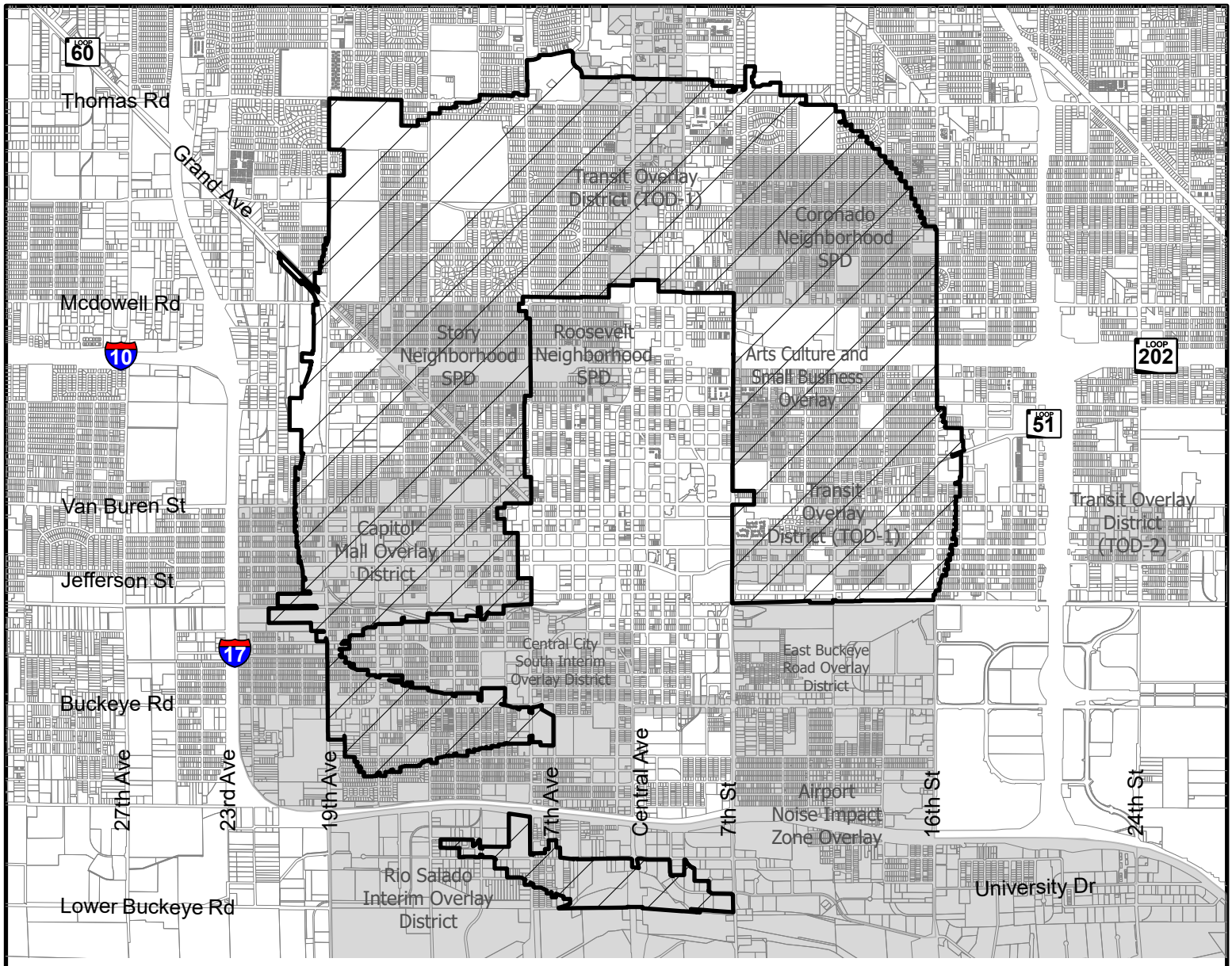
***

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section ~~608.F.6~~ 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

***

Exhibit B: Sketch Map

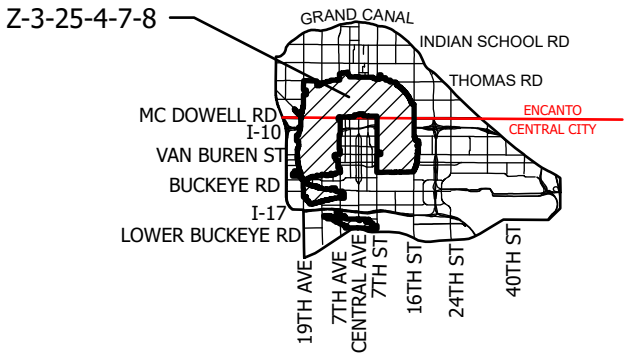


N

0 0.35 0.7 1.4 Miles

CENTRAL CITY / ENCANTO VILLAGE

COUNCIL DISTRICT: 4, 7, 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	City of Phoenix Planning Commission
APPLICATION NO:	Z-3-25-4-7-8
DATE:	8/13/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	4467.45 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 7-26 - QS 7-28, QS 8-24 - QS 8-27, QS 9-24 - QS 9-27, QS 10-24 - QS 10-31, QS 11-24 - QS 11-31, QS 12-24 - QS 12-31, QS 13-24 - QS 13-31, QS 14-24 - QS 14-30, QS 15-25 - QS 15-29
ZONING MAP	E-7, E-8, F-7, F-8, F-9, G-7, G-8, G-9

REQUESTED CHANGE:

FROM: Various (4467.45 ac.)

TO: Various with Middle Housing Overlay District (4467.45 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
N/A	N/A	N/A
N/A	N/A	N/A

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

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-3-25-4-7-8.aprx

Ahwatukee Foothills
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 29, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 3 (Z-TA-1-25-Y) and Item No. 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM COMMITTEE
Committee Member Blackman asked for clarification about the applicability area. **Mr. Grande** provided additional information about the mechanism for applying the overlay to new subdivisions of 10 acres or more.

Committee Member Strem asked about how compatibility of new buildings is determined. **Mr. Grande** stated that existing zoning and design review requirements would still be in place.

Committee Member Fisher noted an issue about taxation and code enforcement for these lots since the new units will not be subdivided for ownership.

Chair Gasparro stated there are issues with infrastructure and parking. **Mr. Grande** noted that the City doesn't have the ability to require more parking than one parking space per unit under this code.

Committee Member Broberg asked if the City has an analysis of the potential universe of homes that could take advantage of this ordinance and if there is an understanding of the neighborhoods that will be impacted with potential parking issues. **Mr. Grande** noted that staff have been discussing with neighborhoods around downtown that have been concerned about potential impacts.

Committee Member Strem asked if the State provided a rationale for passing this legislation. **Chair Gasparro** stated that many cities and states are passing similar laws to this to help with housing affordability.

Chair Gasparro asked for clarification on the penalty if a city does not comply with this law. **Mr. Grande** replied that the penalty could be that the City would lose control over regulation for middle housing completely.

Committee Member Broberg asked for clarification on the lot coverage requirement. **Mr. Grande** replied that the lot coverage requirements for single-family lots would not be changed by this text.

Committee Member Slobodzian asked about discussions with the Water Services Department about water supply. **Mr. Grande** stated that new water connections are reviewed by the Water Services Department and developments are required to have a water supply before they can be built, adding that sewer capacity is required in the same way.

Committee Member Fisher asked if there was any consideration about other issues such as deeds and taxes that could delay construction. **Mr. Grande** noted that the legislation requires the City to allow middle housing through zoning and development codes, which is what this proposal does.

Chair Gasparro asked about public comments that have been given in the meetings up to this point. **Mr. Grande** noted that the largest concern has been the impacts to historic neighborhoods near downtown.

Committee Member Broberg asked if this legislation was crafted based on a bill in another state. **Mr. Grande** stated that he didn't know. **Chair Gasparro** speculated that this legislation was copied and pasted from another state.

Committee Member Fisher discussed the need for a mechanism to enforce changes to the tax requirements for new middle housing developments. **Committee Member Broberg** added that this creates an incentive to not disclose additional units on a lot to avoid tax issues.

Committee Member Fisher asked if HOAs would have the ability to restrict middle housing. **Mr. Grande** stated that the law does not impact HOA requirements.

Chair Gasparro commented about issues with school capacity that haven't been considered in creating this legislation.

Committee Member Jain stated that this is not a good response to the legislation and that the City could have tried to realize the goal of the legislation and revised the zoning regulations to do more than the minimum to incentivize additional housing. **Mr. Grande** reviewed some of the City's housing-related policies, noting that this ordinance was focused on responding specifically to the legislation.

Committee Member Strem stated that this will not create affordable housing.

Chair Gasparro suggested that incentivizing housing could be done through demolition credits and fee waivers in the area where middle housing is desired by policymakers.

Vice Chair Mager asked if this would likely result in demolition of buildings to construct middle housing developments. **Mr. Grande** stated that it is a question of economic feasibility for each lot, highlighting that the law would allow redevelopment or conversion of existing homes.

Committee Member Fisher stated that the legislation is not well written.

Committee Member Broberg highlighted that the City could provide a better response to what they are doing to address the housing shortage in Phoenix.

Committee Member Fisher stated that this overlay should be limited to the one-mile radius that's required, and it would be an issue if it were expanded.

Chair Gasparro asked if the Committee's comments will be conveyed to the Planning Commission. **Mr. Grande** stated that the comments drafted as minutes will be provided to the Planning Commission before the meeting on this item.

Committee Member Jain asked for clarification about how the overlay will apply to new developments of 10 acres or more. **Mr. Grande** described the mechanism.

PUBLIC COMMENTS
None.

Alhambra
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8

Date of VPC Meeting	September 30, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION

Committee Member Crews arrived during this item, bringing quorum to 11 members.

Item Nos. 3 (Z-TA-1-25-Y) and 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION

John Roanhorse, staff, provided a presentation summarizing the proposed text amendment and rezoning case and stated the items would be heard concurrently. Mr. Roanhorse stated that there had been previous public presentations on this text amendment and information was available online. Mr. Roanhorse discussed the background regarding House Bill 2721, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District. Mr. Roanhorse provided examples of Middle Housing and the applicability for residential development. Mr. Roanhorse presented the applicability to new subdivisions, limitations and the implications for Historic Preservation. Mr. Roanhorse displayed the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITTEE

Committee Member Krietor asked for clarification on the northern boundary of the Central Business District. **Mr. Roanhorse** responded that the northern boundary is McDowell Road. Committee Member Krietor stated that the area shown does not appear to include the Alhambra Village, but Middle Housing would be important for the area and the requirement for 20 percent in new subdivisions may not be applicable to Alhambra, as there are few, if any, sites available for new subdivision development.

Chair Sanchez asked if an ADU (Accessory Dwelling Unit) would allow for two-story construction on a lot. **Mr. Roanhorse** responded that Middle Housing allows duplexes, triplexes, fourplexes and townhomes would allow up to two stories. Committee Member Keyser commented that ADUs have typically been limited to one story, and the text amendment appears to be a change from past regulations, noting that he had seen two-story accessory structures previously cited for noncompliance.

Committee Member Ender asked whether the middle housing requirements would impact existing CC&Rs (Covenants, Conditions, and Restrictions). **Mr. Roanhorse** responded that the state legislation does not override private CC&Rs, which are enforced separately from city zoning regulations. Committee Member Ender asked about the availability of infrastructure and services to support Middle Housing development. Mr. Roanhorse responded that during the plan review process, City staff evaluate the availability of infrastructure and identify any necessary adjustments, and this information is provided to the applicant to ensure that new development can be supported appropriately.

Committee Member Ender asked how parking would be accommodated for middle housing, particularly in neighborhoods where street parking is already common. **Mr. Roanhorse** responded that parking can be provided on the lot being developed and noted that under the new text amendment, the city cannot require more than one off-street parking space per dwelling unit, in alignment with the state's middle housing legislation.

Committee Member Harris asked if there will be design criteria in place to ensure that middle housing developments in existing neighborhoods maintain the appearance of single-family homes to maintain the architectural character of the area. **Mr. Roanhorse** responded that all new developments must comply with the design requirements outlined in the zoning ordinance.

Committee Member DeGraffenried asked if middle housing could be designed to resemble single-family homes. **Mr. Roanhorse** responded that while the developments must follow established design guidelines, the intent is to ensure compatibility with surrounding structures.

Committee Member Keyser asked about the applicability of historic preservation which raised a question on designated historic buildings and if existing parking would remain in place if the property were redeveloped. **Mr. Roanhorse** responded that if an entitlement for parking has already been granted in association with a site, it would remain valid unless the entitlement is formally changed.

Committee Member Shore asked about the potential impact of Middle Housing on historic properties and if the new regulations could lead to increased demolitions and asked if there would be changes to front yards and lot configurations. **Mr. Roanhorse** responded that historic properties are not exempt from the middle housing requirements

and the existing review procedures and demolition restrictions for historic properties would remain unchanged.

