



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: April 15, 2026

Subject: P.H.O. APPLICATION NO. PHO-1-26--Z-92-23-8 – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the Planning Hearing Officer will consider the following case at a public hearing on **May 20, 2026**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **April 22, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
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Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
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Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Samuel Rogers, South Mountain Village), 3rd Floor
Village Planning Committee Chair (Mr. Arthur Greathouse, South Mountain Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-26--Z-92-23-8

Council District: 8

Request For: Stipulation Modification

Reason for Request: Legislative review of the conceptual site plan, elevations, and landscape plan.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	05-20-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
David Richert, Richert & Associates	Applicant	9219 East Trailside View Scottsdale AZ 85255	6029087647		david.richert@hotmail.com
Brandon Vasquez, Diversified Partners, LLC	Representative	7339 East McDonald Drive Scottsdale AZ 85250	4806204738		brandon.vasquez@dpcrc.com
Rick Hornback, River View Growers, LLC	Owner	1843 West Baseline Road Phoenix AZ 85041	4802351144		rjellies@citycitycre.org

Property Location: Southeast corner of 19th Avenue and Baseline Road

Acreage: 35.03

Geographic Information

Zoning Map	APN	Quarter Section
D7	300-46-002E	Q01-25
Village: South Mountain		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
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\$1,080.00

\$0.00

02/27/26

PHO (1-2 stipulations)

Narrative

Planning Hearing Officer and South Mountain Village Planning Committee
Review and Approval of 19th Avenue and Baseline Rd. Application PHO-1-26-
Z-92-93-8

Background:

The original Rezoning Application Z-92-92-8 included rezoning of over approximately 105 acres with a variety of residential and commercial classifications and 55 stipulations. At the time of staff review and City Council approval there were no tenants identified for each of the tentative lots.

To allow the application to be processed the staff, South Mountain Village Planning Committee, Planning Commission and City Council deferred the requirements for site plan(s), elevations and landscaping plan until users of the lots were identified. At this point WinCo has signed a purchase agreement to buy the rear portion of the commercial site along with providing a preliminary site plan, elevations and landscape plan.

Request:

Our intent is first to comply with Stipulation 1 by filing the appropriate site plans, elevations and preliminary landscape plan(s) for at WinCo and add language to Stipulation 1 providing the property owner(s) with ability to file future plans for each lot without further public hearings. We are providing the preliminary Site Pan(s), Color and Building/Wall Treatments to be applied to all structures dated February 27,2026.

Legislative Edit of Stipulation 1

1. THAT THE APPROVED conceptual site plan, **DATED FEBRUARY 27, 2026 FOR THE TOTAL COMMERCIAL C-2 SITE BE FOLLWED AND BE APPLIED TO THE WINCO SITE AND ALL FUTURE LOTS. THE** elevations, and landscape plan **(SEE PALETT OF COLORS AND BUILDING MATERIALS AS SHOWN ON ATTACHMENTS DATED FEBRUARY 27, 2026) BE APPLIED TO THE WINCO SITE AND ALL FUTURE DEVELOPMENT OF THE SITE** and shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

Rational for Change:

The original Stipulation 1 was crafted by the City to allow a large property to proceed through the rezoning process without the normal site plan, elevations and landscape plan requirements. The owners used the property for farming

purposes and after the rezoning process sold various of the preliminary lots to builders with expertise in providing needed housing opportunities and desired support commercial. Staff indicated that we can process the commercial site as a single property and residential portion will be processed separately.

The owners of the total commercial site are beginning the development with the WinCo parcel and the balance of the preliminary future lots on the site plan are generally represented with the site design shown. By meeting with South Mountain Village Planning Committee and Planning Hearing Officer the original requirements of rezoning the property are being met. WinCo's elevations building treatments will be applied to their site and to the other six lots.

ORDINANCE G-7285

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-92-23-8) FROM S-1 (RANCH OR FARM RESIDENCE) AND R1-10 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (INTERMEDIATE COMMERCIAL), R-4 (MULTIFAMILY RESIDENCE DISTRICT), R-3 (MULTIFAMILY RESIDENCE DISTRICT), AND R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 104.99-acre site located at the southeast corner of 19th Avenue and Baseline Road in a portion of Section 6, Township 1 South, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 85.75 acres of "S-1" (Ranch or Farm Residence) and 19.24 acres of "R1-10" (Single-Family Residential) to 35.03 acres of "C-2" (Intermediate Commercial), 16.67 acres of "R-4" (Multifamily Residence District), 14.69 acres of "R-3" (Multifamily Residence District), and 38.60 acres of "R1-10" (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

OVERALL SITE

- REV. 1. The conceptual site plan, elevations, and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50.
 - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

3. The sidewalk along 19th Avenue shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50 percent.
 - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

4. The sidewalk along South Mountain Avenue shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50%, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

5. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
6. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
7. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of South Mountain Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

8. A minimum of 5.25 acres shall be reserved for open space, as shown on the conceptual landscape plan date stamped November 13, 2023.
9. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. All perimeter walls visible from street right-of-way shall include material and/or textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12. Commercial landscaping and common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers or similar smart controller to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
13. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin), and functional turf areas located on properties for uses such as parks and residential common areas, as approved by the Planning and Development Department.
14. A minimum 50 feet of right-of-way shall be dedicated for the east side of 19th Avenue, adjacent to the development.
15. A minimum 30 feet of right-of-way shall be dedicated for the north side of South Mountain Avenue, adjacent to the development.
16. A minimum 50 feet of right-of-way shall be dedicated for the full width of all public local streets, internal to the development.
17. A minimum 5-foot-wide sidewalk shall be constructed on both sides of all public local streets.

18. Right-of-way shall be dedicated for the connection of the internal road network to Gary Way on the southeastern boundary of the site.
19. Crosswalks shall be placed across internal roadways separating residential and commercial land at significant pedestrian crossings, as determined by the Street Transportation Department.
20. Improvements to Baseline Road shall be consistent with the Arterial CM cross section including the construction of a raised median.
21. A Traffic Impact Analysis (TIA) shall be submitted to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department. The TIA shall include signal warrant analysis for 19th Avenue and South Mountain Avenue. If the approved TIA determines that a signal is warranted at this intersection, the developer shall be required to fund 100% of the cost and construct the signal. If the TIA does not warrant the signal, the developer shall be required contribute 25% of traffic signal cost in an escrow account to the Street Transportation Department.
22. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
23. Existing SRP facilities along 19th Avenue are to be relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
24. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
25. All streets within and adjacent to the development shall be constructed 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.

26. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
27. 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.
28. Prior to final 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.

C-2, R-3, AND R-4 ZONED SITES (Commercial and Multifamily)

29. All uncovered surface parking spaces shall be shaded to achieve a minimum 25% shade with either structural shade, minimum 2-inch caliper size, single-trunk, large canopy, drought-tolerant, shade trees, or a combination of the two, as approved by Planning and Development Department.
30. A minimum of 2% of the required parking spaces shall include EV Installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.
31. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
32. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.
33. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.

34. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

C-2 ZONED SITES

35. Drive-through windows adjacent to a perimeter street shall be screened by a minimum four-foot-tall mound, or other comparable screening, as approved by the Planning and Development Department.
36. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
37. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
38. A minimum of 5% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
39. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

R-3 AND R-4 ZONED SITES (Multifamily)

40. Bicycle infrastructure shall be provided as described below, located in open space areas, near entrances of buildings, or in a secure location inside the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department
 - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.

- b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
41. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

R-3 ZONED SITES

- 42. Perimeter fencing adjacent to 19th Avenue shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.
- 43. Buildings adjacent to 19th Avenue shall have units oriented towards 19th Avenue and shall include individual porches or patios.
- 44. The maximum building height shall be limited to two stories or 30 feet.

R-4 ZONED SITES

- 45. The maximum building height shall be limited to two stories or 30 feet.
- 46. The development within the R-4 area shall be limited to a maximum of 360 units.

R1-10 ZONED SITES

- 47. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

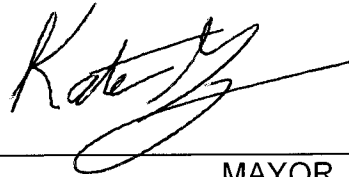
- a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
 - b. A minimum of 50% of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least 6 feet. No porch shall terminate within the plane of a door or window.
 - c. Pitched roofs shall be provided on all building elevations.
48. The maximum building height shall be limited to one story or 24 feet.
49. Lots along the south perimeter shall be a minimum of 160 feet in depth.
50. Lots shall be a minimum of 75 feet in width.
51. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services Departments.
52. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
53. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
54. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
55. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.

R1-10, R-3, AND R-4 ZONED SITES (SINGLE-FAMILY AND MULTIFAMILY)

56. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2024.

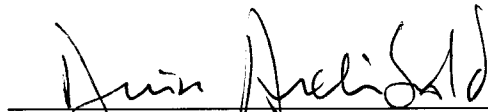


MAYOR

7/1/2024

Date

ATTEST:


Denise Archibald, City Clerk




APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: 

David Benton, Chief Counsel

P ml

REVIEWED BY:


Jeffrey Barton, City Manager

PML:ac:(LF24-1530):7-1-24:2442181_1.doc

Exhibits:

A – Legal Description (6 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

Legal Description for Z-92-23-8

C-2 Portion

A portion of the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a brass cap flush at the west quarter corner of said Section 6, from which a brass cap at the northwest corner of said Section 6, bears North 1 degrees 00 minutes 22 seconds East (BASIS OF BEARINGS) 2,654.52 feet;

Thence, along the West line of said Northwest Quarter, North 1 degrees 00 minutes 22 seconds East, 1,689.95 feet;

Thence, South 88 Degrees 59 Minutes 38 Seconds East, 96.34 feet, to the POINT OF BEGINNING

Thence, North 28 Degrees 30 Minutes 33 Seconds East, 335.04 feet, to the beginning of a tangent curve, concave to the West, having a radius of 721.78 feet;

Thence, Northerly along said curve, through a central angle of 28 Degrees 30 Minutes 00 Seconds, and an arc length of 359.03 feet to a tangent line;

Thence, North 00 Degrees 00 Minutes 33 Seconds East, 328.03 feet;

Thence, South 89 Degrees 32 Minutes 31 Seconds East, 1,832.00 feet;

Thence, South 00 Degrees 02 Minutes 31 Seconds West, 420.10 feet;

Thence, North 89 Degrees 32 Minutes 37 Seconds West, 622.47 feet;

Thence, South 00 Degrees 00 Minutes 01 Seconds West, 324.37 feet;

Thence, North 89 Degrees 59 Minutes 59 Seconds West, 94.46 feet, to the beginning of a tangent curve, concave to the North, having a radius of 580.00 feet;

Thence, Westerly along said curve, through a central angle of 09 Degrees 56 Minutes 25 Seconds, and an arc length of 100.62 feet;

Thence, North 80 Degrees 03 Minutes 35 Seconds West, 54.01 feet, to a non-tangent curve, concave to the West, having a radius of 600.00 feet, the center of which bears North 81 Degrees 39 Minutes 45 Seconds West;

Thence, Southerly along said curve, through a central angle of 31 Degrees 41 Minutes 32 Seconds, and an arc length of 331.88 feet;

Thence, South 40 Degrees 01 Minutes 47 Seconds West, 104.05 feet, to a non-tangent

curve, concave to the South, having a radius of 250.00 feet, the center of which bears South 38 Degrees 05Minutes 57 Seconds West;

Thence, Westerly along said curve, through a central angle of 38 Degrees 05 Minutes 57 Seconds, and an arc length of 166.24 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds West, 613.08 feet, to the beginning of a tangent curve, concave to the North, having a radius of 300.00 feet, the center of which bears North 00 Degrees 00 Minutes 00 Seconds East;

Thence, Westerly along said curve, through a central angle of 31 Degrees 04 Minutes 31 Seconds, and an arc length of 162.71 feet;

Thence, North 58 Degrees 55 Minutes 29 Seconds West, 99.89 feet, to the POINT OF BEGINNING.

