

Attachment B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-53-19-1
November 14, 2019

Deer Valley [Village Planning Committee](#) Meeting Date: November 21, 2019
[Planning Commission](#) Hearing Date: December 5, 2019

Request From: [S-1](#) (Ranch or Farm Residence) (15.04 acres)
Request To: [R1-10](#) (Single-Family Residence District) (15.04 acres)
Proposed Use: Single-family residential subdivision
Location: Northeast corner of 45th Avenue and Alameda Road
Owner: US Relp Norterra East 1, LLC
Applicant: Taylor Earl with Earl & Curley
Representative: Taylor Earl with Earl & Curley
Staff Recommendation: Approval, subject to Stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current Designation: Residential 0 to 2 dwelling units per acre and 1-2 dwelling units per acre (15.04 acres) Proposed Designation: Residential 2 to 3.5 dwelling units per acre (GPA-DV-4-19-1)	
Street Map Classification	West Saguaro Park Lane	Local	0-foot south half street
	45th Avenue	Minor Collector	0-foot east half street (easement)
	Alameda Road	Minor Collector	40-foot north half street (easement)

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.

The proposal promotes the expansion of single-family residential land uses in the area. Further, the proposed development is consistent with the scale, design, and density which has been approved in the surrounding area. All surrounding sites are low to medium density single-family residential zoning districts.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposal, as stipulated, will provide detached sidewalks and shade trees throughout the development to encourage pedestrian activity in the area. The proposal also includes a pedestrian connection on one of its major frontages and shaded pedestrian pathways throughout the interior of the site.

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

The proposal 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.

[Reimagine Phoenix](#)

See Background Item No. 10 below.

[Complete Streets Guidelines](#)

See Background Item No. 11 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant (undeveloped)	S-1
North	Single-family residential	R1-10 and S-1
South	Vacant (undeveloped / wash area)	RE-35
East	Single-family residential and vacant	S-1 (Approved R1-10) and S-1
West	Vacant and single-family residential	S-1 (Approved R1-10) and R1-18

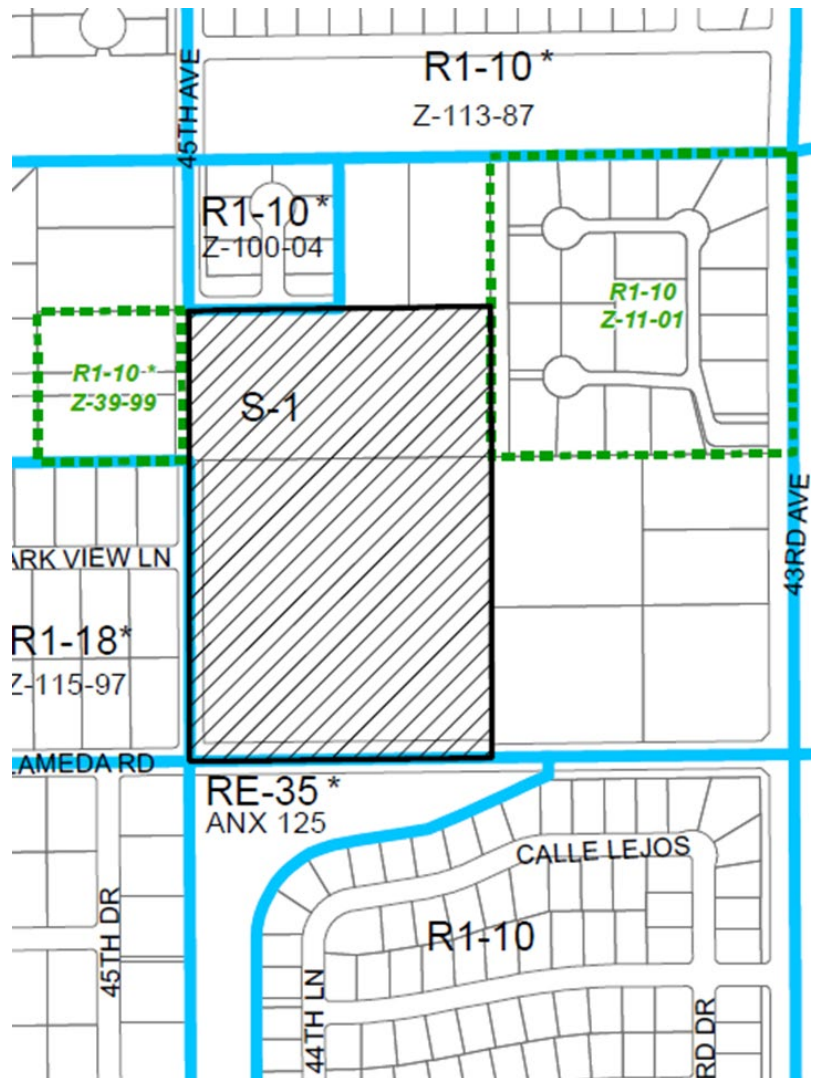
R1-10 Single Family – Conventional Development Option		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Gross Acreage	-	15.04 acres
Total Number of Units	Maximum 45	35 units (Met)
Density (units/gross acre)	Maximum 3.0	2.30 (Met)
Minimum Lot Width	75 feet minimum	75 feet (Met)
Subject to Single Family Design Review	No	No
Open Space/Common Area	None	16% provided (Met)
Perimeter Setbacks:		
Street (Front)	15 feet	Not Shown
Property line (rear)	15 feet (1 story) 20 feet (2 story)	Not Shown
Property line (side)	10 feet (1 story) 15 feet (2 story)	Not Shown
Maximum Height	2 stories and 30 feet	Not Shown
Lot Coverage	40% primary structure not including attached shade structures; 50% total	Not Shown

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 15.04 acres located at the northeast corner of 45th Avenue and Alameda Road from S-1 (Ranch and Farm Residence) to R1-10 (Single-Family Residence District) to allow a single-family residential subdivision with 35 lots.

The site is bounded by Saguaro Park Lane on the north, Alameda Road on the south and 45th Avenue on the west.



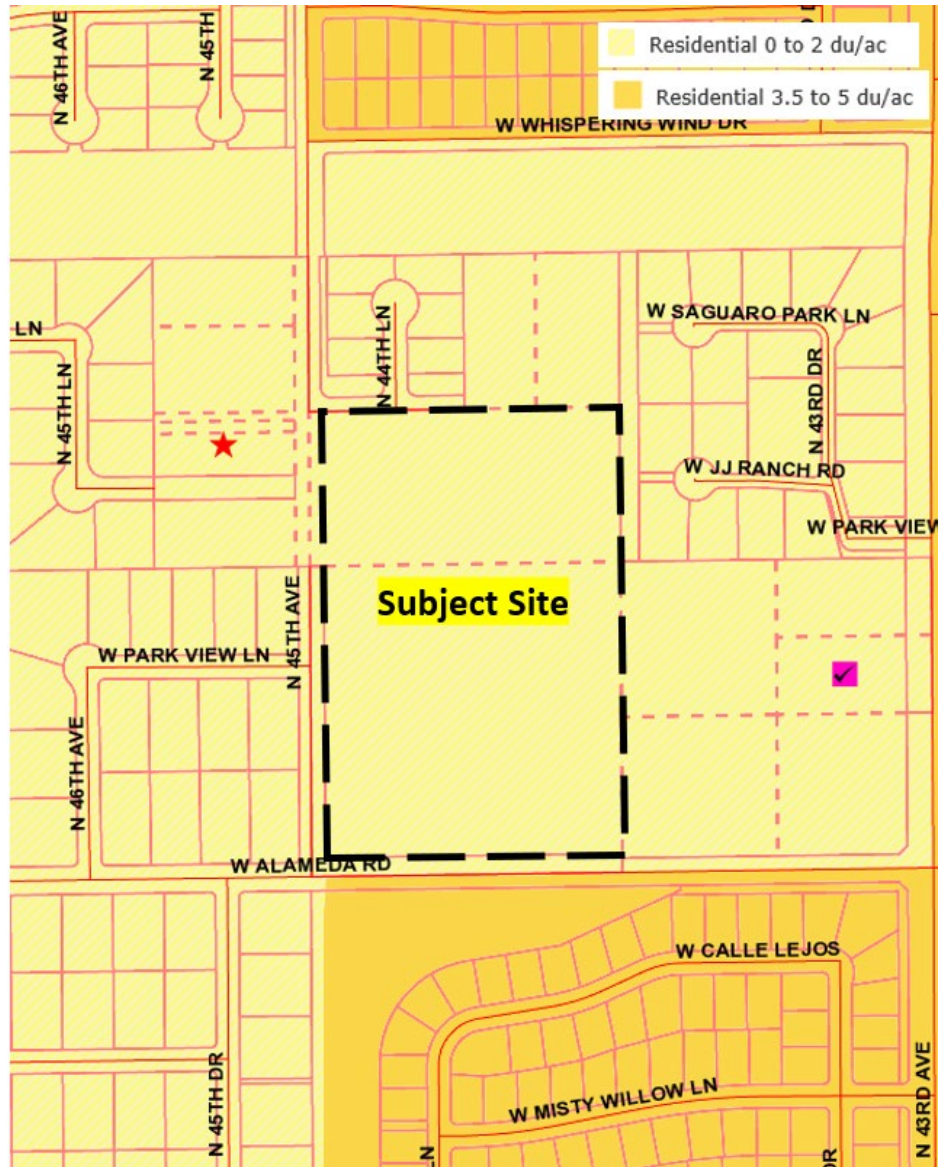
Source: City of Phoenix Planning and Development Department

2. The current General Plan Land Use Map designation is Residential 0 to 2 dwelling units per acre. The proposal is not consistent with the General Plan Land Use Map. 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-DV-4-19-1) to designate the site Residential 2 to 3.5 dwelling units per acre. If approved, the request to rezone will be consistent with the General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre.

