

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-27-19-8 July 2, 2019

Laveen [Village Planning Committee](#) Meeting Date: July 8, 2019

[Planning Commission](#) Hearing Date: August 1, 2019

Request From: [S-1](#) (Ranch or Farm Residence District); Approved [RE-35](#) PCD (Single-Family Residence District, Planned Community District) (15.24 acres), Approved [R1-10](#) PCD (Single-Family Residence District, Planned Community District) (65.03 acres), Approved [R1-8](#) PCD (Single-Family Residence District, Planned Community District) (67.89 acres), Approved [R-3](#) PCD (Multifamily Residence District, Planned Community District) (15.66 acres).

Request To: [R1-8](#) (Single-Family Residence District) (163.82 acres)

Proposed Use: Single-family residential subdivision

Location: Southwest corner of 55th Avenue and Dobbins Road

Owner: ORMES, LLC & Miller 160, LLC

Applicant: Mari Flynn, Ashton Woods Arizona

Representative: Andy Baron, AndersonBaron

Staff Recommendation: Approval, Subject to Stipulations

General Plan Conformity	
General Plan Land Use Map Designation	Current Designation: Residential 0 to 1 dwelling unit per acre (11.85 acres); Residential 2 to 3.5 dwelling units per acre (63.04 acres); Residential 3.5 to 5 dwelling unit per acre (71.12 acres); and Residential 10 to 15 dwelling units per acre (17.81 acres).

		Proposed Designation: Residential 3.5 to 5 dwelling units per acre (Companion to GPA-LV-2-19-8)	
<u>Street Map Classification</u>	55th Avenue	Minor Collector	0-foot west half street
	57th Avenue	Local	0-foot east and west half streets
	59th Avenue	Arterial	33-foot east half street
	Olney Avenue	Collector	0-foot north and south half streets
	Dobbins Road	Arterial (Scenic Drive)	33-foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i></p> <p>The proposal promotes the expansion of single-family residential land uses in an area that will also include multifamily residential and commercial in proximity to the Loop 202 and the interchanges at Dobbins Road and Elliot Road. Further, the proposed development is consistent with the scale, design, and density which has been approved in the surrounding area.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setbacks and build-to lines, blank wall space, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.</i></p> <p>The proposal, as stipulated, will provide detached sidewalks and shade trees throughout the development to encourage pedestrian activity in the area. The proposal, as stipulated also includes trails on several of its major frontages and shaded pedestrian thoroughfares throughout the interior of the site.</p>			

BUILD THE SUSTAINABLE DESERT CITY; TREE & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout phoenix.

The proposal, as stipulated, will provide tree-shaded sidewalks which will help to increase pedestrian activity and reduce the urban heat island effect.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#)

See Background Item No. 9 below.

[Southwest Growth Study](#)

See Background Item No. 10 below.

[Reimagine Phoenix](#)

See Background Item No. 11 below.

[Complete Streets Guidelines](#)

See Background Item No. 12 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant (undeveloped), rural/ranch residence	S-1 (Approved RE-35 PCD; Approved R1-10 PCD; Approved R1-8 PCD; and Approved R-3 PCD)
North	Single-family residential	R1-8
South	Vacant (undeveloped) (West of 57th Avenue alignment)	R-3
	Single-family residential (East of 57th Avenue alignment)	R1-8
East	Single-family residential under construction (North of Olney Avenue)	County RU-43
	Agriculture (South of Olney Avenue)	S-1 (Approved R1-10)
West	Vacant (undeveloped) and rural/ranch residence (North of	S-1 (Approved C-2 PCD HGT/WVR PCD, R-3A PCD, and R1-6 PCD)

	<p>Olney Avenue)</p> <p>Vacant, undeveloped (South of Olney Avenue)</p>	<p>S-1 (Approved C-2 or CP/GCP)</p>
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<p>R1-8 Single-family (Planned Residential Development Option)</p>		<p><i>*if variance required</i></p>
<p><u>Standards</u></p>	<p><u>Requirements</u></p>	<p><u>Provisions on the Proposed Site Plan</u></p>
<p>Gross Acreage</p>	<p>-</p>	<p>163.82</p>
<p>Total Number of Units</p>	<p>704 to 901 maximum</p>	<p>628</p>
<p>Density (Units/Gross Acre)</p>	<p>4.5; 5.5 with bonus maximum</p>	<p>3.83</p>
<p>Minimum Lot Width</p>	<p>45 feet minimum</p>	<p>45 feet</p>
<p>Maximum Building Height</p>	<p>Maximum of two stories and 30 feet</p>	<p>Maximum of two stories and 30 feet</p>
<p>Minimum Perimeter Building Setback</p>	<p>Street (front, rear or side): 15 feet (in addition to landscape setback);</p> <p>Property line (rear): 15 feet (1-story), 20 feet (2-story);</p> <p>Property line (side): 10 feet (1-story), 15 feet (2-story)</p>	<p>Dobbins Road: 19 feet</p> <p>55th Avenue (north of Olney Avenue): 65 feet</p> <p>55th Avenue (south of Olney Avenue): 30 feet</p> <p>57th Avenue: 15 feet</p> <p>59th Avenue: 47 feet</p> <p>Olney Avenue (east of 57th Avenue alignment, north side): not specified, lots front on Olney</p> <p>Olney Avenue (south of street): 38 feet</p>
<p>Perimeter Landscape Setback</p>	<p>15 feet average, 10 feet minimum</p>	<p>15 feet average, 10 feet minimum</p>
<p>Subject to Single Family Design Review</p>	<p>Yes</p>	<p>Yes</p>
<p>Common Areas</p>	<p>5% of gross minimum</p>	<p>18.1% gross</p>

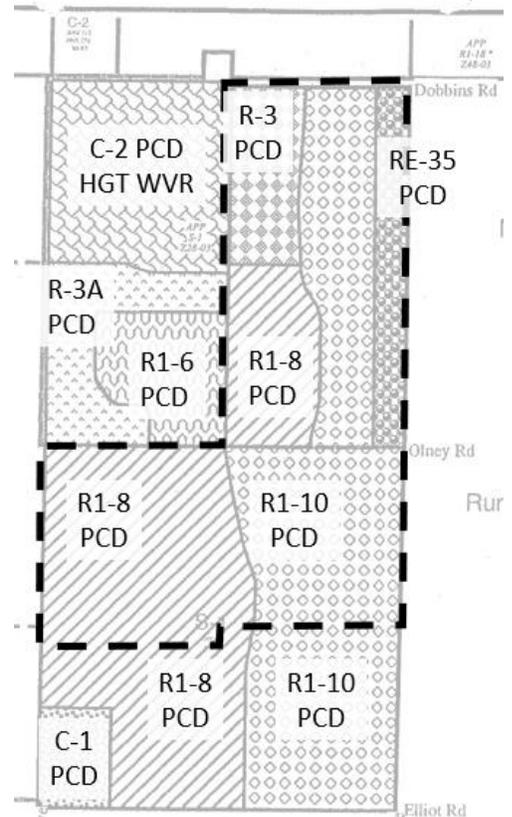
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 163.82 acres located at the southwest corner of 55th Avenue and Dobbins Road from S-1 (Ranch and Farm Residence), with the below listed approved zoning entitlements to R1-8 (Single-Family Residence District):

- RE-35 PCD (Single Family Residence District, Planned Community District) (15.24 acres).
- R1-10 PCD (Single Family Residence District, Planned Community District) (65.03 acres).
- R1-8 PCD (Single Family Residence District, Planned Community District) (67.89 acres).
- R-3 PCD (Multifamily Residential, Planned Community District) (15.66 acres).

