



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: June 13, 2023

From: Joshua Bednarek
Planning and Development Director

Subject: ADDITIONAL INFORMATION ON ITEM 150 ON THE JUNE 14, 2023, PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATION Z-74-22-8 – APPROXIMATELY 340 FEET NORTH OF THE NORTHWEST CORNER OF 27TH AVENUE AND BASELINE ROAD (ORDINANCE G-7124)

Item 150, Rezoning Application No. Z-74-22-8, is a request to rezone 9.78 acres located approximately 340 feet north of the northwest corner of 27th Avenue and Baseline Road, from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) to allow single-family residential.

The purpose of this memo is to relay all relevant documents to consider the item for a public hearing. Attached are the staff report, Village Planning Committee and Planning Commission summaries, as well as opposition correspondence received.

Approved: _____

A handwritten signature in blue ink, appearing to read "Alan Stephenson", written over a horizontal line.

Alan Stephenson, Deputy City Manager

Attachments:

- *Staff report
- *VPC summaries
- *PC summaries
- *Opposition correspondence

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-74-22-8
February 10, 2023

[Laveen Village Planning Committee](#) Meeting Date: February 13, 2023

[Planning Commission](#) Hearing Date: March 2, 2023

Request From: [S-1](#) (Ranch or Farm Residence) (9.78 acres)
Request To: [R1-10](#) (Single-Family Residence District) (9.78 acres)
Proposed Use: Single-family residential
Location: Approximately 340 feet north of the northwest corner of 27th Avenue and Baseline Road
Owner: Hilario Casillas
Representative/Applicant: Francisco Badilla
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 0 to 1 dwelling units per acre	
Street Map Classification	Ellis Street	Local	0-foot south half street
	27th Avenue	Arterial	55-foot west half street
CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.			
The proposal is consistent with adjacent uses and zoning districts and is respectable of local conditions by providing large lots and as stipulated, elevations that are consistent with the neighborhood character.			
CONNECT PEOPLE & PLACES CORE VALUE; CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.			
The proposed development will provide connections along Ellis Street which connects to the multi-use trail to the south, along Baseline Road. This trail will serve as a			

corridor for alternative modes of transportation and active recreation for residents of the proposed development.

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

The proposed development, as stipulated and as required by the Phoenix Zoning Ordinance, will be required to provide shade along the adjacent public and private sidewalks and internal pedestrian pathways. This will help to provide shade for pedestrians and bicyclists in and around the community for user comfort and will help to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plan, Overlays, and Initiatives

[Laveen Southwest Growth Study](#): See Background Item No. 4.

[Housing Phoenix Plan](#): See Background Item No. 7.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Complete Streets Guidelines](#): See Background Item No. 9.

[Zero Waste PHX](#): See Background Item No. 10.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	S-1
North	Single-family residential	R1-10
South	Single-family residential, vacant, auto body shop, car dealer	S-1, County RU-43, County C-2
East (across 27th Avenue)	Single-family residential, retail center	R1-10, S-1 (Approved C-1)
West	Single-family residential	R1-8

R1-10 – Single-Family Residence District (Conventional Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>	-	9.78 acres
Maximum Number of Units	29 units	16 units (Met)
Maximum Density (dwelling units/acre)	3.0 dwelling units per acre	1.64 dwelling units per acre (Met)
Minimum Lot Width	75 feet	41.51 feet* – 100 feet (Not Met)
Minimum Lot Depth	110 feet adjacent to freeway or arterial	162.01 feet, adjacent to arterial (Met)
Maximum Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	41.02% (Met)
Maximum Building Height	2 stories and 30 feet	1-story, 20 feet (Met)
<i>Minimum Perimeter Setbacks</i>		
Front	15 feet	Not Specified
Rear	15 feet (1-story) 20 feet (2-story)	25 feet (Met)
Side	10 feet (1-story) 15 feet (2-story)	25 feet (Met)
<i>Minimum Interior Building Setbacks</i>		
Front	10 feet	20 feet (Met)
Rear	10 feet	Not specified
Combined front and rear	35 feet	Not specified
Street side	10 feet	10 feet (Met)
Sides	13 feet total (3 feet minimum, unless 0 feet)	3 feet and 10 feet (Met)
Minimum Parking	32 spaces required 2 spaces per 1 dwelling unit 16 dwelling units proposed	Not specified

*Variance or site plan modification required

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 9.78 acres located approximately 340 feet north of the northwest corner of 27th Avenue and Baseline Road from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) for a 16-lot single-family residential community.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map Designation for the subject site is Residential 0 to 1 dwelling units per acre. The proposal is inconsistent with the existing General Plan Land Use Map designation; however, a General Plan Amendment is not required since the site is under 10 acres.

The proposal is compatible with the General Plan Land Use Map designations surrounding the site. The surrounding designations are as follows:

North

Residential 3.5 to 5 dwelling units per acre

East (across 27th Avenue)

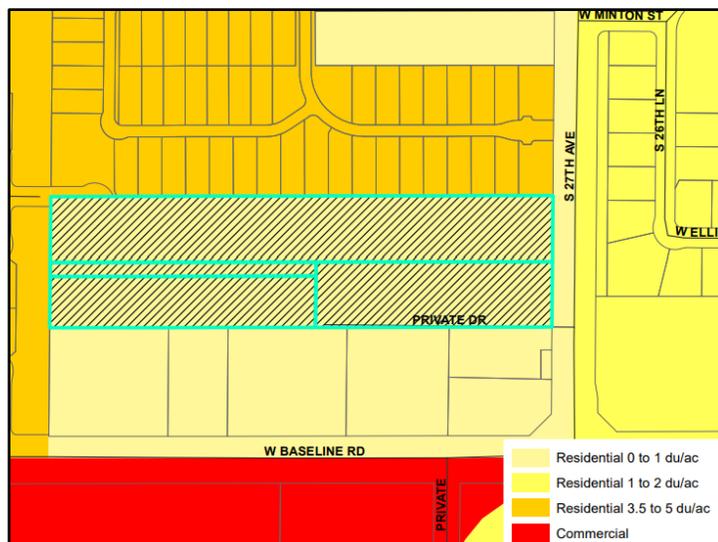
Residential 1 to 2 dwelling units per acre

South

Residential 0 to 1 dwelling units per acre

West

Residential 3.5 to 5 dwelling units per acre



General Plan Land Use Map

Source: Planning and Development Department

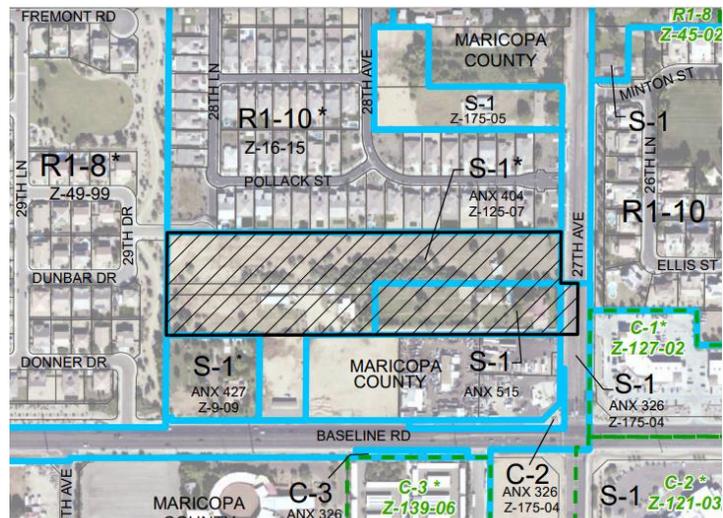
SURROUNDING LAND USES AND ZONING

3. The subject site contains a small farm and residence and is currently zoned S-1 (Ranch or Farm Residence). The request for R1-10 (Single-Family Residence District) will add to an existing housing type in the area and will be located nearby the retail center to the west.

North, east, and west of the subject site are existing single-family subdivisions, with R1-10 (Single-Family Residence District) zoning to the north and east, and R1-8 (Single-Family Residence District) zoning to the west.

East of the subject site is also a retail center, zoned S-1 (Approved C-1) (Ranch or Farm Residence, Approved Neighborhood Retail).

South of the subject site is a car dealer and auto body shop within Maricopa County, zoned County C-2, a vacant lot within Maricopa County, zoned County RU-43, and a single-family home zoned S-1 (Ranch or Farm Residence).



Zoning Sketch Map

Source: Planning and Development Department

The proposed land use is consistent with the surrounding land uses and as currently proposed, would be an appropriate transition between large lots zoned S-1 and County RU-43 to the south and traditional lots zoned R1-10 to the north. Additionally, R1-10 zoning is consistent with the zoning designations to the north and east.

ADOPTED AREA PLANS

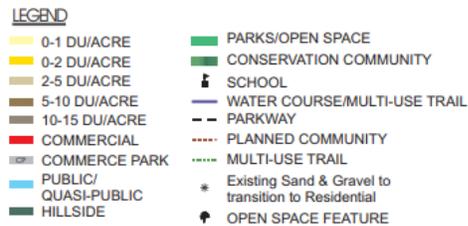
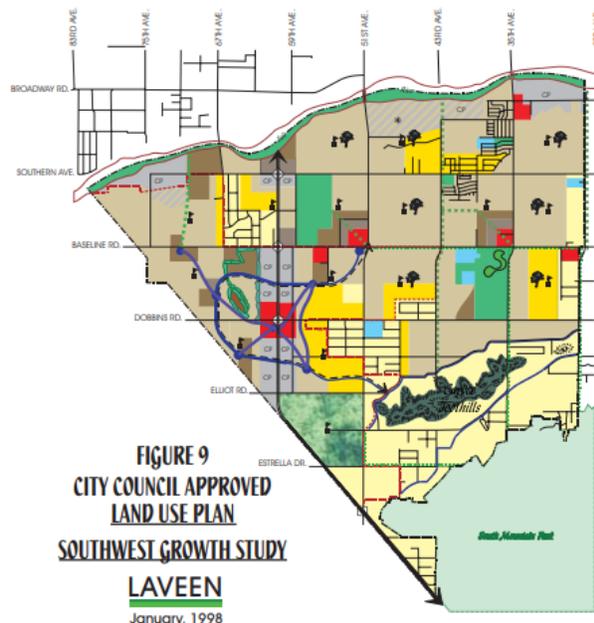
4. [Laveen Southwest Growth Study](#)

The subject site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

This plan designates the project site as Residential 0 to 1 dwelling units per acre. Although not consistent with this designation, the development will incorporate enhanced landscaping along 27th Avenue, per Stipulation No. 7, an element proposed in the study to minimize the impact of housing adjacent to public rights-of-way.