The General Plan Map Land Use Map designations to the north, east and west are Residential 0 to 2 dwelling units per acre.

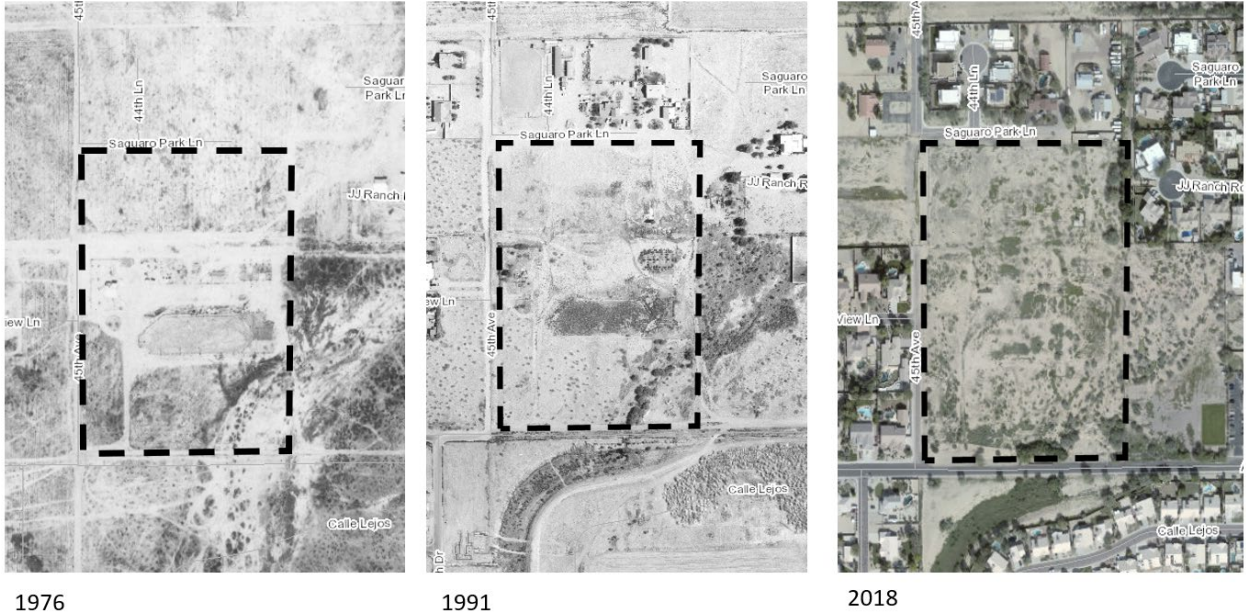
The General Plan Map Land Use Map designations to the south are Residential 0 to 2 dwelling units per acre and Residential 3.5 to 5 dwelling units per acre.



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

3. The subject site is currently vacant and was previously utilized as an equestrian property from approximately 1976 to 1986. The single-family house on the site was demolished around 1991 and the site has been vacant since. The area began to sparsely develop around 1990 with single-family homes on large lots. By 1998 the subject site was one of the last undeveloped sites in the immediate area surrounded by low density single-family development. The low to medium density single-family

residential lots began developing in the late 1990's and early 2000's.



Source: Maricopa County Historic Aerials

SURROUNDING USES AND ZONING

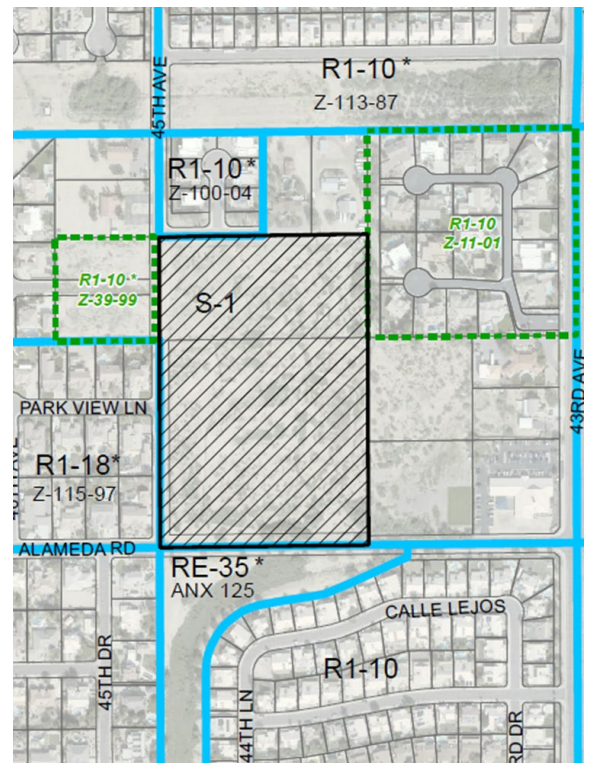
- North of the subject site is a single-family residential subdivision zoned R1-10 (Single-Family Residence District) and two large lot single-family homes zoned S-1 (Ranch or Farm Residence).

East of the subject site are two distinct areas:

- To the northeast of the site is a single-family subdivision named J-J Ranch zoned S-1 (Ranch or Farm Residence) with approved R1-10 zoning through Rezoning Case No. Z-11-01.
- To the southeast are two vacant lots zoned S-1 (Ranch or Farm).

South of the subject site is a large wash. Just south of the wash is a single-family subdivision zoned R1-10 through Annexation No. 125.

West of the subject site, across the 45th Avenue alignment, and toward the northwest are two vacant lots zoned S-1 (Ranch or Farm)



Source: City of Phoenix Planning and Development Department

Residence) with approved R1-10 zoning through Rezoning Case No. Z-39-99. The remainder of the property to the west is a single-family subdivision zoned R1-18 (Single-Family Residence District) through Rezoning Case No. Z-115-97.

PROPOSAL

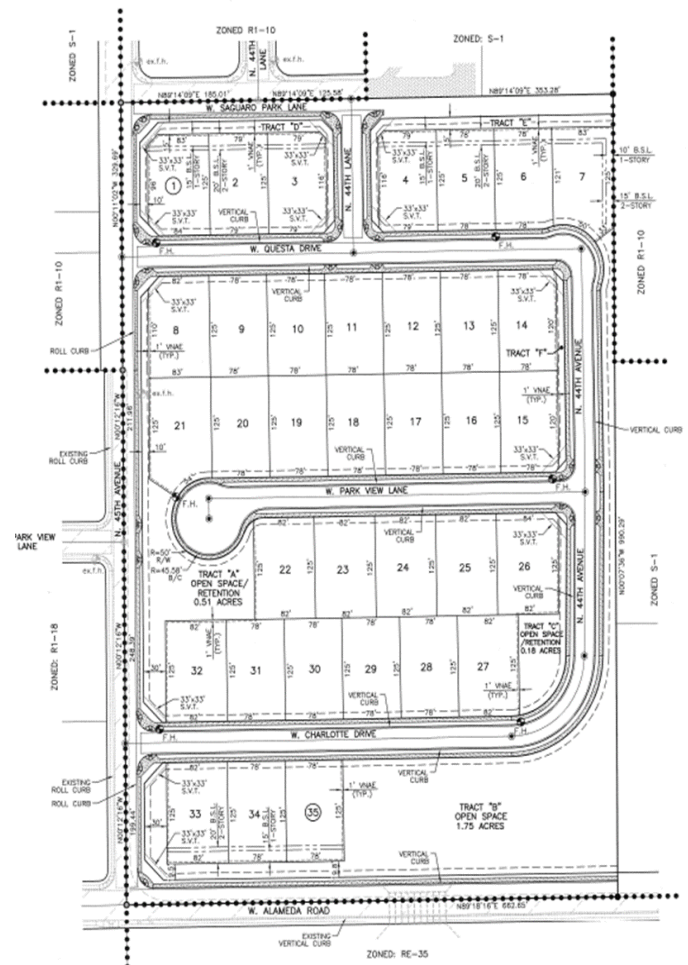
5. **Conceptual Site Plan**

The conceptual site plan proposes a total of 35 residential lots on 15.04 acres. The requested zoning classification would permit a maximum of 45 units, without density bonus. Staff is recommending a limit on the total number of units permitted on the site to match the number proposed on the conceptual plan. This is addressed in Stipulation No. 1.