Said portion of land containing 1,521,483 square feet, or 34.9284 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

R-10 Portion

A portion of the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a brass cap flush at the west quarter corner of said Section 6, from which a brass cap at the northwest corner of said Section 6, bears North 1 degrees 00 minutes 22 seconds East (BASIS OF BEARINGS) 2,654.52 feet;

Thence, along the West line of said Northwest Quarter, North 1 degrees 00 minutes 22 seconds East, 440.94 feet to the POINT OF BEGINNING;

Thence, North 01 Degrees 00 Minutes 22 Seconds East, 510.77feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds East, 705.12 feet, to the beginning of a tangent curve, concave to the North, having a radius of 300.00 feet;

Thence, Northerly along said curve, through a central angle of 36 Degrees 25 Minutes 32 Seconds, and an arc length of 190.72 feet to a non-tangent line;

Thence, South 36 Degrees 25 Minutes 32 Seconds East, 72.84 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds East, 462.78 feet;

Thence, South 89 Degrees 59 Minutes 58 Seconds East, 342.81 feet;
Thence, North 00 Degrees 00 Minutes 00 Seconds East, 266.36 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 380.00 feet;

Thence, Northerly along said curve, through a central angle of 43 Degrees 51 Minutes 15 Seconds, and an arc length of 290.85 feet to a tangent line;
Thence, North 43 Degrees 51 Minutes 15 Seconds East, 135.80 feet, to the beginning of a tangent curve, concave to the Northwest, having a radius of 380.00 feet;

Thence, Northerly along said curve, through a central angle of 43 Degrees 48 Minutes 44 Seconds, and an arc length of 290.57 feet to a tangent line;

Thence, North 00 Degrees 02 Minutes 31 Seconds East, 58.56feet;

Thence, North 89 Degrees 59 Minutes 59 Seconds West, 472.22feet;

Thence, North 00 Degrees 00 Minutes 01 Seconds East, 324.37 feet;

Thence, South 89 Degrees 32 Minutes 37 Seconds East, 622.47feet;

Thence, South 00 Degrees 02 Minutes 31 Seconds West, 912.13 feet;

Thence, North 89 Degrees 31 Minutes 19 Seconds West, 301.06feet;

Thence, South 00 Degrees 09 Minutes 12 Seconds West, 659.90feet;

Thence, South 00 Degrees 18 Minutes 17 Seconds West, 659.95feet;

Thence, North 89 Degrees 43 Minutes 01 Seconds West, 670.37feet;

Thence, North 00 Degrees 27 Minutes 59 Seconds East, 440.32feet;

Thence, North 89 Degrees 41 Minutes 23 Seconds West, 1,223.62 feet, to the POINT OF BEGINNING.

Said portion of land containing 1,685,684 square feet, or 38.6980 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

R-3 Portion

A portion of the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a brass cap flush at the west quarter corner of said Section 6, from

which a brass cap at the northwest corner of said Section 6, bears North 1 degrees 00 minutes 22 seconds East (BASIS OF BEARINGS) 2,654.52 feet;

Thence, along the West line of said Northwest Quarter, North 1 degrees 00 minutes 22 seconds East, 951.71 feet to the POINT OF BEGINNING;

Thence, North 01 Degrees 00 Minutes 22 Seconds East, 436.01 feet, to a non-tangent curve, concave to the Southeast, having a radius of 721.78 feet, the center of which bears South 83 Degrees 49 Minutes 09 Seconds East;

Thence, Northerly along said curve, through a central angle of 22 Degrees 19 Minutes 42 Seconds, and an arc length of 281.28 feet;

Thence, North 28 Degrees 30 Minutes 33 Seconds East, 38.36 feet;

Thence, South 58 Degrees 55 Minutes 29 Seconds East, 99.89 feet, to the beginning of a tangent curve, concave to the North, having a radius of 300.00 feet;

Thence, Easterly along said curve, through a central angle of 31 Degrees 04 Minutes 31 Seconds, and an arc length of 162.71 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds East, 613.08 feet, to the beginning of a tangent curve, concave to the South, having a radius of 250.00 feet;

Thence, Easterly along said curve, through a central angle of 38 Degrees 05 Minutes 57 Seconds, and an arc length of 166.24 feet, to a non-tangent line;

Thence, South 40 Degrees 01 Minutes 47 Seconds West, 82.93 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 250.00 feet;

Thence, Southerly along said curve, through a central angle of 40 Degrees 01 Minutes 47 Seconds, and an arc length of 174.66 feet;

Thence, South 00 Degrees 00 Minutes 00 Seconds East, 64.26 feet, to the beginning of a tangent curve, concave to the Northwest, having a radius of 300.00 feet;

Thence, southwesterly along said curve, through a central angle of 90 Degrees 00 Minutes 00 Seconds, and an arc length of 471.24 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds West, 705.12 feet, to the POINT OF BEGINNING.

Said portion of land containing 640,271 square feet, or 14.6986 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

R-4 Portion

A portion of the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a brass cap flush at the West Quarter Corner of said Section 6, from which a brass cap at the northwest corner of said Section 6, bears North 1 degrees 00 minutes 22 seconds East (BASIS OF BEARINGS) 2,654.52 feet;

Thence, along the West line of said Northwest Quarter, North 1 degrees 00 minutes 22 seconds East, 1,025.82 feet;

Thence, leaving said West line South 88 Degrees 59 Minutes 38 Seconds East, 882.09 feet, to the POINT OF BEGINNING, also to a non-tangent curve, concave to the West, having a radius of 300.00 feet, the center of which bears North 36 Degrees 25 Minutes 32 Seconds West;

Thence, Northerly along said curve, through a central angle of 53 Degrees 34 Minutes 28 Seconds, and an arc length of 280.51 feet;

Thence, North 00 Degrees 00 Minutes 00 Seconds East, 64.26 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 250.00 feet;

Thence, Northerly along said curve, through a central angle of 40 Degrees 01 Minutes 47 Seconds, and an arc length of 174.66 feet;

Thence, North 40 Degrees 01 Minutes 47 Seconds East, 186.98 feet, to the beginning of a tangent curve, concave to the Northwest, having a radius of 600.00 feet;

Thence, Northerly along said curve, through a central angle of 31 Degrees 41 Minutes 32 Seconds, and an arc length of 331.88 feet, to a non-tangent line;

Thence, South 80 Degrees 03 Minutes 35 Seconds East, 54.01 feet, to the beginning of a tangent curve, concave to the North, having a radius of 580.00 feet;