The approved zoning entitlements on the subject site were established through the Laveen Town Center PCD, rezoning case Z-31-04-7. The PCD encompassed 318.34 acres bounded by Dobbins Road on the north, Elliot Road on the south, 59th Avenue on the west, and 55th Avenue on the east. In addition to recent requests in the area, this request would remove the subject site from the PCD.



Laveen Town Center and Approved Zoning Entitlements. Source: City of Phoenix Planning and Development Department

2. The current General Plan Land Use Map designations are: Residential 0 to 1 dwelling unit per acre; Residential 2 to 3.5 dwelling units per acre; Residential 3.5 to 5 dwelling unit per acre; and Residential 10 to 15 dwelling units per acre. The proposal is not consistent with the entirety of the General Plan Land Use Map; due to the requested density and because the subject site consists of greater than 10 acres, a General Plan Amendment is required.



The applicant has requested a General Plan Amendment (GPA-LV-2-19-8) to designate the site Residential 3.5 to 5 dwelling units per acre. If

approved, the request to rezone is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.



Current General Plan Land Use Map. Source: City of Phoenix Planning and Development Department

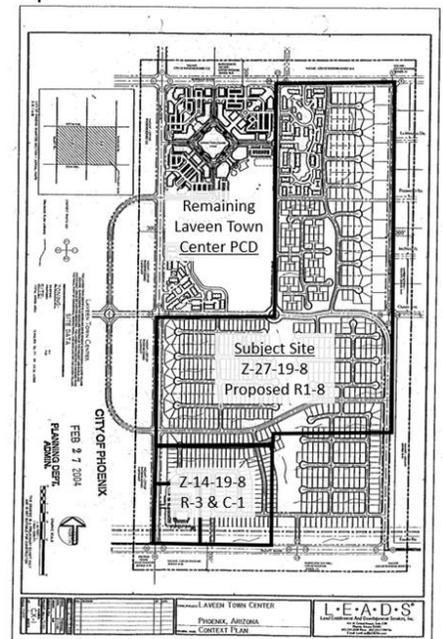


General Plan Land Use Map (Proposed by GPA LV-2-19). Source: City of Phoenix Planning and Development Department

3. The Laveen Town Center PCD envisioned a mix of uses focused on a town center, a community park, and multifamily housing situated near the northwest quadrant of the district. The density of the PCD decreases gradually from west to east to mitigate the impact on the rural scale residential located east of 55th Avenue and north of Olney Avenue.

Recent rezoning actions have entitled land for commercial, multifamily, and single-family residential within the original Laveen Town Center PCD; however, each of these rezoning actions have also removed the properties from the PCD:

- Z-14-19-8. Pending rezoning of 30.14 acres at the northeast corner of 59th Avenue and Elliot Road to C-1 and R-3
- Z-49-17-8. Rezoned 39.83 acres at the northwest corner of 55th Avenue and Elliot Road from S-1 (Approved R1-8 PCD and Approved R1-10 PCD) to R1-8.



Laveen Town Center Planned Community District with annotations. Source: City of Phoenix Planning and Development Department

The recent and proposed zoning actions generally support the development of residential, as planned in the original PCD. The development, as stipulated, will provide housing at a similar net density, an appropriate transition between high and low intensity uses in the area, and a continuous pedestrian pathway through the site and surrounding areas.

SURROUNDING USES AND ZONING

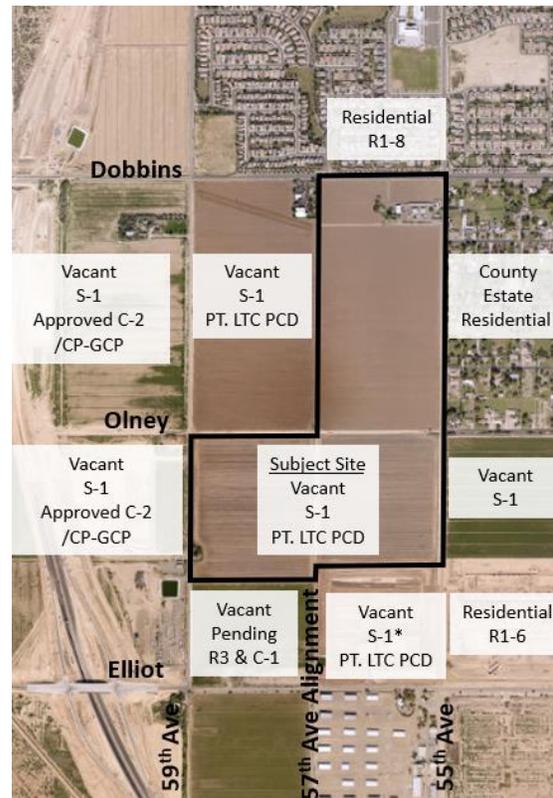
4. North of the subject site is a single-family residential subdivision zoned R1-8 (Single-Family Residence District).

East of the subject site are two distinct areas:

1. North of Olney Street is a county island developed with one-acre lots and zoned RU-43; and
2. South of Olney is vacant and zoned S-1 (Ranch or Farm Residence District) with approved R1-10 zoning through rezoning case No. Z-97-05.

South of the subject site and east of the 57th Avenue alignment is a residential development current under development, zoned R1-8 through rezoning case No. Z-49-17.

South of the subject site and west of the 57th Avenue alignment is vacant and is pending rezoning from S-1 PCD (Ranch or Farm Residence District, Approved C-1 PCD and R1-8 PCD) to R-3 (Multifamily Residence District) and C-1 (Neighborhood Commercial District) through rezoning case No. Z-14-19.



Aerial Photographs with Zoning and Land Use Entitlements. Source: City of Phoenix Planning and Development Department

West of the subject site, but north of Olney Avenue and east of 59th Avenue is vacant land with a farmstead zoned S-1 (Ranch or Farm Residence); however, these parcels have approved zoning for the greatest intensity in the Laveen Town Center PCD (Z-31-04). The approved zoning is as follows:

- The northern half of this parcel has approved zoning of C-2 HGT WVR/PCD (Intermediate Commercial, Height Waiver, Planned Community District), and
- The southern half includes approved zoning for R-3A PCD (Multifamily Residence District, Planned Community District) and R1-6 PCD (Single-Family Residence District, Planned Community District)

PROPOSAL

5. **Conceptual Site Plan**

The conceptual site plan proposes a total of 628 residential lots on 163.82 acres. The requested zoning classification would permit a maximum of 704 units, without any density bonus. Staff is recommending a limit on the total number of units permitted on the site to the number proposed on the conceptual plan. This is addressed in Stipulation No. 1.