To ensure the proposed development is compatible with existing development north of Saguaro Park Lane and west of 45th Avenue, staff is recommending the following stipulations:

- A stipulation that no lots be less than 75 feet in width;
- A stipulation that all public sidewalks be detached with a minimum five-foot wide landscape area between the sidewalk and back of curb planted with minimum 3-inch caliper shade trees a minimum 20-feet on center; and
- A stipulation that a decorative fence be constructed along 45th Avenue and Alameda Road.
- Further, that wall within the development that are visible from public streets shall be integral in color or painted to blend with the natural desert environment.

These are addressed in Stipulation Nos. 2, 7, 8 and 9.



Source: Clousse Engineering, Inc.

6. Due to the size of the residential development, staff is recommending stipulations to ensure the inclusion of several amenity and design features. These include an enhanced landscape entry area at the primary entry into the development, the provision of a minimum of 12 percent common

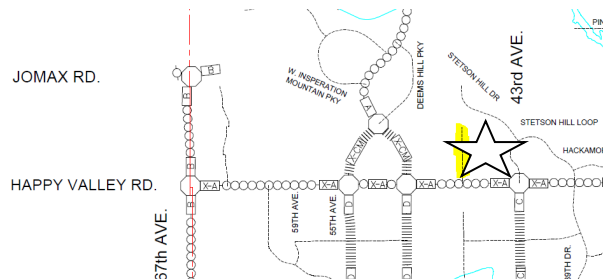


Source: City of Phoenix Tree and Shade Master Plan

open space exclusive of landscape setbacks, and the provision of three amenity areas. Staff is also recommending that the developer provide a pedestrian connection from any cul-de-sacs to 45th Avenue. These are addressed in Stipulation Nos. 4, 5, 6 and 10.

7. Currently, 45th Avenue terminates just north of Park View Lane on the western boundary of the site. The development, as proposed, includes a through-connection on 45th Avenue between Saguaro Park Lane and Alameda Road.

The Street Classification Map identifies 45th Avenue as a minor collector, The proposed improvements of 45th Avenue will help with circulation in and out of the neighborhood and mitigate potential traffic concerns in the area. This is addressed in Stipulation No. 14.



Source: City of Phoenix Street Transportation Department

8. **Elevations**

Staff is requesting a stipulation that building elevations contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and placement and/or overhangs. Staff is also recommending that garage doors have a variety of decorative embellishments such as window panels, color and added materials for the pillars surrounding the door decorative overhangs or coach lighting. Conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval to ensure high-quality design. These items are addressed in Stipulation No. 3.

Sample of Conceptual Elevations



Source: Clousse Engineering, Inc

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 pathways be planted with shade trees for maximum thermal comfort. Additionally, staff has stipulated that all sidewalks be detached, with a minimum five-foot-wide landscape strip located between the sidewalk and back of curb and minimum three-inch caliper shade trees be planted a minimum of 20 feet on center, or in equivalent groupings. This is addressed in Stipulation Nos. 7 and 10.

10. **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.

11. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. 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 three-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings. This is addressed in Stipulation No. 7.

COMMUNITY INPUT SUMMARY

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

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department recommends stipulating: the dedication and construction of roadways for 45th Avenue, Alameda Road, and Saguaro Park Lane; the dedication of right-of-way triangles at key intersections; improvements related to box culverts; and constructing all streets with all required elements. These comments are addressed in greater detail in Stipulation Nos. 11 through 17.
14. The Street Transportation Department Pedestrian Safety Division has requested that the developer add a pedestrian path or connection through the open space that the cul-du sac leads to. This is addressed in Stipulation No. 10.
15. The Water Services Department indicated that the site does not have existing water and sewer mains that can potentially serve the development. Water and sewer mains extensions will be required.
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 1260 L of the Flood Insurance Rate Maps (FIRM) dated July 20, 2018.

OTHER

18. 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. 18.

19. The Aviation Department did not provide comment on the case. The subject site is located in an aviation notification area for Deer Valley Airport. This is addressed in Stipulation No. 19.
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 abandonments may be required.

Findings

1. The request is consistent with the proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre (per companion case GPA-DV-4-19-1).
2. The proposed development is appropriate at this location as it is consistent with the scale and existing zoning in the surrounding area.
3. The request would support the development of a vacant and underutilized property.

Stipulations

1. The shall be no more than 35 lots.
2. There shall be no lots less than 75 feet wide.
3. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Development standards and requirements will be applied by the Planning and Development Department.
 - a. All elevations of the building shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.

- b. The garage doors shall have a variety of decorative embellishments such as window panels, color and added materials for the pillars surrounding the door decorative overhangs or coach lighting.
4. A minimum 30-foot by 20-foot (600 square foot) landscaped accent area shall be provided on each side of the primary entry of the subdivision, for a total of 1,200 square feet into the development along 45th Avenue. These landscaped accent areas shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover, as approved by the Planning and Development Department
5. A minimum of 12 percent of the gross project shall be retained as common area, exclusive of landscape setbacks, as approved by the Planning and Development Department.
6. There shall be a minimum of three amenity areas located in the common open space areas with features such as picnic tables and/or park benches, as approved by the Planning and Development Department.
7. All sidewalks shall be detached with a minimum 5-foot-wide landscaped area located between the sidewalk and back of curb and shall include minimum 3-inch caliper, single trunk, large canopy shade trees planted a minimum of 20 feet on center or in equivalent groupings, except where utility and engineering constraints exist, and minimum 5-gallon shrubs shall be provided with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
8. The perimeter walls adjacent to 45th Avenue and Alameda Road shall include material and textural differences, such as stucco and/or split face block, as approved by the Planning and Development Department.
9. Walls within the development that are visible from the street shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.
10. Any internal cul-de-sacs that do not provide vehicular connection to 45th Avenue shall provide a pedestrian connection to 45th Avenue. The pedestrian path shall be shaded at a minimum of 50 percent by a structure or landscape elements, as approved by the Planning and Development Department.
11. The developer shall construct all streets within and all half streets 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.

12. The developer shall dedicate 25 feet of right-of-way for the south half of Saguaro Park Lane between 45th Avenue and the proposed intersecting local street with construction to local street standards, with full intersection improvements and a receiver ramp on the northwest quadrant of the intersecting local street, as approved by the Planning and Development Department.
13. The developer shall dedicate a 25 feet roadway easement for the south half of Saguaro Park Lane east of the proposed intersecting street up to the east property line, as approved by the Planning and Development Department.
14. The developer shall dedicate 25 feet of right-of-way for the east half of 45th Avenue, for the length of the development and construct the east half street to local street standards, as approved by the Planning and Development Department.
15. The developer shall provide 20 feet of paving for the north half of Alameda Road, for the length of the development. Improvements shall include paving, curb, gutter, sidewalk, box culvert, street lights, landscaping and other necessary incidentals as required, and as approved by the Planning and Development Department.
16. The developer shall dedicate an 18-foot by 18-foot right-of-way triangle at the northeast corner of 45th Avenue and Alameda Road, as approved by the Planning and Development Department.
17. The developer shall extend the existing box culvert crossing at Alameda Road and provide for vehicular access per the City's Storm Water Policies and Standards Manual, or as otherwise approved by the Planning and Development Department. The developer shall dedicate a drainage easement to include the drainage facility and the provided access facilities, as approved by the Planning and Development Department.
18. 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.
19. The developer shall record a Notice to Prospective Purchasers of Proximity to

Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.