Committee Member Crews commented that various duplex and triplex properties blend into existing neighborhoods and noted a specific example near 3rd Avenue and Thomas Road, where a house with multiple units had parking integrated into the existing design. Committee Member Crews stated that the legislative intent behind the Middle Housing requirements was to increase housing options, not to override local design authority. **Mr. Roanhorse** noted that the text amendment did not include any provisions that would preempt the City's authority over design standards, and this remains a city responsibility, allowing communities to maintain architectural consistency and neighborhood character.

Committee Member Velasco asked if the intent of the legislation was to increase housing supply which does not necessarily guarantee affordability. **Mr. Roanhorse** responded that the current housing shortage has driven a surge in residential development and that Middle Housing is one strategy to diversify the housing stock and provide a broader range of options to meet varying needs and conditions.

Committee Member Crews stated that affordable housing remains a significant challenge in the community and there needs to be a broad discussion on the topic to explore several potential solutions. Committee Member Crews stated no definitive conclusions were reached during legislative discussions. Committee Member Crews expressed the importance of collaboration among various levels of government and community organizations in addressing housing affordability. Committee Member Crews stated the Village Planning Committee has a role in facilitating these discussions and contributing to potential solutions. Committee Member Crews expressed optimism that the introduction of Middle Housing could improve both pricing and availability, potentially to ease the affordability crisis. Committee Member Crews stated there is concern about the trend of constructing luxury-style short-term rentals, such as Airbnb properties, which may undermine affordability goals and stressed the need for closer monitoring of such developments. Committee Member Crews stated that affordability does not equate to availability, especially as more people continue to move to Phoenix and while current pricing may allow some individuals to purchase homes, addressing the broader issue of affordability will require significant and sustained involvement from multiple stakeholders.

Committee Member Vallo asked about density bonuses for low-income housing. Mr. Roanhorse responded that there are incentives in place for development and noted that there are challenges due to the prevalence of market-rate developments, which often outpace affordable housing projects. **Mr. Roanhorse** said there are active projects currently underway that do include affordable housing components and progress is being made but will take time before these units become readily available to the community.

Committee Member Krietor commented that the Alhambra Village has demonstrated responsiveness in adapting to housing needs, particularly through its integration with light rail and collaboration with organizations such as UMOM and Catholic Charities and these efforts have helped provide housing options and opportunities for residents and stated that the Village Planning Committee has consistently supported initiatives that promote affordable housing.

Committee Member Shore asked how TOD (Transit-Oriented Development) supports residential growth. **Mr. Roanhorse** responded that TOD is designed to facilitate active transportation by improving accessibility between residential areas and businesses along the light rail corridor which are specifically planned to maximize access and ridership while promoting a variety of residential options.

Committee Member Keyser asked if the existing overlay districts would be extended and commented that potential adverse impacts of urban sprawl may result. Committee Member Keyser stated that sprawl affects transportation systems, energy consumption, and design efficiency which are issues that all planning committees should consider as development continues. **Mr. Roanhorse** responded that the city has implemented a shade policy, incorporated water conservation measures, and improved construction design standards, all of which contribute to more sustainable development practices. Committee Member Keyser commented that while improved irrigation systems are beneficial, they have limitations and noted the importance of monitoring and adjusting policies as new technologies emerge to ensure long-term effectiveness and sustainability.

PUBLIC COMMENTS

None.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Vice Chair Paceley left the meeting during this item, bringing quorum to 16 members.

Item Nos. 5 (Z-TA-1-25-Y) and 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM COMMITTEE
Committee Member Schmieder asked about the scenario of an existing fourplex and if the owner would be required to keep it. **Mr. Grande** replied that the zoning would still allow single-family homes and would not require a fourplex to be constructed or retained.

Committee Member Beckerleg Thraen asked for clarification regarding this proposal and the ADU text amendment. **Mr. Grande** replied that the ADU provision is separate and would still be allowed on lots with a single-family home.

Committee Member Guevar asked if the City had looked into potential issues with lenders who could see these properties as multifamily after this overlay is approved. **Mr. Grande** replied that he hadn't heard of that concern, noting that the zoning districts would retain the label of Single-Family Residence District.

Committee Member Whitesell asked for clarification that this would apply on any individual lot within 1 mile of downtown. **Mr. Grande** replied that it would. **Mr. Whitesell** stated a desire to communicate to the City that they should advocate to the State Legislature for creating an exemption for historic properties. **Chair Fischbach** stated that since this is information only, the Committee should not take a formal vote on any motion, encouraging Committee Members to contact their representatives at the City level to express their concerns.

PUBLIC COMMENTS
None.

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

No quorum.

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 16, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

Committee Member Leon Thomas left during this item bring the quorum to 8 members present.

One member of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITTEE

Committee Members asked questions regarding various aspects of the Proposed Text Amendment and Middle Housing Overlay District including clarification regarding the boundary of the Middle Housing Overlay District, its impact on historic properties, the ability to demolish existing housing and replace with middle housing, the provision regarding middle housing in new subdivisions, and the State Legislature's rationale for passing the bill. **Mr. Kuhfuss** provided answers to those questions.

PUBLIC COMMENTS

Beverly Richards asked for clarification as to whether middle housing could be constructed outside of the Overlay District. **Mr. Kuhfuss** provided clarification.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 2, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Agenda Item 6 (Z-TA-1-25-Y) and Agenda Item 7 (Z-3-25-4-7-8) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that "downtown" includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing

property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Chair Steven Bowser asked if the provision to apply the MH Overlay District to 20 percent of the lots within a new subdivision of 10 acres or more is citywide. **Mr. Zambrano** responded affirmatively. Chair Bowser stated that all Arizona State Land Department (ASLD) auctioned parcels are over 10 acres, noting that this provision would impact the Desert View Village, unless developers plat subdivisions less than 10 acres at a time. Chair Bowser asked if middle housing is required to be provided. Mr. Zambrano responded that middle housing would have to be allowed on at least 20 percent of the lots within the subdivision to comply with the State law. Mr. Zambrano added that the developer could still choose to not build middle housing on those lots. Mr. Zambrano stated that the developer will tell the City which lots within their subdivision they want to apply the MH Overlay District, and then staff would send a supplementary zoning map to the City Council to adopt. Chair Bowser asked if middle housing could be clustered together within the subdivision. Mr. Zambrano responded affirmatively, noting that there are no restrictions on how the MH-zoned lots have to be dispersed throughout the subdivision. Chair Bowser asked for clarification that the City cannot require fire sprinklers. Mr. Zambrano responded affirmatively. Mr. Zambrano stated that there were recent updates to the Phoenix building code, noting that they were also following this legislation, and the updates to the building code would address any safety concerns.

Vice Chair Louis Lagrave asked if the opt-in provision for new subdivisions of 10 acres or more citywide is optional. **Mr. Zambrano** responded that the State law requires any new subdivision of 10 acres or more to allow middle housing on 20 percent of the lots within the subdivision.

Committee Member Joseph Barto stated that “must allow” does not sound like a mandate. Committee Member Barto stated that it sounds like an allowance. **Mr. Zambrano** responded that it is a requirement of the State law.

Vice Chair Lagrave asked if a developer can opt to not build middle housing within a subdivision. **Mr. Zambrano** responded that the developer can opt to not build middle housing, but the zoning must still allow for it on 20 percent of the lots within the subdivision. Vice Chair Lagrave asked if a new homeowners association (HOA) has to comply with the State law. Mr. Zambrano responded that HOAs can have stricter restrictions than the City. Mr. Zambrano added that the City does not enforce HOA Covenants, Conditions, and Restrictions (CC&Rs).

Committee Member Richard Carlucci asked why the City did not extend the MH Overlay District around high-capacity transit stops, noting that the data center text

amendment referenced the need for higher-density housing around these areas. **Mr. Zambrano** responded that the MH Overlay District is more specific to single-family subdivisions. Mr. Zambrano added that there are adopted transit oriented development (TOD) and transit oriented community (TOC) policy plans that provide guidance for future rezoning requests to rezone to the Walkable Urban (WU) Code within these policy plan areas, which does not have any density limitations. Committee Member Carlucci asked if there was consideration to extend the MH Overlay District to other areas of the city in order to help increase the supply of housing and bring down housing costs. Mr. Zambrano responded that he was not sure since he was not involved in the drafting of this text amendment. Mr. Zambrano stated that the proposed text amendment is trying to comply with the State law requirements. Mr. Zambrano added that the MH Overlay District does apply citywide for 20 percent of the lots in any new subdivision of 10 acres or more. Committee Member Carlucci asked how many single-family lots are within one mile of Downtown Phoenix. Mr. Zambrano responded that he was not sure. Mr. Zambrano stated that there are a lot of single-family lots within the area, including some historic districts. Mr. Zambrano stated that the State law does not override existing historic design review requirements. Committee Member Carlucci stated that the same development standards as a single-family home does not do a lot to provide more housing, noting that much smaller units would have to be squeezed into the building envelope. Mr. Zambrano responded that it would depend on a case-by-case basis. Mr. Zambrano displayed and discussed the typical lot setback exhibit. Committee Member Carlucci stated that the City seems to be doing the bare minimum to comply with the State law, noting that Phoenix is one of the fastest growing cities that needs more housing. Mr. Zambrano responded that the City is working on other efforts to increase housing options, such as the accessory dwelling unit (ADU) text amendment and expanding the WU Code around transit corridors. Mr. Zambrano added that the State legislature is passing legislation simultaneously, so the City has to keep up with the legislation as well.

Vice Chair Lagrave disagreed with Committee Member Carlucci. Vice Chair Lagrave stated that Phoenix is a wide open, western place. Vice Chair Lagrave stated that Phoenix is not New York City, nor Baltimore, nor Chicago. Vice Chair Lagrave stated that Phoenix is a spread-out city with a certain lifestyle. Vice Chair Lagrave stated that he does not want houses crammed into the city that creates a concrete jungle. Vice Chair Lagrave stated that he wants the space to have trees and homes where families can be raised.

Committee Member David Kollar stated that it is a moot point since the State law already passed. Committee Member Kollar asked for clarification that if the text amendment does not get passed by the end of the year, then all City restrictions go away. **Mr. Zambrano** responded affirmatively, noting that the State law included a severe penalty clause that stated if the regulations are not adopted by January 1, 2026, then middle housing will be allowed on all lots zoned for single-family residential use citywide, without any limitations. Mr. Zambrano added that “without any limitations” could mean without any zoning controls whatsoever.

Chair Bowser asked for clarification that a subdivision of 10 acres or more that applies the MH Overlay District to 20 percent of the lots would not be heard by the Committee. **Mr. Zambrano** responded affirmatively, noting that it would be without any public hearing. Mr. Zambrano stated that staff would send a supplementary zoning map to the City Council to adopt. Mr. Zambrano added that subdivisions in other areas of the city, outside of the areas applicable to the State law, could still request to rezone to the MH Overlay District through the public hearing process.

Committee Member Carlucci asked if the subdivision would have to be of 10 acres or more. **Mr. Zambrano** responded that if it is a request to rezone to the MH Overlay District, it does not have to be of 10 acres or more.

Chair Bowser stated that there are patio homes that were built prior to the 1980s along Scottsdale Road south of McDonald Drive that seem to be a middle housing option. Chair Bowser stated that they are still quite nice and are higher-density and affordable homes. Chair Bowser stated that they could be a great product if done well architecturally. **Mr. Zambrano** responded that part of the text amendment is also amending Section 507 Tab A of the Phoenix Zoning Ordinance to update the Individual Unit Design Standards to also apply to middle housing and require design review of middle housing.

Committee Member Jason Israel asked if ADUs would still be permitted. **Mr. Zambrano** responded affirmatively. Mr. Zambrano stated that the text amendment is also amending sections of the Phoenix Zoning Ordinance so ADUs would only be permitted on a lot with one primary dwelling unit. Committee Member Israel asked where the City is at within the timeline. Mr. Zambrano responded that the cases would be voted on by the Planning Commission in October and the City Council in November.

Committee Member Kollar asked if it is common for the State legislature to play a hand in local zoning regulations. **Mr. Zambrano** responded that it has been more common recently.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item Nos. 3 (Z-TA-1-25-Y) and 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

Three members of the public registered to speak on this item, with one in opposition.

