



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-21-18-8
May 31, 2018

South Mountain [Village Planning Committee](#) Hearing Date: June 12, 2018
[Planning Commission](#) Hearing Date: August 2, 2018

Request From: [S-1](#) (5.02 acres)
 Request To: [R1-6](#) (5.02 acres)
 Proposed Use: Single-family residential
 Location: Approximately 320 feet east of the northeast corner of 41st Street and Southern Avenue

Owner/Applicant: Queen E Land, LLC
 Representative: Nick Labadie, Rose Law Group, PC
 Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Residential 3.5 to 5 dwelling units per acre		
Street Map Classification	Southern Avenue	Arterial	40 feet north half street
<p>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposal is consistent with the scale and character of existing residential development in the surrounding area.</p> <p>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: <i>Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>The proposal would allow the development of an underutilized parcel with single-family residential housing compatible with the land use pattern and character of the surrounding area.</p>			

Applicable Plans, Overlays, and Initiatives		
<u>Complete Streets Guiding Principles</u> See Background Item #9.		
<u>Tree and Shade Master Plan</u> See Background Item #8 and #10.		

Surrounding Land Uses/Zoning		
	<u>Zoning</u>	<u>Land Use</u>
On Site	S-1	Vacant
North	S-1	Vacant
South (across Southern Avenue)	R1-6	Single-family residential
East	R-2	Single-family residential
West	R1-8	Single-family residential

R1-6 Single-Family Residential (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	5.02 acres
Total Number of Units	-	24
Dwelling Unit Density (units/gross acre)	5.5; 6.5 with bonus	Met – 4.78
Minimum Lot Width	Minimum 45 feet	Met – Minimum 45 feet
Minimum Lot Depth	None, except 110 feet adjacent to freeway or arterial	Met – None less than 111 feet
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	Met – Primary structure, not including attached shade structures: 40% Total: 50%
Maximum Building Height	2 stories and 30 feet (except that 3 stories not exceeding 30 feet are permitted when approved by the design advisor for demonstrating enhanced architecture)	Met - 2 stories and 30 feet

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Perimeter Standards</i>		
Perimeter Building Setbacks	Street: 15 feet, in addition to landscape setback Rear: 15 feet (1-story) and 20 feet (2-story) Side: 10 feet (1-story) and 15 feet (2-story)	Met – Street: 15 feet Rear: 15 feet (1-story) and 20 feet (2-story) Side: 10 feet (1-story) and 15 feet (2-story)
Perimeter Landscape Setbacks	15 feet average, 10 feet minimum (Does not apply to lots fronting onto perimeter streets)	Met – 15 feet
Common Area	Minimum 5% of gross area	Met – 6.7%

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 5.02 acres located approximately 320 feet east of the northeast corner of 41st Street and Southern Avenue from S-1 (Ranch or Farm Residence District) to R1-6 (Single-Family Residence District) to allow single-family residential.

GENERAL PLAN

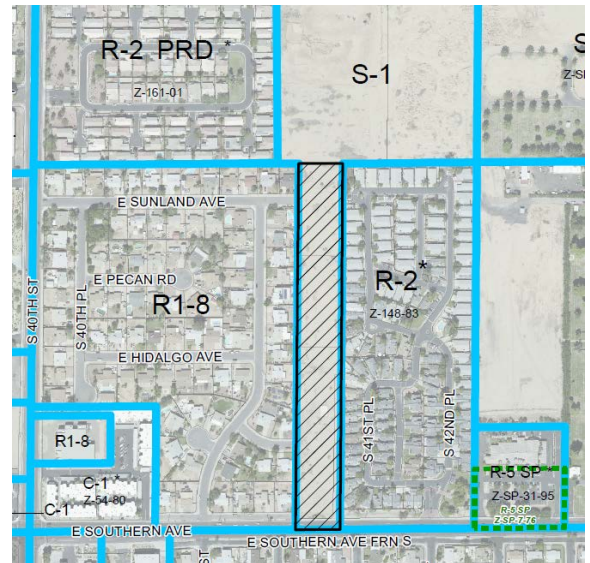
2. The subject site is designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The request for R1-6 single-family zoning is consistent with the General Plan Land Use Designation.



Source: City of Phoenix Planning and Development Department

ZONING AND LAND USE

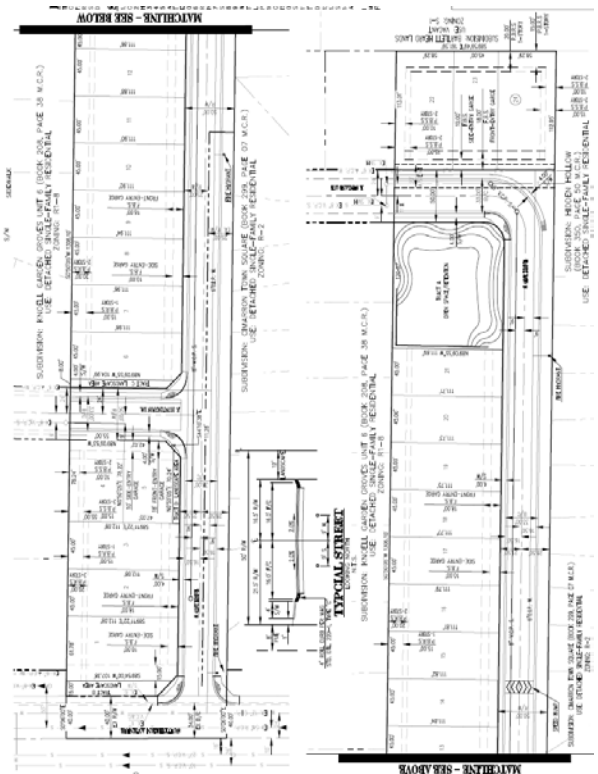
3. The subject site is a vacant lot zoned S-1 (Ranch or Farm Residence District).
 - Adjacent to the subject site to the north is a vacant lot zoned S-1 (Ranch or Farm Residence District).
 - Adjacent to the subject site to the east are single-family homes zoned R-2 (Multifamily Residence District).
 - South of the subject site, across Southern Avenue, are single-family homes zoned R1-6 (Single-Family Residence District).
 - Adjacent to the subject site to the west are single-family homes zoned R1-8 (Single-Family Residence District).