The conceptual plan proposes a mix of one and two story residential products. The conceptual site plan does not designate the location of two story units. To mitigate potential impacts of height and density on the existing county residents north of Olney Avenue and east of 55th Avenue, staff is recommending the following five stipulations:

- A limitation on two story structures with a maximum height of 20-feet, within 200 feet of 55th Avenue;
- A perimeter building setback of 70 feet from 55th Avenue;
- A stipulation that no lots of less than 55 feet in width be permitted north of Olney Avenue;
- An enhanced landscape setback at this location of 30 feet along the eastern site boundary; and
- A stipulation that a decorative fence, in general conformance with an exhibit provided be constructed at this location.

These are addressed in Stipulation Nos. 2, 3, 14, and 18.

6. Due to the size of the residential development, staff is recommending stipulations to ensure the inclusion of several amenity and design features into the development. These include landscaped entry features at the intersections of 57th Avenue and Dobbins Road and 59th Avenue and Olney Avenue, the provision of a minimum of 15 percent common open space exclusive of landscape setbacks, and the provision of five amenity areas with programming in general conformance with the Estrella Crossing Master Plan date stamped May 10, 2019. These are addressed in Stipulation Nos. 4, 5, and 6.

A major element of the Laveen Town Center PCD was its pedestrian circulation system which was envisioned as a walkable neighborhood with direct, comfortable, and shaded routes to amenities such as the planned park and the commercial center.

The conceptual site plan provides such a network including trails along 55th Avenue, Olney Avenue, and 59th Avenue, detached sidewalks, and a system of segregated pedestrian thoroughfares through the site. Staff is recommending these be included to provide connectivity throughout the development. These are addressed in Stipulation Nos. 7 through 13.

With continued development and the proximity of the Loop 202 Freeway, traffic demand on 59th Avenue will increase. Staff is recommending an enhanced landscape setback of 40-feet



Conceptual Plan. Source: AndersonBaron



Conceptual Wall Exhibit for 55th Avenue north of Olney Avenue. Source: AndersonBaron



Amenity Programming. Source: Anderson Baron

along 59th Avenue to provide a buffer to the proposed residential. This is addressed in Stipulation No. 15.

The conceptual site plan illustrates an abundant landscape buffer around the perimeter of the site in the required setback areas, specifically along Dobbins Road, Olney Avenue, 55th Avenue, 57th Avenue, and 59th Avenue. Staff is recommending enhanced planting standards in these setback areas and situated in such a way as to shade sidewalks and trails. This is addressed in Stipulation No. 16.

The conceptual site plan includes various wall types including: a rural character wall for the length of 55th Avenue north of Olney Avenue; a perimeter wall; and view fencing onto common open space areas. Staff is recommending design specifications for the fences and walls throughout the development. These are addressed in Stipulation Nos. 17, 18, and 19.



Conceptual Pedestrian Circulation Plan. Source: AndersonBaron

The street improvements proposed in the conceptual site plan are generally consistent with the layout proposed in the Laveen Town Center PCD.

The development, as proposed, does not include a through-connection on 55th Avenue between Elliot Road to Dobbins Road but instead directs traffic to 57th Avenue via Olney Avenue. Typically, a collector street would be proposed at this location for efficiency of the transportation system and, as such, 55th Avenue is identified as a “minor collector” on the Street Classification Map with through-access.

However, the proposed termination of 55th Avenue is consistent with the Laveen Town Center PCD and, per the applicant, is in response to neighborhood concerns. Additional detail can be found in the Interdepartmental Comments section of this report.



Laveen Town Center PCD, 55th Avenue north of Olney Avenue. Source: City of Phoenix Planning and Development Department



Excerpt of the Conceptual Site Plan, 55th Avenue north of Olney Avenue. Source: AndersonBaron

7. **Elevations**

Elevations were submitted as part of the rezoning request. The submittal includes eight product types with three options per type. Staff is requesting a stipulation that building elevations be in general conformance with those submitted with the request with the following exceptions: that all front elevations contain a minimum of ten percent non-stucco material with the exception of the Spanish Style elevations which may be one-hundred percent stucco. This item is addressed in Stipulation No. 20.





Proposed Elevations. Source: AshtonWoods

8. **Phasing**

The project is proposed to be split into three major phases beginning at the south of the site and extending north through subsequent phases.

STUDIES AND POLICIES

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

Staff has stipulated that pedestrian thoroughfares be planted with shade trees for maximum thermal comfort. Additionally, staff has stipulated that all sidewalks within the

development be detached, with a minimum five-foot-wide landscape strip located between the sidewalk and back of curb and minimum two-inch caliper shade trees planted a minimum of 20 feet on center, or equivalent groupings. These are addressed in Stipulation Nos. 7, 8, 9, and 10.

10. **Southwest Growth Study**

The Southwest Growth Study was created as a tool to guide development in Laveen after the area was annexed into the City of Phoenix in 1995. Laveen is known throughout the region for its rural heritage and character. Through the Southwest Growth Study, policies were created that would preserve and build upon the unique character of the area. The document provides several design policies and standards regarding the look and feel of development in the area, with particular regard to building materials and elevations. Notably, the Southwest Growth Study calls for native materials and colors, and discourages the use of vinyl siding, high contrast colors and monolithic building mass. The intent of the document is to guide and govern residential growth in Laveen in a manner that respects the spirit of the Village. These items are addressed in Stipulation No. 20.

11. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.

12. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles, staff has stipulated that all sidewalks be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings. These are addressed in Stipulation Nos. 7, 9, and 10.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department recommends stipulating: the dedication and construction of roadways for 55th Avenue, 57th Avenue, 59th Avenue, Olney Avenue, and Dobbins Road; the dedication of right-of-way triangles at key intersections; improvements related to open irrigation facilities; coordination between jurisdictions regarding plans and improvements; project phasing; and offsite traffic improvements. These comments are addressed in greater detail in Stipulation Nos. 21 through 35.
15. The Water Services Department indicated that the site has existing water and sewer mains that can potentially serve the development. Water mains exist within Dobbins Road, 55th Avenue, and 59th Avenue. Sewer mains exist within 59th Avenue and Matilda Drive.
16. The Fire Department does not anticipate any problems, but the department will require the site and/or buildings to comply with the Phoenix Fire Code. The water supply (GPM and PSI) is not known at this location, and additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
17. The Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2660 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
18. The Parks and Recreation Department has reviewed the proposed development and has requested the following: the dedication of a 30-foot-wide multi-use trail easement with a 10-foot-wide multi-use trail built along the south side of Olney Avenue; the dedication of a 30-foot-wide multi-use trail easement with a 10-foot-wide multi-use trail built along the west side of 55th Avenue; and a 20-foot-wide shared-use pathway easement with a 10-foot-wide shared-use-pathway built along the east side of 59th Avenue. These are addressed in Stipulation Nos. 11 through 13.
19. The Aviation Department did not provide comment on the case. The subject site is not located in an aviation notification area for any airports.
20. 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. 37.
21. The Public Transit Department has reviewed the proposed development and has requested the dedication of right-of-way and the construction of bus stop pads at the

following locations:

- Eastbound Dobbins Road east of the 56th Glen alignment, and
- Northbound 59th Avenue north of the Sunrise Drive alignment

These are addressed in Stipulation No. 36.