The Laveen Southwest Growth Study provides a framework for an overall multi-use trail system which connects major community assets such as the Laveen Conveyance Channel, public parks and open space areas, and the South Mountain Preserve. This proposed development will be connected to the multiuse trail along Baseline Road, which will connect to destinations and promote overall trail connectivity in Laveen.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of developments that will enhance Laveen’s built environment while remaining respectful of its agricultural heritage. The study encourages all new developments to use durable, high-quality building materials and to provide enhanced building design that will contribute to the character of the area. The study also encourages residential developments to have entry features to identify themselves, including incorporating landscaping along the entry, and using open fencing, other than chain link, to help maintain Laveen’s open character. Staff is recommending Stipulation No. 3 and sub-stipulation 3.a to ensure future elevations exhibit high quality architectural design and are consistent with the architectural style found in the Laveen area. Staff is also recommending Stipulation No. 5 regarding landscaping at the project entry and Stipulation No. 4 regarding partial view fencing.



* See current adopted General Plan for revised land use plan.

Laveen Southwest Growth Study Land Use Map
Source: Planning and Development Department

PROPOSAL

5. Site Plan

The conceptual site plan, attached as an exhibit, proposes 16 single-family residential lots. Since the site plan does not meet block design as required by Phoenix City Code, the site plan cannot be stipulated to general conformance. Variances, or site plan modifications, will also be required for the substandard lot widths noted for Lots 2, 3 and 15. For these reasons, general conformance to the site plan is not stipulated. To ensure the proposed development remains compatible with the surrounding neighborhoods, staff recommends a maximum density of two dwelling units per acre, per Stipulation No. 1. The lot along 27th Avenue will be behind a 6-foot-wide detached sidewalk with a 10-foot-wide landscape strip located between back of curb and sidewalk, planted with enhanced landscaping, per Stipulation No. 7. These requirements will provide

buffering from the street and space for tree plantings. There is one entry point to the site from Ellis Street, which will be adjacent to a retention area. The site plan depicts mostly 100-foot-wide conventional subdivision lots. Additionally, each home will incorporate a 22-foot setback for driveways, per Stipulation No. 2, to accommodate the length of oversized vehicles parked in driveways.

6. **Elevations**

The applicant submitted hand-drawn building elevations, attached as an exhibit, that were not consistent with the desired character for Laveen. As a result, staff is recommending Stipulation No. 3 requiring the applicant to present the conceptual building elevations, in addition to the conceptual landscape plan, wall plan, and signage for monument and entryway, to the Laveen Village Planning Committee and to have these plans administratively approved by the Planning Hearing Officer. Per Stipulation 3.a., the elevations should provide four-sided architecture with enhanced detailing and with a modern farmhouse design, which is a desired character for Laveen.

PLANS, OVERLAYS, AND INITIATIVES

7. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

8. **Tree and Shade Master Plan**

The Tree and 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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, with larger caliper trees in the landscape strip between the sidewalk and back of curb, per Stipulation No. 7. The developer will also be required by the Phoenix Zoning Ordinance to shade sidewalks interior to the site with trees to a minimum of 50 percent shade at maturity.

9. **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. In addition to the enhanced landscaping standards and detached sidewalk (Stipulation No. 7), the development will be connected by the existing trail to the west of the site that connects to the multi-use trail along Baseline Road and to destinations in the nearby vicinity.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittal; however, recycling service is provided by the City of Phoenix to single-family residential developments.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff received one letter of opposition. Concerns shared were regarding vehicular access from Ellis Road, increase in traffic within the adjacent community, excess vehicle noise, pedestrian safety, potential liability issues for injured residents of the community, and increased maintenance from non-residents that do not pay HOA fees.

INTERDEPARTMENTAL COMMENTS

12. **Aviation Department**

The Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation No. 11.

13. **Water Services Department**

The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however, water capacity is a dynamic condition that can change over time due to a variety of factors.

14. **Street Transportation Department**

The Street Transportation Department commented that the proposed site plan does not meet block design as required by Phoenix City Code, so general

conformance of site plan should not be considered. The Street Transportation Department also requested that street improvements for the portion of the west half of 27th Avenue that is not within Phoenix jurisdiction be reviewed and approved by Maricopa County, that the developer construct a 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the back of curb and sidewalk on the west side of 27th Avenue, that the developer dedicate minimum rights-of-way for the south half of Ellis Street and all local public streets, and that the streets be constructed with all required elements and to ADA requirements. These are addressed in Stipulation Nos. 6 through 10.

OTHER

15. At the neighborhood meeting held by the applicant on November 21, 2022, neighbors requested that purchasers of property within the development be notified of the high noise level generated from the Corona Ranch and Rodeo Grounds when events are held, since the subject site is within close proximity of the rodeo grounds located on the southeast corner of 29th Avenue and Baseline Road. This is addressed in Stipulation No. 12.
16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 13 through 15.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 16.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is compatible with the surrounding land uses and zoning to the north, west and east.
2. The proposal will redevelop an underutilized property and provide a high quality single-family residential development which will help alleviate the housing shortage in Phoenix.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations

1. The maximum density for the project shall not exceed 2 dwelling units per acre.
2. A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
3. The developer shall present the conceptual building elevations, landscape plan, wall plan, and signage for monument and entryway to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval through the Planning and Development Department. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval, with specific regard to the following elements.
 - a. The elevations shall incorporate four-sided architecture, and exterior accent materials, detailing, and color palette, with a modern farmhouse design, that conveys a sense of continuity throughout the development.
4. Partial view fencing, which may include solid columns up to 24 inches in width, shall be utilized where walls are proposed adjacent to the open space and trail to the west, as approved by Planning and Development Department.
5. Project entry/exit drives shall incorporate enhanced landscaping with a variety of at least three plant materials, with a minimum landscape area of 250 square feet, as approved by the Planning and Development Department.
6. All street improvements outside of Phoenix City limits along 27th Avenue shall be reviewed and approved by Maricopa County.

7. The developer shall construct a minimum 6-foot-wide detached sidewalk with a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the west side of 27th Avenue, planted to the following standards, and as approved by the Planning and Development Department and Maricopa County Department of Transportation.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or equivalent groupings, to provide a minimum of 75% shade, at maturity. Shade calculations shall be based on summer solstice at noon as shown on a shading exhibit.
 - b. Drought tolerant shrubs, accents, and vegetative groundcovers to provide a minimum of 75% live coverage, at maturity.

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

8. The developer shall dedicate a minimum of 25 feet of right-of-way for the south half of Ellis Street, as approved by the Planning and Development Department.
9. The developer shall dedicate a minimum of 50-feet of right-of-way for all local public streets within the development, as approved by the Planning and Development Department.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, detached sidewalks, 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of the City 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 reviewed and approved by the City Attorney.
12. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of nearby existing ranchettes, animal privilege private properties and rodeo private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City Attorney. Additionally, the disclosures shall be noted in the CC&Rs in a section titled "nuisances".

13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
16. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

February 10, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

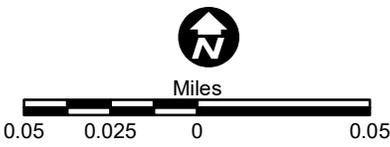
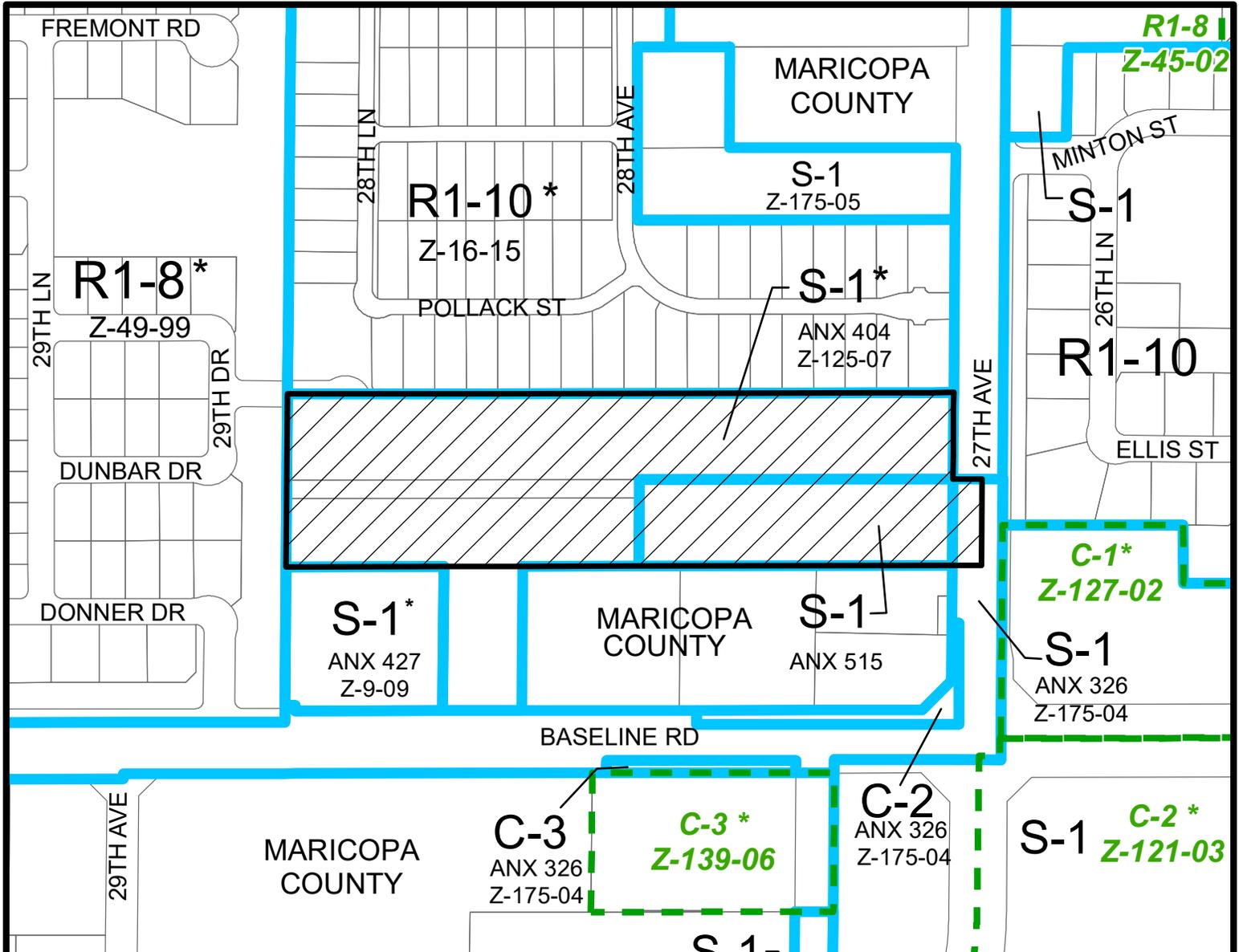
Aerial Sketch Map