Writer

David Simmons
November 14, 2019

Team Leader

Samantha Keating

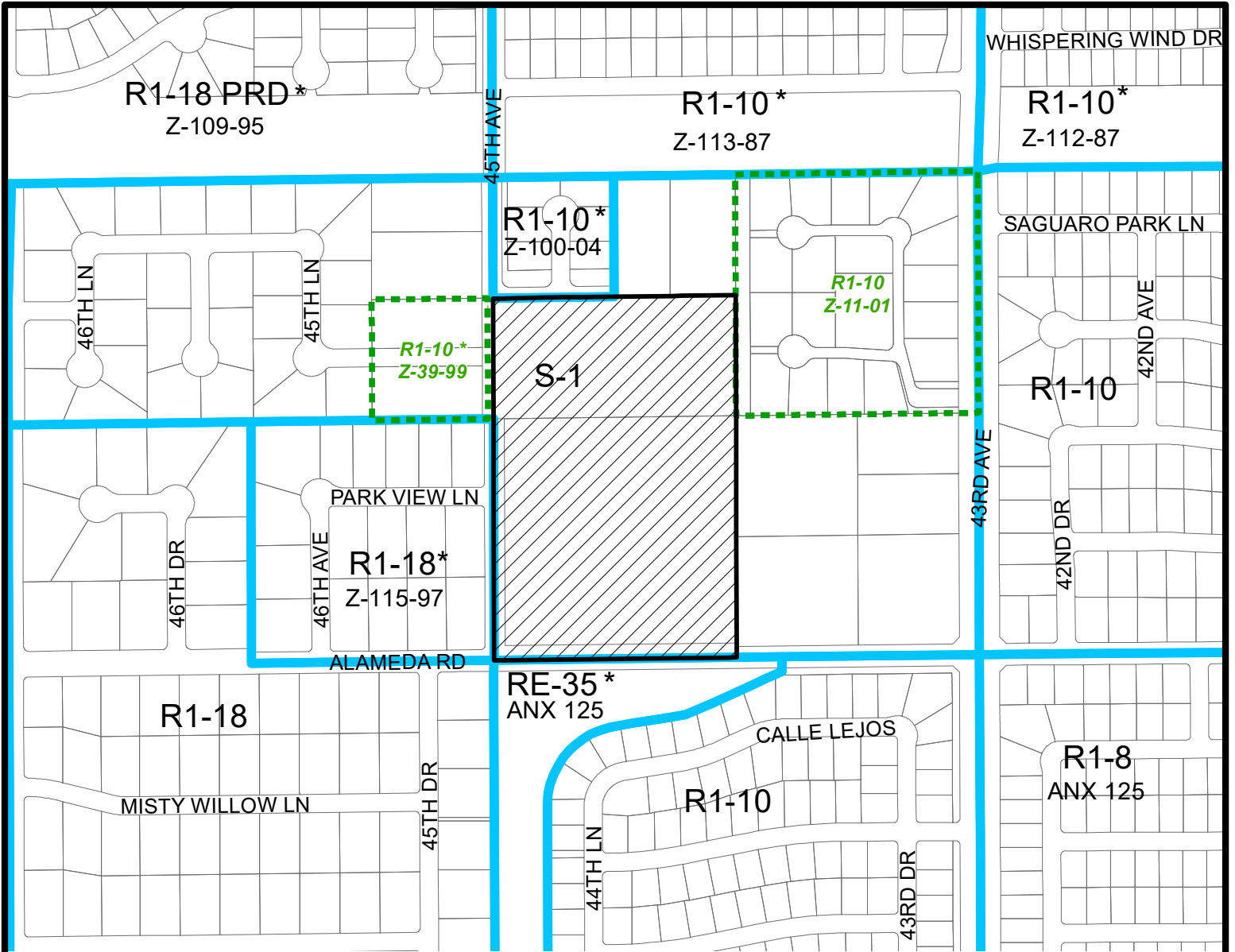
Exhibits

Zoning sketch

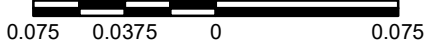
Aerial sketch

Conceptual Site Plan date stamped September 20, 2019 (2 pages)

Sample of Conceptual House Elevations date stamped September 30, 2019 (4 pages)



Miles

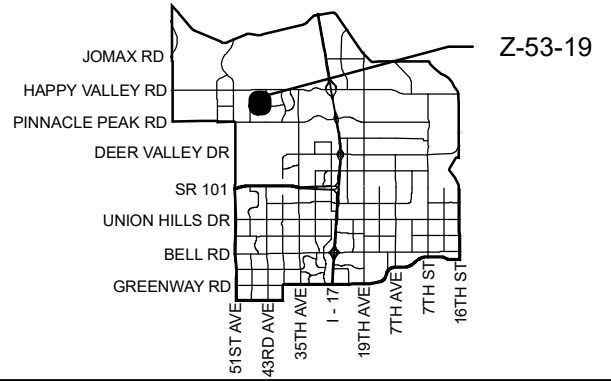


DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Taylor Earl**

APPLICATION NO. **Z-53-19**

DATE: **10/4/2019**
REVISION DATES:

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

15.04 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 19-27

ZONING MAP
H-8

REQUESTED CHANGE:

FROM: **S-1 (15.04 a.c.)**

TO: **R1-10 (15.04 a.c.)**

MULTIPLES PERMITTED

S-1

R1-10

CONVENTIONAL OPTION

15

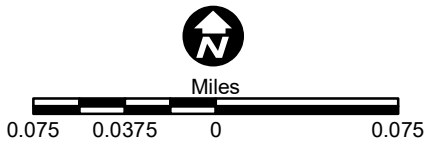
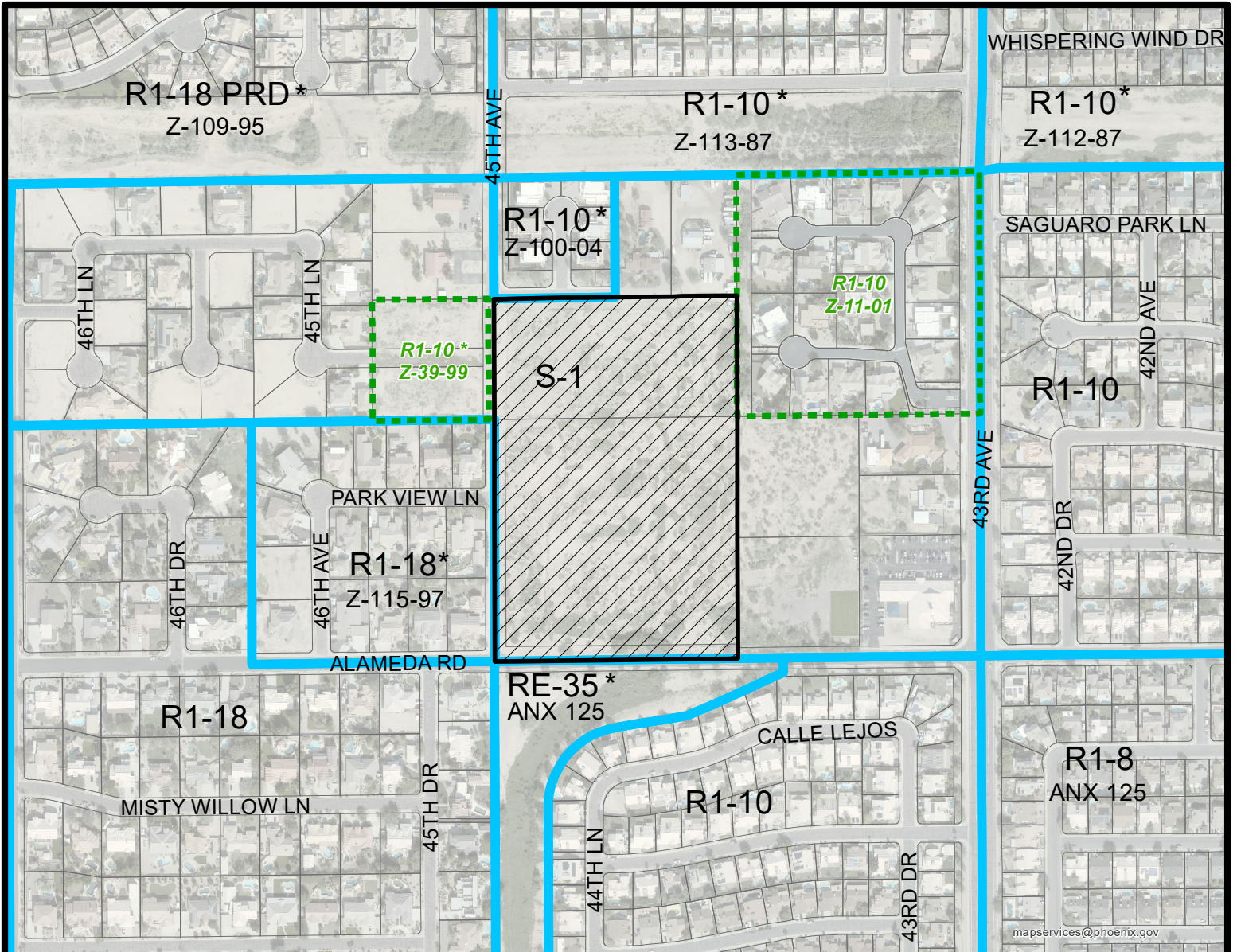
52