OTHER

22. The site is located within the Laveen West Impact Fee Area and development is subject to impact fees. Impact fee calculations are set so that each type of land use pays a fair share of the infrastructure required to support development in the City's growth areas. In addition, different areas have unique infrastructure requirements, so the cost of providing the same level of service in each area may vary. This results in different fees for different uses, as well as different fees for different impact fee areas.
23. 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 request is consistent with the proposed General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre (per companion case GPA-LV-2-19-8).
2. The proposed development is appropriate at this location in close proximity to the Loop 202 Freeway corridor and is consistent with the scale and existing zoning in the surrounding area.
3. As stipulated, the proposal is compatible with the character of existing development in the surrounding area.

Stipulations

1. The development shall not exceed 628 dwelling units
2. North of Olney Avenue, the development shall be limited as follows and as approved by the Planning and Development Department:
 - a. within 200 feet of the east property line, building height shall be limited to one story and 20 feet.
 - b. within 200 feet of the east property line, the minimum perimeter building setback shall be 70 feet.
3. There shall be no lots less than 55 feet wide north of Olney Avenue.

4. There shall be neighborhood entry features provided at the southeast and southwest corner of 57th Avenue and Dobbins Road and the southeast corner of 59th Avenue and Olney Avenue. Features shall include a minimum of 250 square feet of enhanced landscaping, planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year.
5. A minimum of 15 percent of the gross project shall be retained as open space, exclusive of landscape setbacks, as approved by the Planning and Development Department.
6. There shall be a minimum of 5 evenly dispersed amenity areas situated in the common open space areas with the programming of amenity features being in general conformance with the Estrella Crossing Parks Master Plan date stamped May 10, 2019, as approved by the Planning and Development Department.
7. The developer shall provide a system of linear open spaces through the interior of the site of no less than 30 feet in width. The linear open spaces shall contain pedestrian thoroughfares of no less than 5 feet in width constructed of a concrete surface. The following shall be provided at a minimum and be aligned to connect amenity areas, provide pedestrian access to off-site amenities such as bus stops, schools, commercial, and recreational nodes, as approved by the Planning and Development Department:
 - a. A north-south connection aligned at the south with the pedestrian access in the Legacy at Hudson Development (Z-49-17) and extending to Dobbins Road on the north.
 - b. A north-south connection through the portion of the site located south of Olney Avenue, west of the 57th Avenue Alignment, and east of 59th Avenue.
 - c. An east-west connection from 59th Avenue to 55th Avenue south of Olney Avenue.
8. Pedestrian thoroughfares shall reflect a common landscaping theme and include a minimum of 2-inch caliper shade trees placed 30 feet on center, exclusive of driveway/roadway crossings, or in equivalent groupings on both sides of the pedestrian thoroughfares, as approved by the Planning and Development Department.
9. All sidewalks along 55th Avenue, 57th Avenue, 59th Avenue, and Olney Avenue shall be detached, landscaped, and developed in conformance with

the approved cross sections from the Street Classification Map, and as approved by the Planning and Development Department.

10. All other sidewalks shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
11. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the south side of Olney Avenue. The developer shall construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
12. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the west side of 55th Avenue. The developer shall construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
13. The developer shall dedicate a 20-foot-wide shared-use pathway easement (SUPE) along the east side of 59th Avenue. The developer shall construct a 10-foot-wide shared-use pathway (SUP) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement.
14. A minimum landscape setback of 30 feet shall be provided along 55th Avenue north of Olney Avenue and a minimum landscape setback of 30 feet shall be provided south of Olney Avenue, as approved by the Planning and Development Department.
15. A minimum 40-foot landscape setback shall be provided along 59th Avenue, as approved by the Planning and Development Department, as approved by the Planning and Development Department.
16. All required landscape setbacks along the perimeter of the site shall include a minimum 2-inch caliper trees or multi-trunk trees, placed 20 feet on center, or in equivalent groupings, and positioned to shade multi-use trails (MUT) and shared use pathways (SUP) where present, as approved by the Planning and Development Department.
17. The perimeter walls adjacent to 55th Avenue south of Olney Avenue, 57th

- Avenue, 59th Avenue, Dobbins Road, and Olney Avenue shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
18. The perimeter wall adjacent to 55th Avenue north of Olney Avenue shall be in general conformance with the 55th Avenue Wall Condition Exhibit date stamped June 19, 2019, as approved by the Planning and Development Department.
 19. Interior walls and privacy fencing, excluding walls located between lots, shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.
 20. The development shall be in general conformance with the elevations date stamped June 24, 2019, with the following exceptions and as approved by the Planning and Development Department:
 - a) all front building elevations shall contain a minimum of 10 percent non-stucco material.
 - b) the Spanish style elevations contained in the above referenced elevations may be all stucco.
 21. 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.
 22. The developer shall dedicate right-of-way totaling 55 feet for the south half of Dobbins Road, as approved by the Planning and Development Department.
 23. The developer shall dedicate right-of-way totaling 60 feet for Olney Avenue, as approved by the Planning and Development Department.
 24. The developer shall dedicate right-of-way totaling 50 feet for all local streets within the development, as approved by the Planning and Development Department.
 25. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southwest corner of 55th Avenue and Dobbins Road, as approved by the Planning and Development Department.

26. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of 55th Avenue and Olney Avenue, as approved by the Planning and Development Department.
27. The developer shall dedicate right-of-way totaling 55 feet for the east half of 59th Avenue, as approved by the Planning and Development Department.
28. The developer shall dedicate right-of-way and construct a sufficient termination of 55th Avenue, as determined and approved by both the Street Transportation Department and the Maricopa County Department of Transportation (MCDOT).
29. The applicant shall submit a Traffic Impact Study to the City for this development for review and approval by the Street Transportation Department. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations and requires approval of the Street Transportation Department.
30. Open irrigation facilities shall be piped outside of right-of-way. Contact SRP for existing land rights and the appropriate process for relocating facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
31. The developer shall provide conduit and junction boxes at 59th Avenue and Olney Avenue for future traffic signal equipment on the southeast corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.
32. For all improvements, dedications and access control within Maricopa County jurisdiction, formal MCDOT approval of the construction plans is required prior to Final Plat approval and/or scheduling for City Council.
33. The developer shall construct the ultimate cross section of Olney Avenue from 59th Avenue to 55th Avenue, as approved by the Planning and Development Department.
34. The developer shall construct the ultimate cross section of 57th Avenue from Olney Avenue to the northern property line of the future park site owned by the City of Phoenix. At the northern point of said property line, the developer shall install pavement tapers within the right of way. All plans and

improvements shall be approved by the Planning and Development Department.

