

# Attachment B



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-47-17-8**  
 October 3, 2017

<b>South Mountain Village Planning Committee Hearing Date</b>	October 10, 2017
<b>Planning Commission Hearing Date</b>	November 2, 2017
<b>Request From</b>	S-1 (8.40 acres) R1-10 (1.49 acres) R1-18 (1.25 acres)
<b>Request To</b>	R1-10 (11.15 acres)
<b>Proposed Use</b>	Single-family residential
<b>Location</b>	Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
<b>Owner</b>	19th Ave Partner, LLC & Wireless Devices
<b>Applicant Representative</b>	Richard Jellies, The Lead Group David Bohn, Westwood Professional Services
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>	Residential 1 to 2 dwelling units per acre		
<b>Street Map Classification</b>	19th Avenue	Arterial	33-foot west half street
	20th Avenue	Local	25-foot west half street
<p><b>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE:</b>  <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed zoning district is consistent with the scale and character of existing residential development in the surrounding area.</p>			
<p><b>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS; CERTAINTY &amp; CHARACTER; DESIGN PRINCIPLE:</b>  <i>New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p>			

As stipulated, the proposal is consistent with the desired character and goals expressed in the Rio Montaña Area Plan. Staff stipulations address Planning Hearing Officer review of elevations, and fence and wall details consistent with the Area Plan.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.***

The conceptual site plan locates required common area along the west perimeter creating a buffer between existing single-family residential uses to the west. Staff stipulations require enhanced design elements for perimeter fencing adjacent to 19th Avenue.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.***

As stipulated, the proposal is consistent with the desired character and goals expressed in the Rio Montaña Area Plan. Staff stipulations address Planning Hearing Officer review of elevations, and fence and wall details consistent with the Area Plan.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; SAFE NEIGHBORHOODS – TRAFFIC; DESIGN PRINCIPLE: Develop housing so that it does not front directly on, or have direct access to, arterial streets, unless large lot size, buffering techniques, and/or site design can adequately mitigate both negative traffic impacts and adverse noise impacts.***

The conceptual site plan has zero homes fronting on the adjacent arterial, 19th Avenue.

## Area Plans

### Rio Montaña Area Plan

The site is located within the boundaries of the Rio Montaña Area Plan. The Rio Montaña Area Plan was adopted by the Phoenix City Council in 2000 and articulates a vision for development within the plan area including detailed design guidelines for single-family, multifamily, and commercial development. Please see Background Items #5-7 for a discussion of these elements. The Rio Montaña Area Plan is not regulatory.

The Rio Montaña Proposed Land Use Plan designates the subject site for residential

land uses at 0 to 2 dwelling units per acre. While the proposal is consistent with the proposed residential land use, the proposed density exceeds that identified in the plan. In the staff report for companion General Plan amendment request GPA-SM-3-17-8, staff contends that the proposed land use designation of Residential 2 to 3.5 dwelling units per acre provides a desirable transition from the existing Residential 10 to 15 dwelling units per acre designation immediately adjacent to the north and the existing Residential 1 to 2 dwelling units per acre designation immediately adjacent to the south.

**Tree & Shade Master Plan**

See #5 below.

**Complete Streets Guiding Principles**

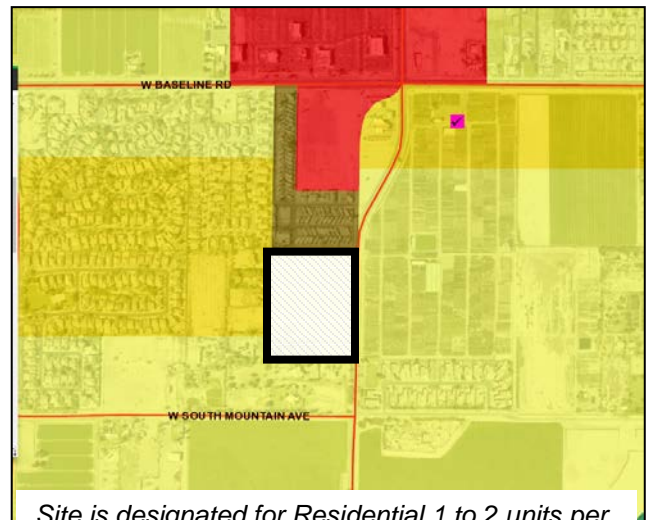
See #5 below.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
<b>On Site</b>	S-1, R1-10, R1-18	Vacant
<b>North</b>	S-1	Mobile home park
<b>South</b>	S-1	Single-family residential, vacant
<b>East</b>	S-1	Commercial nursery
<b>West</b>	S-1	Single-family residential, vacant

<b>R1-10 - Single Family Residence District</b>		
<b>Standards</b>	<b>Requirements</b>	<b>Proposed site Plan</b>
Development Option	PRD	PRD
Gross Acreage	-	11.15
Total Number of Units	-	32
Density	3.5, 4.5 with bonus	3.03 du/ac – Met
Typical Lot Size	45 minimum widths, no minimum depth	Varies – Minimum 45 feet width - Met
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% gross	13.9% - Met
Lot Coverage	Primary Structure 40%, Total 50%	Average lot primary structure 40%, Total coverage 50% - Met
Building Height	2 stories and 30'	2 stories and 30' - Met
<b>Perimeter Setbacks</b>		
East & West – Street (front)	15' (in addition to landscape setback)	15 feet – Met
North & South - Property Line (side)	10' (1 story), 15' (2 story)	10' (1 story), 15' (2 story) – Met

### Background/Issues/Analysis

1. This request is to rezone approximately 11.15 acres located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane from S-1 (Ranch or Farm Residence), R1-10 (Single-Family Residence District), and R1-18 (Single-Family Residence District) to R1-10 (Single-Family Residence District) to allow single-family residential.
2. The subject site is designated Residential 1 to 2 dwelling units per acre on the General Plan Land Use Map. General Plan Amendment Case No. GPA-SM-3-17-8 is being processed concurrently as a companion case to amend the General Plan Land Use Map designation to Residential 2 to 3.5 dwelling units per acre. Staff has recommended approval of the General Plan amendment request.