Source: City of Phoenix Planning and Development Department

SITE PLAN & ELEVATIONS

4. The conceptual site plan proposes 24 single-family residential lots for a density of 4.78 dwelling units per acre. The average lot size is 45 feet in width and approximately 112 feet in depth. The R1-6 zoning district permits single-family residential homes at a maximum height of two stories and 30 feet. Three stories, not exceeding 30 feet, is permitted when approved by the design advisor for demonstrating enhanced architecture.



Source: Conceptual Site Plan provided by applicant

5. The street layout includes a key access point from Southern Avenue. In addition, there are street connections to the west from Sunland Avenue and Huntington Drive. In order to maintain the connections to the surrounding area, staff has included a stipulation regarding specific conformance to these street connections that are shown on the proposed site plan. This is addressed in Stipulation #1.

In addition, the connections to the existing street network are also provisions addressed in the City of Phoenix Subdivision Ordinance.

6. The proposed development, as stipulated, includes a detached sidewalk along Southern avenue in addition to a concentration of open space in the northern portion of the site. These provisions will provide the infrastructure to create a healthier and safer neighborhood for residents.
7. The applicant did submit conceptual elevations with the proposal. However, staff stipulations do not require general conformance to these elevations because the property is subject to the Single-Family Design Review process and the elevations do not exceed the design requirements of this process.

Single-Family Design Review is required for all single-family detached developments where 10 percent or more of the lots are equal to or less than 65 feet in width. The design guidelines evaluated in this review address building elements including, but not limited to, buildings' relationship to the street, driveway orientation, street orientation, housing diversity, color diversity, roof diversity, building materials, plant palettes, exterior detailing, and garage treatment.

TREE AND SHADE MASTER PLAN & COMPLETE STREETS GUIDING PRINCIPLES

8. The Tree & Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the City's planning and development process. Toward that end, staff stipulations require that sidewalks along Southern Avenue be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and be planted with the required trees. This is addressed in Stipulation #2.
9. As stipulated, the design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. The stipulations are intended to provide a safe and inviting pedestrian environment that encourages walkability and thermal comfort.
10. The common open space and retention is located on the northern part of the subject site. To ensure that the common open space includes shade for residents, staff has recommended a stipulation that a minimum of 25 percent of the open space shall be shaded using trees or structures. This is addressed in Stipulations #3.

COMMUNITY INPUT

11. Staff has received five letters for this rezoning case, both in support and opposition. One letter that supports the rezoning noted that single-family residential is appropriate for the location and are supportive of the investment for this infill site. The four letters that are opposed to this rezoning case have concerns about 2-story homes in this area and additional traffic caused by the street connections on Sunland Avenue and Huntington Drive. Others also noted concerns about noise and dust disturbances from developing the vacant lot.

INTERDEPARTMENTAL COMMENTS

12. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
13. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2240 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
14. The Parks and Recreation Department does not have any trail or trail easement comments.
15. The Street Transportation Department requires the developer to dedicate 50 feet of right-of-way for 41st Place, Huntington Drive, and Sunland Avenue and provide ADA-compliant street improvements. In addition, there must be a 10-foot sidewalk easement dedicated on the north side of Southern Avenue and a right-of-way radius dedicated at the northeast and northwest corners of 41st Place and Southern Avenue. These are addressed in Stipulations #4 through #8.
16. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
17. The Public Transit Department has no concerns regarding the request.
18. The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #9.

OTHER

19. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 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 #10.

20. 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 abandonment may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.
2. The proposed development will enhance a vacant lot that is currently underutilized.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped March 22, 2018 with specific regard to maintaining vehicular access to the adjacent subdivision to the west by connecting to Sunland Avenue and Huntington Drive, as approved by the Planning and Development Department.
2. The sidewalk along the Southern Avenue frontage shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and required trees be planted on both sides of the sidewalk, as approved by the Planning and Development Department.
3. A minimum 25 percent of the required open space shall be shaded using trees or structures, as approved by the Planning and Development Department.
4. Right-of-way totaling 50 feet shall be dedicated for 41st Place, as approved by the Planning and Development Department.
5. Right-of-way totaling 50 feet shall be dedicated for Huntington Drive and Sunland Avenue between the existing street to 41st Place, as approved by the Planning and Development Department.
6. A 10-foot sidewalk easement shall be dedicated on the north side of Southern Avenue.
7. A 20-foot right-of-way radius shall be dedicated at the northeast and northwest corners of 41st Place and Southern Avenue.