35. The developer shall provide proportionate funds (25 percent) in escrow for the construction of a new traffic signal, at 55th Avenue and Elliot Road with escrow funds deposited at the time of Final Plat approval for the first phase of the development.
36. The developer shall dedicate right-of-way and construct bus stop pads compliant with the City of Phoenix Standard Detail P1262 if connected to detached sidewalks and/or compliant with the City of Phoenix Standard Detail P1260 at the following locations with final locations to be determined by the Public Transit Department:
 - Eastbound Dobbins Road, east of the 56th Glen alignment
 - Northbound 59th Avenue, north of the Sunrise Drive alignment.
37. 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

Nick Klimek

July 3, 2019

Team Leader

Samantha Keating

Exhibits

Zoning sketch

Aerial sketch

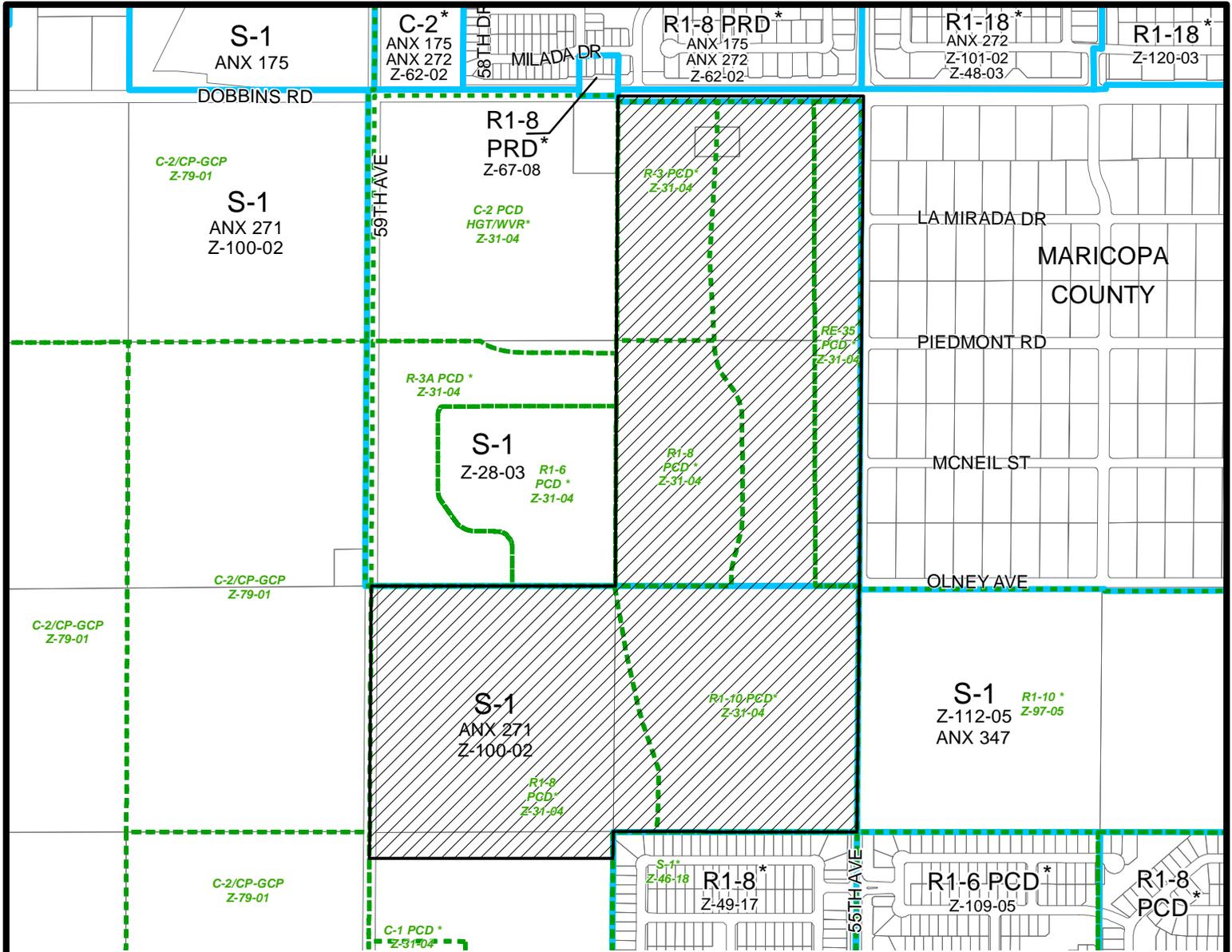
Conceptual Site Plan date stamped May 10, 2019 (1 page)

Conceptual Pedestrian Circulation Plan date stamped May 10, 2019 (1 page)

Conceptual Parks Master Plan date stamped May 10, 2019 (1 page)

55th Avenue Wall Condition Exhibit date stamped June 19, 2019 (1 page)

Building Elevations date stamped June 24, 2019 (12 pages)