STAFF PRESENTATION:

Chris DePerro, with the City of Phoenix Planning Department (PDD), provided a presentation on the City's Middle Housing Text Amendment and accompanying Overlay District. Mr. DePerro stated that the text amendment to the Zoning Ordinance would be reviewed first to provide context which would establish the Middle Housing Overlay District in areas of central Phoenix. Mr. DePerro explained that this initiative stems from House Bill 2721, passed during the 2024 legislative session, which requires all Arizona cities with populations over 75,000 to allow middle housing under certain conditions. Mr. DePerro stated that the Middle Housing, as defined in the legislation, includes duplexes, triplexes, fourplexes, and townhomes, up to a maximum of four units per lot. Mr. DePerro emphasized that the legislation was state-mandated, not locally initiated and outlined several requirements of the bill, including the requirement to allow up to four dwelling units per single-family lot in certain areas of central Phoenix. Mr. DePerro explained that at least 20 percent of the lots in any new subdivision of 10 contiguous acres or more must permit middle housing. Mr. DePerro stated Middle Housing must be treated no more restrictively than single-family housing in terms of permitting, review, and development standards. Mr. DePerro further explained restrictions that the City may not impose, including requirements for fire sprinklers, owner occupancy, or more than one off-street parking space per unit. Mr. DePerro stated the City also may not discourage rental housing or impose regulations more restrictive than those applied to single-family dwellings. Mr. DePerro emphasized that if Phoenix fails to adopt the required regulations by January 1, 2026, middle housing would automatically be allowed without limitation on all single-family residential lots in the city. Mr. DePerro then described Text Amendment Z-TA-12-5-Y, which revises zoning regulations to comply with state law, and Rezoning Case Z-3-25-4-7-8, which applies the overlay district to the one-mile area surrounding downtown Phoenix as required. Mr. DePerro explained that

the overlay district would function in addition to the existing underlying zoning, allowing either the density permitted by zoning or four units, whichever is greater. Mr. DePerro's presentation included maps outlining the overlay district boundary, which follows a one-mile radius around the designated downtown core. Mr. DePerro said the Federal aviation noise contours exclude certain areas from the overlay due to restrictions on residential density near the airport. Mr. DePerro clarified that historic preservation regulations remain unchanged, including demolition restrictions and review procedures for historic properties. Mr. DePerro also noted that recent code updates extended the review stay for eligible properties from 30 days to 60 days. Mr. DePerro provided development examples on typical R1-6 lots, including setbacks, building envelopes, and limitations on lot coverage. Visual examples of duplex and fourplex designs were shown to illustrate how middle housing could be integrated within existing neighborhoods. Mr. DePerro stressed that the proposal does not permit subdivision of lots beyond existing entitlements, nor does it allow more units than authorized by law. Mr. DePerro provided an example demonstrating how 20 percent of lots would be designated for middle housing and mapped with the overlay district. Mr. DePerro emphasized that subdivision design could accommodate varied lot sizes or locations for middle housing. Mr. DePerro reviewed the proposed timeline for Planning Commission for information in September and recommendation was scheduled for October 6. Mr. DePerro stated the City Council will consider action on November 5, 2025. Mr. DePerro provided a summary and noted the middle housing requirement is state-mandated, must be applied within one mile of downtown and to 20 percent of new subdivisions over 10 acres and the City faces the risk of losing zoning controls entirely if regulations are not adopted by the state deadline.

Mr. DePerro directed attendees to additional resources at phoenix.gov/middlehousing

QUESTIONS FROM THE COMMITTEE:

Committee Member Warnicke asked if the driving force behind the legislation was the historical shift away from middle housing. **Mr. DePerro** responded that while he did not want to speak directly to the legislature's intent, many consultants and proponents suggest that the law is a way to increase density in areas where it has become difficult. Mr. DePerro acknowledged that there are broader policy discussions surrounding the issue, but he could not say with certainty why the legislature chose this approach.

Committee Member Warnicke stated that historically there had been middle housing, but that it is no longer permitted, and noted that multifamily housing is not currently allowed in single-family residential zoning. Mr. DePerro responded that multifamily housing is not permitted in single-family zoning districts. Committee Member Warnicke asked when multifamily development is allowed. Mr. DePerro responded that multifamily zoning is typically applied through separate zoning designations and is defined as a lot that allows more than one primary unit. Committee Member Warnicke stated that this would include duplexes and apartments. Committee Member Warnicke noted that the state requires the provisions to apply within one mile of the Central Business District, but the definition of that area varies. Mr. DePerro responded that neighborhoods such as Willo, La Hacienda, and Alvarado, while zoned R1-6 or R1-10, technically allow

duplexes under certain lot conditions, which makes them multifamily zones. Mr. DePerro stated that those districts only allow duplexes on larger lots and that this provision does not actually increase density. Committee Member Warnicke confirmed that duplexes are still permitted under those designations and suggested that they could therefore be considered multifamily zoning. Mr. DePerro responded and noted that point but explained that the state law requires the city to apply the middle housing provisions to lots zoned for single-family uses which includes the areas in question. Committee Member Warnicke expressed frustration, stating that these lots already allow multifamily development and that applying the law in this manner threatens historic neighborhoods and noted that historic designation can be lost if more than 50 percent of contributing homes are removed. Committee Member Warnicke said that the overlay boundary appeared to cut into La Hacienda while avoiding his own property. Mr. DePerro stated that the city's text amendment is intended to comply with state law, regardless of whether the legislature considered impacts on historic neighborhoods. Committee Member Warnicke stated that the state law only applies to single-family residential properties, and reiterated his position that some of these areas should be classified as multifamily. Mr. DePerro stated that he and Mr. Warnicke appeared to disagree on that interpretation. Committee Member Warnicke asked about the 20 percent multifamily requirement for subdivisions. Mr. DePerro responded that the requirement applies only to new subdivisions of 10 acres or more, typically in areas such as north Phoenix, and not to existing neighborhoods. Committee Member Warnicke asked if this meant there was no 20 percent cap on middle housing in neighborhoods like Willo. Mr. DePerro responded that there is no such cap and that, if the overlay were approved, any eligible lot within Willo could potentially develop as middle housing, including fourplexes. Committee Member Warnicke concluded by stating that this would allow widespread redevelopment in historic areas. Mr. DePerro agreed that this was correct under the proposed application of the state law.

Committee Member Procaccini asked what would happen if the City chose to reduce the size of the Central Business District, noting that it might be considered beneficial in some cases to shrink the designated downtown area. Mr. DePerro responded that there are two potential issues with that approach first, the state law specifies that the applicable Central Business District boundaries are those that were designated as of September 14, 2024 and no changes can be made at this point. Mr. DePerro stated second, the law also contains a provision prohibiting cumulative or individual actions by municipalities that interfere with housing development. Mr. DePerro said that if city were to attempt to shrink the boundaries, it could be considered noncompliant under that provision and that the September 14, 2024 designation date is the controlling factor.

Committee Member Wagner stated that under normal procedure, text amendments are presented to Village Planning Committees for information only, followed by at least a month to review and provide input and in this case, however, the process was not being followed. Committee Member Wagner said that the proposed text amendment is 178 pages long and was only received by the committee a few days prior to the meeting, which made it very difficult for members to adequately review the information and further expressed that the amendment would greatly benefit from committee input and questioned why the committee was not being given that opportunity.

Joshua Bednarek, PDD Director, responded that it was a valid concern and explained that the planning staff were attending all Village Planning Committee meetings this month to provide information and ensure that word about the new law was reaching the community. Mr. Bednarek stated that the language presented in the amendment reflects the minimum requirements of state law, leaving little room for adjustment and the City's priority is compliance with the law and meeting the statutory deadline requiring City Council action later this year. Mr. Bednarek expressed that while staff values feedback, the purpose of these presentations are primarily informational and offered to provide his contact information to any committee members or members of the public who wished to ask further questions. Committee Member Wagner stated that while she appreciated the explanation, she remained concerned. Committee Member Wagner shared the concern that neighborhoods had been in contact with other cities, which were approaching the legislation differently and actively working to mitigate its impacts. Committee Member Wagner emphasized that the City of Phoenix was not necessarily taking the bare minimum approach, and that this issue warranted more public discussion with Village Planning Committees. Committee Member Wagner also questioned the stated deadline, noting that City staff had known about the legislation since February 2024, according to emails. Committee Member Wagner said this with the accessory dwelling unit legislation, which passed in May and had to be implemented by January 2025 and in the case of the middle housing bill, she said, cities were given an additional year to act. Committee Member Wagner expressed frustration that the committee was being told there was no more time to review the amendment, despite Phoenix having had significantly more time to prepare.

Committee Member Kleinman asked for clarification regarding the timeline of the legislation and stated his understanding that the State of Arizona passed the bill during the 2024 legislative session, with an effective date of January 1, 2026. Committee Member Kleinman noted that cities are required to adopt local regulations by that same date and asked whether the City of Phoenix had the authority to extend or delay the effective date, or whether it must begin enforcement on January 1, 2026. Committee Member Kleinman explained that his concern was twofold if the state legislature amends the law during the upcoming session, it would be problematic for the city to take action prematurely and then be unable to undo its decisions. Committee Member Kleinman suggested that, at a minimum, the city should consider delaying implementation until any potential state-level amendments are resolved. Mr. Bednarek responded that the idea of delaying the effective date had been suggested and was referred to the City's Law Department and the initial response was that the law is clear in requiring implementation on January 1, 2026. Mr. Bednarek noted that delaying implementation could put the city at risk of being found noncompliant and added that the matter could be further discussed with the Law Department and potentially with the City Council.

Committee Member Rodriguez stated that she supports the house bill overall but expressed disappointment that it did not extend further and explained that her home, built in 1932, was located just outside of the overlay area. Committee Member Rodriguez stated that she would like the opportunity to redevelop her property into housing that contributes to the city's future, which she considered part of building a

better history. Committee Member Rodriguez noted that her neighborhood lacks the tax incentives, gated communities, safe bike lanes, and other infrastructure present in other areas, while still experiencing challenges such as cut-through traffic from the reverse lanes, she stated that the bill does not go far enough and encouraged the city to be bolder in extending its provisions. Committee Member Rodriguez added that other cities, such as Portland, have implemented similar policies without significant impacts from demolitions, and she offered to share those examples with the committee.

Committee Member Wagner stated that the city was aware of legislation introduced in the prior session seeking to exempt historic districts and emphasized that while she supports rental housing, she also values maintaining historic districts, which have been carefully preserved for decades. Committee Member Wagner noted that another attempt to exempt historic districts may be made in the upcoming legislative session and stated there is concern that the current 178-page text amendment appeared to be a rewrite of the Zoning Ordinance, rather than a simple overlay as previously described. Committee Member Wagner questioned why the committee had not been told earlier that such extensive changes would be included and asked why multifamily provisions were being revised when the legislation was directed at single-family zoning. **Mr. DePerro** responded that he had described the amendment as involving extensive revisions in several prior presentations and that this approach was taken out of caution due to the statutory requirement that single-family and middle housing be treated identically. Mr. DePerro stated in many parts of the Zoning Ordinance, the two are treated differently, with middle housing subject to more restrictive provisions therefore, significant revisions were necessary to bring them into alignment. Mr. DePerro clarified the mechanism for implementation and stated that the text amendment itself does not grant entitlements but the following agenda item the zoning case would apply the Middle Housing Overlay (MH) to properties. Mr. DePerro stated the text amendment establishes the framework and creates the overlay district, but actual entitlement would only occur through a rezoning action and noted that the opt-in provision for 10-acre subdivisions functions similarly, requiring a property owner to request the overlay before it is applied. Committee Member Wagner responded that her neighborhood had held several meetings with the PDD and had repeatedly asked for a seat at the table during the drafting of the amendment. Committee Member Wagner expressed frustration that those requests were not accommodated and that the committee was now being asked to consider the amendment at the last minute without sufficient time for review.

PUBLIC COMMENTS:

Mr. Will Kerwin introduced himself as a resident on Willetta Street stated that he lives in a duplex where two different houses are located on the same lot and considered a plan to rent out the back unit once it became unoccupied, and asked if that would still be possible under the proposed ordinance. **Mr. DePerro** responded that, without knowing the exact circumstances, nothing being proposed should change an existing entitlement and confirmed that if the second residence is currently legal, then the entitlement remains. Mr. DePerro invited Mr. Kerwin to send him specific details by email so staff could research the property’s history and provide a clear response and emphasized that the ordinance was intended to add entitlement for additional units, not take away

existing rights. Mr. Kerwin shared a neighborhood concern regarding an individual who built a multi-story structure, which appeared to have been left unfinished and that residents suspected the intent was to drive up property taxes to force buyouts, though he acknowledged this may not be true. Mr. DePerro replied that if the structure was built without permits, that would be a code enforcement issue and asked for clarification about whether the construction was permitted. Mr. Kerwin clarified that he was raising the example hypothetically and asked whether, under the ordinance, someone could legally construct a multi-story building for speculative purposes. Mr. DePerro explained that the ordinance did not increase allowable building height, setbacks, or envelope limits and the intention of the changes only addressed the number of units allowed on a lot. Mr. DePerro stated that the ordinance would not permit a five-story building in a single-family neighborhood, since the existing height and setback limits would still apply. Mr. Kerwin acknowledged the clarification but asked whether there was a way to mitigate the impact of increased property taxes on neighbors. Mr. DePerro responded that property taxes are difficult to predict and stated that values can both rise and fall, referencing the Great Recession when values plummeted. Mr. DePerro stated that the ordinance had been crafted with a focus on zoning and entitlements, and broader economic impacts such as property taxation had not been a primary consideration.