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

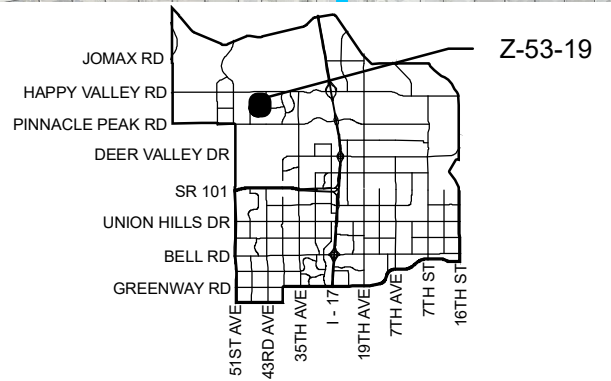
N/A

67

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



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 4

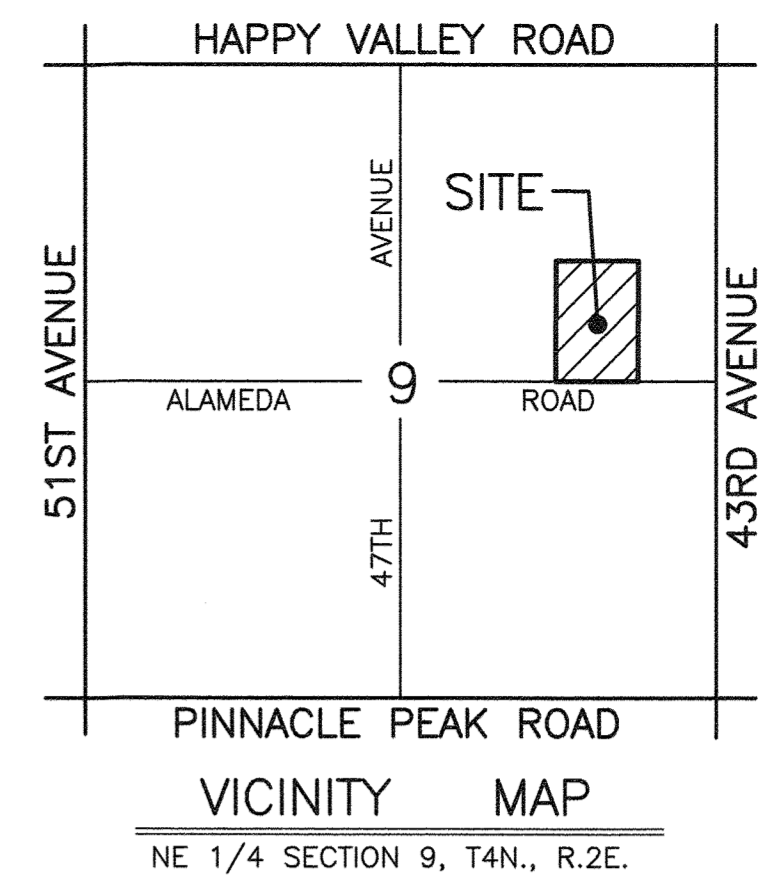


APPLICANT'S NAME: Taylor Earl		REQUESTED CHANGE:	
APPLICATION NO. Z-53-19		FROM: S-1 (15.04 a.c.)	
DATE: 10/4/2019 <small>REVISION DATES:</small>		TO: R1-10 (15.04 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 15.04 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 19-27	<small>ZONING MAP</small> H-8
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
S-1		N/A	
R1-10		67	

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

PRELIMINARY SITE PLAN FOR 45TH AVENUE AND ALAMEDA ROAD

"AN R1-10 CONVENTIONAL RESIDENTIAL SUBDIVISION"
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTES

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES AT FOUR-WAY INTERSECTIONS OF PUBLIC AND/OR PRIVATE STREETS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

STRUCTURES AND LANDSCAPING AT "T"-TYPE INTERSECTIONS OF PUBLIC AND/OR PRIVATE STREETS WITHIN A TRIANGLE MEASURING 33' ALONG THE THROUGH STREET AND 15' ALONG THE TERMINATING STREET BOUNDARY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

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 3'.

AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.

ANY LIGHTING WILL BE PLACED SO AS TO DIRECT 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 AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAY, IN ACCORDANCE WITH APPROVED PLANS.

ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

Jeff A. Giles
SIGNATURE OF COPYRIGHT OWNER 9-4-19
DATE

CLOUSE ENGINEERING, INC.
JEFF A. GILES, PRESIDENT 9-4-19
PRINT NAME OF COPYRIGHT OWNER DATE

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 9, SOUTH 89 DEGREES 18 MINUTES 16 SECONDS WEST A DISTANCE OF 662.65 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 9, SOUTH 89 DEGREES 18 MINUTES 16 SECONDS WEST A DISTANCE OF 662.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE NORTH 00 DEGREES 11 MINUTES 02 SECONDS WEST A DISTANCE OF 989.48 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE NORTH 89 DEGREES 14 MINUTES 09 SECONDS EAST A DISTANCE OF 663.88 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 00 DEGREES 07 MINUTES 36 SECONDS EAST A DISTANCE OF 990.29 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBED PARCEL CONTAINS 656,560 SQ. FT. OR 15.0726 ACRES, MORE OR LESS.

PROJECT DATA		
45TH AVENUE AND ALAMEDA ROAD		
SECTION 611	ZONING: R1-10	DEVELOPMENT OPTION: CONVENTIONAL - TABLE A
STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	75' MINIMUM	AS REQUIRED
MINIMUM LOT DEPTH	NONE	AS REQUIRED
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	3.0	2.32
MINIMUM PERIMETER BUILDING SETBACKS	FRONT: 15', REAR: 15' (1-STORY), 20' (2-STORY) SIDE: 10' (1-STORY), 15' (2-STORY)	AS REQUIRED
COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREETS	NONE	NONE
MINIMUM INTERIOR BUILDING SETBACKS	FRONT: 10', REAR: 10', COMBINED FRONT & REAR: 35' STREET SIDE: 10', SIDES: 13' TOTAL (3' MIN. UNLESS 0')	AS REQUIRED
MINIMUM BUILDING SEPARATION	10'	AS REQUIRED
MINIMUM GARAGE SETBACK	18' FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES 10' FROM PROPERTY LINE FOR SIDE-LOADED GARAGES	AS REQUIRED
MAXIMUM GARAGE WIDTH	FOR LOTS <60' 2 CAR WIDTHS, FOR LOTS >60' TO 70' 3 CAR WIDTHS, FOR LOTS > 70' NO MAXIMUM	AS REQUIRED
MAXIMUM HEIGHT	2 STORIES AND 30'	AS REQUIRED
LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES, 40% TOTAL: 50%	AS REQUIRED
COMMON AREAS	NONE	AS REQUIRED
ALLOWED USES	SINGLE FAMILY DETACHED	AS REQUIRED
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 507, AND SUBDIVISION TO CREATE 4 OR MORE LOTS	AS REQUIRED
STREET STANDARDS	PUBLIC STREET BUILT TO CITY STANDARDS WITH A HOMEOWNERS ASSOCIATION ESTABLISHED FOR MAINTENANCE	AS REQUIRED
ON-LOT AND COMMON RETENTION	COMMON RETENTION REQUIRED FOR LOTS LESS THAN 8,000 SQ. FT. PER GRADING AND DRAINAGE ORDINANCE REQUIREMENTS	AS REQUIRED
LANDSCAPE STANDARDS	NONE	AS REQUIRED

SITE DATA

EXISTING ZONING: S-1
PROPOSED ZONING: R1-10 "CONVENTIONAL"
GROSS ACRES: 15.0725 ACRES OR 656,560 S.F.
NET ACRES: 13.6845 ACRES OR 596,096 S.F.
TOTAL NUMBER OF LOTS: 35
PROPOSED DENSITY: 2.32 D.U. PER ACRE
TYPICAL LOT SIZE: 78'x125'
BUILDING HEIGHT: 2 STORIES AND 30'
LOT SALES: YES
COMMON RETENTION
WATER, SEWER, AND SANITATION SERVICES BY THE CITY OF PHOENIX.
ELECTRIC SERVICE BY ARIZONA PUBLIC SERVICE
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY CENTURYLINK
CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENT SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
40" MAXIMUM HEIGHT FOR TRANSFORMERS, CABINETS, AND OTHER EQUIPMENT WITHIN PERIMETER STREET FRONTAGES.