8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.
10. 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.

Writer

Hannah Bleam

May 31, 2018

Team Leader

Samantha Keating

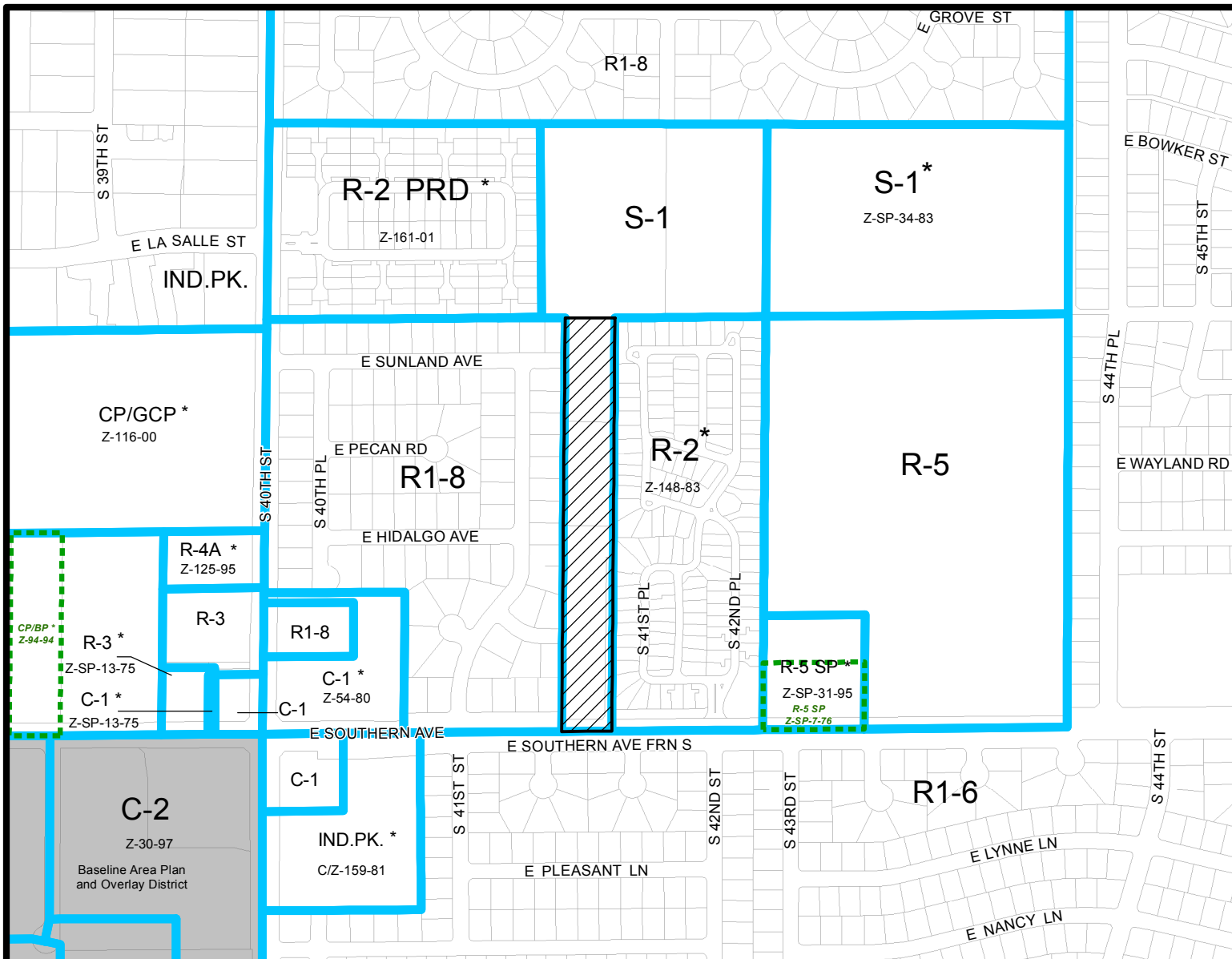
Exhibits

Sketch Map

Aerial

Site Plan date stamped March 22, 2018

Elevations date stamped March 22, 2018 (6 pages)



Feet

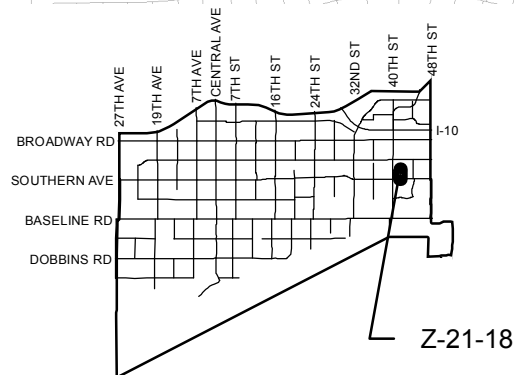
510 255 0 510

SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Queen E Land LLC

APPLICATION NO. Z-21-18

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

5.02 Acres

DATE: 4/10/2018
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 3-37

ZONING MAP

D-10

REQUESTED CHANGE:

FROM: S-1 (5.02 a.c.)

TO: R1-6 (5.02 a.c.)