Mr. Mike Mark introduced himself as a resident on Holly Street and stated that he had several questions and asked whether the city currently knew how many lots would be impacted by the ordinance, noting that there are empty lots that could be targeted. Mr. Mark added that estimating the number of eligible lots would be helpful, since it was likely that developers would begin to purchase such properties to take advantage of the new entitlements. Mr. DePerro responded that the estimate was on a graphic he had previously shared, but he did not have it readily available at the meeting and apologized and stated that he could provide the figure later. Mr. DePerro confirmed that the calculation was included in staff's analysis and agreed that vacant lots zoned appropriately would be among the first likely to be impacted. Mr. Mark asserted that this suggested a likely targeting of properties for redevelopment and asked whether the city's Middle Housing website included real-life examples of duplexes, triplexes, or fourplexes on single-family lots. **Mr. DePerro** responded that the photos shown in the presentation were real examples from Phoenix and had been used to illustrate what the ordinance would proceed. Mr. Mark confirmed that the images were taken from within Phoenix, including areas near a neighborhood dog park in the area of 3rd Avenue and Culver Street, but emphasized his concern that the ordinance appeared punitive toward historic properties. Mr. Mark expressed that the proposal seemed almost surgically targeted to impact historic neighborhoods in particular and added that he wished the policy could instead be mirrored so that his neighborhood would be affected rather than historic districts, which he believed should be spared from such negative impacts.

Joan Gresch stated she is a longtime resident of the area since 1977 and had concerns for the committee regarding historic preservation and the impact of recent state laws. Ms. Gresch shared her personal experience restoring a historic home from the 1920s in downtown Phoenix with her husband while earning less than $20,000 per year at the time. Ms. Gresch stated that the Historic Preservation program provided tax incentives and guidelines that allowed them and others to rehabilitate historic properties

appropriately, contributing to the revitalization of the neighborhood. Ms. Gresch expressed concern that recent state interventions have undermined these protections and threatened the progress made over decades. Ms. Gresch urged the city to support residents if legal action arises, emphasizing the emotional and financial investment her family has made in preserving the historic character of their home and neighborhood. Mr. DePerro responded that the current law, while allowing up to four units on a property, does not remove existing historic preservation protections and stated that the design review processes and other safeguards under both state law and city plans would remain in place. Ms. Gresch acknowledged this clarification but emphasized that the broader context and discussion about preserving historic districts remain critical.

FLOOR/PUBLIC DISCUSSION CLOSED, COMMITTEE DISCUSSION:

Committee Member Procaccini asked whether the city's website allowed residents to type in their address to determine if their property fell within the proposed middle housing overlay area, noting that he lived near the boundary and was unable to tell. **Mr. DePerro** responded that the website did provide that function and that members of the public could also email him directly with an address and he would confirm the information, often faster than the online tool.

Committee Member Wagner asked how many square miles were included in the middle housing overlay area shown on the map. **Mr. DePerro** responded that he did not have the exact figure memorized but estimated that the area covered between five and six square miles in and around downtown. Mr. DePerro noted that this represented a small portion of Phoenix overall, which spans approximately 520 square miles. Committee Member Wagner said that, while the overlay represented only five to six square miles, it was still a significant area when viewed in comparison to the entire city.

Committee Member Kleinman expressed concern about the impact of increasing housing in historic neighborhoods and asked whether the city could mandate that new housing developments, specifically those referenced in the middle of the presentation on page 92, be designated as workforce or affordable housing. Committee Member Kleinman emphasized the need to prevent historic homes from being replaced by high-cost fourplexes potentially used for short-term rentals, such as Airbnb. Committee Member Kleinman asked if there were any mechanisms to limit high-cost townhouses and short-term rentals in these historic areas. Mr. DePerro responded that both short-term rentals and affordable housing requirements are largely restricted by state law. Mr. DePerro explained that the city has minimal control over short-term rentals and cannot require affordable housing in zoning cases or stipulations and stated that while the city can incentivize affordable housing, it cannot mandate it and that the city is exploring other potential approaches to mitigate community concerns while remaining compliant with state law, although no solutions had been finalized. Mr. DePerro emphasized that the city is listening to feedback and seeking ways to balance middle housing requirements with the preservation of historic districts.

Committee Member Wagner stated that, in line with Committee Member Kleinman's concerns about workforce housing, a neighboring property near the dog park as

formerly mentioned recently sold for $2.6 million. Committee Member Wagner noted that this example indicates the development is unlikely to provide affordable housing.

Committee Member Perez asked whether any language incentivizing affordable or workforce housing had been considered in the text amendment and asked if such measures could be incorporated as a potential avenue for encouraging these types of housing. Mr. DePerro responded that while such incentives could potentially be considered, they had not been included in the current text amendment and stated that the language as written represents the minimum required to comply with state law. Mr. DePerro acknowledged the concerns about providing additional incentives or protections but emphasized that state law does not require these provisions, and their absence is consistent with legal compliance.

Committee Member Kleinman expressed frustration with the city's limited flexibility under state law and recalled past experiences in which the city initially faced restrictions but eventually implemented changes, noting that simply complying with state law does not preclude the city from exploring measures that could benefit Phoenix. Committee Member Kleinman stressed that fear of potential lawsuits should not prevent proactive efforts to improve outcomes for the city and its residents. **Mr. Bednarek** responded noting that any action outside the boundaries of state law could trigger complaints to the Attorney General under State Statute 1487, potentially putting $850 million in state funding at risk. Mr. Bednarek clarified that such disputes do not automatically go to court and follow a 30-day process. Committee Member Kleinman stated that the city has previously navigated conflicts with state law in other contexts, such as fair wages, and argued that avoiding any attempt to push the envelope in this case seems overly cautious. Committee Member Kleinman emphasized that his comments were meant as an opinion and not a directive, expressing his perspective that the city could explore creative approaches without undue risk. Mr. Bednarek responded stating that he took no offense to the comments and appreciated the perspective.

Committee Member Rodriguez shared her perspective on affordable housing and the overall benefits of increasing housing stock and invited fellow committee members and staff to collaborate on initiatives aimed at promoting affordable housing. Committee Member Rodriguez emphasized that increasing housing availability can make housing more accessible in general and stated differing viewpoints on historic preservation but expressed the belief that denser, thoughtfully designed housing can contribute positively to the community's history. Committee Member Rodriguez also highlighted that parts of Phoenix, including this area, benefit from some of the city's most successful public transportation systems and bike lanes and suggested that adding new housing, regardless of affordability designation, could help reduce overall housing costs by increasing supply. Committee Member Rodriguez stated it is important to encourage broader collaboration and engagement from committee members on housing issues.

Committee Member Warnicke commented on the public comments and expressed appreciation for the eloquence of the previous speaker and said she is absolutely right in what we are facing is an existential threat to our historic neighborhoods. Committee Member Warnicke stated the idea of launching 5,000 homes into these areas is

alarming and has asked the city how many historic homes are at risk, and still had not received an answer. Committee Member Warnicke stated if we estimate 5,000 homes and allow fourplexes on each, that's 20,000 residences replacing 5,000 single-family homes. Committee Member Warnicke stated that in the past year alone, over 20,000 apartments have come online, and there's another 20,000 expected next year and there is already a glut. Committee Member Warnicke stated this attack on historic neighborhoods is not only unnecessary it is absurd and will not achieve its intended goals. Committee Member Warnicke stated these lots will be subdivided or made available for affordable purchase and they will be expensive, likely short-term rentals like Airbnbs and this is very upsetting. Committee Member Warnicke stated there will be a lawsuit but not against the state and the state can pass these laws, but the city is not obligated to adopt a text amendment that implements them in this way. Committee Member Warnicke stated there is a legal argument for exempting R1-6 and R1-10 zones, especially those with homes subdivided before 1998 or 1999 and these areas are already entitled to duplexes because our historic neighborhoods are already denser than many of the true single-family neighborhoods in Phoenix that do not allow duplexes. Committee Warnicke stated his office is in a home that was converted from a duplex which are scattered throughout the Willo Neighborhood. Committee Member Warnicke stated the city does not have to do this it is choosing to and that is why there is going to be a fight with the city. Committee Member Warnicke stated he should not have to fight both the state and the city, but that's the position we have been put in which is ridiculous. Committee Member Warnicke stated we have invested hundreds of thousands, maybe millions in historic preservation grants and encouraged families, like the one who restored two old homes, to take advantage of tax benefits and reinvest in their properties. Committee Member Warnicke stated this was in the 1980s and he remember walking up 5th Avenue to Kenilworth School. Committee Member Warnicke stated back then, homes had planks over the stairs and people were rolling motorcycles into their living rooms and that is what the neighborhood was like before it became the Willo Neighborhood. Committee Member Warnicke stated we saved that neighborhood and saved others which helped create the city that people now want to walk through and now they want to tear it all down and build fourplexes. Committee Member Warnicke stated he could not be more livid, and he is going to do everything he can to stop it.

Chair Montaño Searles reminded everyone that the item under discussion is part of the timeline presented earlier in the meeting and explained that the matter went to the Planning Commission for information only on September 4 and it is scheduled for the Planning Commission with a recommendation on October 6, and then it will go before City Council on November 5. Chair Montaño Searles encouraged attendees to visit the city's website and navigate to the public meetings section under the City Clerk's page for more information and also welcomed continued public participation, noting that if individuals want to make their voices heard, that is the place to do so and thanked everyone for their comments and reiterated that today's item was for information only.

Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 16, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 5 (Z-TA-1-25-Y) and Item No. 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Kristine Morris asked for clarification regarding new subdivisions and homeowner associations. **Ms. Sanchez Luna** noted that homeowner associations can add restrictions to prohibit middle housing.

Dustin Thrower stated that the homeowner associations would not exist until the entire subdivision was established. **Ms. Sanchez Luna** added that if the developer built a single-family house on an established middle housing lot, then the owner would have to circumvent the regulations established by the homeowner's association. **Mr. Thrower** voiced his confusion on how homeowner associations can prohibit middle housing. **Ms.**

Morris added that someone who purchases a home with a homeowner association is typically buying into more restrictions.

Chair Parris Wallace noted that this type of development will not be required to come to the committee for recommendation.

Romona Burris asked if this was just another strategy to increase housing within the City on top of already establish policy like the Housing Phoenix Plan. **Chair Wallace** confirmed.

Ms. Sanchez Luna added that if anyone had any additional questions, they could contact her or send an email to the email address provided.

Ms. Burris voiced concern about how this would affect neighborhoods such as Coronado and if residents would lose their properties. **Ms. Sanchez Luna** added that if someone owned their property, it was their decision if they wanted to convert their lot to allow middle housing. Ms. Sanchez Luna noted that they would still have to meet all the development standards and if the property is historic, then it would have to go through the Historic Preservation Office first.

Marcus Ceniceros asked if this would only apply to one mile from downtown. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna added that the only way this would occur in Estrella was if there were any new subdivisions of 10 acres or more and if an applicant rezoned their property to add the overlay district.

Chair Wallace noted that a lot of housing projects have been approved and asked what would happen to those projects. **Mr. Thrower** added that it would depend on the acreage. **Chair Wallace** noted an approved housing project with a lazy river. **Ms. Sanchez Luna** noted that that proposal was for multifamily residential.

Ms. Burris asked if historic neighborhoods are in danger. **Ms. Sanchez Luna** noted that they had voiced some concerns. **Ms. Burris** stated that this type of housing was bound to happen. **Ms. Sanchez Luna** stated that proposed middle housing projects had to be compatible with the existing single-family neighborhood. Ms. Sanchez Luna added that middle housing could be one two-story house with one family on the first floor and one family on the second floor. **Chair Wallace** voiced her excitement and approval and noted that Estrella would like to see more housing.

Laveen
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 5 (Z-TA-1-25-Y) and Item No. 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Carlos Ortega asked if all the other major cities were affected by the bill. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna noted that she was unaware of the exact regulations that other cities will be implementing.

Vice Chair JoAnne Jensen asked if the text amendment would eventually expand beyond the one-mile radius around downtown. **Ms. Sanchez Luna** stated that if a proposed development wanted to provide the ability for middle housing, then they would have to rezone the site to add the overlay.

Linda Abegg asked for more information regarding the boundary and asked if that was implemented by the House Bill or the city. **Ms. Sanchez Luna** stated that the House Bill stated that it had to apply within one mile of downtown and that the City determined that Phoenix's downtown was the area zoned Downtown Code. **Ms. Abegg** asked for more information regarding parking. Ms. Abegg is asked if a fourplex was built, would the development be required to have eight parking spaces. **Ms. Sanchez Luna** note that she would have to confirm. **Ms. Abegg** stated that her concern was private streets and subdivisions that prohibit on-street parking. Ms. Abegg asked if HOA's are exempt. **Ms. Sanchez Luna** noted that HOA's can prohibit middle housing but would confirm.