Site Plan date stamped February 1, 2023 (1 page)

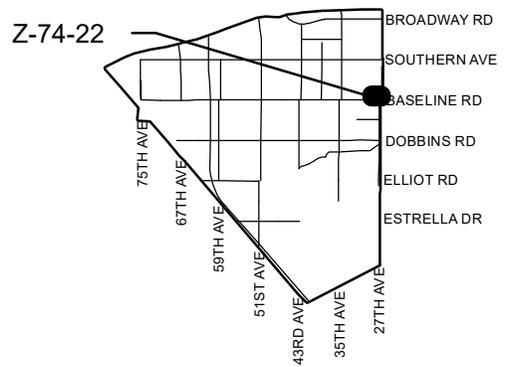
Preliminary Landscape Plan date stamped February 1, 2023 (1 page)

Elevations date stamped February 1, 2023 (2 pages)

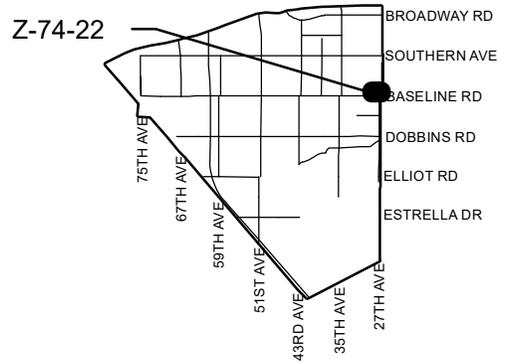
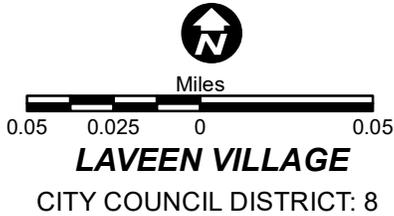
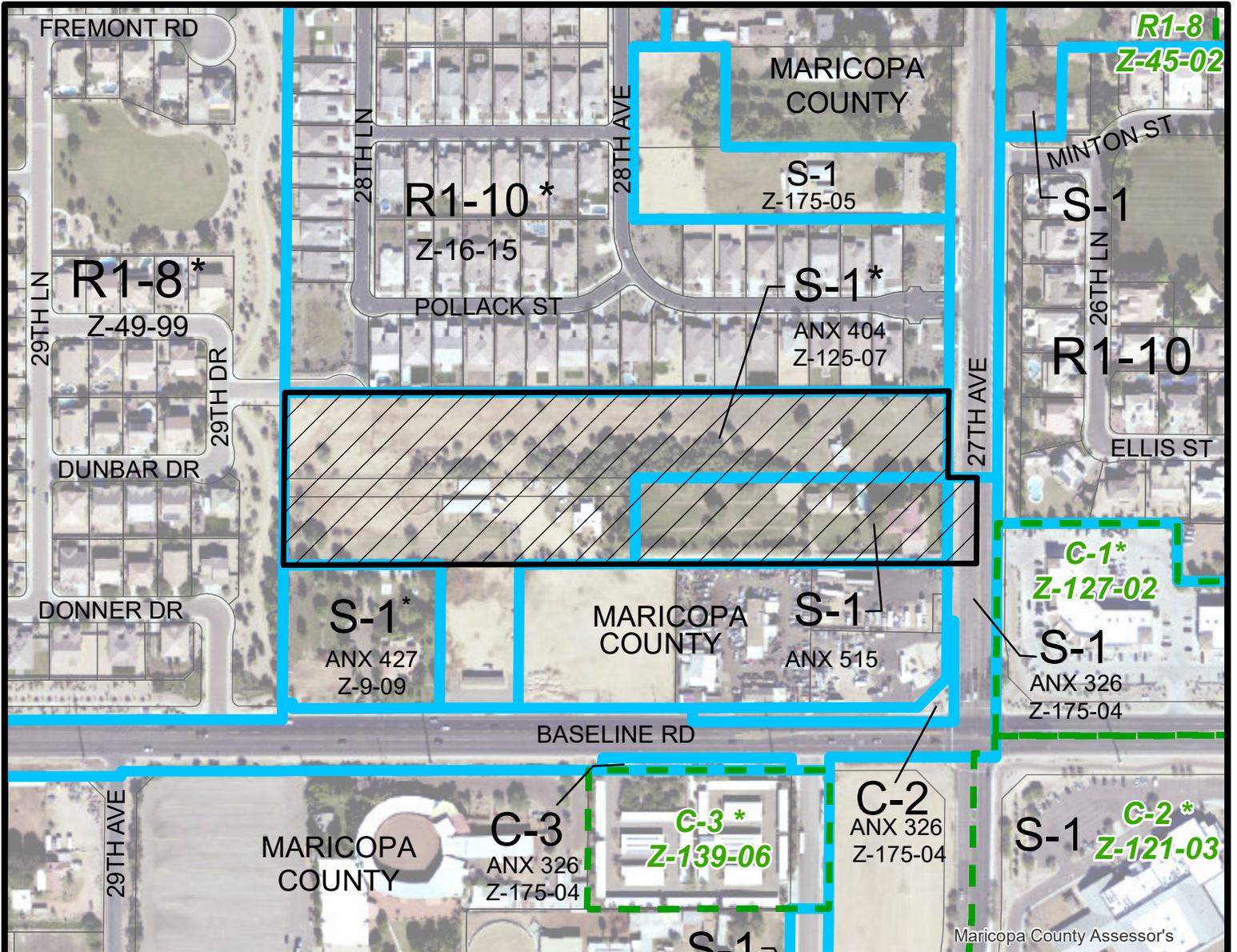
Correspondence (2 pages)



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8



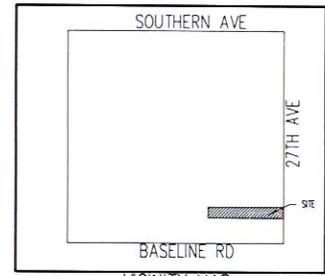
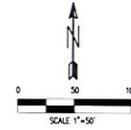
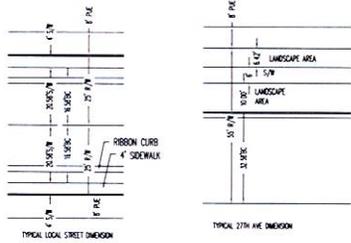
APPLICANT'S NAME: Rodney Q. Jarvis of Earl & Curley, P.C.		REQUESTED CHANGE:	
APPLICATION NO. Z-74-22		FROM: S-1 (9.78 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 9.78 Acres		TO: R1-10 (9.78 a.c.)	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
S-1 R1-10		9 34	
CONVENTIONAL OPTION		N/A 44	
9 34		N/A 44	
* Maximum Units Allowed with P.R.D. Bonus			