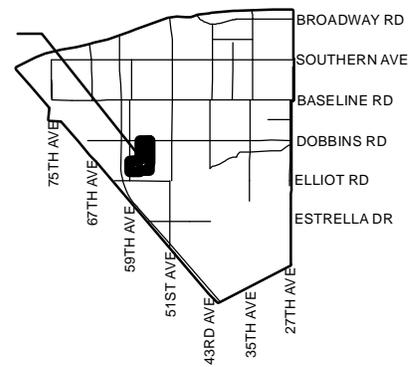


LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 8

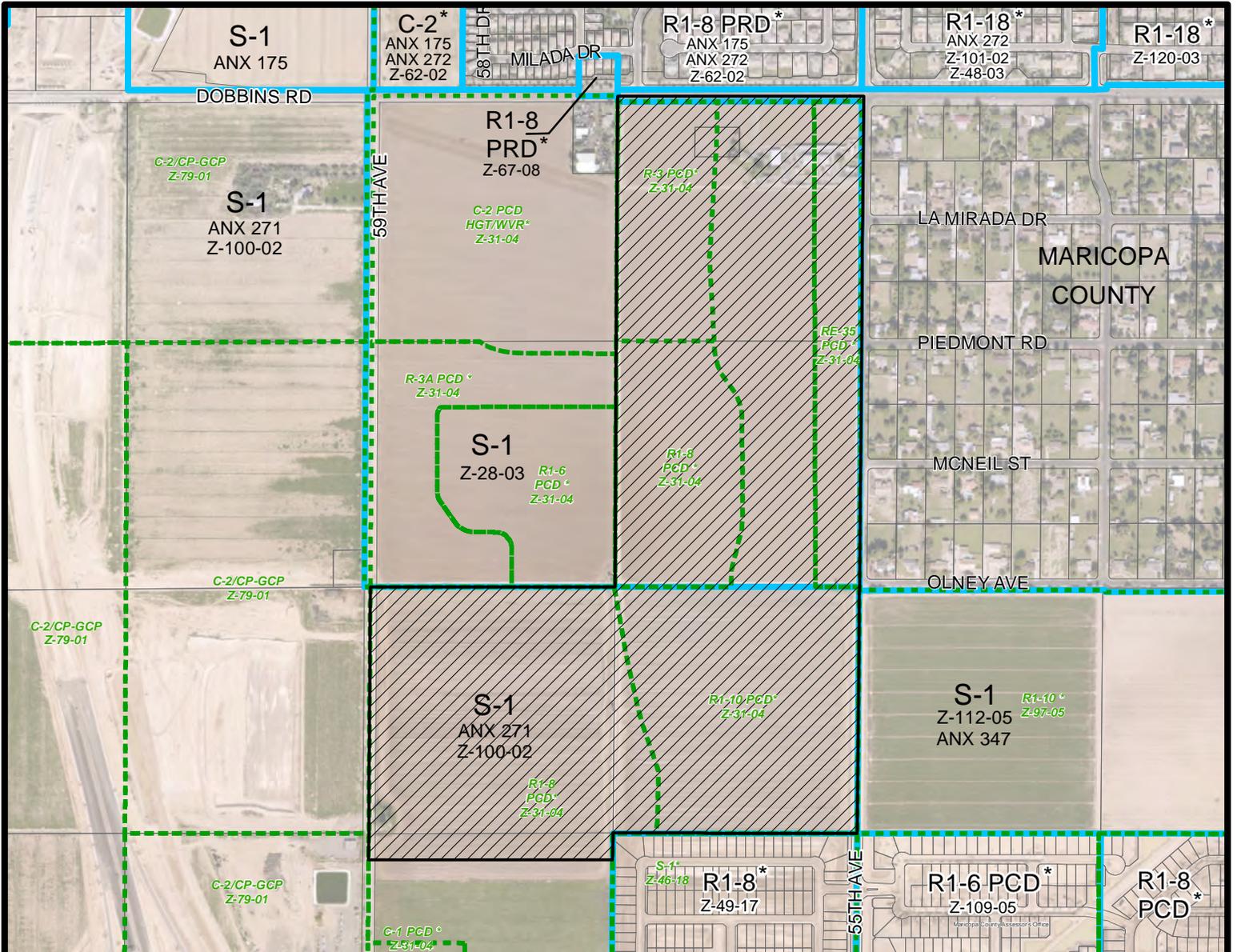


Z-27-19



APPLICANT'S NAME: Mari Flynn, Ashton Woods Arizona		REQUESTED CHANGE: FROM: S-1 (Approved RE-35 PCD) (15.24 a.c.) S-1 (Approved R1-10 PCD) (65.03 a.c.) S-1 (Approved R1-8 PCD) (67.89 a.c.) S-1 (Approved R-3 PCD) (15.66 a.c.) TO: R1-8 (163.82 a.c.)	
APPLICATION NO. Z-27-19	DATE: 6/3/2019 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 163.82 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 03-15	ZONING MAP C-5	
MULTIPLES PERMITTED S-1 (Approved RE-35 PCD), S-1 (Approved R1-10 PCD), S-1 (Approved R1-8 PCD), S-1 (Approved R-3 PCD) R1-8	CONVENTIONAL OPTION 15 (17), 65 (227), 68 (292), 15 (227) 704	* UNITS P.R.D. OPTION N/A (20), N/A (292), N/A (373), N/A (272) 901	

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



Miles

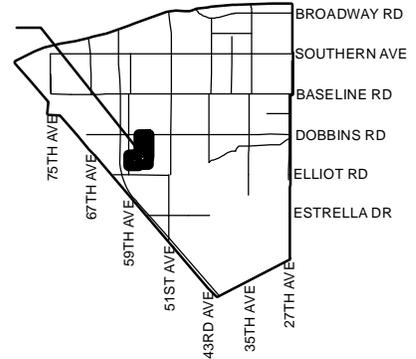
0.1 0.05 0 0.1

LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 8



Z-27-19



APPLICANT'S NAME: Mari Flynn, Ashton Woods Arizona

APPLICATION NO. Z-27-19

DATE: 6/3/2019
REVISION DATES:

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

163.82 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 03-15
ZONING MAP C-5

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TO: R1-8 (163.82 a.c.)

MULTIPLES PERMITTED

S-1 (Approved RE-35 PCD), S-1 (Approved R1-10 PCD),
S-1 (Approved R1-8 PCD), S-1 (Approved R-3 PCD)

R1-8

CONVENTIONAL OPTION

15 (17), 65 (227), 68 (292), 15 (227)