Co-Vice Chair Jensen stated that this was accessory dwelling units on steroids. **Mixen Rubio-Raffin** added that this would mean separate addresses and utilities.

Ms. Rubio Raffin was surprised that this came from the State Legislature but hoped that this would allow more individuals to buy their own homes.

Ms. Abegg understood the frustration of the residents that this would affect and wondered how this would relate to Proposition 207.

Chair Stephanie Hurd noted that it would change the neighborhood.

Ms. Abegg asked how staff would track on-street parking. **Ms. Sanchez Luna** noted that she would have to follow up regarding the parking inquiry.

Juanita Darby noted that she used to live in a duplex, and she still had her own driveway and backyard.

Chair Hurd added that some diversity would be good, but that the Laveen character called for large-lot single-family homes. **Ms. Darby** noted an existing subdivision with large lots in Laveen.

Vice Chair JoAnne Jensen stated that the city has been built with primarily single-family neighborhoods and noted that that this type of development would be more appropriate in lots built to accommodate middle housing.

Ms. Rubio-Raffin added that businesses in high-density neighborhoods are more successful than those in rural areas and could create a higher demand for street enhancements and pedestrian amenities.

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 10, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 3 (Z-TA-1-25-Y) and Item No. 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Committee Members Melissa Acevedo and Victoria Stahl entered during these items bringing quorum to 12.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Warren Norgaard asked if the overlay district would apply to the downtown area. **Ms. Sanchez Luna** displayed the map and noted that it would apply to the pink area around downtown.

Saundra Cole voiced her concern for the historic neighborhoods and added that she did not want these areas to be negatively affected. **Ms. Sanchez Luna** noted that all historic neighborhoods would still be subject to review by the Historic Preservation Office. Ms. Sanchez Luna added that if the City did not add any parameters, then middle housing would be allowed without any limitations or development standards.

Chair Gene Derie stated that if someone requested to demolish a historic house, they would have to petition the Historic Preservation Office for approval and to remove the historic structure. **Ms. Sanchez Luna** added that the Historic Preservation Office does review any properties that are either designated or eligible for historic designation.

Chair Derie announced that this presentation was for information only and that the committee would not be voting on either the rezoning case or the text amendment. **Vice Chair Chris Demarest** asked if the companion cases would return to the Village Planning Committee (VPC) for a recommendation in the upcoming months. **Ms. Sanchez Luna** clarified that both cases will not return to the VPC and displayed the proposed timeline noting the dates for the Planning Commission hearing and the City Council hearing.

Vice Chair Demarest noted that it was odd that the House Bill would require middle housing one mile from downtown if that is where many of the historic houses are located. **Chair Derie** added that all municipalities with a population of 75,000 or higher would be required to allow middle housing. Chair Derie added that cities such as Scottsdale, Mesa, Tempe, and Chandler are all required to permit middle housing. **Vice Chair Demarest** stated that all those cities had historic houses within one mile of their designated downtown and that he would have liked to have a vote on the companion cases.

Andrea Ramirez asked if the Villages that were directly affected would be allowed to vote on the companion cases. **Ms. Sanchez Luna** noted that they would not be voting.

Mike Weber asked who established the parameters. **Ms. Sanchez Luna** noted that the House Bill established the one-mile radius. **Mr. Weber** clarified that he would like to know the development standards for middle housing. **Ms. Sanchez Luna** displayed the single-family lot example and noted that middle housing would still be required to meet all required development standards such as lot coverage, building setbacks, and projections. **Mr. Weber** asked about height. **Ms. Sanchez Luna** added that in a single-family zoned lot, the maximum height is two stories or 30 feet and that any middle housing development in a single-family lot would be permitted to be as tall as two stories or 30 feet.
Vice Chair Demarest stated that most neighborhoods within the one-mile buffer did not have an established homeowner's association.

Alvin Battle asked what was considered downtown. **Ms. Sanchez Luna** displayed the map and noted the grey area that was zoned Downtown Code. **Chair Derie** provided the street boundaries for downtown and the one-mile buffer.

Ken DuBose asked what each case would accomplish. **Ms. Sanchez Luna** stated that the text amendment case Z-TA-1-25-Y would modify the Zoning Ordinance to allow the development standards for middle housing and the rezoning case Z-3-25-4-7-8 established the overlay district.

Ms. Ramirez asked if a developer could convert a lot of commercial properties to middle housing. **Ms. Sanchez Luna** clarified that the only way it would apply to Maryvale was if there were any new subdivisions of 10 contiguous acres or more built or if a property was rezoned.

Public Comment:

None

Committee Discussion:

Mr. Weber voiced his displeasure for all the palm trees in the pictures. **Chair Derie** and **Mr. Weber** noted that palm trees provide no shade and require a lot of water.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 11, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Agenda Item 8 (Z-TA-1-25-Y) and Agenda Item 9 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano noted that the text amendment includes revisions so accessory dwelling units (ADUs) are only permitted on a lot with one primary dwelling unit. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require

the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Committee Member Kylie Kennelly asked why the State legislature restricted requiring fire sprinklers. **Mr. Zambrano** responded that it is probably more of an expensive requirement that multifamily residential development typically triggers. Mr. Zambrano added that the Phoenix building code has recently been updated and was following this legislation. Mr. Zambrano stated that the walls between units would still be required to be fire-rated.

Committee Member Will Manion asked if the opt-in provision for new subdivisions of 10 acres or more has to be 20 percent of the lots within the subdivision or if it could be less than 20 percent. **Mr. Zambrano** responded that it has to be 20 percent.

Chair Julie Read stated that there is a big concern with the historic districts surrounding Downtown Phoenix and the threat this legislation has to historic homes. Chair Read stated that there is a historic preservation group that will be trying to get the State legislature to address this in the next legislative session. Chair Read suggested that individuals reach out to their respective representative if this topic is important to them.

Mr. Zambrano added that the State bill does not change existing design review requirements for historic properties or demolition restrictions for eligible historic properties.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 17, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

Committee Member Fred Hepperle joined the meeting during this item bringing the quorum to 9 members present.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITEE

Committee Member Bill Adams asked what the Legislature's rational was for passing the bill. **Mr. Kuhfuss** stated that he did not want to speak for the State Legislature but for the last several years, the Legislature has been trying to address the housing affordability issue. Mr. Kuhfuss stated that in 2024, the State Legislature passed another bill which required municipalities to adopt regulations relating to Accessory Dwelling Units by January of 2025 and that the Middle Housing Bill required adoption by January of 2026.

Committee Member Jim Larson asked if the law applies to currently vacant lots or when a property becomes available on the market allowing the owner to then demolish the property and construct a four-plex on the property. **Mr. Kuhfuss** asked if the question was directed towards properties located within the pink polygon. Committee Member Larson confirmed that was the case. Mr. Kuhfuss stated that it was his understanding that a property owner could demolish the site and construct a four-plex and that there is no provision that requires it be owner-occupied. Committee

Member Larson stated that it was his understanding that the effect of the bill was to render Historic Preservation areas null and void to allow a developer to demolish a house to build a four-plex. Mr. Kuhfuss stated that he was not 100% familiar with the nuances of Historic Preservation and that it was his understanding that certain protections remain in place for properties that lie within a historic neighborhood including a waiting period prior to demolition, and a requirement that the new building fit the neighborhood.

Committee Member Matthew Knapp asked if on new subdivisions is the developer required to construct middle housing on the 10% of lots that were earmarked as such. **Mr. Kuhfuss** stated that the threshold was 20% not 10% and that the law requires the lots to be earmarked but there is no requirement for the developer to exercise that right.

Committee Member Patrick Edwards asked for clarification that if he owned a house within the pink polygon, his neighbor could demolish the neighboring house and construct middle housing. **Mr. Kuhfuss** stated that was the case.

Committee Member Massimo Sommacampagna asked if the property was deed-restricted, would that still be the case. **Mr. Kuhfuss** stated that deed restrictions are private agreements between property owners and that Middle Housing would not supersede that agreement. Committee Member Sommacampagna asked for clarity on the Central Business District. Mr. Kuhfuss stated that he was not sure how the statute defined the Central Business District, but the City of Phoenix has defined the Downtown Core as the basis for determining the one-mile buffer. Mr. Kuhfuss stated that there were other municipalities where the Central Business District was not aligned with their downtown area.

PUBLIC COMMENT

None.

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Agenda Item 7 (Z-TA-1-25-Y) and Agenda Item 8 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation

Adrian Zambrano provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that "downtown" includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in

provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from the Committee

Committee Member Anna Sepic asked why the lots with the MH Overlay District in a new subdivision 10 acres or more would be allowed to be dispersed randomly throughout the subdivision. Committee Member Sepic stated that the lots that have the MH Overlay District should be located adjacent to each other. **Mr. Zambrano** responded that the State law did not specify how to disperse the MH-zoned lots within a subdivision. Committee Member Sepic asked if the City is asking for feedback on how it should be implemented. Mr. Zambrano responded that the City is taking comments and feedback, but the City must still comply with the State law so there are some limitations on changes that can be made. Mr. Zambrano stated that staff could take the comment and look into it.

Committee Member Robert Goodhue stated that there have been certain subdivisions in the past that restricted lots to one-story along certain exterior boundaries of the subdivision in order to not affect other adjacent one-story properties. Committee Member Goodhue asked if the lots zoned for middle housing within a subdivision could similarly be restricted. **Mr. Zambrano** responded that the State law states that the City cannot restrict middle housing to less than two stories. Mr. Zambrano added that if the lots within a subdivision along a certain exterior boundary were restricted to one-story, then the lots zoned for middle housing would have to be placed elsewhere within the subdivision. Mr. Zambrano added that certain areas of a lot do not allow two stories, such as in the rear yard of the lot where projections are allowed.

Committee Member Jennifer Hall asked why the Village Planning Committees are hearing these items for information only. **Mr. Zambrano** responded that these cases are to comply with State law, so the City is only having these cases voted on at the two required public hearings for Planning Commission and City Council.

Committee Member Toby Gerst stated that this State requirement seems very onerous.

Committee Member Sepic stated that it looks like it would be at almost 100 percent lot coverage. **Mr. Zambrano** responded that the maximum lot coverage allowed for single-family residence districts is 50 percent, so lots within the MH Overlay District would still have to comply with the maximum lot coverage allowed. Mr. Zambrano added that an additional 10 percent lot coverage is allowed for attached shaded structures or accessory dwelling units (ADUs). Mr. Zambrano clarified that part of the text amendment includes revisions that would only allow ADUs on lots with one primary dwelling unit on the lot.

Committee Member Robert Gubser asked for clarification that ADUs cannot be placed on a lot with a duplex or triplex. **Mr. Zambrano** responded affirmatively, noting that ADUs would only be allowed on a lot with one primary dwelling unit on the lot.

Committee Member Sepic asked if someone could buy a lot with a single-family home, demolish it, and build a fourplex on the lot by-right. **Mr. Zambrano** responded that if it is within the MH Overlay District within one mile of downtown, or on a lot zoned with the MH Overlay District within a new subdivision 10 acres or more, then it would be allowed by-right. Committee Member Sepic asked why the City chose downtown where there are historic homes. Mr. Zambrano responded that the State Legislature stated that the law applies within one mile of downtown, and the area zoned as Downtown Code states in the code that this area shall be known as “downtown”. Mr. Zambrano stated that this boundary is the adopted downtown area.

Committee Member Goodhue asked for clarification that any new subdivision of 10 acres or more is citywide. **Mr. Zambrano** responded affirmatively, noting that for these subdivisions it would only apply to 20 percent of the lots within the subdivision. Committee Member Goodhue asked if the units have to be owner occupied or if they can be rentals. Mr. Zambrano responded that the State law states that the City cannot require owner occupancy.

Committee Member Sepic stated that the majority of homes within one mile of downtown are historic properties. **Mr. Zambrano** responded that the State law does not take away existing design review requirements for historic properties, so they would still have to go through that process.

Public Comments
None.

Staff Response
None.

Committee Discussion
None.

Rio Vista
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary.

VPC DISCUSSION:

Committee Member Will Holton joined the meeting during this item, bringing the quorum to five members.

Agenda Item 3 (Z-TA-1-25-Y) and Agenda Item 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of

middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Committee Member Eileen Baden thought it was interesting that the State said that the City could not require any structures to contain a fire sprinkler.