Thence, Easterly along said curve, through a central angle of 09 Degrees 56 Minutes 24 Seconds, and an arc length of 100.62 feet;

Thence, South 89 Degrees 59 Minutes 59 Seconds East, 566.68 feet;

Thence, South 00 Degrees 02 Minutes 31 Seconds West, 58.56 feet, to the beginning of a tangent curve, concave to the West, having a radius of 380.00 feet;

Thence, along said curve, through a central angle of 43 Degrees 48 Minutes 44 Seconds, and an arc length of 290.57 feet;

Thence, South 43 Degrees 51 Minutes 15 Seconds West, 135.80 feet, to the beginning of a tangent curve, concave to the East, having a radius of 380.00 feet;

Thence, Southerly along said curve, through a central angle of 43 Degrees 51 Minutes 15 Seconds, and an arc length of 290.85 feet to a tangent line;

Thence, South 00 Degrees 00 Minutes 00 Seconds East, 266.36 feet;

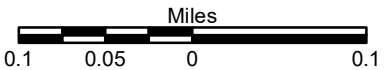
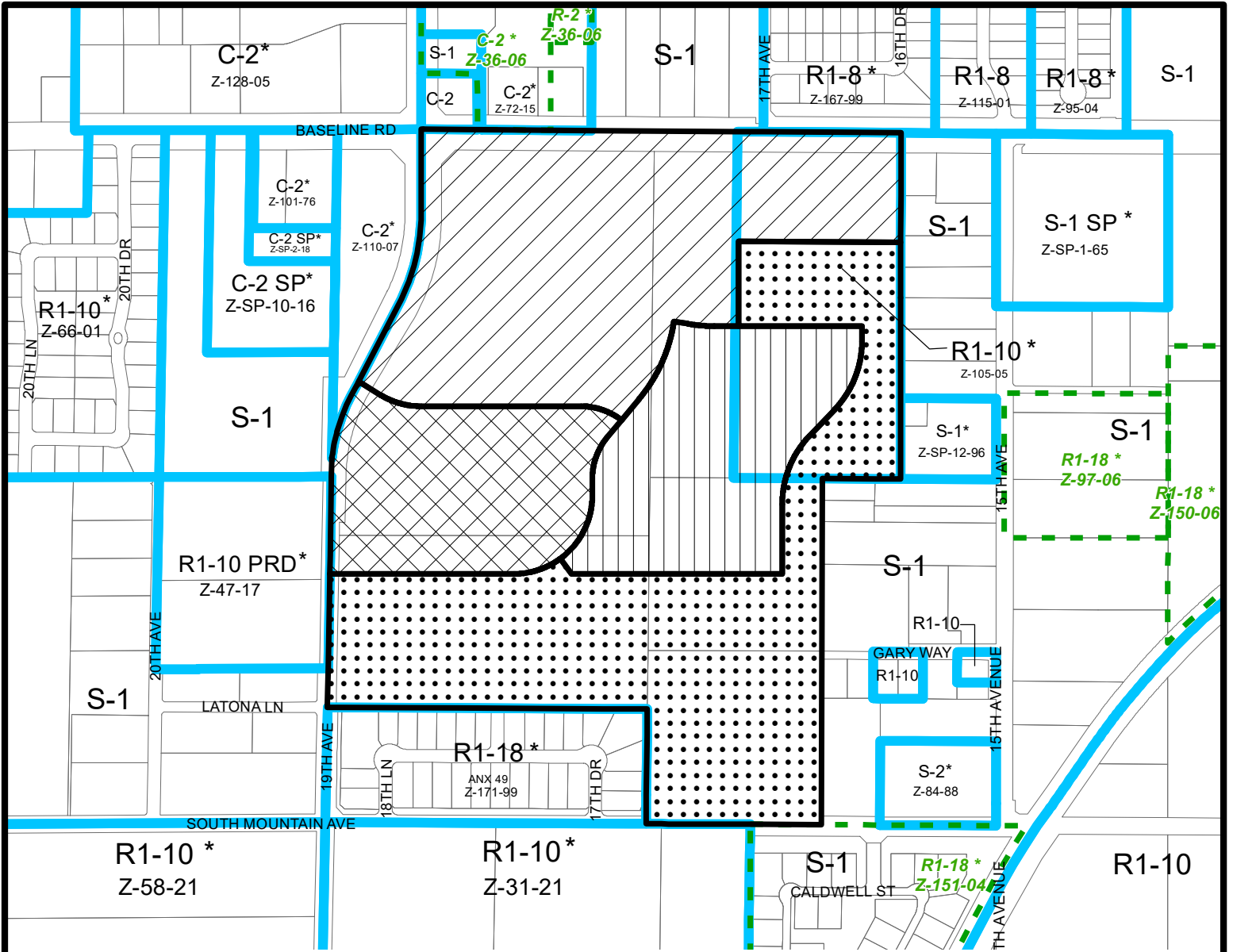
Thence, North 89 Degrees 59 Minutes 58 Seconds West, 342.81 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds West, 462.78 feet;

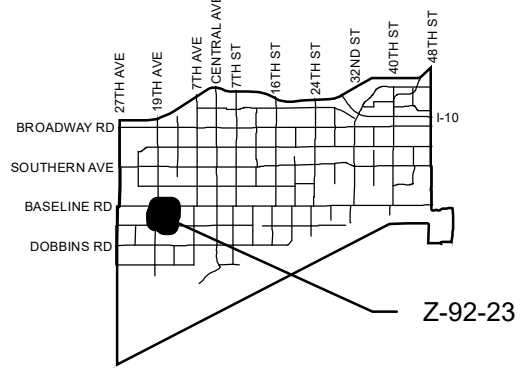
Thence, North 36 Degrees 25 Minutes 32 Seconds West, 72.84 feet, to the POINT OF BEGINNING.