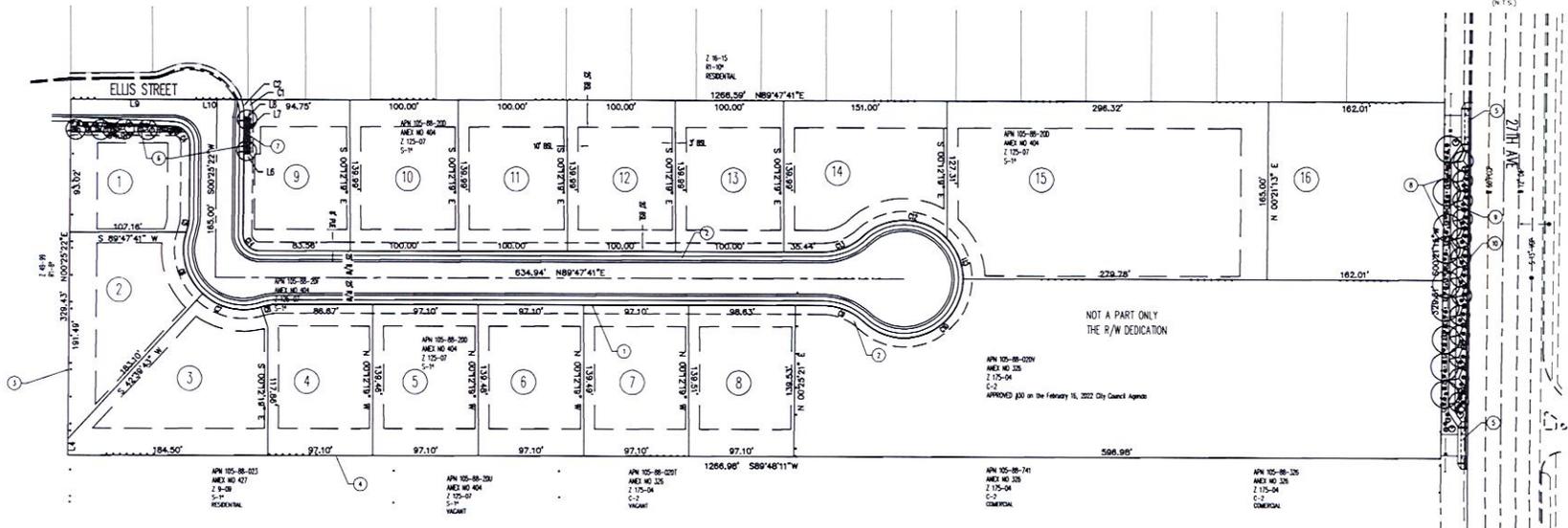
APPLICANT'S NAME: Rodney Q. Jarvis of Earl & Curley, P.C.		REQUESTED CHANGE:	
APPLICATION NO. Z-74-22		FROM: S-1 (9.78 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 9.78 Acres		TO: R1-10 (9.78 a.c.)	
MULTIPLES PERMITTED S-1 R1-10		CONVENTIONAL OPTION 9 34	
		* UNITS P.R.D. OPTION N/A 44	

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

SITE PLAN
FOR
CASILLAS CONVENTIONAL SUBDIVISION
16 LOTS



VICINITY MAP (N.T.S.)



NOTES

1. NEW 4" WIDE SIDEWALK
2. NEW RIBBON CURB
3. NEW PARTIAL VIEW FENCING
4. NEW 6" HIGH PERIMETER BLOCK FENCE
5. NEW DRIVEWAY
6. LANDSCAPE AREA 250 SF MIN
7. SUBDIVISION SIGN
8. LANDSCAPE AREA
9. NEW 6" WIDE SIDEWALK
10. NEW 6" VERT CURB

SITE PLAN NOTES

1. "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES"
2. "ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND"
3. STRUCTURES AND LANDSCAPING WITHIN A FRAMED MEASURED BACK 10' FROM THE PROPERTY LINE AND 10' FROM THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
4. STRUCTURES AND LANDSCAPING WITHIN A FRAMED MEASURED 10' X 10' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED THE FIRST CURBLINE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE LIMITED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION LIMITED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC ROADS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOSTER EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKUP GENERATORS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. SHARED WATER OR CATCHMENT WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE, WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEW, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
11. PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE AMOR MAINTENANCE TO THE PLAN IN THE FUTURE:

SCOPE OF WORK

SUBMIT THE FOLLOWING PARCELS INTO A R-1-B SUBDIVISION CONSISTING OF 16 LOTS. ALL LOTS WILL BE FLOOD IRIGATED LOTS.

PROPOSED RESIDENTIAL HOMES

DESCRIPTION	AREA/SF	PERCENTAGE
TYPICAL LOT AREA	13444	
LIVABLE AREA	3500	
CAR GARAGE	1076	
CENTER PORCH	250	
PATIO AREA	730	
TOTAL COVERAGE	5556	41.02

PROPOSED DWELLING UNITS (DENSITY)

SINGLE FAMILY RESIDENCE (DENSITY RANGE OF 4 TO 4.5) ONE STORY

LANDSCAPING

SINGLE FAMILY RESIDENCE WILL BE LANDSCAPED WITH A COMBINATION OF DG AND TURF GRASS SO THAT ALL LOTS WILL BE FLOOD IRRIGATED.

PROJECT DATA

APN 105-88-001 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-002 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-003 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-004 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-005 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-006 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-007 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-008 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-009 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-010 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-011 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-012 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-013 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-014 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-015 AREZ NO 404 2 15-04 5.1' COMMERCIAL
APN 105-88-016 AREZ NO 404 2 15-04 5.1' COMMERCIAL

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP ONE (1) NORTH, RANGE TWO EAST OF THE QUINCY AND SALT RIVER BASE AND MERIDIAN EXCEPT THE EAST 55 FEET FOR ROADWAY.

RESIDENTIAL DENSITY

16 LOTS
GROSS AREA- 9.99 AC
9.99 AC/76-432

PROPOSED DEVELOPMENT IS CONVENTIONAL DEVELOPMENT WITH PUBLIC STREETS

LOT SALES: YES
REZONING IN PROCESS
Pre-Application # 22-29

DESIGNED BY

FRANCISCO BARRERA
200 N. PEORIA PL.
SUITE 412
PHOENIX, AZ 85004
TEL: (602) 488-4833
FAX: (480) 753-0806
BARRERA@PHOENIXAZ.COM

MEASUREMENT

NET AREA- 417,408 SF @ 3.38 AC
GROSS AREA- 433,536 SF @ 3.99 AC

CURVE	LENGTH	RADIUS
1	16.84	55.00
2	16.84	55.00
3	12.62	15.00
4	11.11	15.00
5	16.65	55.00
6	62.49	55.00
7	57.80	55.00
8	16.65	55.00
9	41.61	55.00
10	128.00	55.00
11	41.61	55.00
12	86.49	55.00
13	41.61	55.00
14	23.73	15.00

LINE	LENGTH	BEARING
L1	24.78	S89°47'41"W
L2	50.00	N00°22'22"E
L3	14.91	N00°22'22"E
L4	5.00	N89°34'38"W
L5	5.00	N00°22'22"E
L6	33.73	S00°22'22"W
L7	33.73	S00°22'22"W
L8	33.73	S00°22'22"W
L9	120.53	S89°47'41"W
L10	14.53	N89°47'41"E

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.

Francisco M. Barrera
SIGNATURE OF DESIGNER

FRANCISCO M. BARRERA 6-8-2022
PRINTED NAME OF DESIGNER

CITY OF PHOENIX
FEB 01 2023
Planning & Development
Department

ACOSTA AND ASSOC
1825 E ADAMS ST
PHOENIX AZ 85034
6029310369

FOR

HILARIO M CASILLAS
7416 S 27TH AVE

FOR

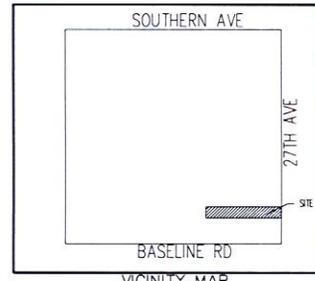
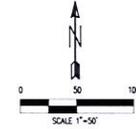
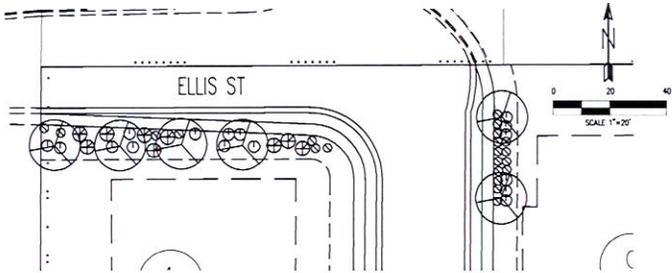
27TH AVE AND BASELINE

AT

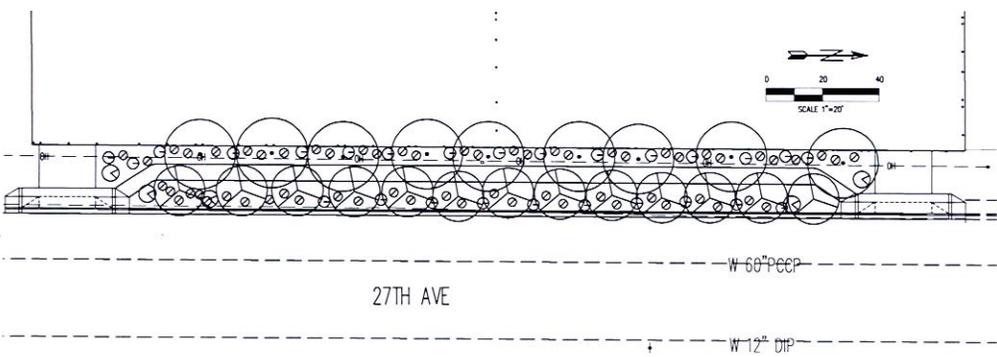
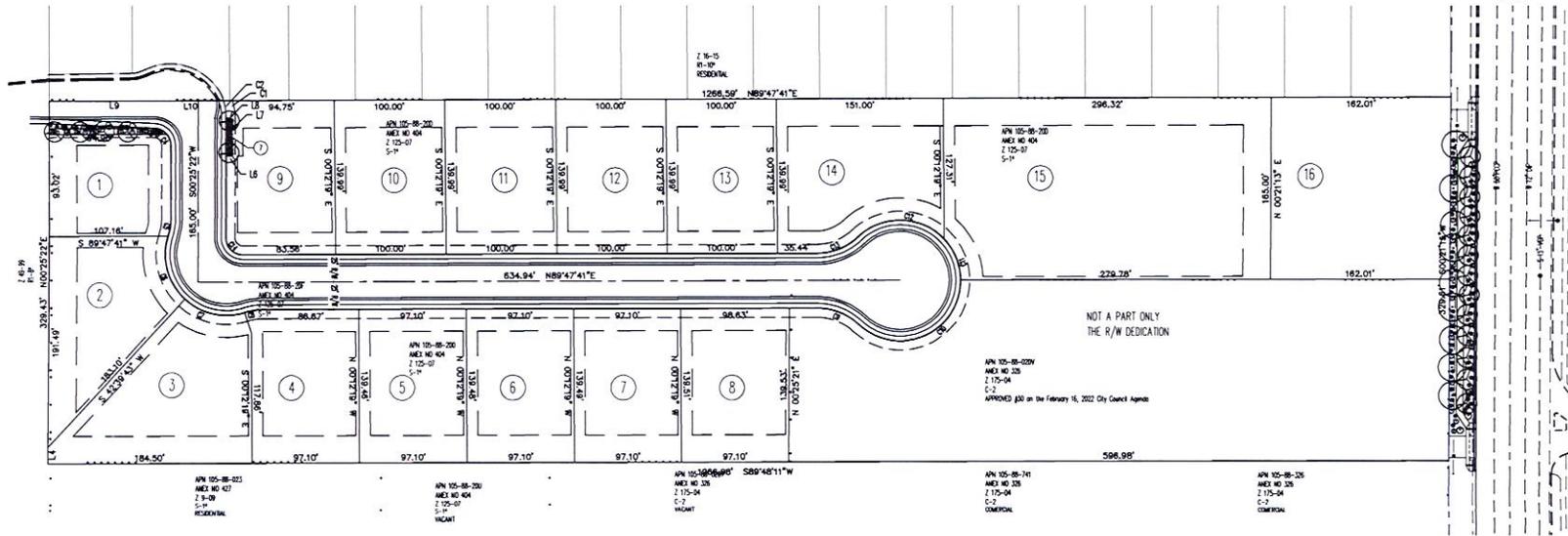
CASILLAS SUBDIVISION
16 LOTS