MULTIPLES PERMITTED

S-1

R1-6

CONVENTIONAL OPTION

5

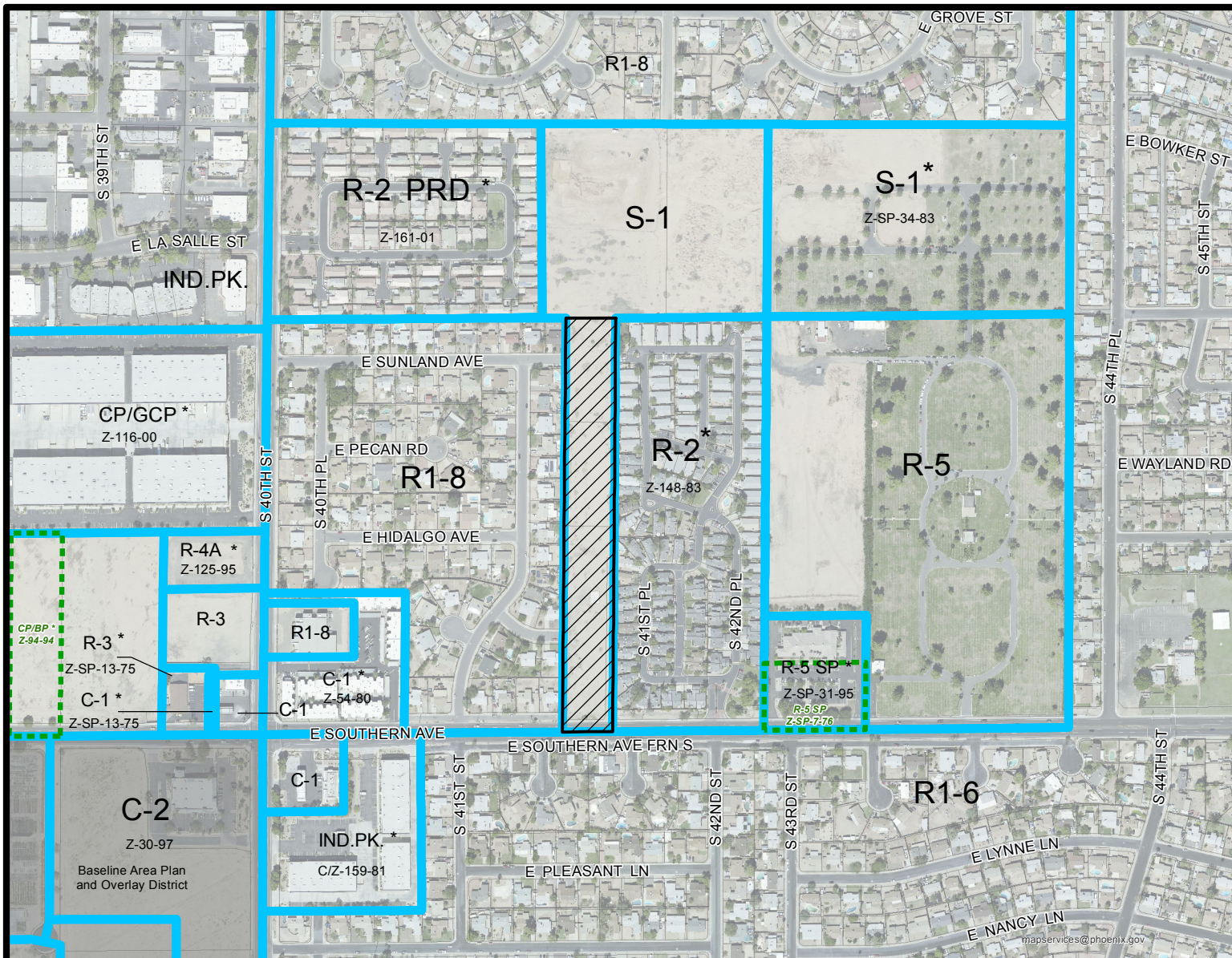
26

* UNITS P.R.D. OPTION

N/A

32

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



Feet

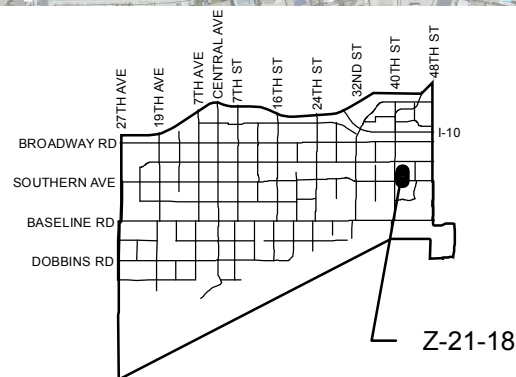
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FROM: S-1 (5.02 a.c.)

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MULTIPLES PERMITTED

S-1

R1-6

CONVENTIONAL OPTION

5

26

* UNITS P.R.D. OPTION

N/A

32

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

DEVELOPER/OWNER

QUEEN E. LAND, LLC
ATTN: MR. JONATHAN S. LEWNE
1020 EAST CAMELBACK ROAD, STE 801
PHOENIX, AZ 85018
(480) 350-5501
COLUMBSCORP@AOL.COM

ENGINEER

D & M ENGINEERING
ATTN: STEVE BARCELLOH
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
(480) 350-9590

SITE DATA

GROSS AREA = 27,850 SF, 5.0 AC.
NET AREA = 26,311 SF, 4.78 AC.
EXISTING ZONING = S-1
PROPOSED ZONING = R1-6 - SINGLE-FAMILY (PRO)
EXISTING USE = VACANT
TAX ASSESSORS PARCEL NO = 123-16-0010/E/F
QUARTER SECTION = 3-37
TOTAL NUMBER OF LOTS = 24 OR 48 DU./AC
MAX. DENSITY ALLOWED = 5.5 DU./AC ~ 27 LOTS OR WITH BONUS 6.5 DU./AC ~ 32 UNITS
LOT SALES PROPOSED = Y X N

LEGAL DESCRIPTION

PARCEL NO. 1:
THE NORTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF LOT 65, OF BARLETTT HEARD LANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 35.