Said portion of land containing 726,250 square feet, or 16.6724 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

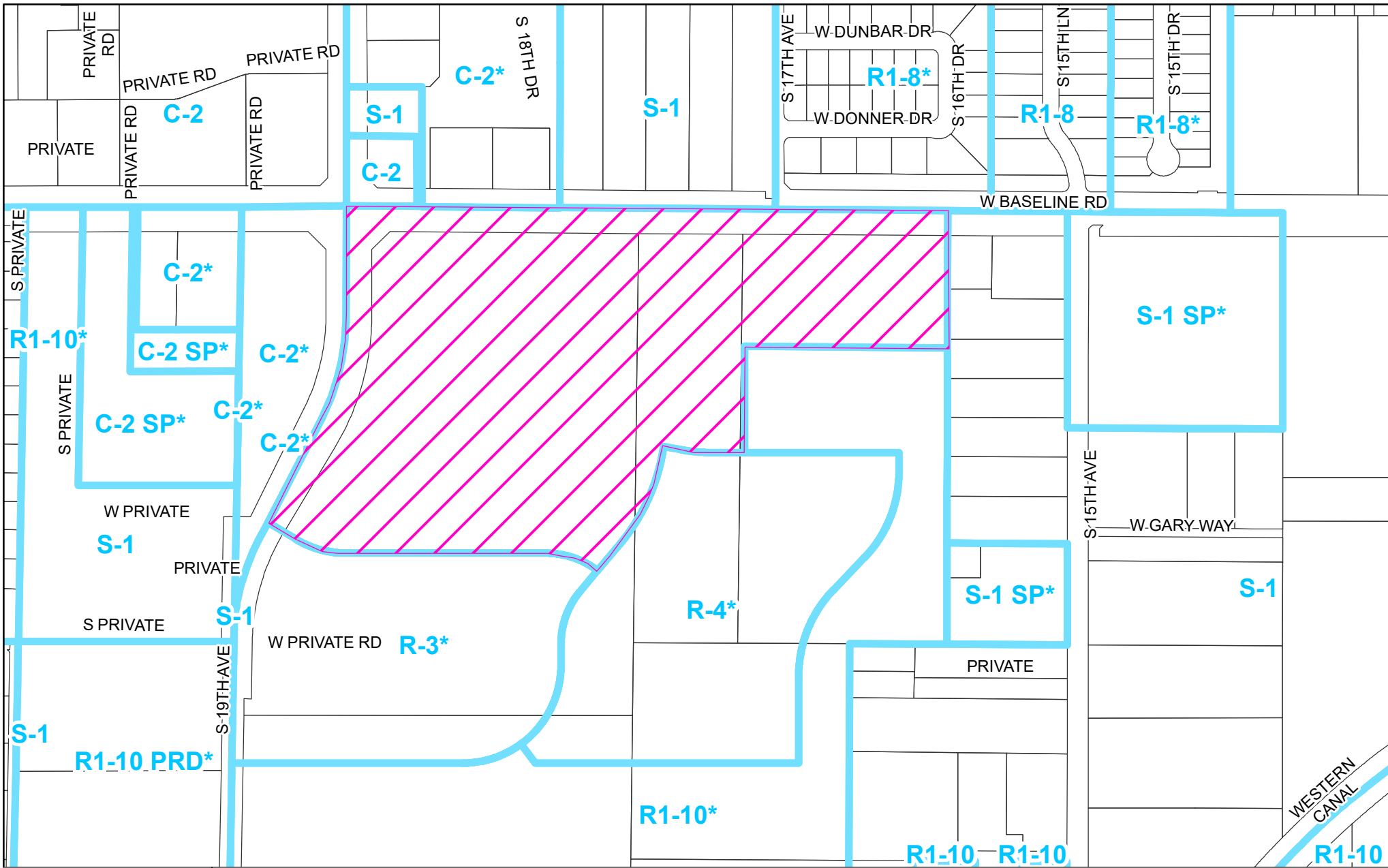


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Natalie Maikoski		REQUESTED CHANGE: FROM: S-1 (85.75 a.c.) R1-10 (19.24 a.c.)	
APPLICATION NO. Z-92-23	DATE: 12/22/2023 REVISION DATES:	C-2 (35.03 a.c.) R-4 (16.67 a.c.) TO: R-3 (14.69 a.c.) R1-10 (38.60 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 104.99 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 01-25 ZONING MAP D-7		
MULTIPLES PERMITTED S-1, R1-10 C-2, R-3, R-4, R1-10	CONVENTIONAL OPTION 85, 67 508, 213, 483, 135	* UNITS P.R.D. OPTION N/A, 86 609, 255, 580, 173	