*Site is designated for Residential 1 to 2 units per acre (Request for Residential 2 to 3.5 units per acre pending)*

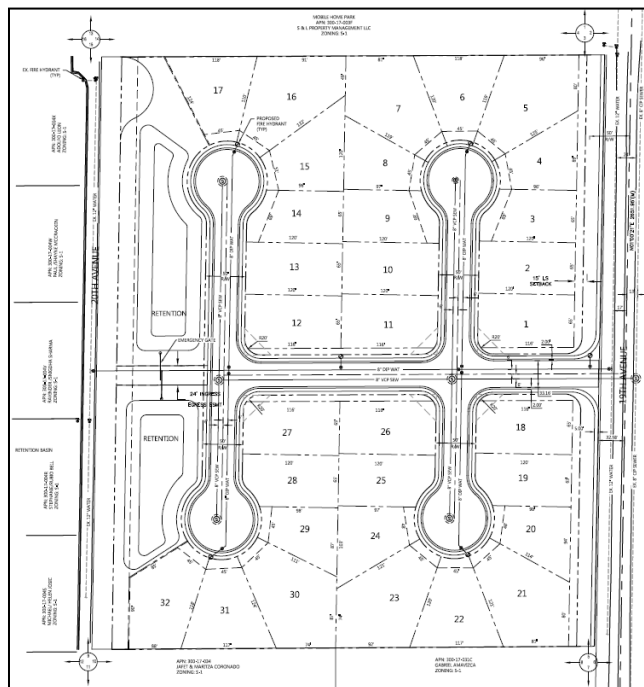
3. The subject site is comprised of two parcels with street frontage on both 19th and 20th Avenues. Access to the subject site is proposed from a single entrance on 19th Avenue, to be constructed as a local street. The conceptual site plan shows no access to the site from 20th Avenue. Common area is proposed along the entire western perimeter property line.
4. The subject site is vacant and currently zoned a combination of S-1 (Ranch or Farm Residence), R1-10 (Single-Family Residence District), and R1-18 (Single-Family Residence District).
  - Adjacent to the subject site to the north is the Countryside Mobile Home Park zoned S-1.
  - East of the subject site, across 19th Avenue, is a large scale commercial nursery and tree farm zoned S-1.



- South of the subject site is a large-lot single-family residential home and a vacant lot, both zoned S-1.
- West of the subject site, across 20th Avenue, are three large-lot single-family residential homes and a vacant lot, all zoned S-1.

## SITE PLAN & ELEVATIONS

5. The conceptual site plan proposes 32 single-family residential lots for a density of 3.03 dwelling units per acre. The street layout contains four cul-de-sacs branching out from an east-west local street that provides sole access to the site from 19th Avenue. The majority of the proposed lots are 65 feet in width and 120 feet in depth. Lot dimensions vary for lots adjacent to the bulbs of the cul-de-sacs, but average 45 feet in width and 120 feet in depth. Proposed lot sizes are consistent in scale and character with existing single-family residential development in the surrounding area, particularly to the northeast, adjacent to Baseline Road, which is predominantly developed under R1-10 zoning.



Common area and retention is located along the western perimeter of the subject site. The applicant indicated that this design choice was driven by discussions with property owners immediately to the west of the site and is intended to mitigate the impacts of the development on these existing homes.

The Tree & Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the City's planning and development process. Toward that end, staff stipulations require that all sidewalks in and adjacent to the proposed development be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. The stipulation is intended to provide a safe and inviting pedestrian environment that encourages walkability and thermal comfort. This is addressed in Stipulation #1.

6. The applicant did not submit conceptual elevations with the application. Staff stipulations require that elevations be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval. This stipulation is intended to allow an opportunity to review the elevations for conformance with design guidelines in the Rio Montaña Area Plan. The Area Plan contains design

guidelines for single-family residential development such as perimeter wall design, variety in façade design, variety in roof lines, garage design, architectural features, xeriscaping, and other concerns. This is addressed in Stipulation #2.

7. Staff stipulations addressing perimeter fencing along 19th Avenue and common areas are intended to provide consistency and compatibility with the goals of the Rio Montaña Area Plan. Along 19th Avenue, stipulations require minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs. This stipulation is intended to provide visual interest for the streetscape along 19th Avenue and encourage walkability. This is addressed in Stipulation #3.

Staff stipulations also require that fence and wall materials adjacent to common areas and open space consist of wrought iron, split rail, corral fencing, or a combination of three feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing. This stipulation is intended to ensure visual access and activation of proposed open spaces as well as contributing to the rural and agrarian character of the surrounding area expressed both in existing developments and the Rio Montaña Area Plan. This is addressed in Stipulation #4.

#### DEPARTMENT COMMENTS

8. 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. This is addressed in Stipulation #7.
9. The Aviation Department stated that the site is within Phoenix Sky Harbor International Airport (PHX) traffic pattern airspace and recommended a stipulation requiring the developer to record a Notice to Prospective Purchasers of Proximity to Airport. This is addressed in Stipulation #8.
10. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
11. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2680 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Street Transportation Department recommends a stipulation requiring the developer to dedicate 25 feet of right-of-way for the east half of 20th Avenue. Additionally, the developer shall update all street improvements, including sidewalks, curb ramps and driveways, within and adjacent to the project to current ADA guidelines, as approved by the Street Transportation and Planning and Development Departments. This is addressed in Stipulations #5 and 6.
13. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.

14. The Parks and Recreation and Public Transit departments have no concerns regarding the request.

#### MISCELLANEOUS

15. 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. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. 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.
16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

#### **Findings**

1. The proposal is not consistent with the General Land Use Map designation of Residential 1 to 2 dwelling units per acre. However, a companion General Plan amendment request (GPA-SM-3-17-8) is being processed concurrently.
2. As stipulated, the proposal is consistent with the desired character and goals of the Rio Montaña Area Plan.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

#### **Stipulations**

1. All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
2. Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. 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.

3. The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
4. Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department
5. The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department.
6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

**Writer**

Adam Stranieri

October 3, 2017

**Team Leader**

Joshua Bednarek

**Exhibits**

Site Plan date stamped July 28, 2017 (2 pages) Sketch Map

Aerial



**LEGAL DESCRIPTION**

APN: 300-17-004L  
 THE NORTHERLY 396.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SOMETIMES DESCRIBED AS THE EAST HALF OF PARK UNIT "H", ACCORDING TO THE FARM UNIT PLAN.  
 EXCEPT THE EAST 33 FEET THEREOF, AS TO CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