PARCEL NO. 2:
THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF LOT 65, OF BARLETTT HEARD LANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 35.

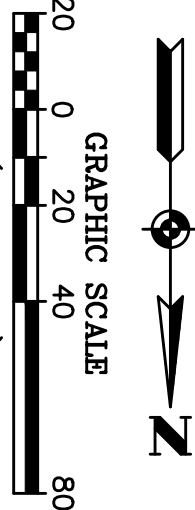
PARCEL NO. 3:

THE WEST 33 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF LOT 65, OF BARLETTT HEARD LANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 35.

PARCEL NO. 4:

THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF LOT 65, OF BARLETTT HEARD LANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 35.

EXCEPT THE WEST 33 FEET THEREOF.



R1-6 TABLE A SINGLE-FAMILY DETACHED PLANNED RESIDENTIAL DEVELOPMENT (PRD)

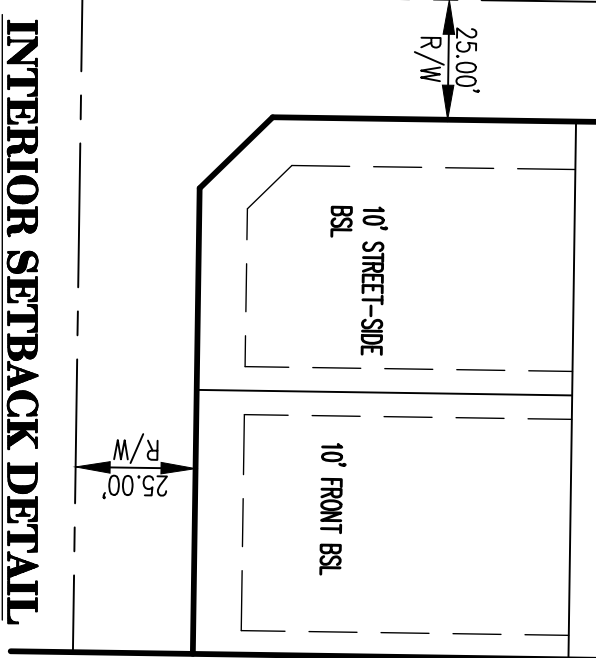
STANDARDS	PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED
MINIMUM LOT WIDTH (IN THE EVENT OF HORIZONTAL PROPERTY REDUCTIONS, OF THE STRUCTURE TO THE WIDTH OF THE STRUCTURE AND EXCLUSIVE USE AREA)	45' MINIMUM	45' MINIMUM
MIN. LOT DEPTH	NONE, EXCEPT 110' ADJACENT TO FREEMWAY OR ARTERIAL	NONE, EXCEPT 110' ADJACENT TO FREEMWAY OR ARTERIAL
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	5.5; 6.5 W/ BONUS	4.8
MIN. PERIMETER BLDG. SETBACKS	STREET (FRONT/REAR/SIDE): 15' N. ADDITION REAR: 15' (1-STORY), 20' (2-STORY) SIDE: 10' (1-STORY), 15' (2-STORY)	STREET (FRONT/REAR/SIDE): 15' N. ADDITION REAR: 15' (1-STORY), 20' (2-STORY) SIDE: 10' (1-STORY), 15' (2-STORY)
COMMON LANDSCAPE SETBACK	15' AVERAGE, 10 MINIMUM DOES NOT APPLY TO LOT FRONTING STREETS	15' AVERAGE, 10 MINIMUM DOES NOT APPLY TO LOT FRONTING STREETS
MIN. INTERIOR BLDG. SETBACKS	FRONT: 10' STREET SIDE: 10' REAR: NONE SIDE: NONE (EST. BY BUILDING CODE)	FRONT: 10' STREET SIDE: 10' REAR: NONE SIDE: NONE
MIN. BLDG. SEPARATION	NONE	NONE
MIN. GARAGE SETBACK	18' FROM B/SW FOR FRONT-LOADED GARAGES, 10' FROM P/L FOR SIDE-LOADED GARAGES	18' FROM B/SW FOR FRONT-LOADED GARAGES, 10' FROM P/L FOR SIDE-LOADED GARAGES
MAX. 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
MAX. HEIGHT	2 STORIES AND 30' EXCEPT THAT 3 STORIES NOT EXCEEDING 30' ARE PERMITTED WHEN APPROVED BY THE DESIGN ADVISOR FOR DEMONSTRATING ENHANCED ARCHITECTURE	2 STORIES AND 30'
COMMON AREAS	5% GROSS AREA (13,550 SF)	14,888 S-F-4.7%
LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL 30% (PRO SPECIFIC CALCULATION)	PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL 30% (PRO SPECIFIC CALCULATION)
ALLOWED USES	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 302 AND 303 DIVISION TO CREATE 4 OR MORE LOTS	DEVELOPMENT REVIEW PER SECTION 302 AND 303 DIVISION TO CREATE 4 OR MORE LOTS
STREET STANDARDS	PUBLIC STREET OR PRIVATE ACCESSWAY	PUBLIC STREET
ON-LOT AND COMMON RETENTION	COMMON RETENTION REQUIRED FOR LOTS LESS THAN 8,000 SQ. FT. PER GRADING AND DRAINAGE ORDINANCE REQUIREMENTS	COMMON RETENTION
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	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