S 1 OF 1

PRELIMINARY LANDSCAPE
FOR
CASILLAS CONVENTIONAL SUBDIVISION
16 LOTS



PLANT SCHEDULE		SIZE	
COMMON NAME	SCIENTIFIC NAME	1 GAL	5 GAL 2"
TREE			
BLUE PALM YORKE	<i>Washingtonia forbesii</i>		
THORNLESS CASCALOTE	<i>Ceanothus cordatus Smoothie</i>		
SHRUBS			
MEXICAN GRASS TREE	<i>Dasylirion longistylum</i>		
GWALT HESPERALOE	<i>Hesperaloe parviflora</i>		
CORAL FOUNTAIN	<i>Ruellia equisetiformis</i>		
PURPLE LANTANA	<i>Lantana montevidensis</i>		



PROJECT DATA

APN 105-88-0202
APN 105-88-0203
APN 105-88-0204
APN 105-88-0205
APN 105-88-0206
APN 105-88-0207
APN 105-88-0208
APN 105-88-0209
APN 105-88-0210
APN 105-88-0211
APN 105-88-0212
APN 105-88-0213
APN 105-88-0214
APN 105-88-0215
APN 105-88-0216

LEGAL DESCRIPTION

30.88% INTEREST IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ONE (1) NORTH, RANGE TWO EAST OF THE GILA AND SALT RIVER BASIN AND MESAVERA

ZONING

RESIDENTIAL DENSITY 16 LOTS
PROPOSED ZONING R1-16
ZONING MAP 5-7

OWNER

HILARIO M CASILLAS
7416 S 27TH AVE
PHOENIX, AZ 85034
602-500-9800

DESIGNER

FORNICO BIANCHI
200 W PUEBLO PL
SUITE 100
PHOENIX, AZ 85004
TEL: (602) 438-4300
FAX: (602) 733-0800
www.fornicobianchi.com

AREAS

NET AREA= 417,408 SF 9.58 AC
GROSS AREA=403,536 SF 9.19 AC

CITY OF PHOENIX
FEB 01 2023
Planning & Development
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ACOSTA AND ASSOC
1825 E ADAMS ST
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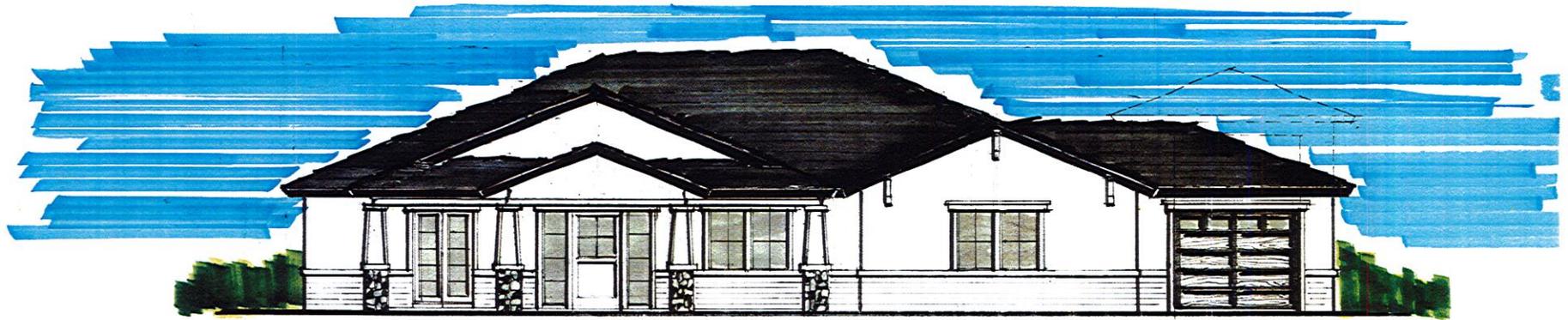
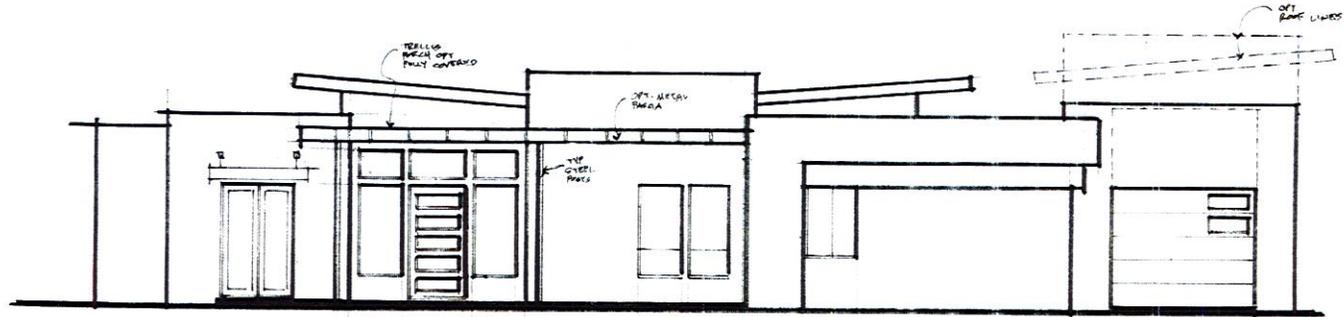
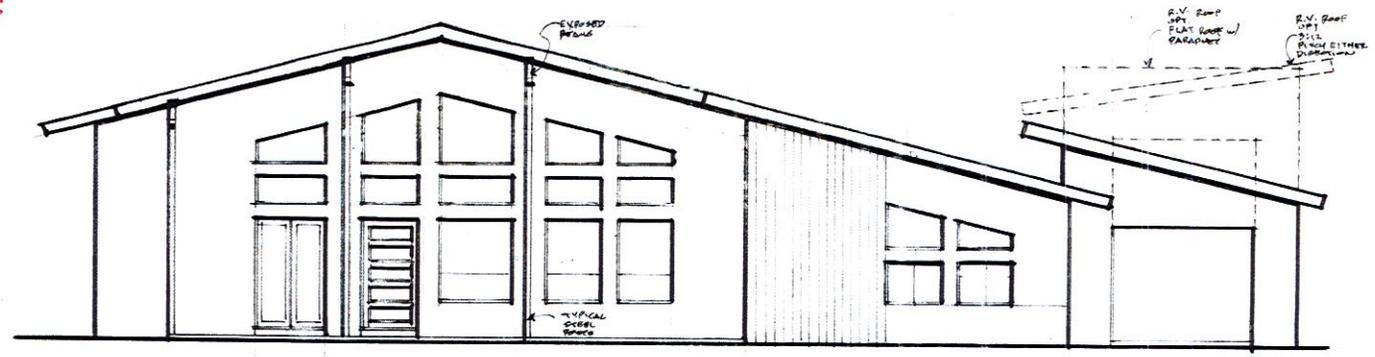
CASILLAS SUBDIVISION
16 LOTS