704

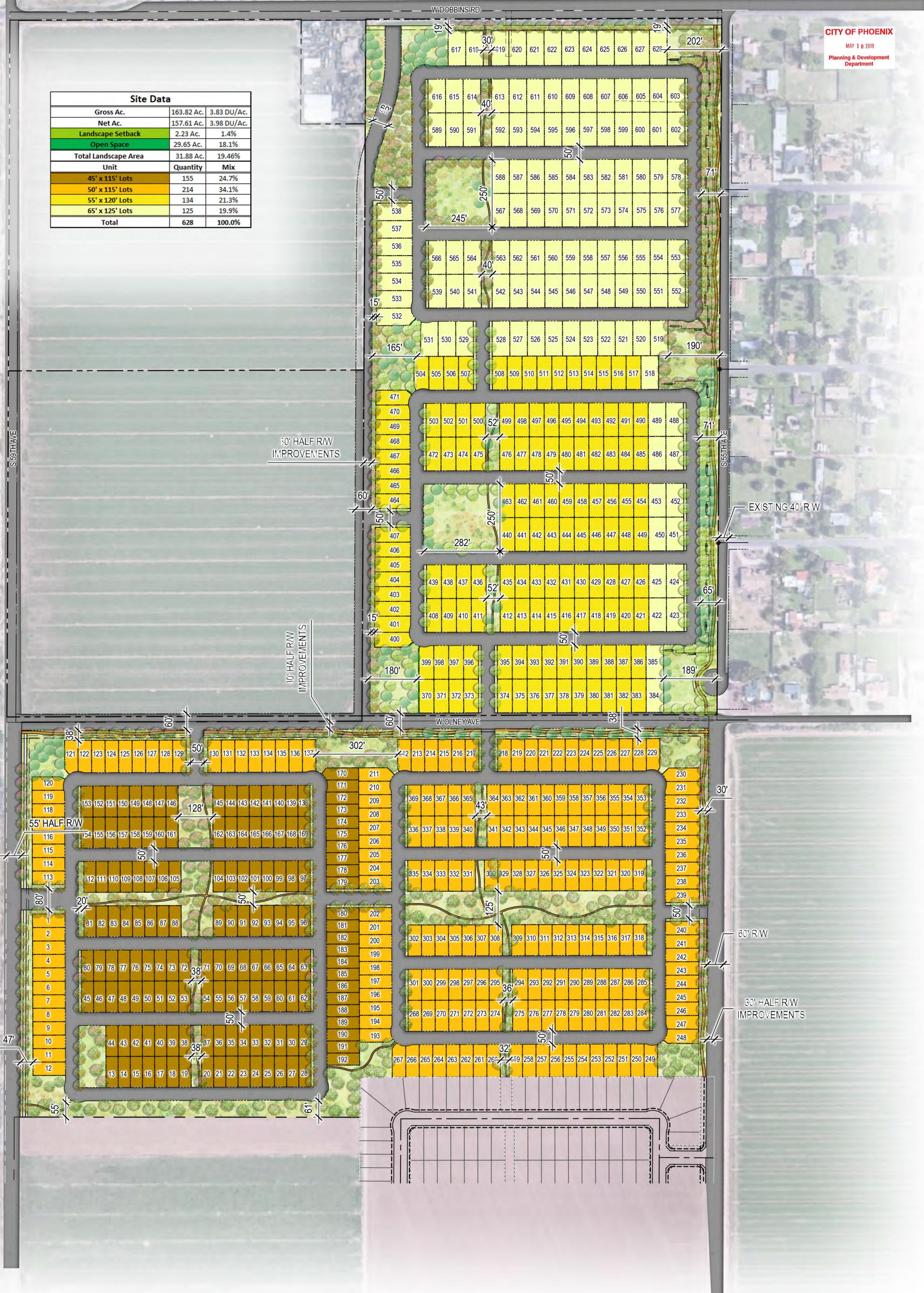
*** UNITS P.R.D. OPTION**

N/A (20), N/A (292), N/A (373), N/A (272)

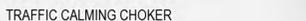
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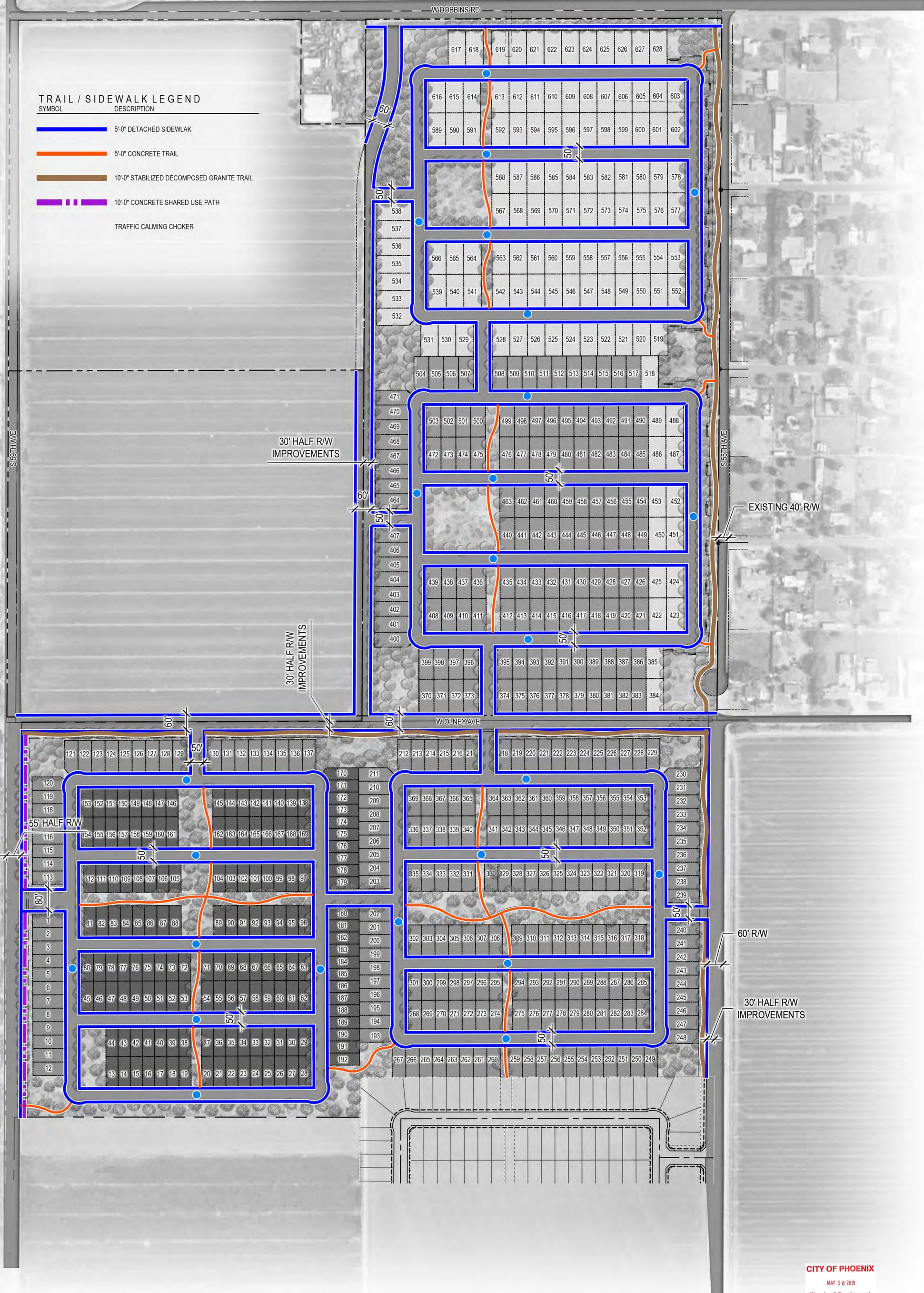
* Maximum Units Allowed with P.R.D. Bonus

Site Data		
Gross Ac.	163.82 Ac.	3.83 DU/Ac.
Net Ac.	157.61 Ac.	3.98 DU/Ac.
Landscape Setback	2.23 Ac.	1.4%
Open Space	29.65 Ac.	18.1%
Total Landscape Area	31.88 Ac.	19.46%
Unit	Quantity	Mix
45' x 115' Lots	155	24.7%
50' x 115' Lots	214	34.1%
55' x 120' Lots	134	21.3%
65' x 125' Lots	125	19.9%
Total	628	100.0%



TRAIL / SIDEWALK LEGEND

SYMBOL	DESCRIPTION
	5'-0" DETACHED SIDEWALK
	5'-0" CONCRETE TRAIL
	10'-0" STABILIZED DECOMPOSED GRANITE TRAIL
	10'-0" CONCRETE SHARED USE PATH
	TRAFFIC CALMING CHOKER