Vice Chair Scott Lawrence asked if this requirement is only for the City of Phoenix.
Mr. Zambrano responded that the restrictions on implementation within the State law apply to all cities and towns that the State law is applicable to. Mr. Zambrano added that there was a recent update to the Phoenix building code that was passed. Mr. Zambrano stated that they were also following this legislation and made the updates to the building code accordingly. Mr. Zambrano stated that the walls between the units would still have to be fire-rated walls.

Committee Member Baden asked for clarification that the City could still require one off-street parking space per unit. **Mr. Zambrano** responded affirmatively.

Committee Member Ozzie Virgil asked if homeowners associations (HOAs) could restrict middle housing. **Mr. Zambrano** responded that HOAs could restrict it in new subdivisions, but within subdivisions of 10 acres or more, at least 20 percent of the lots have to be zoned to allow middle housing, in order to comply with the State law. Committee Member Virgil stated that he does not believe the airport exclusion area is because of the noise and is instead because of potential airplane crashes. Mr. Zambrano responded that the City discourages residential within this area because it is so noisy from airplanes.

Chair Cotton asked if the State law would apply to Anthem, which is not a City. **Mr. Zambrano** responded that the State law would apply to any city or town with a population of 75,000 or more. Chair Cotton asked for clarification that the west side of Anthem is within the City of Phoenix. Mr. Zambrano responded affirmatively. Chair Cotton stated that there are multifamily residential condominiums that were built behind the Goodwill along Interstate 17.

Vice Chair Lawrence stated that they are townhomes.
Mr. Zambrano stated that they could have been developed under a certain development option in a single-family residence district that allows townhomes.

Committee Member Baden stated that it could be zoned for commercial as well.

Committee Member Will Holton asked how a population of 75,000 or more is defined. **Mr. Zambrano** responded that it would be based on the census data available for the city or town.

Committee Member Baden asked what the population is in the City of Phoenix. **Mr. Zambrano** responded that it is 1.6 million.

Chair Cotton stated that the census includes children of all ages.

Committee Member Holton asked if the images are real-life examples of what to expect. **Mr. Zambrano** responded that the images are graphics from the Opticos Design Missing Middle Housing book. Committee Member Holton expressed concern with access for emergency personnel. Mr. Zambrano responded that it would be treated the same as a single-family home. Mr. Zambrano added that the State said that the City cannot require fire sprinklers for middle housing but there would still be fire-rated walls between units.

Chair Cotton asked for clarification that there is nothing that the City can do since the City has to comply with the State law. **Mr. Zambrano** responded affirmatively.

Vice Chair Lawrence stated that the intent is to reduce housing costs since developers would be able to build more units on a lot.

Committee Member Holton asked if property taxes would be increased for the homeowner of the original home. **Mr. Zambrano** responded that he was not sure. Mr. Zambrano stated that the units would still all be on one lot.

Committee Member Baden asked about accessory dwelling units (ADUs). **Mr. Zambrano** responded that the text amendment would also update sections of the Phoenix Zoning Ordinance to only allow ADUs on a lot with only one primary dwelling unit.

Vice Chair Lawrence asked for clarification that middle housing would still be allowed outside of the one-mile radius from Downtown Phoenix. **Mr. Zambrano** responded that citywide, middle housing will be allowed on 20 percent of the lots within any new subdivision of 10 acres or more. Vice Chair Lawrence asked for clarification that it would not be allowed anywhere else throughout the city. Mr. Zambrano responded that it would not be allowed by-right. Mr. Zambrano stated that if a new subdivision less than 10 aces wants to have middle housing and is outside of the one-mile radius from Downtown Phoenix, or if an existing subdivision wants to build middle housing, then those subdivisions can request to rezone to the MH Overlay District through the public hearing process.

Committee Member Holton asked if the State law would allow tents or recreational vehicles as dwelling units. **Mr. Zambrano** responded that it would have to be a fixed structure. Mr. Zambrano stated that there are established definitions in the Phoenix Zoning Ordinance. Committee Member Holton asked if modular homes would be

acceptable as middle housing. Mr. Zambrano responded that there are certain design review requirements for modular homes. Mr. Zambrano added that the text amendment will also update a section of the Pheonix Zoning Ordinance to require design review for middle housing. Committee Member Holton asked if middle housing would still have to figure out how to tap into the existing water and sewer lines. Mr. Zambrano responded affirmatively, noting that the Water Services Department would still review each site and would require certain improvements, if necessary, when going through the plan review and permitting process.

Committee Member Baden asked if the developers of subdivisions of 10 acres or more are required to build middle housing. **Mr. Zambrano** responded that 20 percent of the lots within a new subdivision of 10 acres or more are required to be zoned to allow middle housing. Mr. Zambrano stated that the developer can choose to not build middle housing on the lots zoned with the MH Overlay District and can choose to build single-family homes on those lots instead.

Committee Member Holton asked if there is any precedent for middle housing. **Chair Cotton** responded that when he stayed in Los Angeles, he rented a duplex. Chair Cotton added that growing up in New Hampshire, there were multiplexes everywhere. Chair Cotton stated that Phoenix is one of the only bigger places he has seen that does not allow it. Committee Member Holton asked if middle housing is a trend.

Committee Member Baden responded that middle housing is historical.

Chair Cotton stated that middle housing has been around forever, but Phoenix has only allowed single-family homes.

Committee Member Virgil stated that Oklahoma has a lot of middle housing.

Chair Cotton stated that Florida also has middle housing.

Committee Member Holton stated that this State law seems like it is full of problems, but he does not know what other cities have encountered. **Mr. Zambrano** responded that in Arizona, most cities and towns have only allowed single-family zoning. Committee Member Holton asked for clarification that this would be new to Arizona. Mr. Zambrano responded affirmatively.

Vice Chair Lawrence stated that in the past, developers were still able to build middle housing in Phoenix, as long as it was zoned for multifamily.

Mr. Zambrano responded that the difference with this law is that the duplex, triplex, or fourplex would be built on a single-family zoned lot.

Vice Chair Lawrence stated that a typical developer would likely locate all the MH-zoned lots together within a subdivision.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

No members of the public registered to speak on this item.

STAFF PRESENTATION

Samuel Rogers, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Mr. Rogers displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Mr. Rogers noted that middle housing must be compatible in scale, form, and character with single-family houses. Mr. Rogers summarized the middle housing requirements for the City. Mr. Rogers described the penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Mr. Rogers added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Mr. Rogers concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

QUESTIONS FROM THE COMMITTEE

Chair Arthur Greathouse III asked whether developers of new subdivisions of 10 acres or more would provide both a single-family and middle housing product. **Mr. Rogers** confirmed that new subdivision of 10 acres or more could develop with both housing products.

Committee Member Kassandra Alvarez inquired whether this was a statewide requirement. **Mr. Rogers** confirmed that the State law applies statewide.

Committee Member Mark Beehler asked whether the 20% middle housing in new subdivisions was a requirement or an option. **Mr. Rogers** clarified that it is an option.

Committee Member Greg Brownell asked for clarification on the overlay area. **Mr. Rogers** displayed the overlay map and described its boundaries. Committee Member Brownell asked if the one-mile buffer was measured from a central point in downtown. Mr. Rogers explained that it is measured from the boundaries of the Downtown Code.

Committee Member Brownell asked whether the State had reviewed or approved the proposed boundary. **Mr. Rogers** stated that he is not sure what the State has reviewed but confirmed that the proposal has been reviewed by the City's Law Department.

Committee Member Brownell inquired whether the proposal would allow two-story structures in the rear setback. **Mr. Rogers** explained that middle housing developments will still be required to comply with zoning standards, including setbacks, and the proposal will not change where two stories can be built.

Committee Member Brownell asked whether a one-story single-family home could add a second-story unit. **Mr. Rogers** stated that it could.

Committee Member Lee Coleman asked whether the proposal would impact Average Lot Subdivisions. **Mr. Rogers** stated that the proposed changes would consolidate subdivision options into a "Standard" option and a "Planned Residential Development" option.

Chair Greathouse asked whether there had been any research into how many units this proposal could add to the market. **Mr. Rogers** explained that research had not been conducted, as not every lot can feasibly fit four units or would redevelop.

Chair Greathouse asked whether 20% of lots or units would be permitted to develop as middle housing in new subdivisions. **Mr. Rogers** stated that it is 20% of lots.

Committee Member Trent Marchuk asked when in the process a developer would indicate they are using the middle housing provisions. **Mr. Rogers** explained this would occur during the platting stage. Committee Member Marchuk asked whether a developer could show a single-family product during rezoning and later add middle housing at platting. Mr. Rogers confirmed that is possible.

Committee Member Beehler asked whether the Village Planning Committee sees the plat. **Mr. Rogers** stated that the VPC sees the conceptual lot layout during rezoning, but platting occurs after that process.

Committee Member Brownell asked who would own the units if a developer built four on one lot. **Mr. Rogers** stated that there are no ownership restrictions and explained that condominiums are uncommon in Arizona due to State liability laws. Committee

Member Brownell expressed concern that the proposal will not promote generational wealth.

Committee Member Beehler stated that middle housing is unlikely to be implemented in South Mountain, as developers may be reluctant to mix housing types and reduce home values. **Committee Member Marcia Busching** stated that middle housing lots can be clustered in one location within a subdivision and stated there is an upcoming rezoning case with a mix of townhomes and single-family homes.

Committee Member Marchuk asked how rezoning stipulations regarding building elevations would apply if middle housing is later designated. **Committee Member Busching** explained that middle housing lots must be identified at the time of plat recording. **Mr. Rogers** stated that the rezoning process is followed by the platting process and stated he would follow up with more information.

Committee Member Busching asked why this item was presented for information only rather than recommendation. **Mr. Rogers** stated he did not know but would follow up.

Committee Member Marchuk asked for clarification on the boundaries of the overlay. **Mr. Rogers** explained that the proposal includes two elements: a one-mile overlay surrounding Downtown, and a citywide provision allowing 20% of lots in new subdivisions of 10 acres or more to develop middle housing.

Vice Chair Emma Viera asked whether a subdivision could develop middle housing regardless of community input. **Mr. Rogers** stated that 20% of lots in qualifying subdivisions may develop middle housing, but the VPC can still recommend denial of rezoning requests. Vice Chair Viera emphasized the importance of community involvement. Mr. Rogers responded that State law prohibits requiring a public hearing for this provision.

Committee Member Brownell asked whether a property owner outside the overlay could add a second story unit. **Mr. Rogers** clarified that the 20% rule only applies to qualifying new subdivisions. **Committee Member Busching** stated a second story unit could be added through accessory dwelling unit (ADU) process.

Committee Member Coleman asked whether a duplex could be developed on an existing R1-6 lot. **Mr. Rogers** stated that it is only permitted within the overlay or in qualifying new subdivisions. **Committee Member Busching** noted that an ADU could be built.

Committee Member Marchuk referenced a development with a single large lot and asked if the proposal could increase its density. **Mr. Rogers** stated that the proposal only applies to new subdivisions.

Committee Member Brownell asked who reviews ADUs. **Mr. Rogers** stated that ADUs are reviewed by the site planning team and clarified that middle housing developments under this proposal may not include ADUs, as they are multifamily.

Committee Member Brownell asked whether someone with property in the overlay could build another home. **Mr. Rogers** stated that an additional unit may be possible if development standards allow it.

Committee Member Brownell asked whether middle housing could be used as short-term rentals. **Mr. Rogers** stated that he believes there are no restrictions on short-term rentals. Committee Member Brownell asked what restrictions exist for short-term rentals. Mr. Rogers stated that a notice to neighbors may be required.

PUBLIC COMMENT

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC COMMENT CLOSED: COMMITTEE DISCUSSION.

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
OCTOBER 6, 2025

ITEM NO: 3	
	DISTRICT NO.: 4, 7, and 8
SUBJECT:	
Application #:	Z-3-25-4-7-8 (Companion Case Z-TA-1-25-Y)
Request:	Map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y)
Location:	Generally within one mile of the Downtown Code boundary
From:	Various zoning districts
To:	Various zoning districts with Middle Housing Overlay District
Acreage:	Approximately 4,467.45
Proposal:	Rezoning application to apply an overlay to properties generally within one mile of the Downtown Code boundary in conjunction with a text amendment to address recent changes to state statute regarding missing middle housing.
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department, Christopher DePerro

ACTIONS:

Staff Recommendation: Approval, as shown in Exhibit B of the Staff Report.

Village Planning Committee (VPC) Recommendation:
Ahwatukee Foothills 9/29/2025 Information only.
Alhambra 9/30/2025 Information only.
Camelback East 9/9/2025 Information only.
Central City 9/8/2025 No quorum.
Deer Valley 9/16/2025 Information only.
Desert View 9/2/2025 Information only.
Encanto 9/8/2025 Information only.
Estrella 9/16/2025 Information only.
Laveen 9/8/2025 Information only.
Maryvale 9/10/2025 Information only.
North Gateway 9/11/2025 Information only.
North Mountain 9/17/2025 Information only.
Paradise Valley 9/8/2025 Information only.
Rio Vista 9/9/2025 Information only.
South Mountain 9/9/2025 Information only.