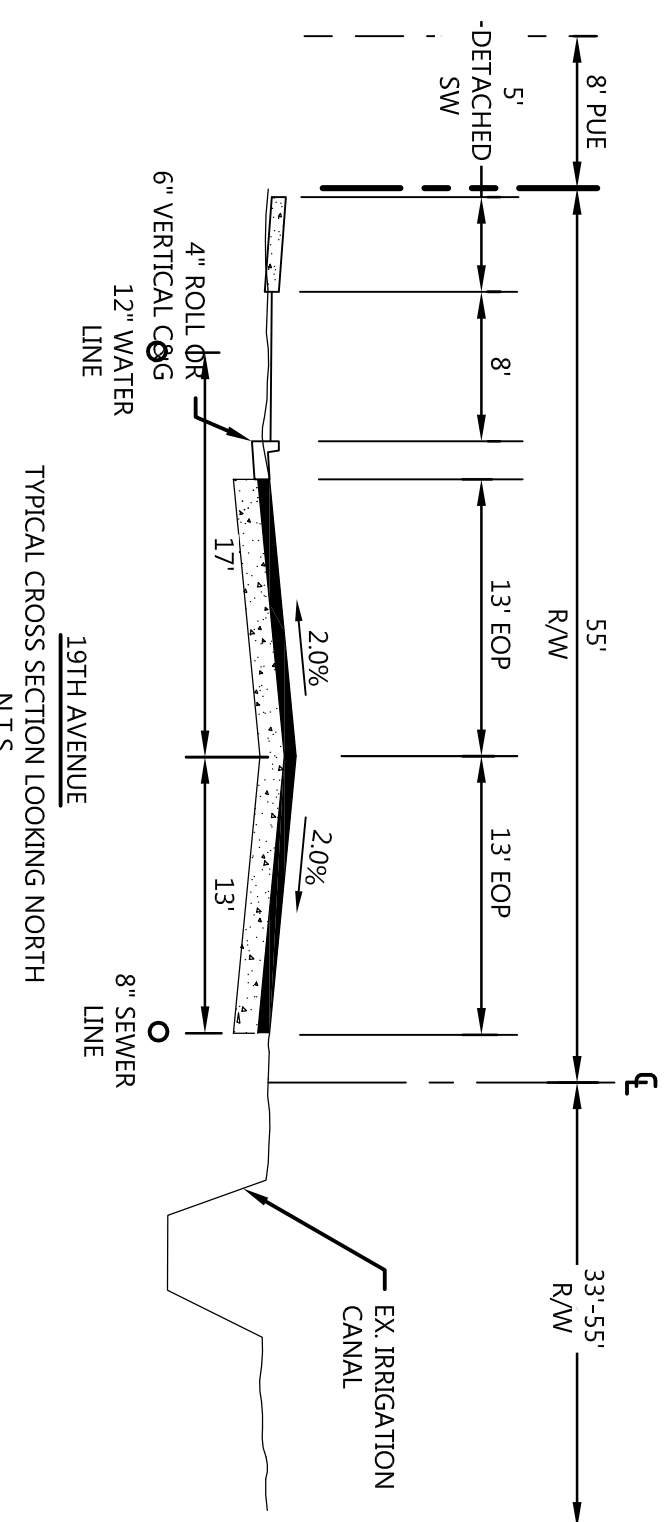
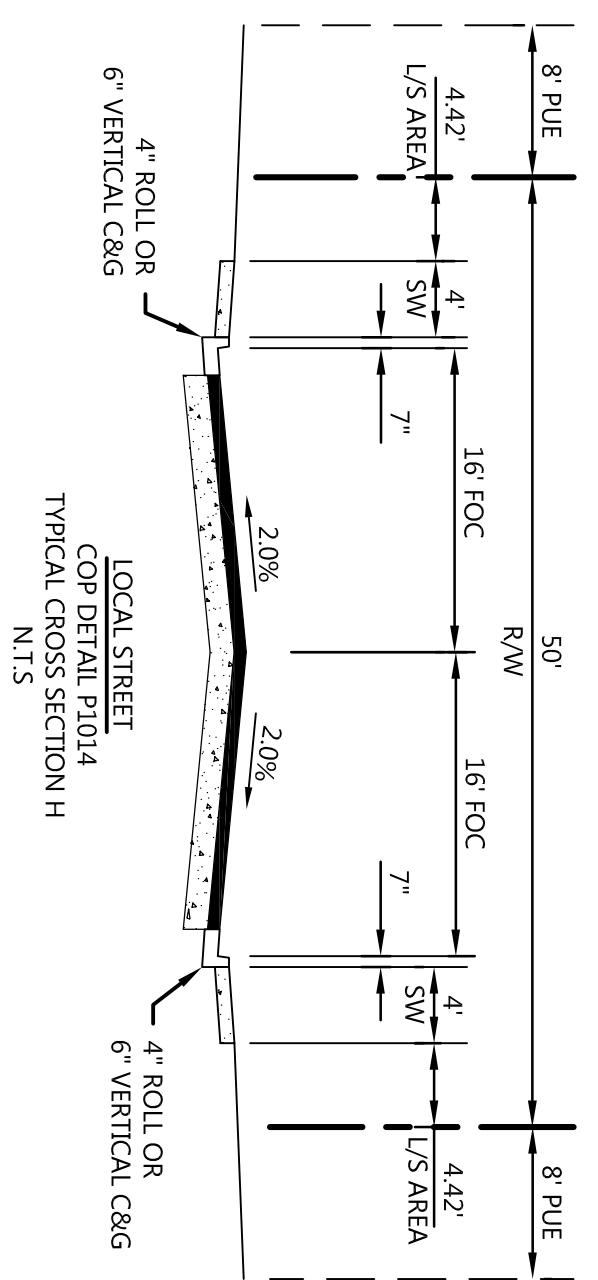
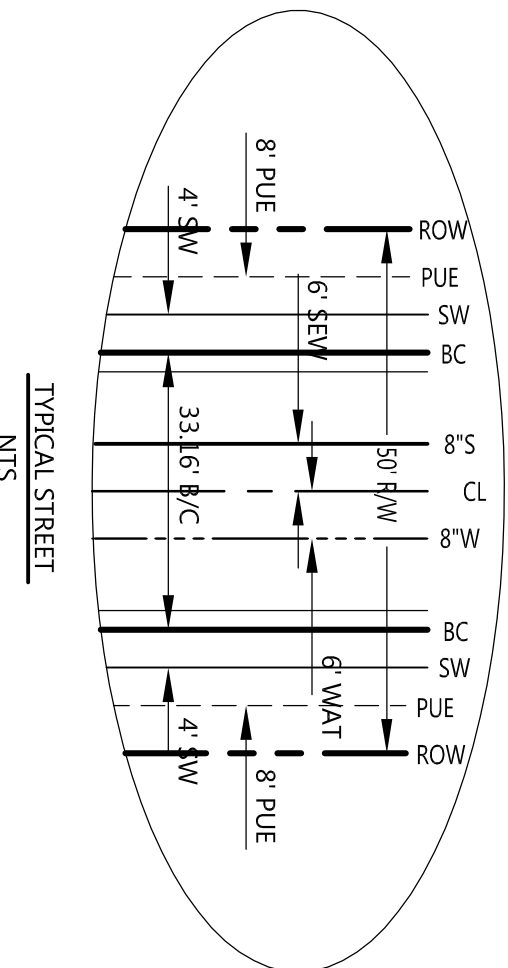
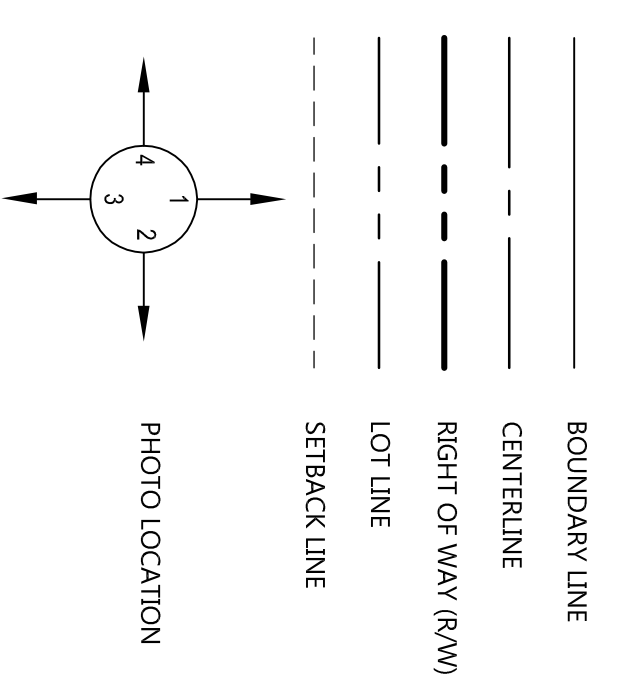
APN: 300-17-004M  
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE NORTHERLY 396.52 FEET, AND EXCEPT THE SOUTH 590.28 FEET, AND EXCEPT THE EAST 33 FEET AS CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