CONCEPTUAL SITE PLAN FOR VILLAS AT TOWN CENTER - A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE-FAMILY DESIGN REVIEW

A PORTION LOT 65 - BARLETTT HEARD LANDS, LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

TRACT TABLE

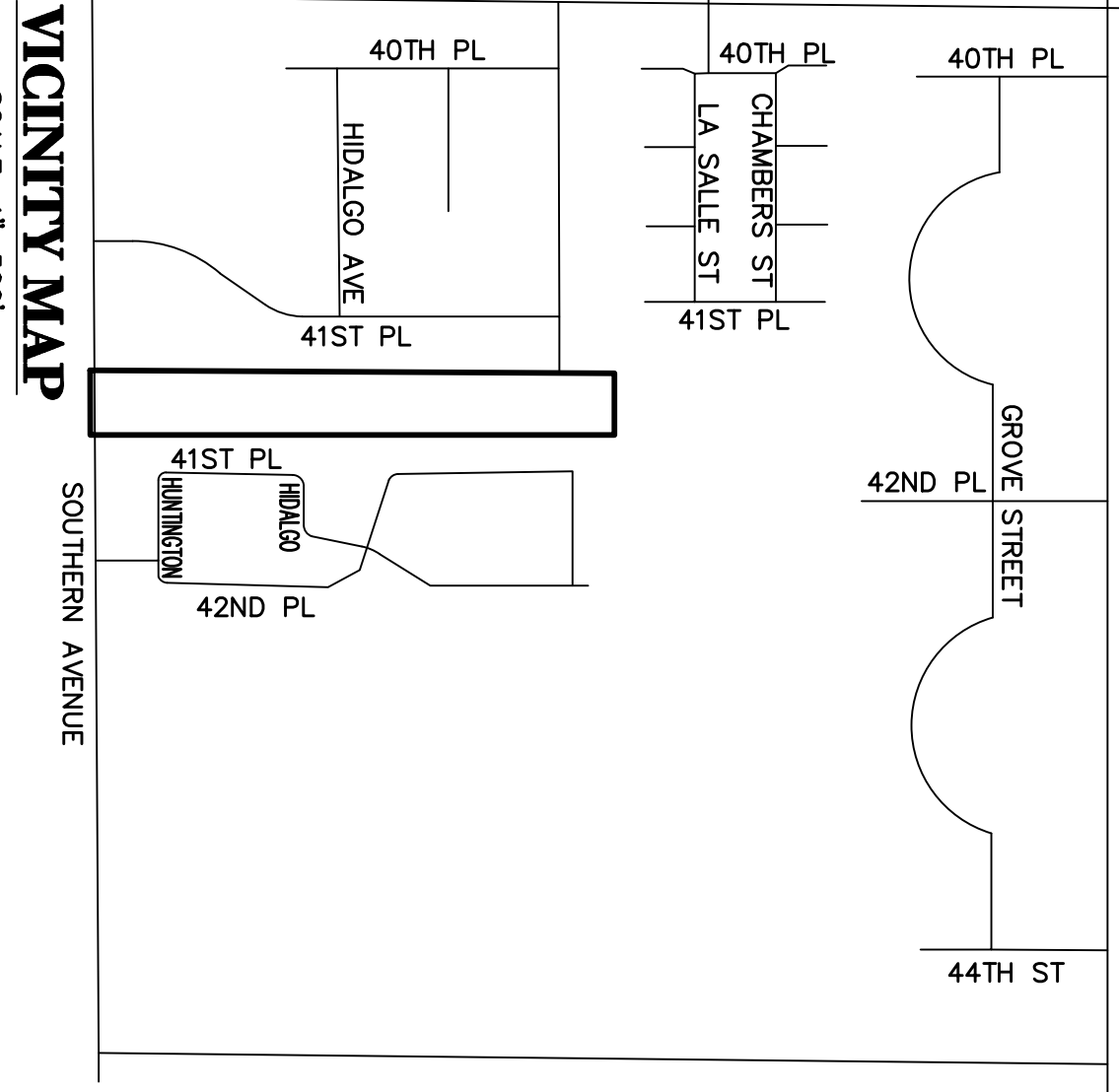
TRACT	AREA	USE
A	13,411 SF ~ 0.3079 AC.	COMMON AREA OPEN SPACE & RETENTION
B	1,485 SF ~ 0.0343 AC.	COMMON LANDSCAPE
C	808 SF ~ 0.0185 AC.	OPEN SPACE
D	469 SF ~ 0.0108 AC.	OPEN SPACE