CITY OF PHOENIX
 MAY 10 2019
 Planning & Development
 Department

CHARACTER IMAGES



BOCCE COURTS

CHILDREN'S PLAY EQUIPMENT

COMMUNITY GATHERING PLAZA

CHILDREN'S PLAY EQUIPMENT

OPEN PLAY TURF

CHILDREN'S PLAY EQUIPMENT

SHADED PICNIC

TOT LOT

CITRUS GROVE

SHADED BENCH SEATING UNDER RAMADA

CHILDREN'S PLAY GARDEN

DOG PARK

FITNESS STATION

SHADED BENCH SEATING UNDER SAIL

30' HALF R/W IMPROVEMENTS

30' HALF R/W IMPROVEMENTS

EXISTING 40' R/W

60' R/W

30' HALF R/W IMPROVEMENTS

AMENITIES



- AMENITY AREA 1
1. OPEN PLAY TURF
 2. CHILDREN'S PLAY EQUIPMENT
 3. TOT LOT
 4. SHADED BENCH SEATING UNDER SMALL RAMADA



- AMENITY AREA 2
1. CHILDREN'S PLAY GARDEN
 2. DOG PARK
 3. CHILDREN'S PLAY EQUIPMENT
 4. OPEN PLAY TURF
 5. SHADED PICNIC
 6. SHADED BENCH SEATING UNDER SAIL



- AMENITY AREA 3
1. CITRUS GROVE
 2. SHADED PICNIC
 3. OPEN PLAY TURF
 4. CHILDREN'S PLAY EQUIPMENT



- AMENITY AREA 4
1. SHADED BENCH SEATING UNDER RAMADA



- AMENITY AREA 5
1. BOCCE COURTS
 2. COMMUNITY GATHERING PLAZA
 3. OPEN PLAY TURF
 4. SHADED PICNIC



FITNESS STATION

CITY OF PHOENIX
MAY 10 2019
Planning & Development Department



1 55th Avenue Wall Condition (Plan View)
SCALE: 1"=100'-0"



2 55th Avenue Wall Condition (Elevation)
SCALE: 1/4"=1'-0"



***METAL PAINT**
MANUFACTURER: DUNN EDWARDS
COLOR: WEATHERED BROWN DEC 756
OR APPROVED EQUAL

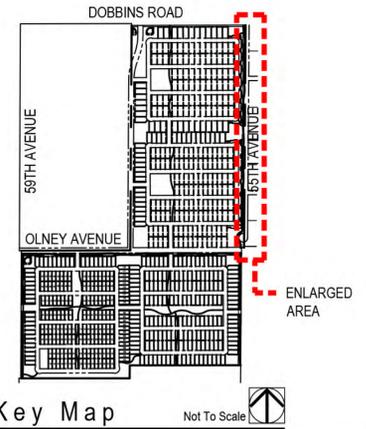


***PAINTED CMU (SMOOTH FACE)**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: KEYSTONE GRAY SW7504
OR APPROVED EQUAL



***BRICK**
MANUFACTURER: BELDEN BRICK
SPECIAL BLEND COLOR:
70% LANDMARK VELOUR / 30% FIELD GRAY VELOUR

CITY OF PHOENIX
JUN 19 2019
Planning & Development
Department





Rear Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Right Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Left Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Front Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout

STARLIGHT
 HOMES

SPANISH
 Elevation M
 Plan 1105 - Arizona

09.20.18

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Rear Elevation
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 1/8"=1'-0" at 11"x17" Layout



Right Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Left Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Front Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout

STARLIGHT
 HOMES

CITY OF PHOENIX
 JUN 24 2019
 Planning & Development
 Department

RANCH
 Elevation N
 Plan 1105 - Arizona

09.20.18

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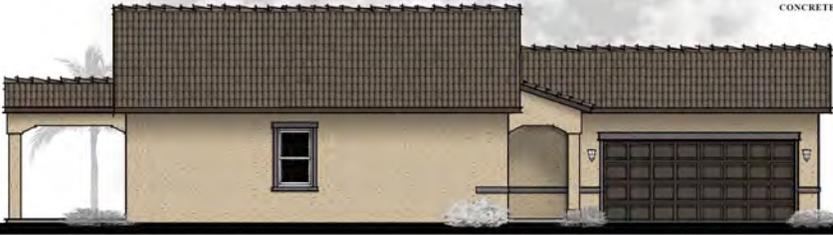
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Right Elevation
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Left Elevation
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 1/8"=1'-0" at 11"x17" Layout



Front Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout

STARLIGHT
 HOMES

RANCH
 Elevation N
 Plan 1206 - Arizona
 09.19.18

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Rear Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Right Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Left Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Front Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout

STARLIGHT
 HOMES

CRAFTSMAN
 Elevation O
 Plan 1206 - Arizona
 09.19.18

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Rear Elevation
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Right Elevation
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Left Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Front Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout

STARLIGHT
 HOMES

CRAFTSMAN
 Elevation O
 Plan 1105 - Arizona

09.20.18

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Rear Elevation
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Right Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Left Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout



Front Elevation
 1/4"=1'-0" at 22"x34" Layout
 1/8"=1'-0" at 11"x17" Layout

STARLIGHT
 HOMES

SPANISH
 Elevation M
 Plan 1206 - Arizona

09.19.18

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FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1402 M - SPANISH - SCHEME M1



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1402 N - RANCH - SCHEME N4



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1402 O - CRAFTSMAN - SCHEME O1



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1662 M - SPANISH - SCHEME M2



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1662 N - RANCH - SCHEME N2



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1662 O - CRAFTSMAN - SCHEME O2



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1912 M - SPANISH - SCHEME M3



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1912 O - CRAFTSMAN - SCHEME O3



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 1912 N - RANCH - SCHEME N3



Rear Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout



Right Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout



Left Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout



Front Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout

SPANISH
Elevation M
Plan 2338 - Arizona

09.20.18



Rear Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout



Right Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout



Left Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout



Front Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout

STARLIGHT
HOMES

RANCH
Elevation N
Plan 2338 - Arizona

09.20.18

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Left Elevation
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1/8"=1'-0" at 11"x17" Layout



Front Elevation
1/4"=1'-0" at 22"x34" Layout
1/8"=1'-0" at 11"x17" Layout

STARLIGHT
HOMES

CRAFTSMAN
Elevation O
Plan 2338 - Arizona

09.20.18

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FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 2694 M - SPANISH - SCHEME M2



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 2694 O - CRAFTSMAN - SCHEME O2



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 2694 N - RANCH - SCHEME N2



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 3131 M - SPANISH - SCHEME M3



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 3131 O - CRAFTSMAN - SCHEME O3



FRONT



BACK



LEFT



RIGHT

STARLIGHT
HOMES

PLAN 3131 N - RANCH - SCHEME N3