**R1-10 DEVELOPMENT OPTION - PLANNED RESIDENTIAL DEVELOPMENT STANDARDS**

STANDARDS	PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED STANDARD
MIN. LOT WIDTH (IN THE EVENT OF PROPORTIONAL PROPERTY REQUIRES, "LOT" SHALL REFER TO THE WIDTH OF THE STRUCTURE AND EXCLUSIVE USE AREA)	45' MINIMUM (UNLESS APPROVED BY EITHER THE DESIGN ADVISOR OR THE SINGLE FAMILY ARCHITECTURAL APPEALS BOARD FOR DEMONSTRATING ENHANCED ARCHITECTURE THAT MINIMIZES THE IMPACT OF THE GARAGE.)	45'
MINIMUM LOT DEPTH	NONE, EXCEPT 110' ADJACENT TO FREEWAY OR ARTERIAL	96'
DWELLING UNIT DENSITY (UNITS)/GROSS ACRE	3.5; 4.5 WITH BONUS	3.03 DU/AC
MIN. PERMETER BUILDING SETBACKS	STREET FRONT, REAR OR SIDE: 15' (IN ADDITION TO LANDSCAPE SETBACK); PROPERTY LINE (REAR): 15' (1-STORY), 20' (2-STORY); PROPERTY LINE (SIDE): 10' (1-STORY), 15' (2-STORY)	STREET FRONT, REAR OR SIDE: 15' (IN ADDITION TO LANDSCAPE SETBACK); PROPERTY LINE (REAR): 15' (1-STORY), 20' (2-STORY); PROPERTY LINE (SIDE): 10' (1-STORY), 15' (2-STORY)
COMMON LANDSCAPED SETBACK ADJACENT TO PERMETER STREETS	15' AVERAGE, 10' MINIMUM (DOES NOT APPLY TO LOTS FRONTING ONTO PERMETER STREETS)	15' AVERAGE, 10' MINIMUM (DOES NOT APPLY TO LOTS FRONTING ONTO PERMETER STREETS)
MIN. INTERIOR BUILDING SETBACK	FRONT: 10'; REAR: NONE; (ESTABLISHED BY BUILDING CODE); STREET SIDE: 10' SIDES: NONE (ESTABLISHED BY BUILDING CODE)	FRONT: 10'; REAR: NONE; (ESTABLISHED BY BUILDING CODE); STREET SIDE: 10' SIDES: NONE (ESTABLISHED BY BUILDING CODE)
MIN. BUILDING SEPARATION	NONE	NONE
MIN. GARAGE SETBACK	18' FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES, 10' FROM PROPERTY FOR SIDE-LOADED GARAGES	18' FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES, 10' FROM PROPERTY FOR SIDE-LOADED GARAGES
MIN. GARAGE WIDTH	FOR LOTS <60': 2 CAR WIDTHS, FOR LOTS ≥60' TO 70': 3 CAR WIDTHS, FOR LOTS >70': NO MAXIMUM	FOR LOTS <60': 2 CAR WIDTHS, FOR LOTS ≥60' TO 70': 3 CAR WIDTHS, FOR LOTS >70': NO MAXIMUM
MAXIMUM HEIGHT	2 STORES AND 30' (EXCEPT THAT 3 STORES NOT EXCEEDING 30' ARE PERMITTED WHEN APPROVED BY THE DESIGN ADVISOR FOR DEMONSTRATING ENHANCED ARCHITECTURE.)	2 STORES AND 30' (EXCEPT THAT 3 STORES NOT EXCEEDING 30' ARE PERMITTED WHEN APPROVED BY THE DESIGN ADVISOR FOR DEMONSTRATING ENHANCED ARCHITECTURE.)
LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL 50%	AVERAGE LOT PRIMARY STRUCTURE 40%, TOTAL COVERAGE 50%
COMMON AREAS	MINIMUM 5% OF GROSS AREA SINGLE-FAMILY DETACHED	13.9%
ALLOWED USES	DEVELOPMENT REVIEW PER SECTION 507, AND SUBDIVISION TO CREATE 4 OR MORE LOTS	DEVELOPMENT REVIEW PER SECTION 507, AND SUBDIVISION TO CREATE 4 OR MORE LOTS
STREET STANDARDS	PUBLIC STREET OR PRIVATE ACCESSWAY(1)	PUBLIC STREET OR PRIVATE ACCESSWAY(1)
ON-LOT AND COMMON RETENTION	COMMON RETENTION REQUIRED FOR LOTS LESS THAN 8,000 SQ. FT., PER GRADING AND DRAINAGE ORDINANCE REQUIREMENTS	COMMON RETENTION AREA
LANDSCAPE STANDARDS	PERMETER COMMON TREES SPACED A MAXIMUM OF 20 TO 30 FEET ON CENTER (BASED ON SPECIES) OR IN EQUIVALENT GROUPINGS, AND 5 SHRUBS PER TREE.	PERMETER COMMON TREES SPACED A MAXIMUM OF 20 TO 30 FEET ON CENTER (BASED ON SPECIES) OR IN EQUIVALENT GROUPINGS, AND 5 SHRUBS PER TREE.

**PRELIMINARY SITE/CONTEXT PLAN**  
**BELLA ROSA**  
 BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

**LEGEND**



**SHEET INDEX**

COVER SHEET	C-1
SITE PLAN	C-2

**SITE ADDRESS**

8020 S 19TH AVE  
 PHOENIX, AZ 85041

**ASSESSORS PARCEL NUMBER**

A.P.N. 300-17-004L, 300-17-004M

**SITE DATA**

GROSS ACREAGE: 10.56 ACRES MORE OR LESS  
 NET AREA: 8.90 ACRES MORE OR LESS  
 NUMBER OF LOTS: 80  
 PROPOSED ZONING: R1-10 PRD  
 LOTS AREA: 6.05 ACRES  
 PROPOSED DENSITY: 3.03 DU/AC  
 LOTS SALES: YES  
 OPEN SPACE: 1.47 ACRES = 13.9%  
 RETENTION: COMMON RETENTION AREAS

**LOT COVERAGE CALCULATION**

PRD LOT COVERAGE = NET AREA-INTERNAL ROADWAY \* 0.4  
 MAIN STRUCTURE TOTAL NUM OF LOTS = 32  
 PRD LOT COVERAGE = NET AREA-INTERNAL ROADWAY \* 0.1 = 263,753 SF \* 0.1 = 26,375 SF  
 ATTACHED STRUCTURE TOTAL NUM OF LOTS = 32  
 PRD LOT COVERAGE = NET AREA-INTERNAL ROADWAY \* 0.1 = 263,753 SF \* 0.1 = 26,375 SF