LOT COVERAGE

CALCULATION:

$$\text{MAX. COVERAGE (\%)} \times \frac{(\text{NET AREA} - \text{STREET AREA})}{\text{\# OF LOTS}} = \text{MAX. ALLOWABLE AREA UNDER ROOF PER LOT}$$

$$(0.40) \times \frac{(13.6845 - 2.9057) (43,560)}{35} = 5,366 \text{ S.F. MAXIMUM ALLOWABLE AREA PER LOT. (ENCLOSED STRUCTURES)}$$

$$(0.10) \times \frac{(13.6845 - 2.9057) (43,560)}{35} = 1,342 \text{ S.F. MAXIMUM ALLOWABLE AREA PER LOT. (SHADE STRUCTURES)}$$

OPEN SPACE

GROSS ACRES: 15.0725 AC. OR 656,560 S.F. X .05% = 32,828 S.F. REQUIRED
TRACTS A, B & C. 106,449 S.F. PROVIDED

PROJECT DESCRIPTION

A PROPOSED 35 LOT SINGLE FAMILY DEVELOPMENT WITHIN THE R1-10 ZONING DISTRICT

TRACT TABLE		
TRACT	AREA	USE
"A"	22,306 SF. 0.5121 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E. AND RETENTION
"B"	76,222 SF. 1.7498 AC.	LANDSCAPING, PEDESTRIAN ACCESS AND P.U.E.
"C"	7,921 SF. 0.1818 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E. AND RETENTION
"D"	5,799 SF. 0.1331 AC.	LANDSCAPING, PEDESTRIAN ACCESS AND P.U.E.
"E"	5,965 SF. 0.1369 AC.	LANDSCAPING, PEDESTRIAN ACCESS AND P.U.E.
"F"	2,300 SF. 0.0528 AC.	LANDSCAPING, PEDESTRIAN ACCESS AND P.U.E.
TOTAL	120,513 SF. 2.7666 AC.	

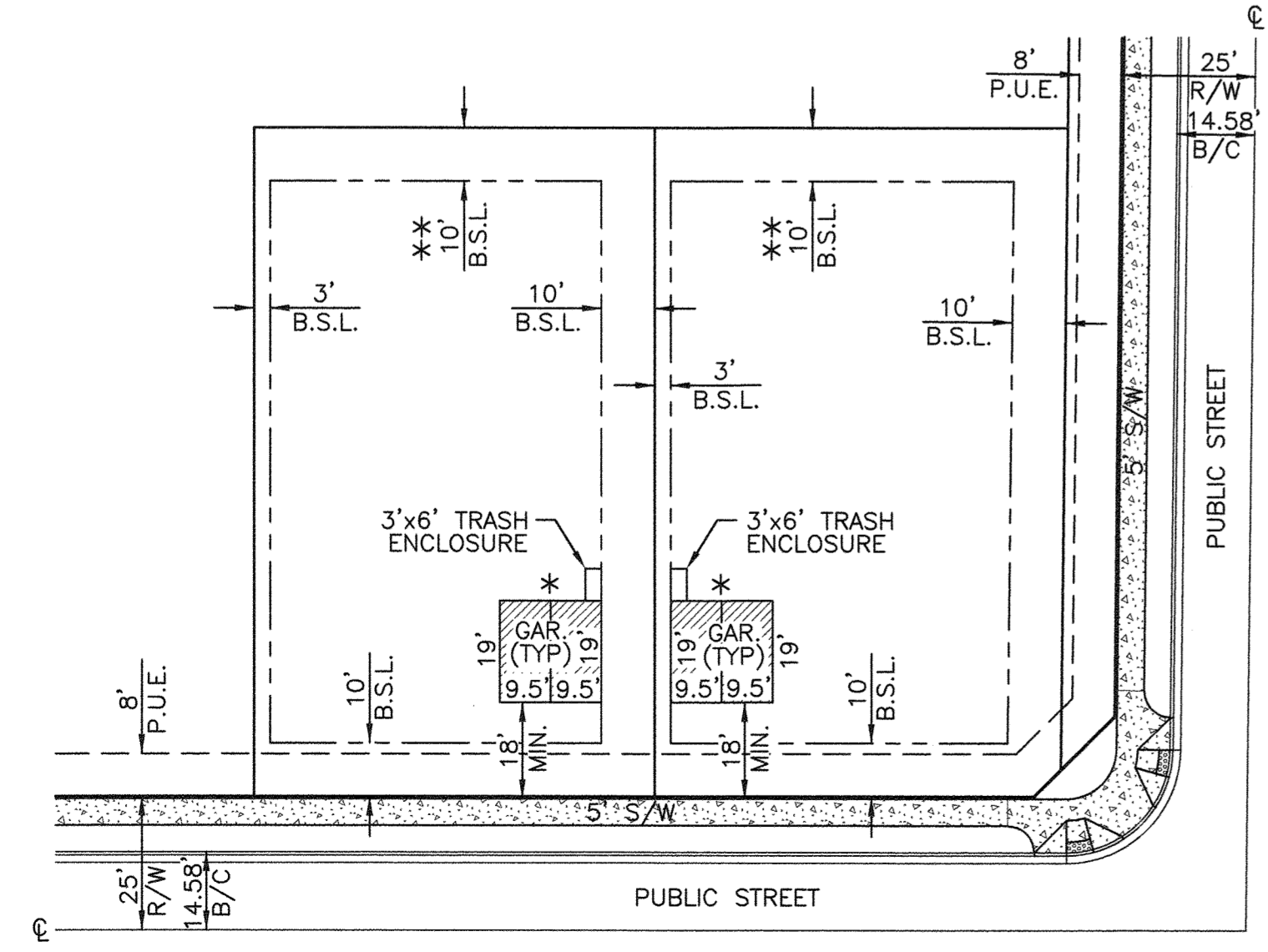
ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BL'VD SUITE 110
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 395-9300
CONTACT: TOM WEBER

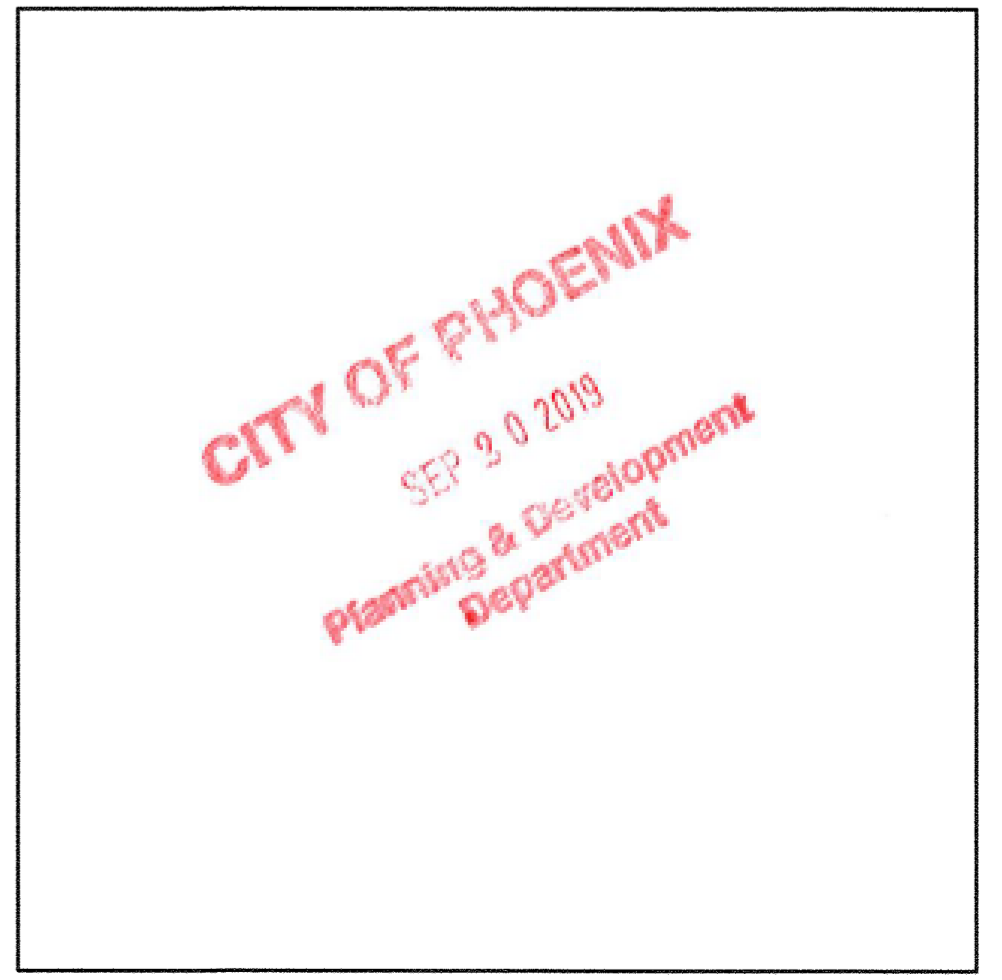
DEVELOPER

PORCHLIGHT HOMES
2915 E. BASELINE ROAD
SUITE 118
GILBERT, ARIZONA 85234
PHONE: (480) 813-1324
CONTACT: RYAN LARSEN

- ### LEGEND
- INDICATES SUBDIVISION CORNER
 - INDICATES FIRE HYDRANT
 - INDICATES PUBLIC UTILITY EASEMENT AT ALL LOT FRONTAGE UNLESS OTHERWISE NOTED
 - B.S.L. INDICATES MINIMUM BUILDING SETBACK LINES
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES ZONING BOUNDARY