S 1 OF 1

CITY OF PHOENIX

FEB 01 2023

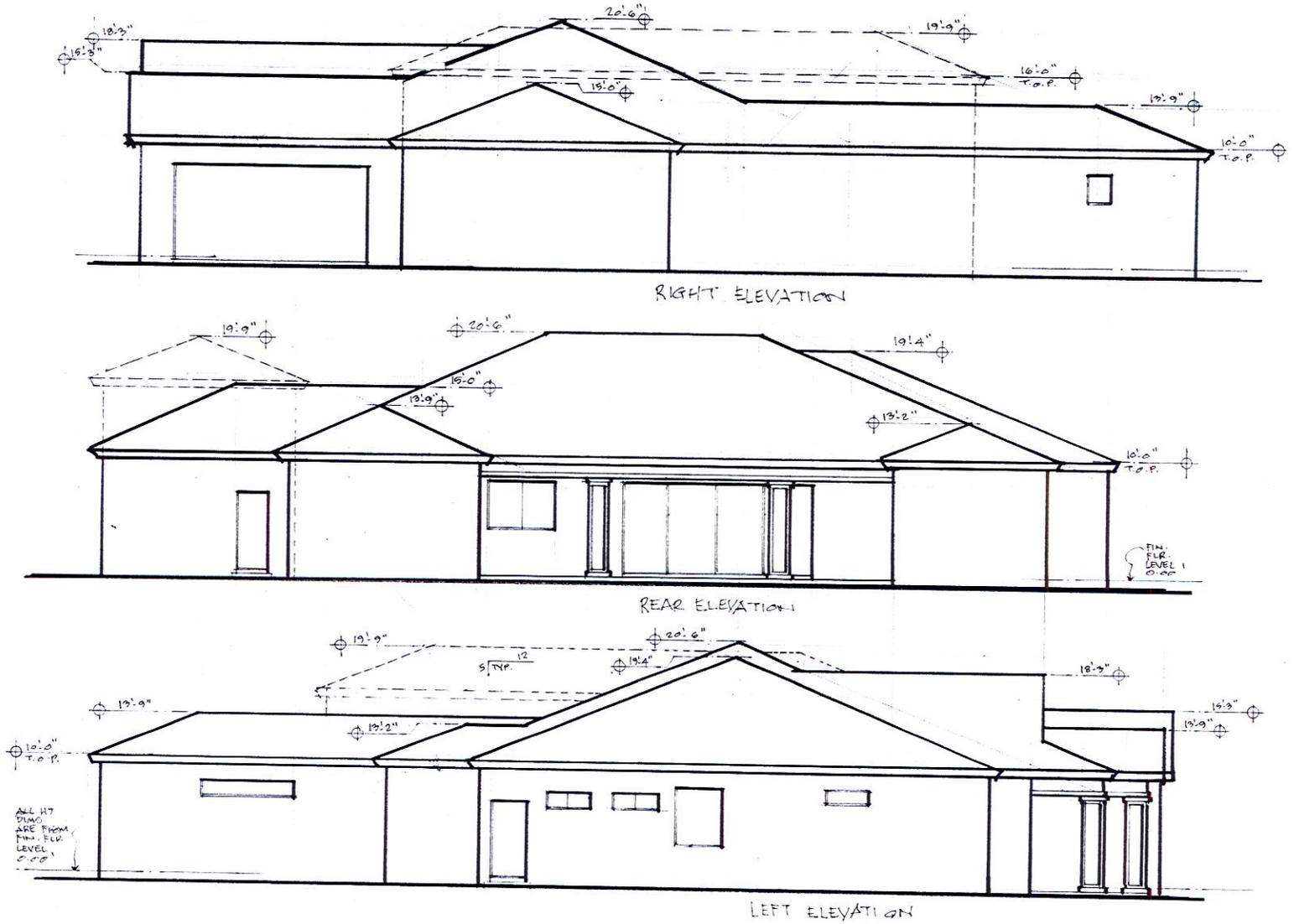
Planning & Development
Department



CITY OF PHOENIX

FEB 01 2023

Planning & Development
Department



From: [Davey Matranga](#)
To: [Adrian G Zambrano](#)
Subject: Fwd: Case Z-74-22-8; the 9.9 acre site approximately 340 feet of the NWC of 27th Ave
Date: Thursday, February 9, 2023 12:39:48 PM

I originally included you in the email but mistyped the email address.

----- Forwarded message -----

From: **Davey Matranga** <davey.laveenhoa@gmail.com>
Date: Thu, Feb 9, 2023 at 12:35 PM
Subject: RE: Case Z-74-22-8; the 9.9 acre site approximately 340 feet of the NWC of 27th Ave
To: <nayeli.sanchez.luna@phoenix.gov>, <adrian.zambrano@phoeni.gov>, <LaveenVPC@phoenix.gov>, <fbadadilla1@hotmail.com>
Cc: Eric Wisniewski <Eric.laveenvillage@gmail.com>, Elizabeth Franco <efranco@oasiscommunitymanagement.com>, Melissa Crawford <mcrawford@oasiscommunitymanagement.com>

Hello,

Laveen Village HOA and its proximity residents are strongly opposed to the proposed site plan of this development.

The proposed plan is intended to utilize the existing half street improvement of Ellis Street as the only means of ingress/egress to the development. In order to access this development it requires its residents to enter through the Laveen Village subdivision from Baseline Road meandering to access its entry. This is unacceptable.

This only point of ingress/egress to the proposed subdivision creates an unnecessary increase of traffic to the residents of our community. This increased traffic can create excess vehicle noise along with safety issues for children in the area.

The Laveen Village residents pay association fees for maintenance of our community tot-lots and 5+ miles of walking trails. The proposed development would give its residents unrestricted access to our property without having to pay our HOA fees. Additionally, it creates a potential insurance liability due to potential injury of its residents on our property.

Laveen Village HOA currently shares points of ingress/egress with two other adjacent developments. We share one point with the Meridian Crossing Community at Ellis Street and one point with the Southern Vistas Community at 34th Lane. The difference with these communities is they are private gated communities with their main entry points from an arterial roadway, 27th Avenue and 35th Avenue respectively. The shared points of ingress/egress are simply secondary as required for gated community development.

We propose your site plan be redesigned in one of two ways:

1. Non-Gated Community - encompass 27th Avenue as the point of ingress/egress and do not connect to Ellis Road
- 2 Gated Community - encompass 27th Avenue as the main point of ingress/egress and utilize Ellis Road as the secondary point.

Respectfully,

Davey Matranga, President
Laveen Village HOA



Village Planning Committee Meeting Summary

Z-74-22-8

Date of VPC Meeting	February 13, 2023
Request From	S-1
Request To	R1-10
Proposed Use	Single-family residential
Location	Approximately 340 feet north of the northwest corner of 27th Avenue and Baseline Road
VPC Recommendation	Approval, per staff recommendation, with modifications to Stipulation Nos. 1 and 3.
VPC Vote	7-0

VPC DISCUSSION:

Twelve members of the public registered to speak on this item. Six of the members donated their time.

STAFF PRESENTATION:

Enrique Bojórquez, staff, provided an overview of the rezoning proposal, describing the location of the request, the existing and proposed zoning districts and land use designation. Mr. Bojórquez listed several policy plans and described how these are furthered by this proposal. Mr. Bojórquez discussed the proposal, including the site plan, elevations, landscape plan, and monument sign entry. Mr. Bojórquez stated that staff did receive one letter of opposition regarding this request. Mr. Bojórquez provided staff findings, followed by the staff recommendation of approval, and discussed the stipulations as presented in the staff report for case Z-74-22-8.

APPLICANT PRESENTATION:

Francisco Badilla, representing the applicant, introduced himself and the proposed project. Mr. Badilla described the site location and the proposed 16-lot subdivision. Mr. Badilla stated that future homes will be sold in the low \$1 million and envisioned to include flood irrigation, plus an HOA. Mr. Badilla discussed the conceptual building elevations, addressed community concerns raised at the neighborhood meeting and described the proposed street cross-section. Mr. Badilla requested a recommendation of approval on the case.

QUESTIONS FROM COMMITTEE:

Carlos Ortega asked for clarification on the site plan, specifically on the lots to the east of the site.

JoAnne Jensen asked for clarification regarding the proposed access and why this is not along 27th Avenue for 15 of the lots proposed.

PUBLIC COMMENTS:

Erin Hegedus is pleased to hear that the lots will be flood irrigated and wants to see other similar development in the area. Ms. Hegedus would like to see other adjacent properties incorporated into this development.

Lidia Dickinson is a property owner in the subject site now and will be a future homeowner on this development. Ms. Dickinson stated that this is the type of community where she wants to live in.

David Matranga stated that the adjacent HOA is not happy that the only street access to this project is along Ellis Street. Mr. Matranga stated that the adjacent HOA has worked in the past with other builders to gate the street access along their development to avoid funneling vehicular traffic through their subdivision streets. Mr. Matranga is fine with the proposed project but feels that this development should have acquired more land to gain access to other adjacent streets and avoid through access via the adjacent subdivision.

Dan Penton has concerns with the proposed access along Ellis Street but acknowledges that this condition exists already in other parts of the Laveen Village. Mr. Penton discussed the proximity of the project to Corona Ranch and feels that exposed canals and ditches help keep the character of Laveen. Mr. Penton would like to see a row of trees planted along the perimeter of this development to buffer the site and create a unique enclave here. Mr. Penton would like to see what the adjacent streets look like and if this subdivision will be gated. Mr. Penton stated that this development will generate some traffic through the adjacent subdivision.

APPLICANT RESPONSE:

Mr. Badilla stated that the adjacent properties to the south are commercially zoned and access is not feasible because those properties are under separate ownership. Mr. Badilla stated that a 50-foot-wide street will be constructed in this development and the proposed flood irrigation will have underground lines. Mr. Badilla stated that this subdivision is proposed to use the conventional development option and will have a six-foot-tall wall along the perimeter. Mr. Badilla discussed the proposed landscaping on the site.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

Chair Abegg asked for clarification on Stipulation No. 3 regarding the review of building elevations. **Mr. Bojórquez** responded that Stipulation No. 3 required the review and comment of elevations and other plans by the Laveen Village Planning Committee, while the Planning Hearing Officer (PHO) would administratively review the building elevations.

Chair Abegg asked if the Street Transportation Department had responded to the inquiry regarding the street access from this development to 27th Avenue. **Mr. Bojórquez** responded that the Street Transportation Department is not opposed to having the primary access for this development be located along 27th Avenue but was informed that this did not appear feasible due to an existing home in the southeast portion of the site and a new home permit on Lot 16 as shown in the proposed site plan. **Chair Abegg** does not particularly like the access for this development along Ellis Road but believes that traffic impacts would be minimal on the adjacent subdivision.

Dean Chiarelli is concerned with increasing the traffic along the adjacent subdivision but would recommend having the same HOA as the adjacent subdivision to the east manage this new subdivision. **Chair Abegg** agrees with Mr. Chiarelli.

Carlos Ortega asked if Lot 16 would be part of the HOA on this new subdivision. **Mr. Badilla** responded that this lot would also be part of the HOA.

Chair Abegg asked for a motion on the case.

MOTION (Z-74-22-8):

Rebecca Perrera motioned to approve Z-74-22-8 per the staff recommendation with a modification to Stipulation Nos. 1 and 3. **Francisco Barraza** seconded the motion.