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

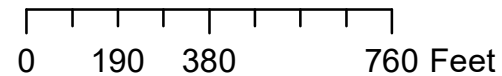


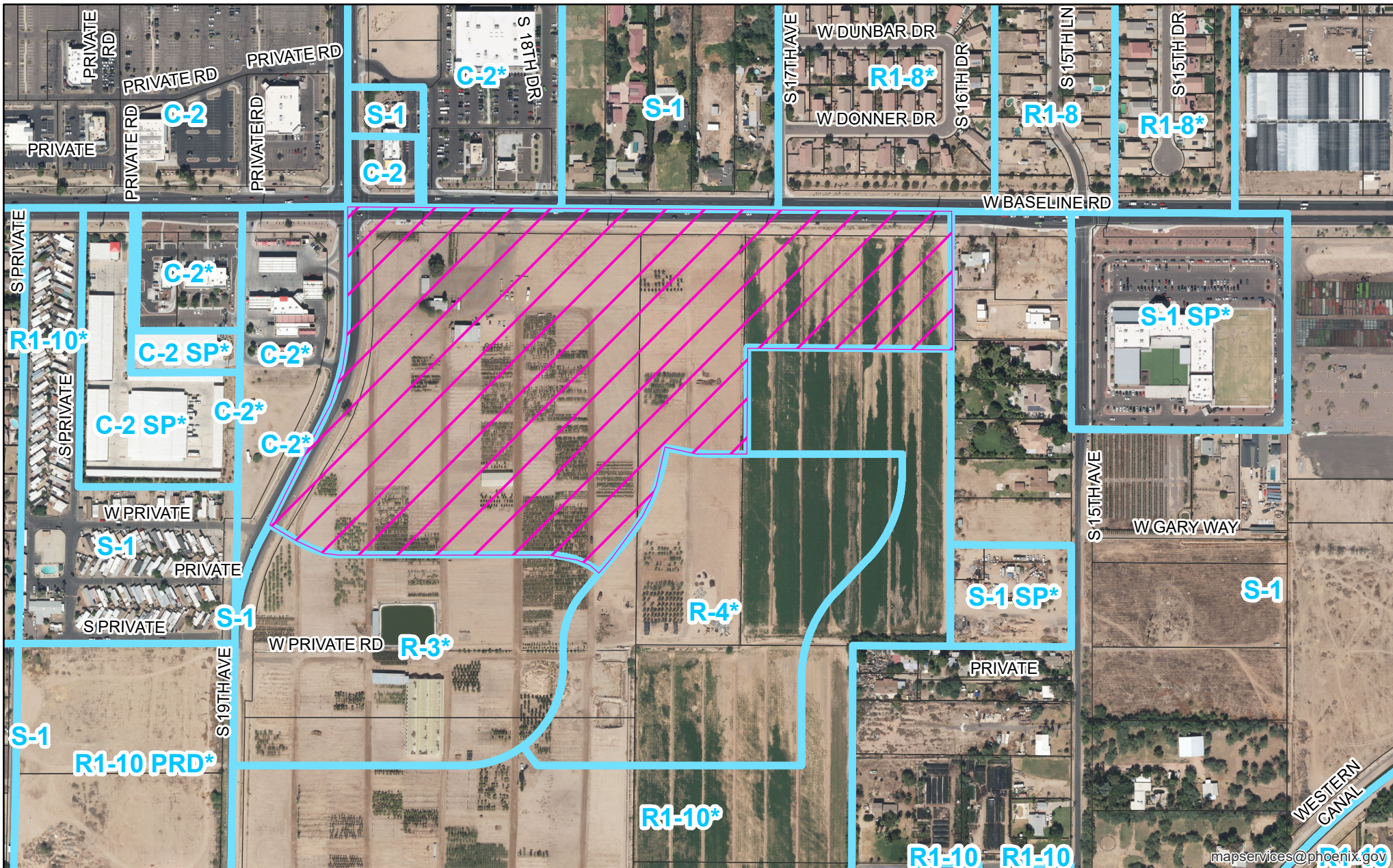
PHO-1-26--Z-92-23-8

Property Location: Southeast corner of 19th Avenue and Baseline Road



Planning & Development Department

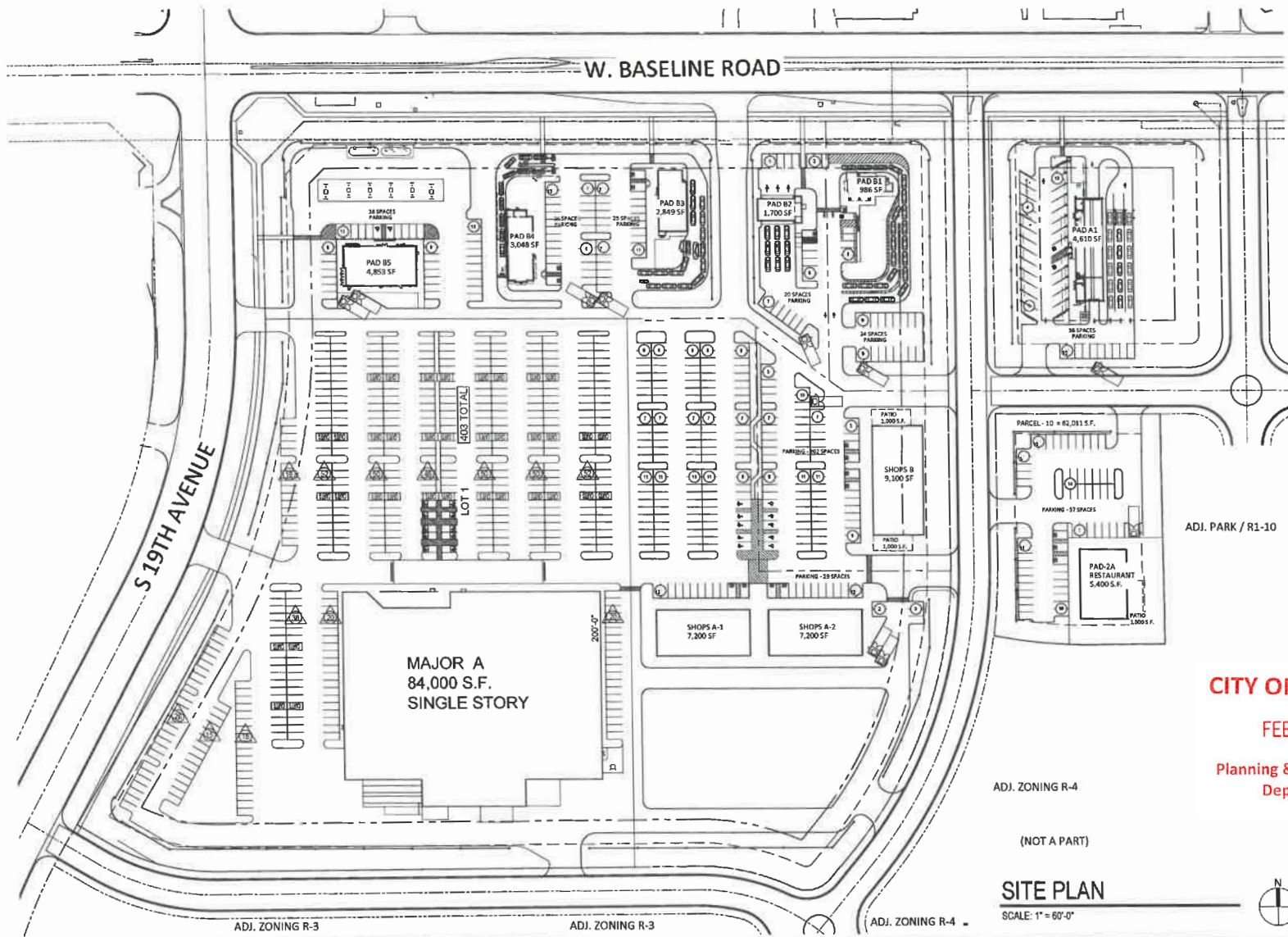




mapservices@phoenix.gov

PHO-1-26--Z-92-23-8

Property Location: Southeast corner of 19th Avenue and Baseline Road



CITY OF PHOENIX

FEB 27 2026

Planning & Development