Planning Commission Recommendation: Approval, as shown in Exhibit B of the Staff Report.

Motion Discussion: N/A

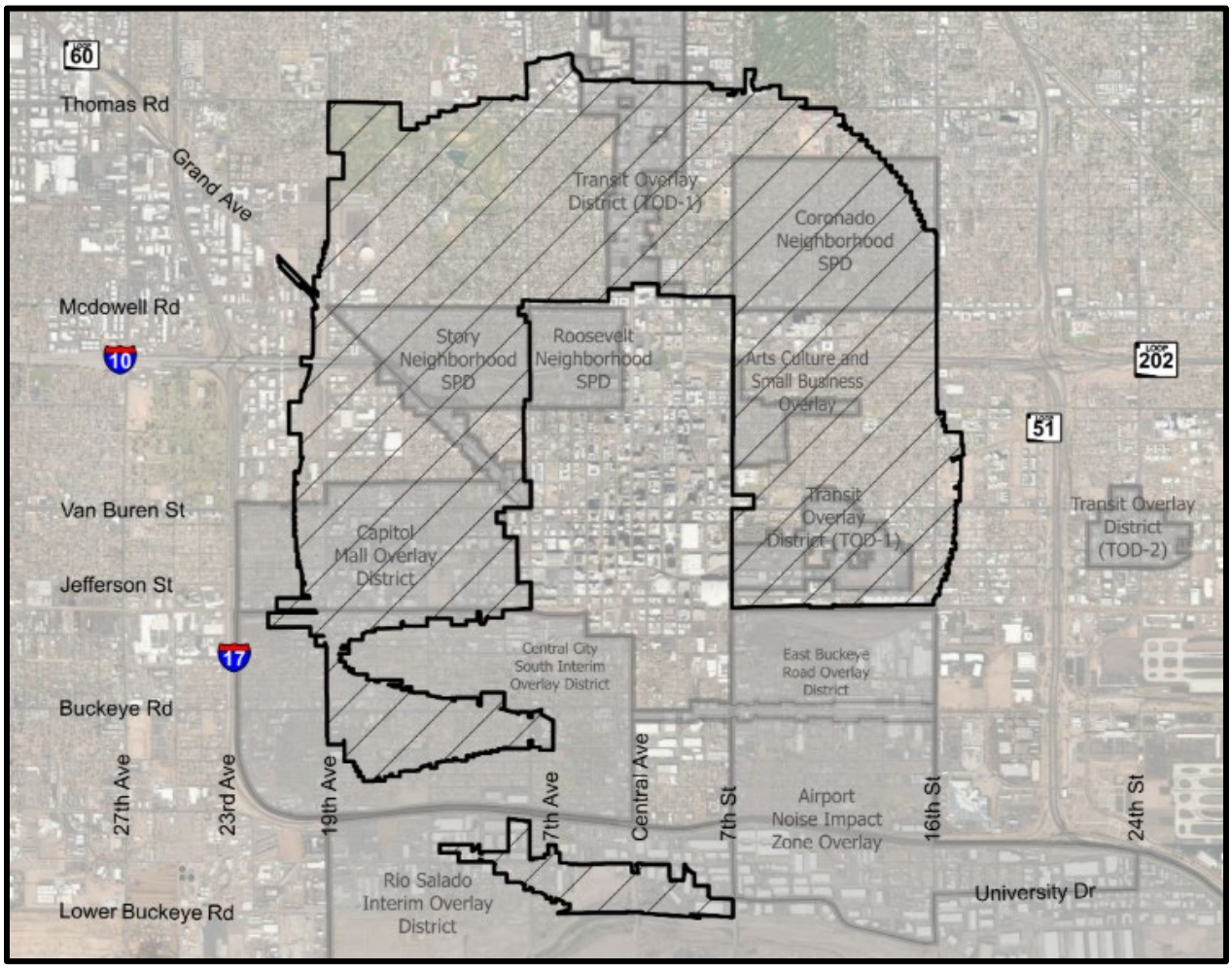
Motion details: Commissioner Gorriaz made a MOTION to approve Z-3-25-4-7-8, as shown in Exhibit B of the Staff Report.

Maker: Gorraiz
Second: James
Vote: 5-3 (Sorenson, Matthews, Boyd)

Absent: Hu
Opposition Present: Yes.

Findings: The proposed rezoning will create a Middle Housing (MH) Overlay District in conjunction with a text amendment to address recent changes to state statute regarding missing middle housing.

Proposed Zoning Overlay Boundary:



This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E

From: Dan Clark
To: PDD Middle Housing
Subject: Flight Path Areas
Date: Tuesday, August 12, 2025 6:55:41 AM

Hello,

I wanted to suggest that the flight path areas should be included in your map. Perhaps you create a rule that anything built in that area must have certain sound protection. Given the pushback and lobbying you're getting from Willo, if they are successful you will lose a lot of areas to build. I am in support of middle housing and this flight path area seems like a perfect place with some good city planning given how sparse the area is and the desperate need for housing even if not ideal.

Thanks

ATTACHMENT F

From: L Shannon Bryant
To: PDD Middle Housing
Subject: Proposed Middle Housing
Date: Tuesday, August 5, 2025 2:00:29 PM

I live in the Hacienda Historic District and if this passes will now be forced to MOVE. I will not live next to a 4-Plex with 4-5 cars parked in front. That is NOT why I selected my adorable quaint historic neighborhood with long term great neighbors. If your Plan is to gut the historic neighborhoods - and, have huge opposition to the Plan - boy, you succeeded.

I have worked in the legal community my entire career and be assured that I will be contacting legal counsel to fight this matter.

Shannon Bryant

Ms. L. Shannon Bryant
Brantley Bryant Legal Consulting, LLC
334 East Verde Lane | Phoenix, AZ 85012
Cell Phone: 602.770.7664

Please consider the environment before printing this e-mail.

From: Jen LaPointe
To: PDD Middle Housing
Subject: Historic neighborhood impact?
Date: Sunday, August 10, 2025 9:31:13 PM

Hello! I am writing to voice my concerns over the proposed zoning changes in downtown Phoenix neighborhoods, specifically federally registered historic places. To allow duplexes, triplexes or fourplexes on single family lots in registered historic neighborhoods (ie, Ashland Place) would negate the entire character and reason for the historic neighborhoods in the first place. There needs to be very specific planning involved to determine lots that make sense for this or havoc will ensue creating a mish-mash blend of issues between single family lots and multi-family lots. This needs to be thoughtful planning not a blanket rezoning. I am not against density but many lots should not be more than a main house and one ADU only. Jamming a fourplex next to a single family home will create a myriad of issues alone. Developers will buy up all the lots and true neighborhoods will be no longer.

Please tell me the historic neighborhoods would be exempt from this? Otherwise, there will be no more history-

Sincerely,
-Jennifer LaPointe, P.E., LEED AP
Take Flight, LLC

From: bplasencia
To: PDD Middle Housing; bplasencia Plasencia
Subject: Willo property owner statement
Date: Monday, August 11, 2025 5:51:24 PM

Hello
My name is Beth Plasencia. I have lived in the Willo neighborhood for nine years. After raising our children in Chandler, we wanted to experience the benefits of living and working in midtown Phoenix. The uniqueness of Willo drew us in and we purchased our home.

Living in mid town does not come without its issues. HOWEVER, we feel our neighborhood and its sense of community outweighs those issues.

We bought a single family home in the Willo neighborhood which is zoned as a single family residential neighborhood. The State of Arizona and the City of Phoenix threaten our home which is also a major investment. The state laws have been passed with little or no input from citizens for superseding existing zoning and historic designations in cities. This impact on the historic districts is tremendous and potentially fatal to the neighborhood.

We bought a single family home. Never in all the states I lived in has zoning been changed lacking the input of the people that own the property. After this bill was passed by the legislature, with little or no thought on how the impacted neighborhoods would feel, the City adjusted the Central Business District boundaries that impact most of the historic communities in the city including the Willo.

A four-plex in Willo will not be affordable. Currently there are town homes for sale on first avenue that are over $1,000,000. What it will do is lower the property values in the Willo and other historic neighborhoods. It will cause lower values for single family homes, street parking issues, traffic problems, and change the vibe of the neighborhood. How many places in Phoenix do neighbors regularly assemble for happy hours, community events and that is highly inclusive of all neighbors.

Although not able to attend tonight I will wear white clothing in spirit to support the neighborhoods. The changes that allow four-plexes is unethical if not illegal. I feel I was not given a voice rather eminent domain was implemented without fair

representation of the impacts on Willo and other historic communities. Please consider exceptions for historic areas, ones that have come back from decline. Once these historic homes are gone they never will be rebuilt.

Beth Plasencia
326 W Windsor Ave

Sent from Yahoo Mail for iPhone [mail.onelink.me]

From: bplasencia
To: PDD Middle Housing; Doug Plasencia
Subject: Willo property impact statement
Date: Monday, August 11, 2025 5:53:10 PM

The legislature playing partisan politics has perpetrated under false claims of affordable housing the ability to change residential densities in single family neighborhoods within one mile of a business district. This shift hits historic districts particularly hard because of the proximity of historic neighborhoods to the city centers. The cities have not as of yet effectively pushed back against this law in part due to competing agendas that pit neighborhoods against urban redevelopment funds.

In spite of partisan politics and city led special interest agendas what these officials are ignoring is that they are setting the stage for a taking of property rights. Inverse condemnation is a well understood tenet where the action of another owner or in this case government can not take action that harms another property. Second is the concept of due process where these policies and competing interests can debate community matters. A legislative hearing hardly qualifies as due process to notify those impacted and to provide a balanced voice. City officials that ignore this due process issue are likewise culpable.

As a nine year resident of a historic district impacted by this change, I implore the City to take every action to reverse this law and when the first permit comes to the City that no approvals be given that violates the bedrock constitutional principles of no taking including inverse condemnations, or that violates the premise of due process as described in the constitution.

Doug Plasencia
326 W Windsor Ave

Sent from Yahoo Mail for iPhone [mail.onelink.me]

From: Debby
To: PDD Middle Housing
Subject: text amendment Z-TA-1-25-Y and rezoning case Z-3-25-4-7-8
Date: Tuesday, August 12, 2025 5:11:24 PM

I am strongly opposed to this!! This area contains the only architecture worth saving in the entire city - It has charm, community, and tradition -there is still some greenery to keep Phoenix cooler! Why quadruple the population in this tiny area when there is the entire desert around us? Where will the water come from? Why not keep the developers happy in North Phoenix where they can build the cheap tickey-tackey houses they've started?

Debby Gelbspan
81 E Ashland Ave
85004

Written Testimony for Public Record

Case: Z-TA-1-25-Y (Middle Housing Text Amendment) and Z-3-25-4-7-8 (Companion Rezoning)

Date: August 14, 2025
To: City of Phoenix Planning & Development Department; Planning Commission; City Council
From: Gregg and Lisa Carrington
Address: 26 W Vernon Ave (Willo Historic District)
Email: greggcarrington@gmail.com
Residents, Willo Historic District (National Register & HP overlay)

Position

We oppose Z-TA-1-25-Y and the companion Z-3-25-4-7-8 as currently drafted. We respectfully request revisions that (1) fully leverage existing historic preservation review and demolition controls in HP districts, (2) align implementation with adopted neighborhood conservation plans, and (3) prevent unintended incentives to demolish contributing historic structures.

While we strongly support protecting all of Phoenix's historic neighborhoods, we understand from the recent public meeting that the City may not be granting exemptions to the Middle Housing Law. If so, it is even more critical that this ordinance incorporate the following six amendments to ensure state compliance **and** the preservation of the character and integrity of these districts.

We support the efforts of **Save Historic AZ** and the **Willo Neighborhood Association**, specifically:

1. Exemption for historic districts from the Middle Housing Law;
2. Using the "Business Core" section of the Downtown Code (DTC) as the Middle Housing zone — which would set the northern boundary at Palm Lane instead of Thomas Road;
3. Including delayed implementation in the text amendment. While the law says it must be adopted by Jan. 1, 2026, it does not require immediate activation.

Context

The State's 2024 law (A.R.S. § 9-462.13 via HB 2721) requires cities to allow up to **four dwelling units per lot** within one mile of Downtown and limits required off-street parking to **no more than one space per unit**. State law does not exempt historic districts, but it also does not change Phoenix's existing HP design review or demolition-approval procedures.

Phoenix is home to many unique and historically significant neighborhoods — from Encanto-Palmcroft to Garfield to Coronado to Willo — each with its own architectural character. In Willo, for example, we already have historic duplexes, triplexes, and quads that fit seamlessly into our historic fabric because they were built to match the neighborhood's scale, setbacks, and styles. The amendments we propose would allow that kind of compatible middle housing in *all* historic districts while discouraging demolition-first redevelopment and out-of-scale construction.