Modified Stipulations:

1. The maximum density for the project shall not exceed ~~two dwelling units per acre~~ 16 LOTS.

3. ~~The developer shall present the~~ THE conceptual building elevations, landscape plan, wall plan, and signage for monument and entryway SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS, INCLUDING REVIEW BY THE LAVEEN VILLAGE PLANNING COMMITTEE, FOR STIPULATION MODIFICATION ~~to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval through the Planning and Development Department. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval,~~ with specific regard to the following elements. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - a. The elevations shall incorporate four-sided architecture, and exterior accent materials, detailing, and color palette, with a modern farmhouse design, that conveys a sense of continuity throughout the development.

VOTE (Z-74-22-8):

7-0; motion to recommend approval of Z-74-22-8 per the staff recommendation with stipulation modifications, passes with Committee Members Barraza, Chiarelli, Jensen, Ortega, Perrera, Hurd and Abegg in favor.

VPC RECOMMENDED STIPULATIONS:

1. The maximum density for the project shall not exceed ~~2 dwelling units per acre~~ **16 LOTS**.
2. A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
3. ~~The developer shall present the conceptual building elevations, landscape plan, wall plan, and signage for monument and entryway to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval through the Planning and Development Department. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval, with specific regard to the following elements.~~ **SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS, INCLUDING REVIEW BY THE LAVEEN VILLAGE PLANNING COMMITTEE, FOR STIPULATION MODIFICATION** ~~to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval through the Planning and Development Department. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval, with specific regard to the following elements.~~ **THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.**
 - a. The elevations shall incorporate four-sided architecture, and exterior accent materials, detailing, and color palette, with a modern farmhouse design, that conveys a sense of continuity throughout the development.
4. Partial view fencing, which may include solid columns up to 24 inches in width, shall be utilized where walls are proposed adjacent to the open space and trail to the west, as approved by Planning and Development Department.
5. Project entry/exit drives shall incorporate enhanced landscaping with a variety of at least three plant materials, with a minimum landscape area of 250 square feet, as approved by the Planning and Development Department.
6. All street improvements outside of Phoenix City limits along 27th Avenue shall be reviewed and approved by Maricopa County.
7. The developer shall construct a minimum 6-foot-wide detached sidewalk with a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the west side of 27th Avenue, planted to the following standards, and as approved by the Planning and Development Department and Maricopa County Department of Transportation.

- a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or equivalent groupings, to provide a minimum of 75% shade, at maturity. Shade calculations shall be based on summer solstice at noon as shown on a shading exhibit.
- b. Drought tolerant shrubs, accents, and vegetative groundcovers to provide a minimum of 75% live coverage, at maturity.

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

8. The developer shall dedicate a minimum of 25 feet of right-of-way for the south half of Ellis Street, as approved by the Planning and Development Department.
9. The developer shall dedicate a minimum of 50-feet of right-of-way for all local public streets within the development, as approved by the Planning and Development Department.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, detached sidewalks, 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of the City 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 reviewed and approved by the City Attorney.
12. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of nearby existing ranchettes, animal privilege private properties and rodeo private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City Attorney. Additionally, the disclosures shall be noted in the CC&Rs in a section titled "nuisances".
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
16. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 2, 2023

ITEM NO: 9	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-74-22-8
Location:	Approximately 340 feet north of the northwest corner of 27th Avenue and Baseline Road
From:	S-1
To:	R1-10
Acreage:	9.78
Proposal:	Single-family residential
Applicant:	Francisco Badilla
Owner:	Hilario Casillas
Representative:	Francisco Badilla

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 2/13/2023 Approval, per the staff recommendation with modifications. Vote: 7-0.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation, with a modification.

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-74-22-8, per the Laveen Village Planning Committee recommendation with a modification to Stipulation No. 1 to allow 17 lots.

Maker: Boyd
Second: Jaramillo
Vote: 5-2 (Perez, Howard)
Absent: Simon and Gaynor
Opposition Present: Yes

Findings:

1. The proposal is compatible with the surrounding land uses and zoning to the north, west and east.
2. The proposal will redevelop an underutilized property and provide a high quality single-family residential development which will help alleviate the housing shortage in Phoenix.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations:

1. The maximum density for the project shall not exceed ~~2 dwelling units per acre~~ **16 17 LOTS**.
2. A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
3. ~~The developer shall present~~ THE conceptual building elevations, landscape plan, wall plan, and signage for monument and entryway SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS, INCLUDING REVIEW BY THE LAVEEN VILLAGE PLANNING COMMITTEE, FOR STIPULATION MODIFICATION ~~to the Laveen Village Planning Committee for review and comment~~ prior to preliminary site plan approval ~~through the Planning and Development Department. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval,~~ with specific regard to the following elements. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - a. The elevations shall incorporate four-sided architecture, and exterior accent materials, detailing, and color palette, with a modern farmhouse design, that conveys a sense of continuity throughout the development.
4. Partial view fencing, which may include solid columns up to 24 inches in width, shall be utilized where walls are proposed adjacent to the open space and trail to the west, as approved by Planning and Development Department.
5. Project entry/exit drives shall incorporate enhanced landscaping with a variety of at least three plant materials, with a minimum landscape area of 250 square feet, as approved by the Planning and Development Department.
6. All street improvements outside of Phoenix City limits along 27th Avenue shall be reviewed and approved by Maricopa County.
7. The developer shall construct a minimum 6-foot-wide detached sidewalk with a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the west side of 27th Avenue, planted to the following standards, and as approved by the Planning and Development Department and Maricopa County Department of Transportation.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or equivalent groupings, to provide a minimum of 75% shade, at maturity. Shade calculations shall be based on summer solstice at noon as shown on a shading exhibit.
 - b. Drought tolerant shrubs, accents, and vegetative groundcovers to provide a minimum of 75% live coverage, at maturity.

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

8. The developer shall dedicate a minimum of 25 feet of right-of-way for the south half of Ellis Street, as approved by the Planning and Development Department.
9. The developer shall dedicate a minimum of 50-feet of right-of-way for all local public streets within the development, as approved by the Planning and Development Department.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, detached sidewalks, 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of the City 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 reviewed and approved by the City Attorney.
12. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of nearby existing ranchettes, animal privilege private properties and rodeo private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City Attorney. Additionally, the disclosures shall be noted in the CC&Rs in a section titled "nuisances".
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
16. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 329-5065, TTY use 7-1-1.

ATTACHMENT E

From: [Davey Matranga](#)
To: [Nayeli Sanchez Luna](#); [Adrian G Zambrano](#); [PDD Laveen VPC](#); fbadilla1@hotmail.com
Cc: [Eric Wisniewski](#); [Elizabeth Franco](#); [Melissa Crawford](#)
Subject: RE: RE: Case Z-74-22-8; the 9.9 acre site approximately 340 feet of the NWC of 27th Ave
Date: Wednesday, February 15, 2023 11:10:24 AM

Hello,

On February 9, I submitted an email expressing the concerns of Laveen Village HOA and its proximity residents about the proposed development. I also attended and spoke at the Laveen Village Planning Committee held Monday, February 13, 2023. We appreciate that our concerns were part of the discussion.

We are supportive of various new developments in the community; however, we are fully opposed to this development for one reason, which is its primary access at Ellis Street. We maintain our points noted in the prior email and spoken at the meeting. This primary access point creates other issues as well and could be self-destructive to the goals stated by the applicant/developer at the recent meeting.

The first and main issue is the main access at Ellis Street. The applicant/developer stated at the meeting there is no other possible access either to 27th Avenue or Baseline Road. The problem is self-inflicted by the site plan. Lot 16 on the proposed site plan is completely independent from the unity of Lots 1-15. As noted in the meeting, Lot 16 has a current open permit (Permit # CSL 22034663) for a single family residence. This lot is the sole reason that prevents the development from having access to 27th Avenue and it should be eliminated from the plan to allow the development to have main access from 27th Avenue.

The applicant/developer stated the homes would be of high quality materials and anticipated a market value point near \$1,000,000. The problem here is to achieve this value level, the subdivision needs to have identity to attract that buyer market. This is the self-destructive portion.

As planned, a buyer would have to navigate 6 turns from Baseline Rd at 29th Drive or 7 turns from Baseline Road at 31st Avenue through the Laveen Village community to get to the entry at Ellis Street. There would be no visible entry monument from Baseline Road indicating the community is even there. Laveen Village HOA governing documents do not allow for signage on the common areas and the HOA are not likely to grant any variance for this subdivision. There are no apparent amenities offered other than common areas. In total, these are not typically features expected in the market for a buyer at this price level.

We strongly recommend that Lot 16 is removed to allow main access from 27th Avenue. This provides the ability to have identity with monument signage, a tree lined entry and even the ability to be privately gated. As a proposed gated development, we would welcome Ellis Street as the secondary emergency access.

Again, this is a simple solution to simply re-design a proposed site plan for a property that already has frontage access to 27th Ave.

Respectfully submitted,

Davey Matranga, President

Laveen Village HOA

CITY OF PHOENIX

FEB 22 2023

Planning & Development
Department

February 14th, 2023

RE: Z-74-22-8 Proposal

Tax Parcel # 105-88-020Z, 020V,020D, 020F

Location: Approx 340 N of the NW Corner of 27th Avenue / Baseline Road

To whom it may concern:

I understand there is a possible development and re-zoning happening at the above-mentioned parcel. As a property owner, and Vice President of the Laveen Village Village HOA, I am directly impacted by this change. I **oppose** the planning as outlined. My concern is the ONLY ingress and egress is winding through neighboring streets that are part of the Laveen Village HOA.

The ONLY access as outlined is on Ellis Road, which can only be accessed by winding through Pollack, or Dunbar which is part of the Laveen Village HOA. I have included a map for reference. Ellis Road, as a secondary access point, would make more sense while having a primary access point be brought to 27th avenue.

I'm concerned about additional traffic this primary access issue brings. There are many children in the area and the drivers already zip around the corners. Now we will have more contractors, new residents, and deliveries daily. I'm excited for new real estate in the area, but would like a 2nd look at the primary ingress and egress.