**BENCHMARK**

ADOT ALUMINUM CAP MARKED TEST SITE ON NORTH WINGWALL OF IRRIGATION GATE NORTHWEST CORNER OF INTERSECTION OF 27TH AVE AND SOUTH MOUNTAIN AVE ELEVATION IS 1095.42 PER CITY OF PHOENIX DATUM

**BASIS OF BEARING**

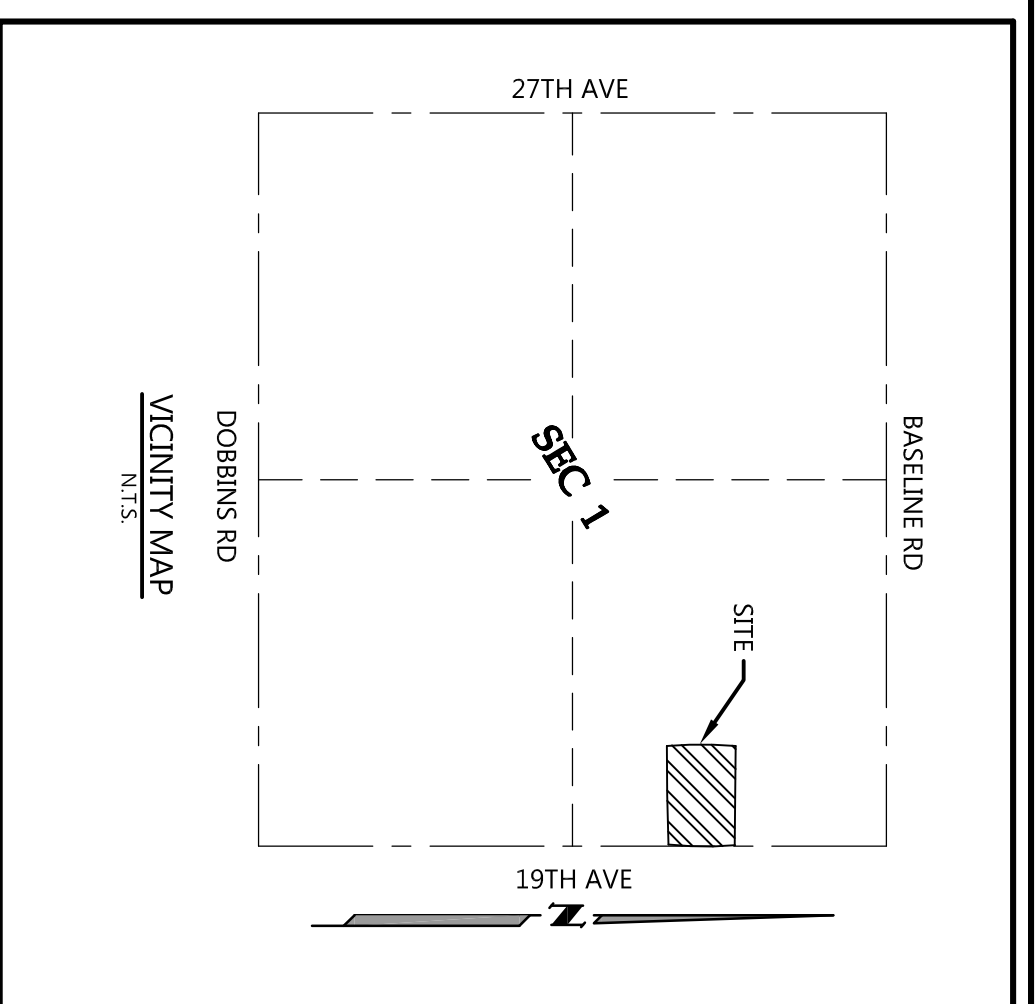
THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING N01°00'21"E.

**STATEMENT OF INTENT**

THIS PROPOSAL INTENDS TO SUBDIVIDE THE 10.56 ACRE PROPERTY INTO 32 SINGLE FAMILY LOTS. THESE LOTS WILL BE DEVELOPED UNDER R1-10 ZONING STANDARDS. PRD DEVELOPMENT STANDARDS.

**FLOOD ZONE**

SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" ON FLOOD INSURANCE RATE MAP NO. 04013C2680L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013. FOR COMMUNITY NUMBER 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PRIORITY IS SITUATED.  
 ZONE "X" 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

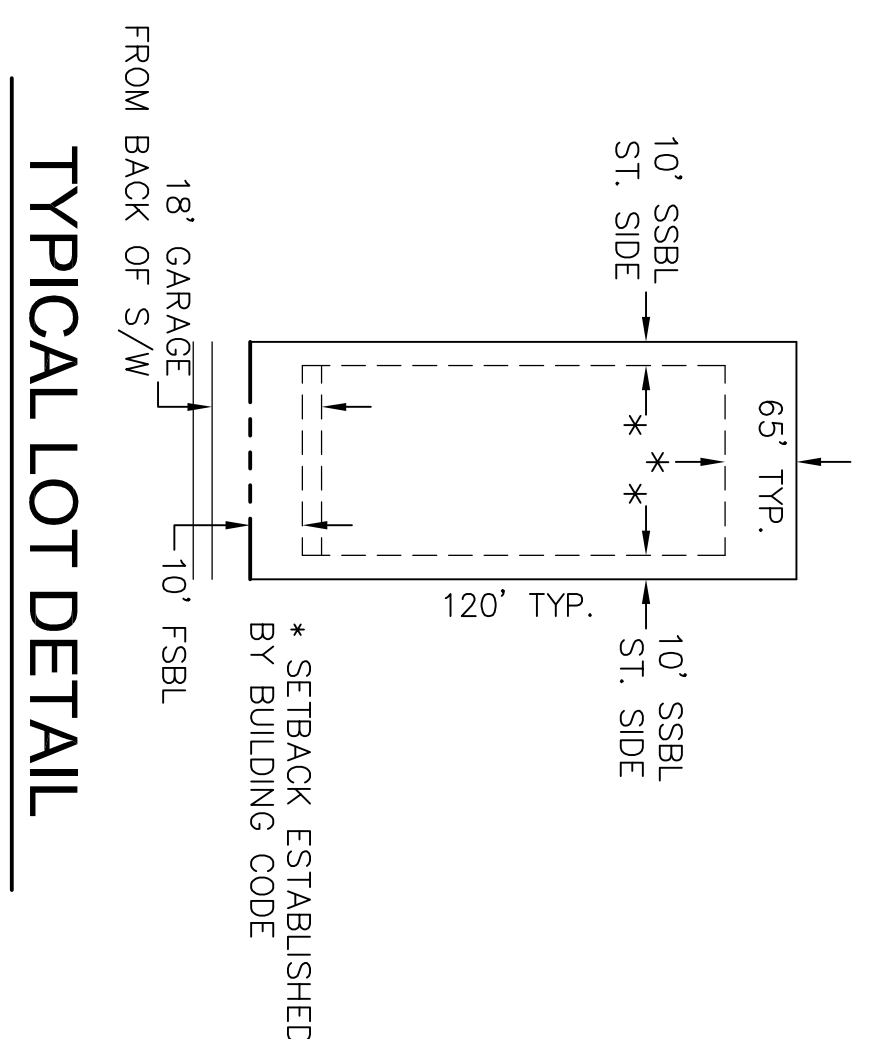


**OWNER**

19TH AVENUE PARTNERS LLC  
 7315 F ROAD  
 SCOTTSDALE, AZ 85250

**ENGINEER**

WESTWOOD PROFESSIONAL SERVICES  
 6909 EAST GREENWAY PARKWAY, SUITE 250  
 SCOTTSDALE, AZ 85254  
 TEL: 480-747-6558  
 WWW.WESTWOODPS.COM  
 CONTACT: DAVID BOHN  
 EMAIL: DAVID.BOHNS@WESTWOODPS.COM