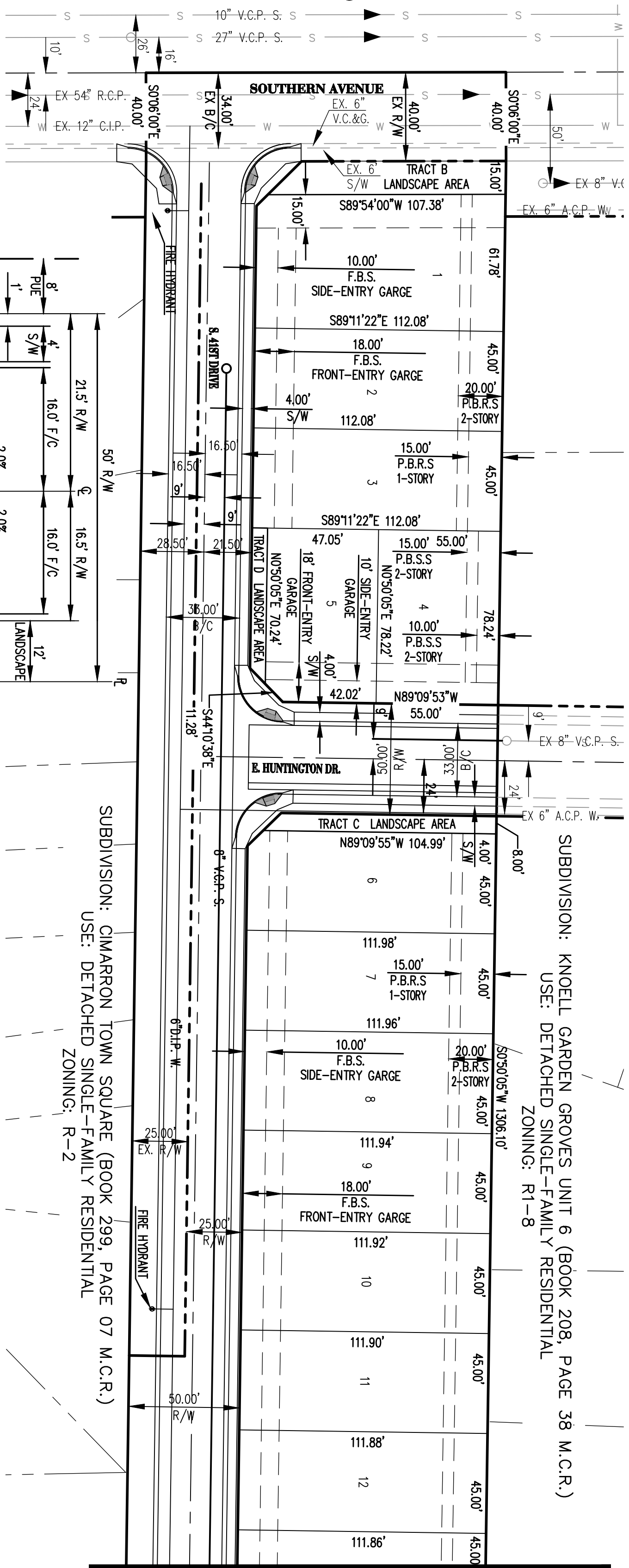
INTERIOR SETBACK DETAIL

- SEE SITE PLAN FOR PERIMETER AND GARAGE SETBACKS
- SEE SETBACKS INDICATED EXCEED MINIMUM ALLOWED BY R1-6 ZONING DESIGNATION. THE SETBACK IS IMPROVED TO ENSURE COMPLIANCE WITH MINIMUM PRE CODE REQUIREMENTS FOR BUILDING CODE SEPARATION

EX R/W OR ACCESS TRACT	P.B.R.S	PERIMETER BUILDING REAR SETBACK
ADJACENT PROPERTY LINE	F.B.S.	FRONT SETBACK
BOUNDARY	P.B.S.S.	PERIMETER BUILDING SIDE SETBACK
BUILDING SETBACK LINE	SMH	SANITARY SEWER MANHOLE
EASEMENT	VOP	WITRIFIED CLAY PIPE
LOT LINE	ACP	ASBESTOS CEMENT PIPE
EXISTING SEWER	D.I.P.	DUCTILE IRON PIPE
WATER	R.C.P.	REINFORCED CONCRETE PIPE
SEWER	C.I.P.	CAST IN PLACE
EX CURB	B/C	BACK OF CURB
	R/W	RIGHT OF WAY
	S/W	SIDEWALK