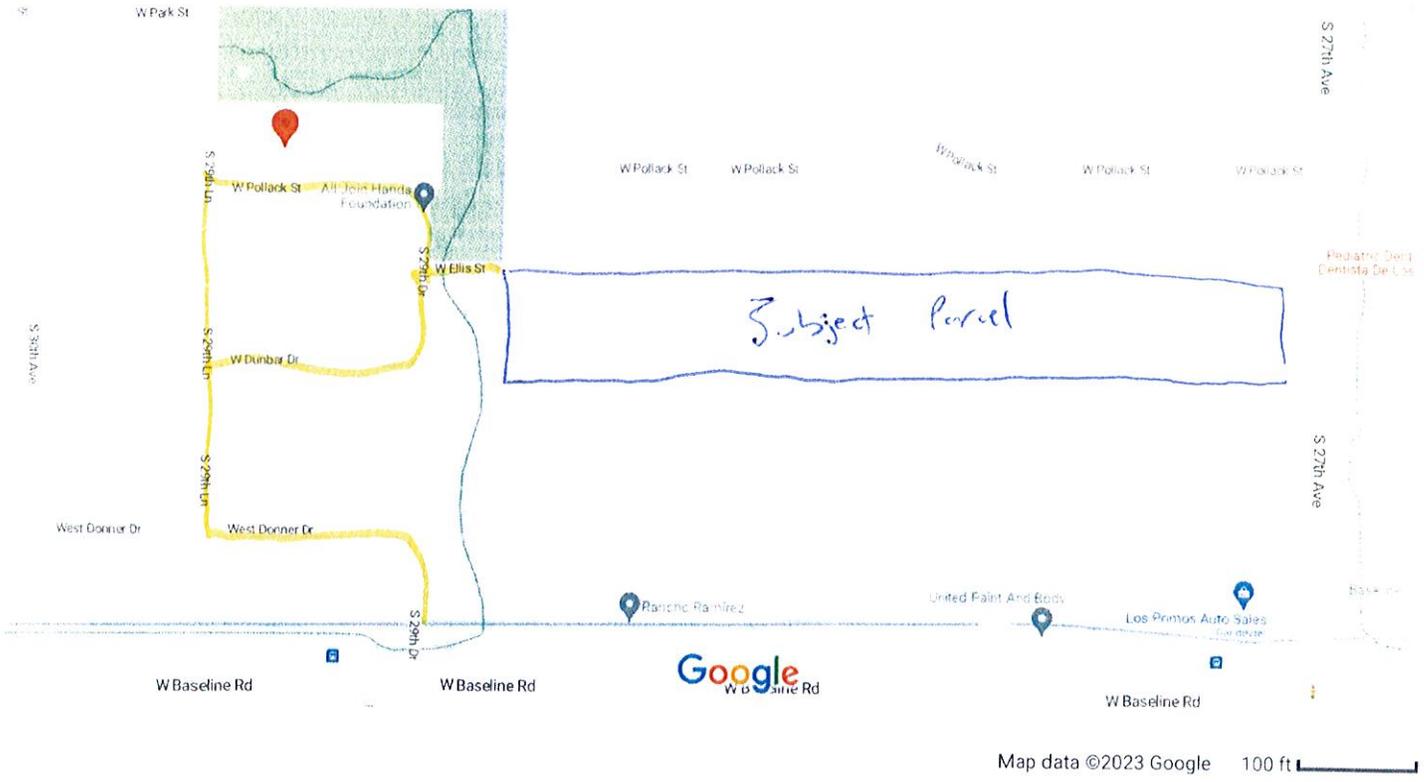
Eric Wisniewski

2920 W. Pollack St.

Phoenix, AZ 85041

623.225.6134

eric.laveenvillage@gmail.com



Highlighted Area indicates Access to proposed development.

From: [Kristy Alldredge](#)
To: [Remigio Cordero](#); [Heather E Mitchell](#); [Donald J Gerkin](#); [Council District 8 PCC](#); [Nathan D Webb](#); [Adrian G Zambrano](#); [Racelle Escobar](#); [Steve Ramirez](#)
Subject: Case # Z-74-22-8 New development on NW corner of 27th Ave and Baseline
Date: Monday, March 13, 2023 3:56:07 PM

Dear Council,

I am writing to express my strong opposition to Z-74-22-8, the proposed rezoning at the NW corner of 27th and Baseline in Phoenix. As a longtime resident of the neighborhood and nearly all, if not all residents, in the Laveen Village neighborhood are completely opposed to the new development that will cause traffic and safety issues, create even more problems with schools that are already over-capacity, and potentially lower the property values of the existing community. On my street, there are many children at play and walk to school in the mornings/afternoons. Without additional access for an entrance/exit to S 27th Ave or directly to W Baseline, the increased traffic and noise into our neighborhood will cause needless danger to their safety. In addition to the increased traffic, I am concerned that all of the extra traffic coming down our quiet street will decrease our home and property values and cause unnecessary damage to our road.

In the time we have resided on this street, we have not had any issue with traffic. It was a major factor in why we bought our home where we did, off of a main street and in a cul-de-sac like street, so that we could feel comfortable about letting our children play and ride their bicycles out front in a safe and quiet environment. If the proposed neighborhood is built with the current rezoning, then the entire community will lose that feeling of safety. Also, we pay HOA fees for the use of parks and walking trails within the community. What prevents the individuals from the proposed development from using our amenities.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who may have not managed to attend meetings or write letters and emails.

Please contact me directly if you have any questions
Best regards,
Kristy Alldredge
(480) 309-9548

From: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
To: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
Subject: 2023-03-13 - Opposition - Becky Walters
Date: Monday, March 13, 2023 5:13:56 PM

From: Becky Walters <beckywalters78@yahoo.com>

Sent: Friday, March 10, 2023 10:42 AM

To: Heather E Mitchell <heather.mitchell@phoenix.gov>; Nathan D Webb <nathan.webb@phoenix.gov>; Remigio Cordero <Remigio.Cordero@phoenix.gov>; Steve Ramirez <steve.ramirez@phoenix.gov>; Donald J Gerkin <donald.gerkin@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>

Subject: Case # Z-74-22-8 New development on NW corner of 27th ave and Baseline

To whom it may concern,

As a resident of the neighborhood, I am strongly opposed about the new development that is proposed 1000 feet from my home. My street is home to many children, I feel that the increased volume of traffic will pose an unnecessary danger to their safety. In addition to the increased traffic, I am concerned that the noise and increased traffic will turn our quiet street into a main street thusly decreasing our home and property values.

I have lived in my neighborhood for over 13 years, in that time we have had no issues with traffic and thusly why we bought our home off of a main street to raise our children in a safe and quiet environment. If the proposed neighborhood is built with the current rezoning, then we, as a community will lose everything that we have worked for, for our families and children.

As someone who cares deeply about the well-being of our homes and community, I urge you to reject this proposed rezoning as a current layout without additional excess to traffic regulated to S 27th Ave or directly to W Baseline Rd.

The negative impacts of this development on our neighborhood will not only devastate our community but will also alter the way our children will be able to grow and play, as well as risk their safety and well-being. This proposed development would be a grave mistake if allowed to move forward. The safety of our community and well-being of the residents must be a priority, The negative impact our community and residents far outweigh any potential benefits. Every aspect of what this development will do MUST be considered and analyzed to the fullest.

Please contact me directly if you have any questions

Becky Walters
602-405-8384.

From: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
To: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
Subject: 2023-05-01 - Concerns - Mary Carroll
Date: Thursday, May 11, 2023 11:41:03 AM

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Monday, May 1, 2023 2:26 PM
To: Council District 8 PCC <council.district.8@phoenix.gov>
Subject: emdist8 - Form Submission

FROM : Mary Carroll

SUBJECT : R1-10 zoning change adjacent to our neighborhood, Z-74-22-8

MESSAGE : Dear Councilwoman Washington,

We're thrilled that you were elected to our district 8 city council. We know you'll do great things for our city.

I'm writing today because of a rezoning issue adjacent to our neighborhood, Laveen Village. It is rezoning application

Z-74-22-8. The owner of the property has almost 10 acres that he wants to build homes on. He also wants to use W. Ellis

Street as the only way in and out for the new home owners. W. Ellis Street accesses to our neighborhood. He does not presently use this street as his homes are located on S. 27th Ave. and his property has no road to Ellis Street.

He is building a new home on 27th Ave. where the entrance and exit to the new subdivision would be. The original plan he submitted showed 27th Ave. as the main entrance and exit for the new subdivision.

Our neighborhood's traffic would definitely become heavier as W. Ellis Street would be the only entrance and exit. Very close to Ellis Street we have a neighborhood park with a large open grass field, playground equipment for the children, picnic table with ramada cover, and charcoal grill. There's also a walking trail that goes from Baseline Rd. to Ellis St. to the park and beyond. We pay HOA fees each month which pays for the upkeep of that park, play equipment, the walking trail, trees, plants, gravel, etc.

The new subdivision has no plans for a park with play equipment or a dog park. The residents of that subdivision would be using ours.

There needs to be another roadway that serves as that subdivision's main entrance and exit out to 27th Ave. or Baseline Rd. There needs to be a fence with a gate at Ellis Street. There needs to be a parcel set aside for a park with play equipment and dog needs in the new subdivision.

We understand there is a housing shortage in our valley. The owner of this property must work with his neighboring community so that all are happy. I'm urging you to consider this rezoning issue with concern.

I believe this rezoning application will be continued to the June 14, 2023 City Council Formal Meeting. Please feel free to email me or phone me 602 323 1747. Thank you.

Sincerely,
Mary Carroll

Email : mcarroll8@q.com

AREA : 602

PHONE : 3231747

ADDRESS : 7304 S 29th Ln

CITY : Phoenix

STATE : AZ

ZIP : 85041

Submission ID: 3cd26652bf7b4ffa7fc7331079ceab7

Form Submission On : 5/1/2023 2:26:05 PM

Referer: <https://phoenix.gov/district8/contact-district-8>

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Please handle appropriately.