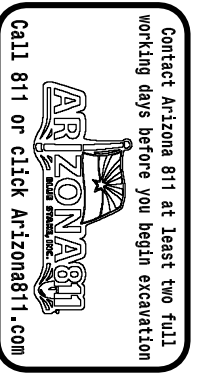
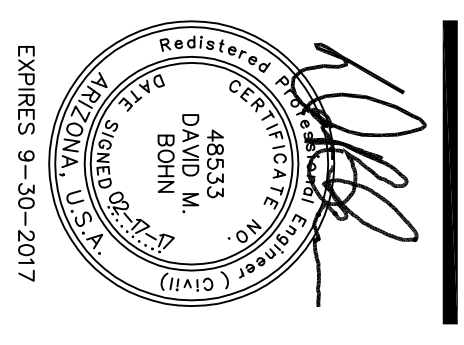


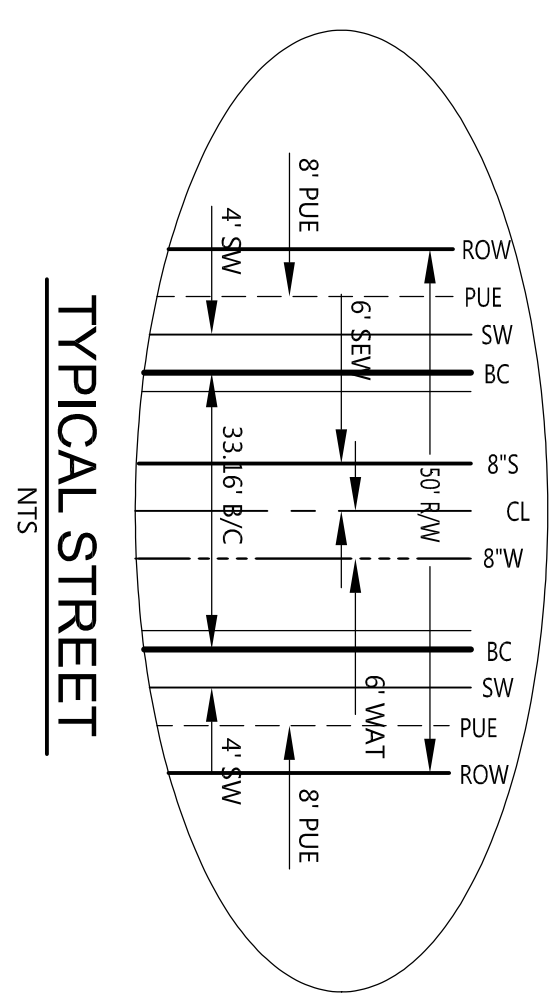
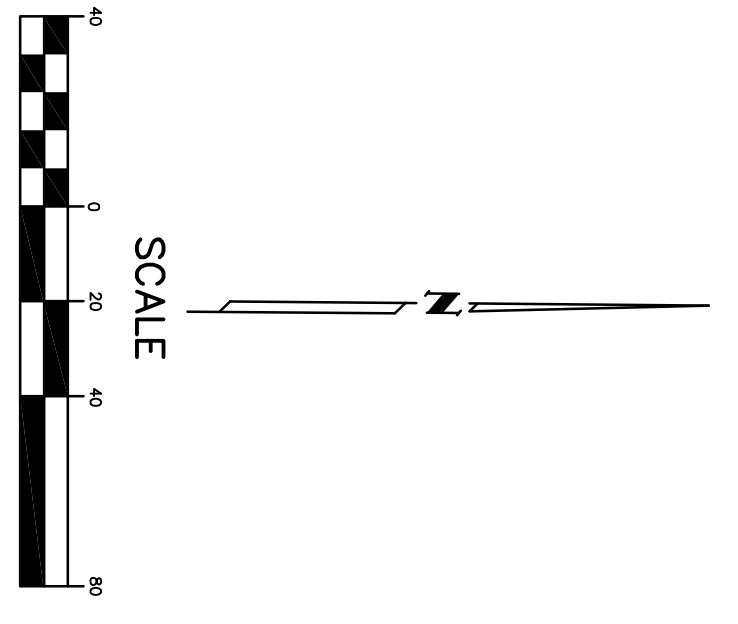
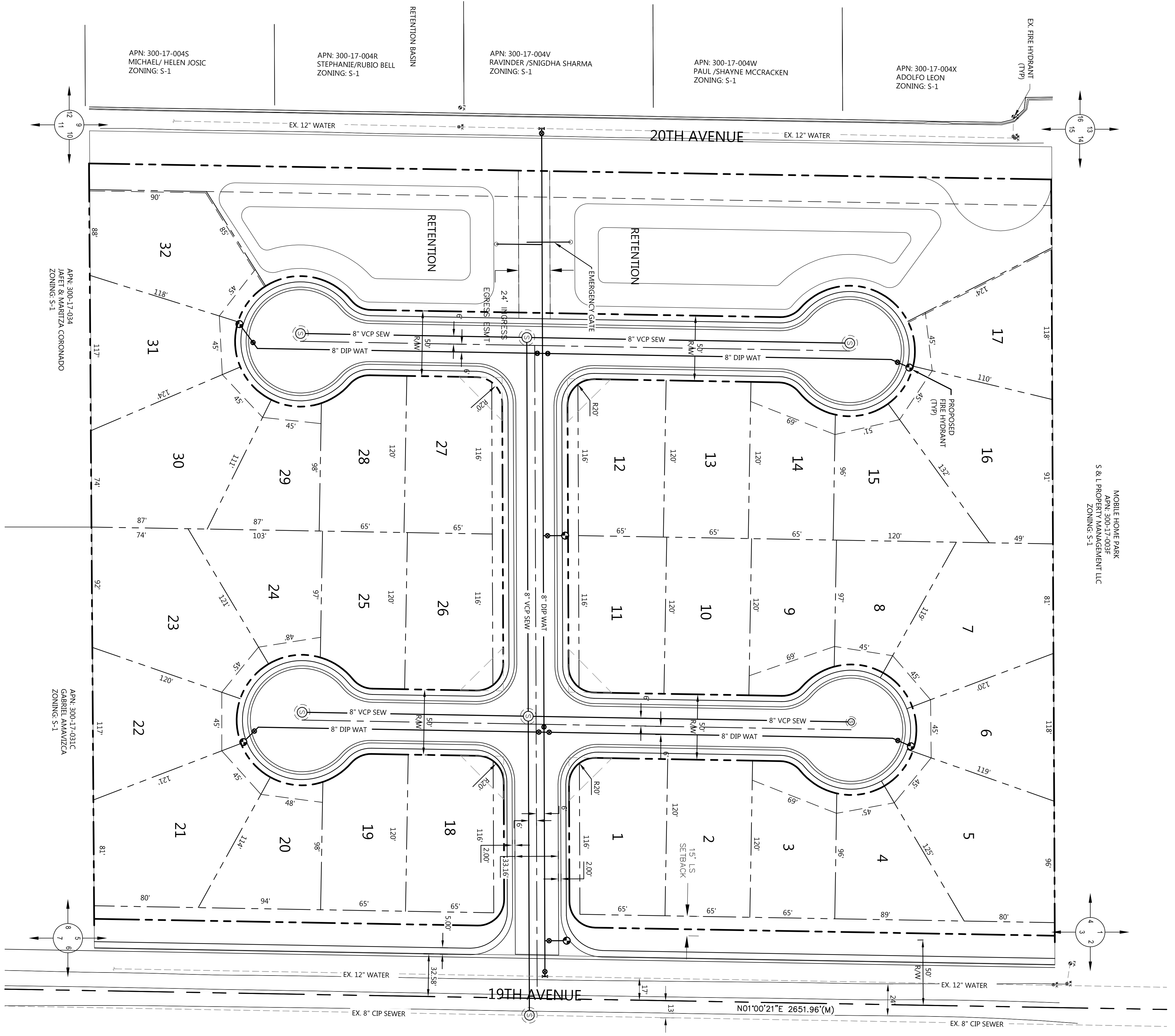
**CONCEPTUAL SITE/CONTEXT PLAN**  
**BELLA ROSA**  
 PHOENIX, AZ