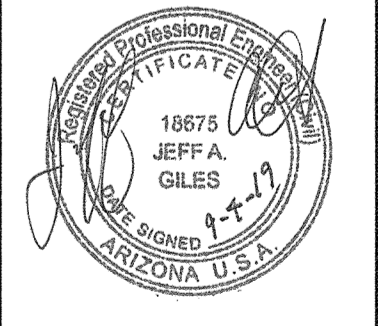
TYPICAL LOT
* MINIMUM 2 SPACES AT 9.5'x19'
** THE FRONT AND REAR SETBACKS ON ANY LOT MUST ADD UP TO A MINIMUM OF 35'



KIVA #19-2047
SDEV #1900338
PAPP #1904506
PRLM #
SCSU #
Q.S. 46-18

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
9010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel: 602-395-9300 Fax: 602-395-9310

PRELIMINARY SITE PLAN
45TH AVENUE AND ALAMEDA ROAD
"AN R1-10 CONVENTIONAL RESIDENTIAL SUBDIVISION"
ARIZONA
PHOENIX

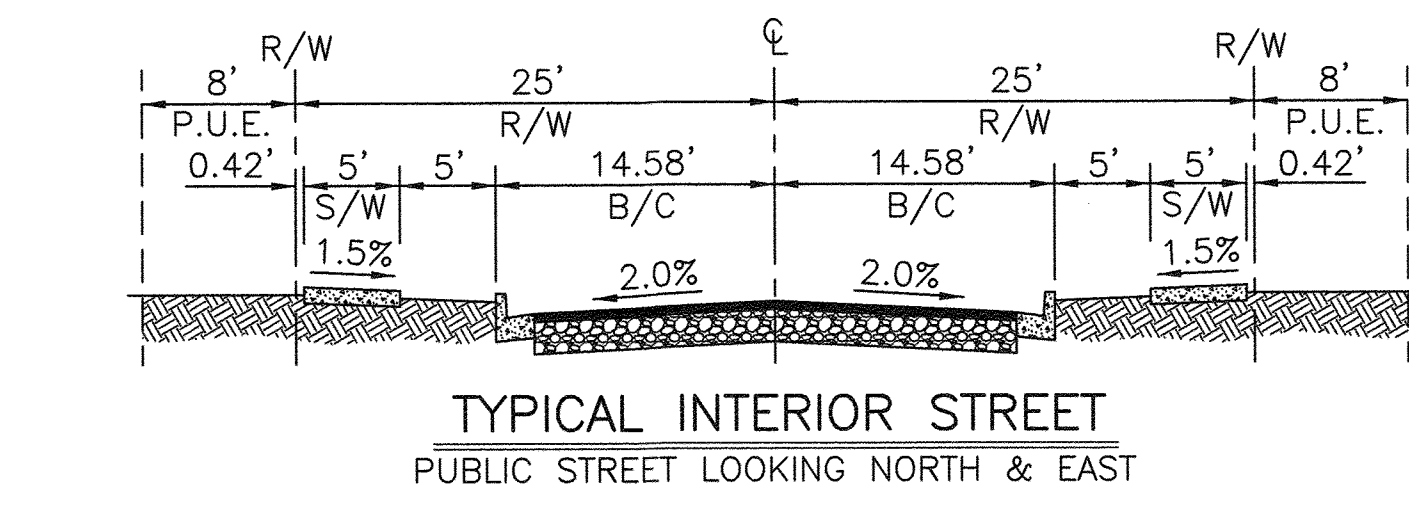
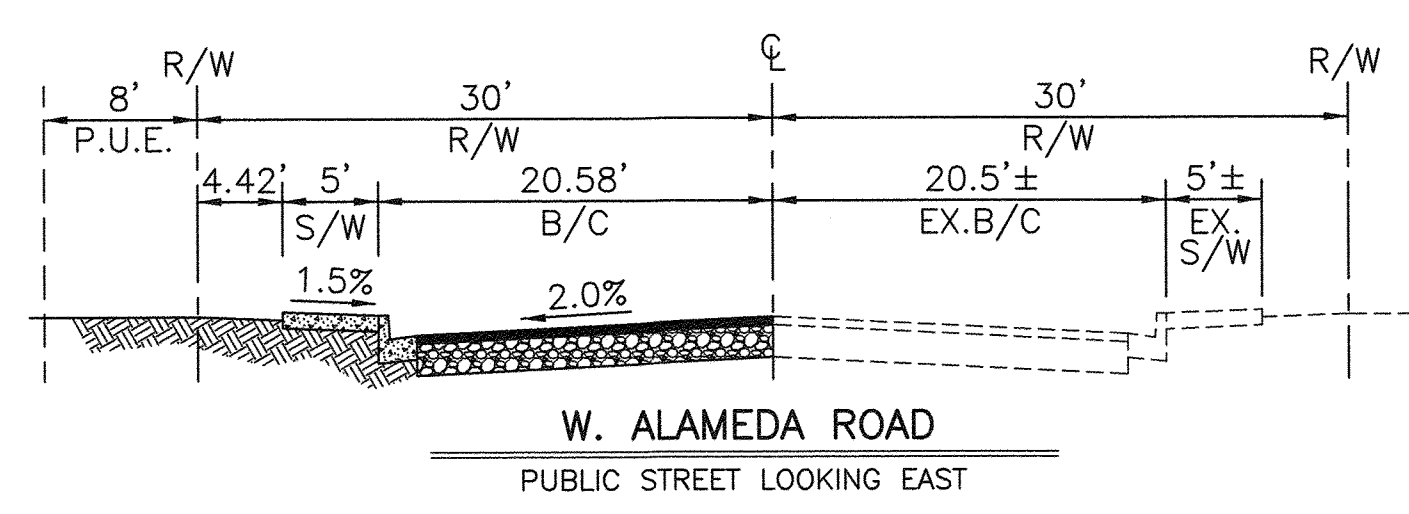
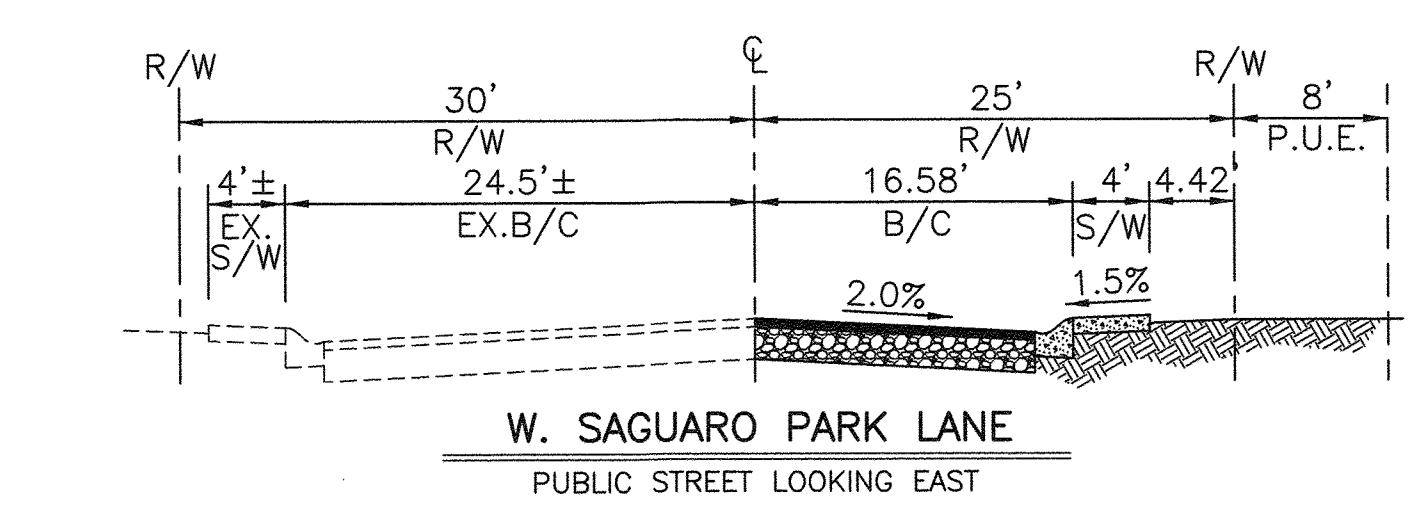
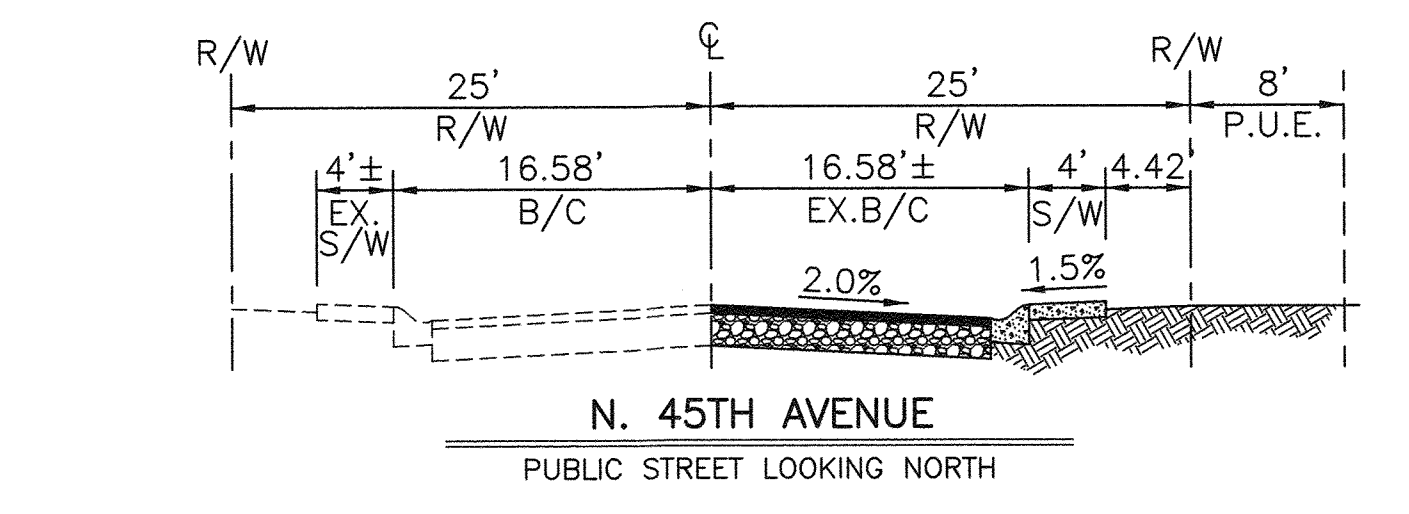
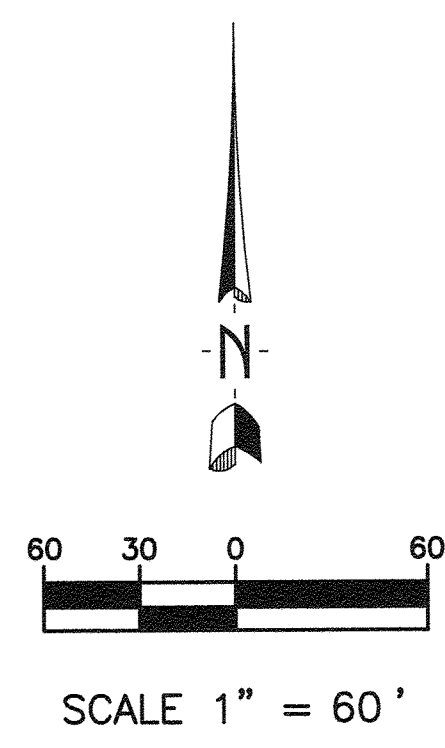
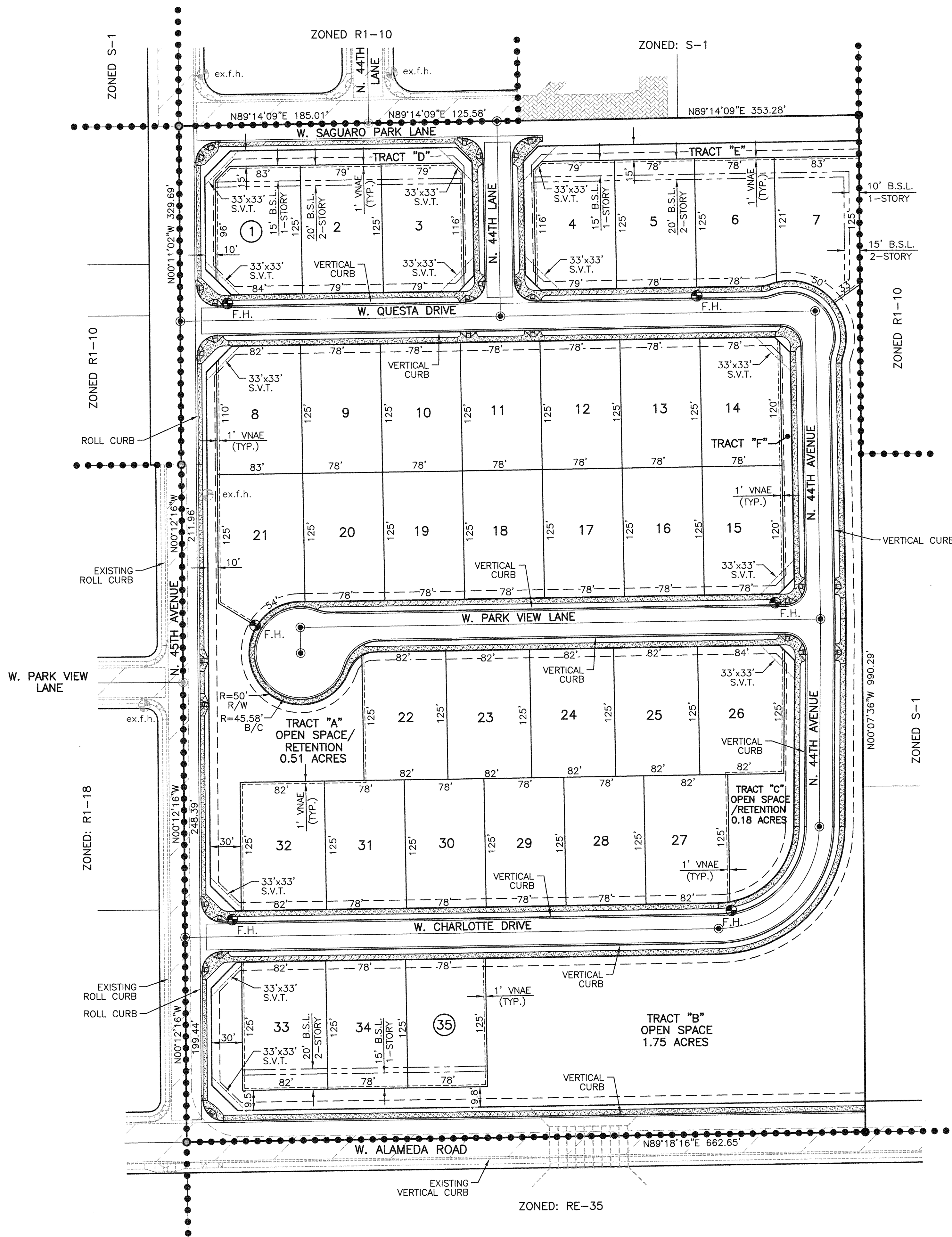


Revised

Date
9/4/19
As-Built

Job No.
190601

1 OF 2



CITY OF PHOENIX
SEP 20 2019
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Department

KVA #19-2047
SDEV #1900338
PAPP #1904506
PRM #
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SITE-PLAN-02.DWG

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
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PRELIMINARY SITE PLAN
45TH AVENUE AND ALAMEDA ROAD
"AN R1-10 CONVENTIONAL RESIDENTIAL SUBDIVISION"



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A Sample of Conceptual House Elevations to Illustrate Quality

Porchlight: 45th Ave. & Alameda

CITY OF PHOENIX
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Department

A Sample of Conceptual House Elevations to Illustrate Quality
Porchlight: 45th Ave. & Alameda
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A Sample of Conceptual House Elevations to Illustrate Quality
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A Sample of Conceptual House Elevations to Illustrate Quality
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