Department

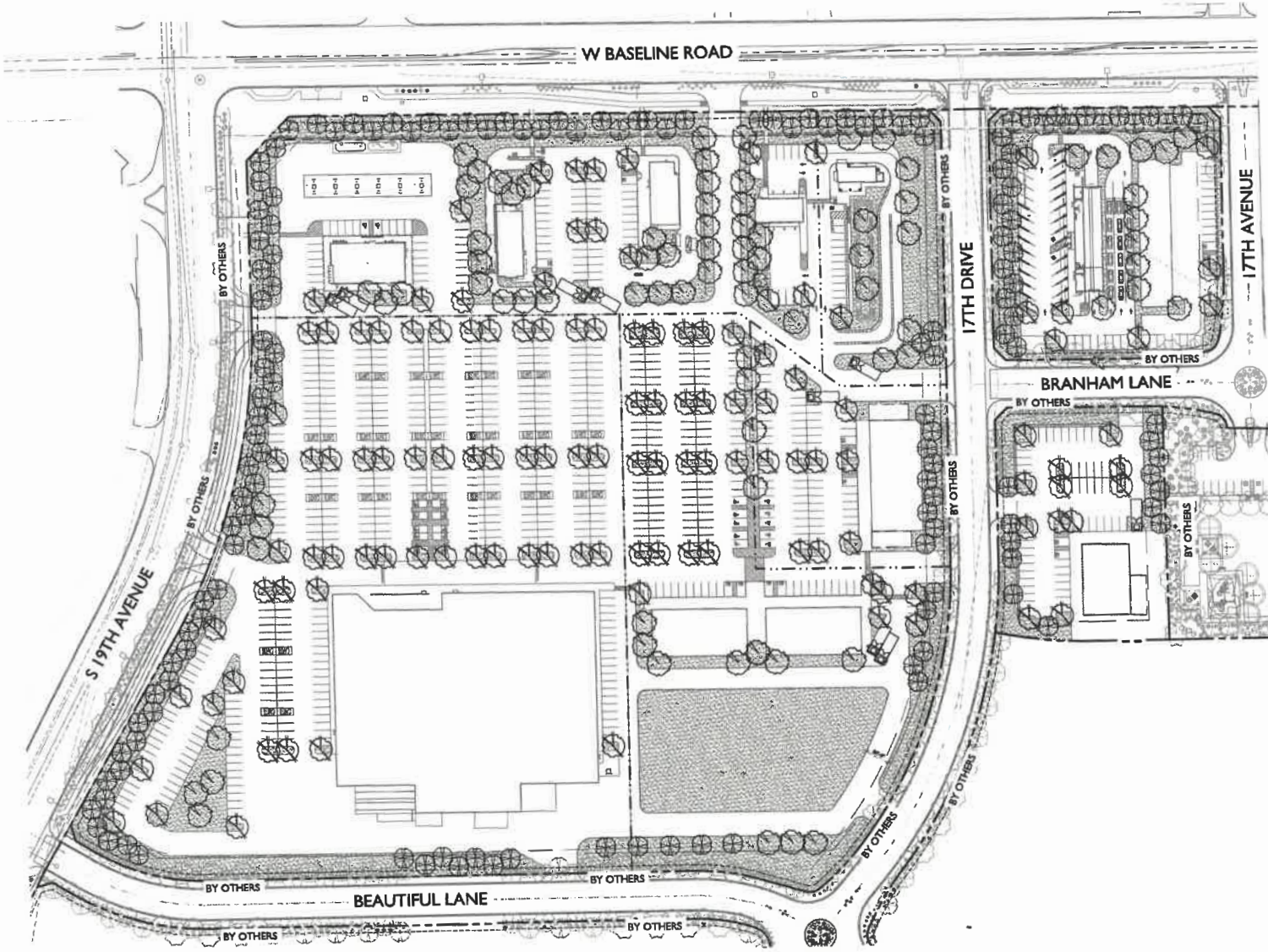


7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcrc.com

SEC 19TH AVENUE & W BASELINE RD
PHOENIX, ARIZONA 85011

Feb 26, 2026 1:40pm S:\Projects\2026\126--0074\Landscaping\Drawings\Site\26--0074 - Conceptual Landscape Plan.dwg

26--0074



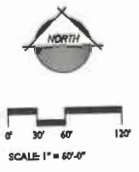
VICINITY MAP



PLANT LEGEND

SYMBOL	NAME	QTY
TREES		
	Particular Trees	
	Parking Lot Trees	
	Oak Trees	
PLANTING AREA		
	Oak Planting Area	385,557 LF