DESIGNED:	GG
CHECKED:	DB
DRAWN:	****
FIELD CREW:	
FIELD WORK DATE:	
SCALE: 1" =	HORIZONTAL
SCALE: 1" =	VERTICAL

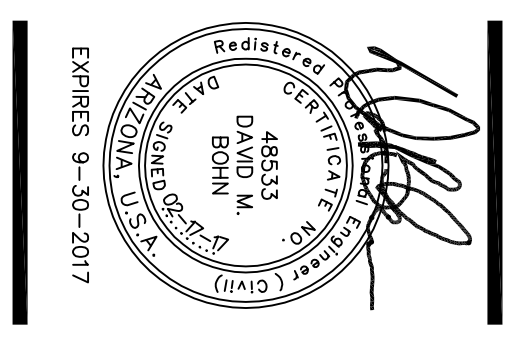
INITIAL ISSUE:	###
REV:	###
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**CITY OF PHOENIX**  
 JUL 28 2017  
 Planning & Development  
 Department

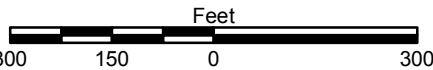
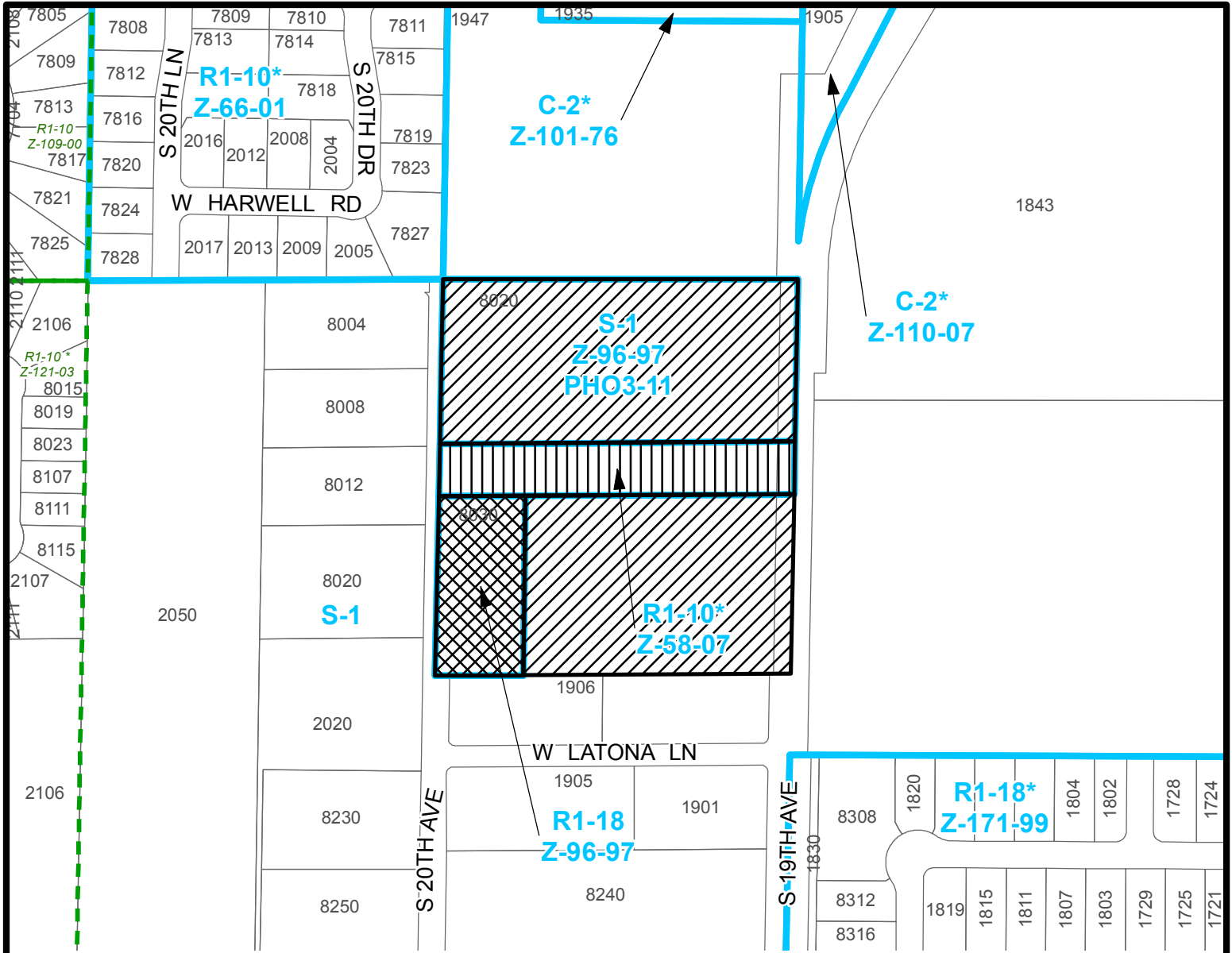
SHEET NUMBER:  
**2** OF **2**  
 DATE: 02-16-17  
 PROJ: 9023



**CONCEPTUAL SITE/ CONTEXT PLAN**  
**BELLA ROSA**  
 PHOENIX, AZ

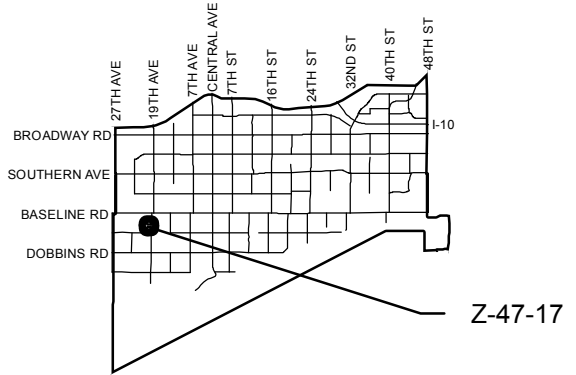
**Westwood**  
 Phone (480) 747-6558 6909 East Greenway Parkway, Suite 250  
 Fax (480) 376-8025 Scottsdale, AZ 85254  
 westwoodps.com  
 Westwood Professional Services, Inc.

