



April 20 2006

Mr Jason B Morris
Withey Anderson & Morris
2525 East Arizona Biltmore Circle #212
Phoenix Arizona 85016

Dear Applicant

RE **Z-189 05 8** Approximately 1 350 feet east of the northeast corner of 32nd
Street and Southern Avenue

Please be advised that the Phoenix City Council in accordance with the provisions of Section 506 B 4 of the Zoning Ordinance as amended has on April 19 2006, concurred in the recommendation of the Planning Commission and Zoning Hearing Officer and has ratified application Z-189-05 8 from R1 6 to R 5 on approximately 3 04 acres subject to the following stipulations

STIPULATIONS

SITE PLAN AND ELEVATIONS

- 1 That the development shall be in general conformance with the site plan and elevations date stamped December 23 2005 as modified by the following stipulations and approved by the Development Services Department
- 2 That the elevations shall incorporate four-sided architecture including but not limited to exterior accent materials (e g brick, stone veneer) and exterior detailing (e g stucco recesses pop outs or other window treatments) that convey a sense of continuity throughout the development

SUBDIVISION DESIGN

- 3 That no more than 28 single-family detached dwelling units shall be constructed
- 4 That lot 156 as shown on the site plan date stamped December 23 2005 shall be removed to provide a height transition from the existing one-story single-family residences adjacent to the east

- 5 That lots 146 and 147 as shown on the site plan date stamped December 23 2005 shall be moved 20 feet to the west to provide a height transition from the existing one-story single-family residences adjacent to the east
- 6 That no structure exceeding two-stories 30 feet in height shall be constructed

LANDSCAPED SETBACKS

- 7 That a minimum 20-foot landscaped setback shall be provided from the property line along Southern Avenue Required landscape materials shall be selected from the Baseline Area Master Plan approved plant list and shall be planted in rows or equivalent groupings as approved by the Development Services Department
- 8 That a minimum 12-foot landscaped setback shall be provided from the site's east property line south of the north property line for lot 163 as shown on the site plan date stamped December 23 2005 Required landscape materials shall include a minimum of three-inch caliper trees and shall be planted 20 feet on center or in equivalent groupings as approved by the Development Services Department
- 9 That an average 15 foot landscaped setback shall be provided from the site's east property line north of the north property line for lot 156 to the north property line of lot 147 as shown on the site plan date stamped December 23 2005 Required landscape materials shall include a minimum of three-inch caliper trees and shall be planted 20 feet on center or in equivalent groupings as approved by the Development Services Department

WALLS

- 10 That any wall exceeding three feet in height constructed between the property line along Southern Avenue and lots 178 179 and 180 as shown on the site plan date stamped December 23 2005 shall be a view wall The view wall shall be a minimum of three feet wrought iron as approved by the Development Services Department

OPEN SPACE

- 11 That the open space area shall have a minimum of three amenities which may include but are not limited to the following as approved by the Development Services Department: tot lot large shaded seating area barbeque area or swimming pool

ARCHAEOLOGICAL SURVEY

- 12 That since archaeological excavations have been completed for most of this project area certain portions of the project area must be monitored by a professional archaeologist during ground disturbing activities greater than 18 inches in depth

See designated portions in figures 6 and 7 in Czarzasty and Rice [2006] end of field work report data recovery for the Las Canopas project 32nd Street and Southern Avenue Phoenix Arizona – RSA Technical Report No 06-01 – Rio Salado Archaeology Mesa Arizona That if any previously unidentified archaeological materials are encountered during construction all ground disturbing activities must cease in the vicinity of the discovery (a 15-ft diameter area) and the City of Phoenix Archaeology Office must be contacted immediately and allowed time to properly assess the materials

AVIATION

- 13 That the property owner shall record documents that disclose the existence and operational characteristics of Sky Harbor International Airport 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