We also live in the most densely populated area of Phoenix, and the Willo Neighborhood has supported every multi-family housing project adjacent to our neighborhood for the past 25 years — including Tapestry, Muse, Arthaus, Willo Lofts, and more. We recognize the housing shortage, but opening historic districts to demolition and speculative redevelopment will not solve the crisis — it will only destroy irreplaceable heritage.

Lessons from the 1970s

Phoenix's 1960s–70s "urban renewal" policies demolished large portions of downtown's historic fabric. Blocks of irreplaceable architecture, including historic fire stations and early commercial buildings, were replaced with lifeless concrete structures. While Heritage Square was saved at the last moment, the broader damage is still regretted today. We should not repeat those mistakes in our historic neighborhoods.

Why preservation and "middle housing" can co-exist

Research from the National Trust for Historic Preservation shows that older, smaller buildings help neighborhoods thrive economically, socially, and environmentally. Adaptive reuse avoids the problems created by demolition and maintains the unique character that draws people to our city.

Middle housing can and should be integrated into historic districts — but only if design, scale, and reuse are prioritized over demolition.

Specific Concerns

1. **Demolition Risk in HP Districts** – Without strong reinforcement of HP rules in this ordinance, there is an incentive to demolish contributing homes and replace them with box-style fourplexes built to minimum parking standards.
2. **Parking Impacts** – The state parking cap (1 space per unit) will cause spillover onto already-congested streets unless paired with curb-management tools.

3. **Conflict with Conservation Plans** – Adopted neighborhood conservation plans emphasize rehabilitation and compatibility; this amendment could shift economics toward teardown if left unchecked.

What Still Applies in Historic Neighborhoods

- **HP Design Review** – COA or CNE required for exterior changes and infill.
- **HP Demolition Approval** – Separate HPO review and hardship process still required for demo of contributing structures.
- **Local Authority Remains** – Council can reinforce HP rules in the MHOD text and pair the overlay with parking management, adaptive-reuse incentives, and extended demolition holds.

Six Required Amendments

1. **HP Applicability Clause:** All middle housing in HP districts must follow HP design review and demolition approval procedures — including Certificates of Appropriateness/No Effect, demolition approval, and the Certification of Economic Hardship process.
2. **Form Compatibility:** Require middle housing in HP districts to match the same frontage, setbacks, height planes, lot coverage, and porch/entry patterns already required for single-family homes in the district's HP guidelines. This allows neighborhoods like Willo to continue integrating duplexes, triplexes, and quads that match the historic fabric, while preventing out-of-scale or incompatible new builds.
3. **Adaptive-Reuse Incentive:** Create a fee reduction and expedited review for projects that add units by converting the interior of existing contributing homes instead of demolishing them.
4. **Curb Management Commitment:** Pair the overlay with Residential Permit Zones or similar curb-management tools so parking caps don't overwhelm historic streets.
5. **Annual Report:** Require staff to track and report demolitions, adaptive reuse vs. teardowns, and parking impacts in HP districts every year.
6. **Extended Demolition Hold:** Increase the demolition hold period for contributing historic properties in HP districts from the current 1 year to 2 years, allowing more time to explore preservation and adaptive-reuse options before historic structures are lost.

Legal Defensibility

These six amendments are fully compatible with A.R.S. § 9-462.13. The statute establishes minimum entitlements for middle housing but explicitly leaves in place local Historic Preservation design review, demolition controls, and administrative procedures. None of these

amendments reduce the number of units allowed, impose a more restrictive process than that applied to single-family homes in the same HP district, or increase parking requirements beyond the state cap. Instead, they operate within the City's retained authority to manage design, demolition timing, and neighborhood compatibility — tools the state deliberately left in local hands.

Conclusion

Since no exemptions will be provided for historic districts, the only path to protecting the character of Phoenix's historic neighborhoods while meeting state housing mandates is to embed these six amendments into Z-TA-1-25-Y / Z-3-25-4-7-8.

Phoenix can comply with state law **and** ensure that middle housing in historic districts is compatible, context-sensitive, and preservation-minded. Please adopt these changes before final approval.

Respectfully,
Gregg and Lisa Carrington
Residents, Willo Historic District

RCVD 9/29/2025

Save Historic AZ

Save Historic AZ
PO Box 33922
Phoenix, AZ 85067
savehistoricaz@gmail.com

Dear Honorable Councilmember,

We are writing to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, and others, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-family use. That is not the case in our historic districts, which are already zoned for higher density.

The **Phoenix Zoning Code** reinforces this:

- R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).
- R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).
- These properties are explicitly described as having "multi-family development" potential, and are therefore not classified as "single-family residential zoning"—which is the key condition required for the Middle Housing Law to apply.

If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited the law's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservation goals.

Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51% contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and local funding into preserving these neighborhoods and in encouraging residents to restore and live in them.

Allowing the Middle Housing Law to take root in historic areas would:

- Incentivize demolition of historic homes,
- Accelerate the erosion of historic character, and
- Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical—it is already happening in cities that failed to protect their historic cores. We ask the City to formally adopt this legal interpretation: The Middle Housing Law does not apply to our historic districts. We urge you to stand with us in defending Phoenix's legacy neighborhoods from inappropriate zoning changes that will permanently alter their character.

For more information on the tremendous cultural and economic value these districts provide, we invite you to review this report: https://www.placeeconomics.com/resources/preservation-phoenix-style/

Thank you for your service to our city and for helping us preserve its unique history.

Sincerely,

Bradley Brauer, President,
Willo Neighborhood Association
Co-Chair, Save Historic AZ

Opal Wagner, Co-Chair,
Save Historic AZ

Robert Warnicke
Robert Warnicke Law PLC

Elle January, President,
Los Olivos Historic Neighborhood

Sasha Robinson, President
Story Preservation Association

From: Paul Zagnoni <pzagnoni@gmail.com>
Sent: Thursday, October 2, 2025 11:56 PM
To: PDD Planning Commission
Subject: A.R.S. Section 38-431.02

Dear Honorable Councilmembers, I am writing you as an owner of a historic home in LA Hacienda for over 25+ years to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, andothers, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-
not the case in our historic districts, which are already zoned forhigher density.

The Phoenix Zoning Code reinforces this:

·R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).

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·These properties are explicitly described as having "multi-family development" potential, and are therefore not classifiedas "single-family residential zoning"-which is the key condition required for the Middle Housing Law to apply.

If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited thelaw's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservationgoals.

Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51%contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and localfunding into preserving these neighborhoods and in encouraging residents to restore and live in them.

Allowing the Middle Housing Law to take root in historic areas would:

·Incentivize demolition of historic homes,

·Accelerate the erosion of historic character, and

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This is not hypothetical-it is already happening in cities that failed to protect their historic cores. I ask the City to formally adopt this legal interpretation: The Middle Housing Law does not apply to our historic districts. We urge you to stand with us in defending Phoenix's legacy neighborhoods from inappropriate zoning changes that will permanently alter their character

Thank you for your service to our city and for helping us preserve its unique hheritage.

Paul Zagnoni

602-571-1681 cell

From: Laura Zagnoni <laura.zagnoni@gmail.com>
Sent: Friday, October 3, 2025 12:06 AM
To: PDD Planning Commission
Subject: Middle Housing (Z-TA-1-25-Y and Z-3-25-4-7-8)

For meeting occuring on October 6, 2025, 6:00 pm, Agenda item #2:

Save Historic AZ

Dear Honorable Councilmembers,
I am are writing to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.
My family has resided in a historic district for over 25 years (Willo, and now La Hacienda) and have chosen to stay because of the value and community within these districts. We urge you to consider the points made below as well as the residents and communities that would be adversely affected.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, andothers, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-
not the case in our historic districts, which are already zoned forhigher density.
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·These properties are explicitly described as having "multi-family development" potential, and are therefore not classifiedas "single-family residential zoning"-which is the key condition required for the Middle Housing Law to apply.
If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited the law's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservationgoals.
Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51%contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and localfunding into preserving these neighborhoods and in encouraging residents to restore and live in them.
Allowing the Middle Housing Law to take root in historic areas would:
·Incentivize demolition of historic homes,
·Accelerate the erosion of historic character, and
·Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical-it is already happening in cities that failed to protect their historic cores. We ask the City to formallyadopt this legal interpretation: **The Middle Housing Law does not apply to our historic districts.**
Thank you for your consideration and attention to this important matter.
Laura Zagnoni

From: PAT KORDELSKI <patkordelski@cox.net>
Sent: Friday, October 3, 2025 7:49 AM
To: PDD Planning Commission
Subject: Bill to destroy historic neighborhoods by allowing four-plexus to be built on property HB 4721

I am sending my vote to disagree with the proposed legislation to allow this outrageous travesty to our historic neighborhoods. Legislating after the fact and calling it a measure to provide affordable housing is a misnomer. This is being done under the guise of providing builders and construction companies the ability to make money on the backs of hard working people who have chosen a particular area for its charm and sense of community. This is another example of our legislators doing exactly what they want to do , rather than addressing the housing problem with viable solutions.

Do not destroy our neighborhoods. We are unhappy with this piece of legislation. Shame on this commission.

Pat Kordelski

October 3, 2025

City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Dear Honorable Commission Members:

On behalf of the Preserve Phoenix board, we strongly urge the commission to recognize that historic neighborhoods should be exempt from HB 2721. We are calling for the commission and city council to act immediately to adopt protective zoning amendments that recognize the unique density and character of historic districts and respect their contribution to Phoenix's identity.

HB 2721 removes local control by requiring Phoenix and other large cities to allow duplexes, triplexes, fourplexes, and townhomes "by right" in single-family zones within one mile of the Central Business District and in 20% of all new developments over 10 acres. If Phoenix does not adopt compliant zoning by January 1, 2026, this development will be automatically permitted on all single-family lots without local review — a permanent and irreversible change.

The "Missing Middle Law" aims to create multi-family options and create denser housing opportunities in the city. Phoenix's 36 historic districts — including Roosevelt, F.Q. Story, Garfield, Coronado, Willo, and others — are among the densest residential neighborhoods in the city, already zoned R-1-6, which has allowed multifamily options since 1998.

We believe that the city should work to retain robust demolition review and design guidelines for contributing structures, ensuring Certificates of Appropriateness and Certificates of Eligibility remain enforceable and advocate at the state level for legislative changes that explicitly exempt historic districts from HB 2721's mandates.

These neighborhoods have proven economic, environmental, and social value: higher property values, more walkability, greater tree cover, and stronger small-business job growth. HB 2721 provides no exemption for historic districts, risking demolition of contributing and non-contributing properties alike, and weakening the integrity of districts that depend on a majority of contributing structures to maintain historic status.

Preserve Phoenix is committed to being a partner in smart, sustainable growth that balances the need for housing with the equally urgent need to protect the cultural, economic, and

environmental value of our historic districts. Phoenix can grow without losing its soul — but only if we act now.We respectfully urge you to help protect Phoenix history and defend these historic districts that are at risk.

Sincerely,

Erin Lindsey

Erin Lindsey
President, Preserve Phoenix

cc: Kate Gallego, Mayor
Members of Council
Joshua Bednarek, Planning & Development
Helana Ruter, Historic Preservation Office

From: Christine Hall <christinehall1540@gmail.com>
Sent: Saturday, October 4, 2025 9:07 AM
To: PDD Planning Commission
Subject: Middle Housing Agenda item

I object to Agenda Item #2 on Middle Housing (Application # Z-TA-1-25-Y)

Sent from Christine Hall, 1540 W Vernon Ave, Phoenix 85007.

From: Nicole Brickner <nbrickner@hotmail.com>
Sent: Saturday, October 4, 2025 12:26 PM
To: PDD Planning Commission
Subject: Opposition proposed text amendment item 2.

My name is nicole brickner at 602 380 4670. I oppose proposed text amendment, item 2. Thank you
-nicole brickner

From: Christopher Bates <chrisbates@cox.net>
Sent: Monday, October 6, 2025 5:50 PM
To: PDD Planning Commission
Subject: Middle Housing Law

Planning Commission:

I live in Windsor Square and am opposed to the Middle Housing Law being applied in Central Phoenix, as it may negatively impact historic neighborhoods and their status. The proliferation of affordable four-plexes and other multi-family housing would surely be good for some, but could endanger the status of historic districts in our city.

Christopher Bates
230 E. Oregon Avenue
Phoenix, AZ 85012

From: walter switzer <psswitzer@icloud.com>
Sent: Monday, October 6, 2025 7:16 PM
To: PDD Planning Commission
Subject: Historic District Change

Sent from my iPhone
Please vote against the proposal to change the Historic District rules to allow multiple units to be built on properties in our historic districts. Thank you.
Walter E. Switzer, III, Trustee
369 E. Catalina Drive
Phoenix, Arizona 85012