DESIGNED: GG	INITIAL ISSUE: ####
CHECKED: DB	REV: ####
DRAWN: ####	REV: ####
FIELD CREW:	REV: ####
FIELD WORK DATE:	REV: ####
SCALE: 1" = HORIZONTAL	REV: ####
SCALE: 1" = VERTICAL	



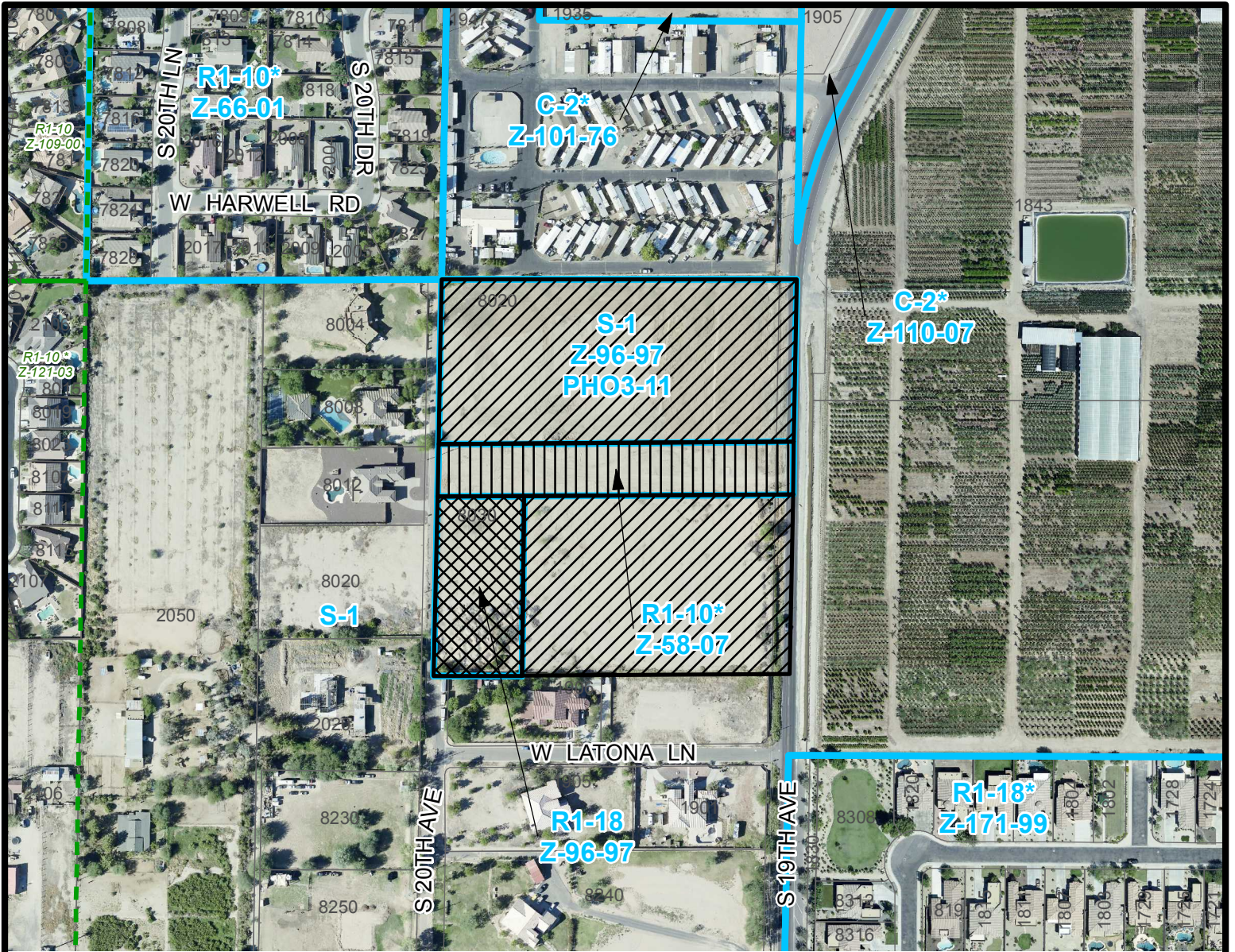
**SOUTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Richard Jellies, The Lead Group		<b>REQUESTED CHANGE:</b> FROM: <ul style="list-style-type: none"> <li> S-1 (8.41 a.c.)</li> <li> R1-10 (1.49 a.c.)</li> <li> R1-18 (1.25 a.c.)</li> </ul> TO: R1-10 (11.15 a.c.)	
<b>APPLICATION NO.</b> Z-47-17	<b>DATE:</b> 08/11/2017		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 11.15 Acres		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 01-24	<small>ZONING MAP</small> D-7
<b>MULTIPLES PERMITTED</b> S-1, R1-10, R1-18 R1-10		<b>CONVENTIONAL OPTION</b> 8, 5, 2 39	
		<b>* UNITS P.R.D. OPTION</b> N/A, 6, 3 50	

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



Feet

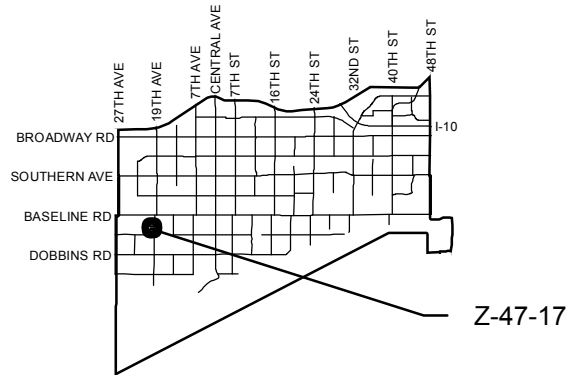
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**SOUTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 8



City of Phoenix  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Richard Jellies, The Lead Group

APPLICATION NO. Z-47-17

DATE: 08/11/2017  
REVISION DATES:




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

11.15 Acres

AERIAL PHOTO & QUARTER SEC. NO.  
QS 01-24

ZONING MAP  
D-7

REQUESTED CHANGE:

- FROM:
-  S-1 (8.41 a.c.)
  -  R1-10 (1.49 a.c.)
  -  R1-18 (1.25 a.c.)

TO: R1-10 (11.15 a.c.)

MULTIPLES PERMITTED

S-1, R1-10, R1-18

R1-10

CONVENTIONAL OPTION

8, 5, 2

39

\* UNITS P.R.D. OPTION

N/A, 6, 3

50

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