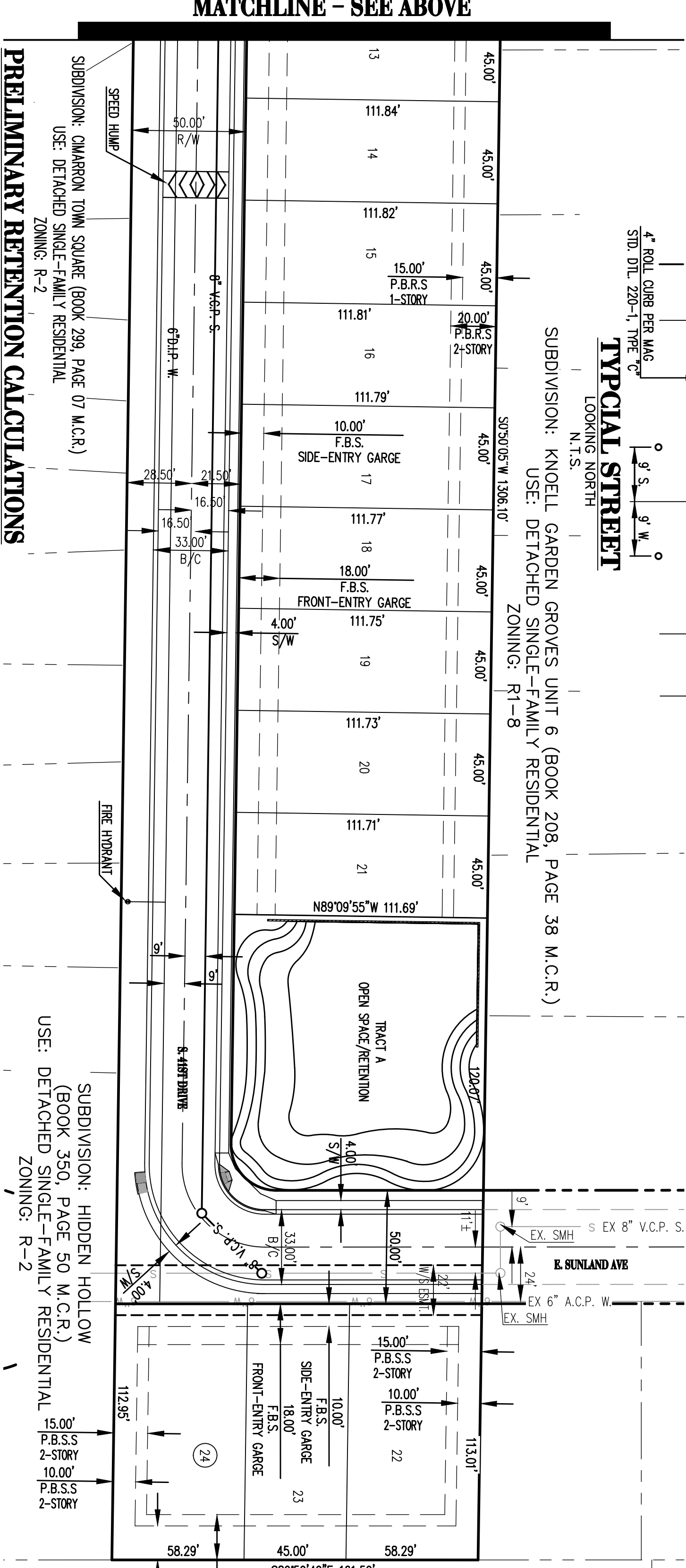


SUBDIVISION: KNOELL GARDEN GROVES UNIT 6 (BOOK 208, PAGE 38 M.C.R.)
USE: DETACHED SINGLE-FAMILY RESIDENTIAL
ZONING: R1-8



TYPICAL STREET

SUBDIVISION: KNOELL GARDEN GROVES UNIT 6 (BOOK 208, PAGE 38 M.C.R.)
USE: DETACHED SINGLE-FAMILY RESIDENTIAL
ZONING: R1-8



PRELIMINARY RETENTION CALCULATIONS

AREA: 207,311 SF
DEPTH: 2.1" (NOAA ATLAS 14)
POST-BEY C: 0.75
REQUIRED RETENTION: 207,311 X 2.11 X 0.75
REQUIRED RETENTION: 27,339 CF

PROJECT NARRATIVE STATEMENT

THE DEVELOPMENT OF THE APPROXIMATELY 5.0 ACRE PROJECT SITE WILL CONSIST OF THE PLATING OF THE THREE PARCELS TO CREATE 24 NEW SINGLE-FAMILY RESIDENTIAL LOTS CONSISTENT WITH THE MINIMUM REQUIREMENTS OF THE R1-6 ZONING DISTRICT. STORM WATER RETENTION WILL BE PROVIDED FOR THE STORM WATER RUN-OFF FROM THE 10-YEAR, 2-HOUR EVENT, PRE VS. POST DEVELOPMENT CONDITIONS.

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SEWER REQUIRES SEPARATE APPROVALS AND PERMITS.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM 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.
6. OWNERS 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.
7. THE MAXIMUM LOT COVERAGE IS AS FOLLOWS: 40% FOR THE PRIMARY STRUCTURE, PLUS 10% FOR ATTACHED SHADE STRUCTURES, INCLUDING 10% FOR PORCHES.
8. ANY ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
10. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CONDUCTING ANY REVISIONS TO THE PLANS.
11. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
12. PRIVATE SITE DRIVEWAY TO MEET MINIMUM PERMANENT STABILIZATION STANDARDS.
14. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE APPLICANTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND OBTAIN THE REQUIRED PERMITS FOR THE MODIFIED PORTION OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER: STEVEN W. BARCELLOH
PRINTED NAME OF COPYRIGHT OWNER: STEVEN W. BARCELLOH
DATE: 12-4-17
MWA: 17-2841
PAPP: 1700592
SDEV: 1700584
O.S.: 3-37

CITY OF PHOENIX
MAR 2 2 2018
Planning & Development Department

VILLAS AT TOWN CENTER

4150 EAST SOUTHERN AVENUE
PHOENIX, ARIZONA, 85040

CONCEPTUAL SITE PLAN

D&M Engineering
DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
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E-MAIL: engineer@dmengineering.com

DESIGNED SWB
CHECKED ADT
DATE 12-4-17
SCALE 1"=40'
PROJECT 1708112
FILE NAME CONCEPT

EXPIRES: 3/31/20

REGISTERED PROFESSIONAL ENGINEER
STEVEN W. BARCELLOH
NO. 1700592
EXPIRATION DATE: 12/31/2018

SHEET 1 OF 1



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