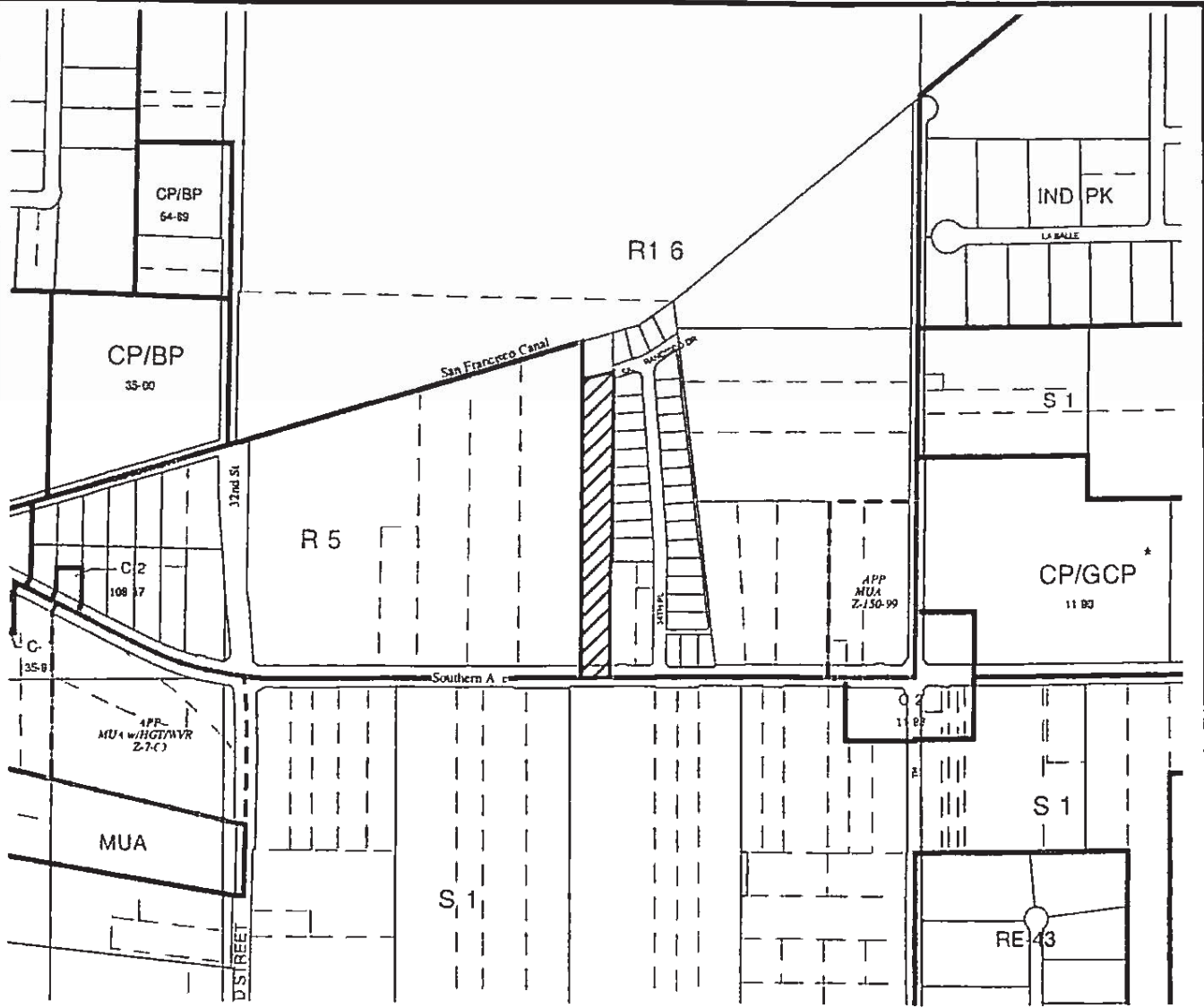
Development and use of the site is subject to compliance with all applicable codes and ordinances

Sincerely

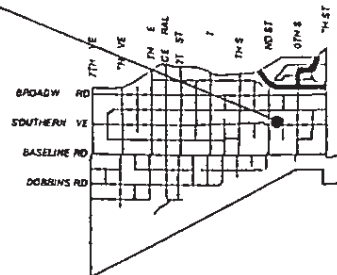


Carol R Johnson AICP
Principal Planner

CC Lynn West/PLN/PHX (e-mail)	Jay Neville/PLN/PHX (e-mail)
Files	Book
Aubrey Anaya/PLN/PHX (e-mail)	David Barrier/DSD/PHX (e mail)
Mark Melnychenko/PTD/PHX (e-mail)	Annie Alvarado/NSD/PHX (e-mail)
Kelly Kvetko/DSD/PHX (e-mail)	Kelly P Walker/PLN/PHX (e-mail)
Shawn Stevens/PLN/PHX (e-mail)	Racelle Escobar/PLN/PHX (e-mail)
Frank Dancil/DSD/PHX (email)	Ed Keyser/PLN/PHX (e-mail)
Tricia Gomes/PLN/PHX (e-mail)	Gerard Silvani/DSD/PHX (e-mail)
32nd Street & Southern LTD 37 Biltmore Estates Phoenix AZ 85016	
Vanessa P Hickman 2525 East Arizona Biltmore Circle #212 Phoenix AZ 85016	



Z 189 05



CITY OF PHOENIX PLANNING DEPARTMENT

South Mountain Village

CITY COUNCIL DISTRICT 8

APPLICANT'S NAME Jason B Morris, Withey, Anderson & Morris		REQUESTED CHANGE	
APPLICATION NO Z 189 05	DATE 12 27 2005	FROM R1 6	TO R 5
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3 04 Acres	REVISION DATES		
	AERIAL PHOTO & QUARTER SEC Q3 35	ZONING MAP D10	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		UNITS P R D OPTION
R1 6	15		17
R 5	132		139

Maximum Units Allowed with P R D Bonus