CITY OF PHOENIX
 FEB 27 2026
 Planning & Development
 Department



19th Ave. & Baseline Retail

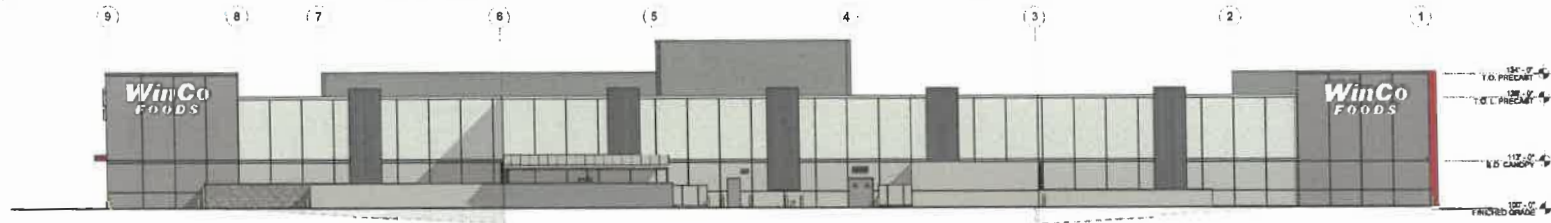
Phoenix, Arizona

02.26.2026

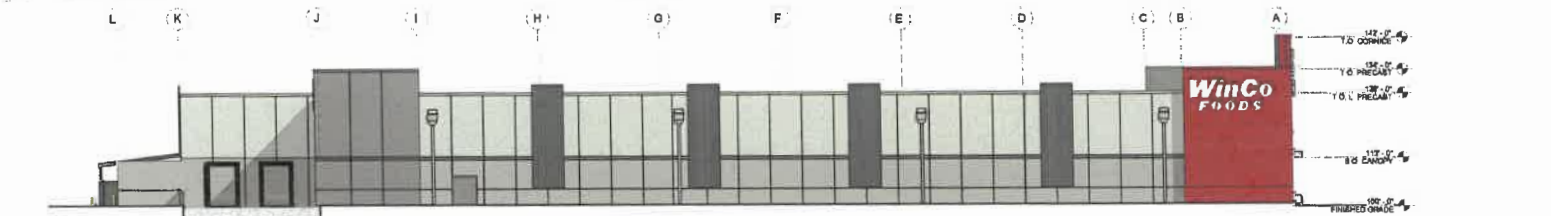




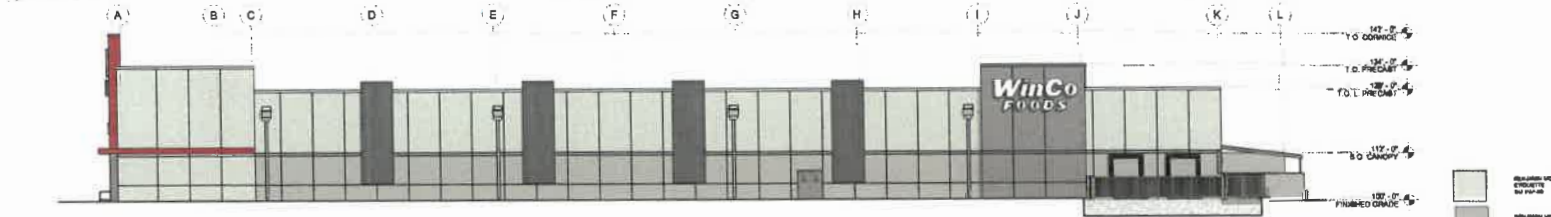
1 WEST (FRONT) ELEVATION - COLORED
SHEET 114



2 EAST (REAR) ELEVATION - COLORED
SHEET 115



3 NORTH (LEFT) ELEVATION - COLORED
SHEET 116



4 SOUTH (RIGHT) ELEVATION - COLORED
SHEET 117



5 PERSPECTIVE
SHEET 118

	EXTERIOR WOODS EXTERIOR BY 202-05
	EXTERIOR WOODS RESIDUAL BY 202-05
	EXTERIOR WOODS SHELL FINISH BY 202-05
	EXTERIOR WOODS WOOD GRAIN BY 202-05
	EXTERIOR WOODS WOOD GRAIN BY 202-05
	EXTERIOR WOODS CONSTRUCTION LUMBER, STEEL - FINISHED BY 202-05

Exterior Material Legend
1/2" = 1/4"

0 11.83 23.67 35.51
SCALE: 3/8" = 1'-0"

CITY OF PHOENIX
FEB 27 2026
Planning & Development
Department



19TH AVENUE AND BASELINE ROAD
SEC OF S 19TH AVENUE AND W BASELINE ROAD
PHOENIX ARIZONA 85011
DATE: 02-19-26 (PRELIMINARY)

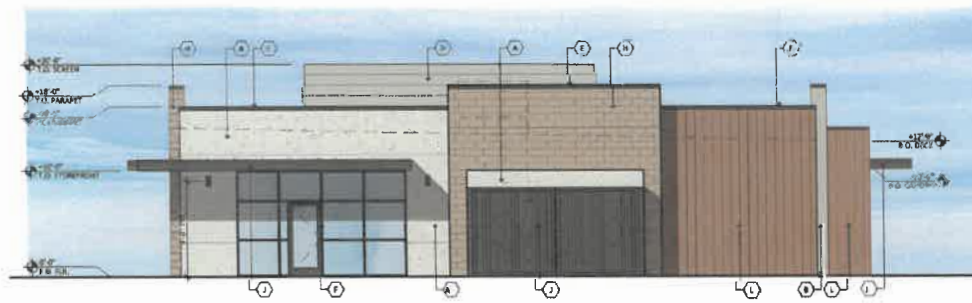
EL-2
RCAA# 25018.50



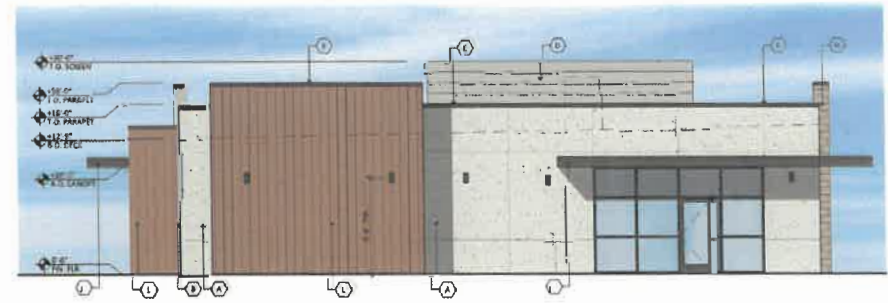
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL AND COLORS

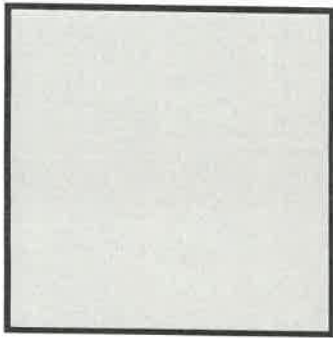
- A** STUCCO - PAINT COLOR TO MATCH:
FINISH: FIRE SAND
MFG: BENJAMIN MOORE
COLOR: BAMAJ-50 "TODDLITE"
- B** STUCCO - PAINT COLOR TO MATCH:
FINISH: FIRE SAND
MFG: BENJAMIN MOORE
COLOR: BAMAJ-50 "TODDLITE"
- C** STUCCO - PAINT COLOR TO MATCH:
FINISH: FIRE SAND
MFG: BENJAMIN MOORE
COLOR: BAMAJ-100 "TODDLITE"
- D** WOODSCREEN - PAINT COLOR TO MATCH:
FINISH: FIRE SAND
MFG: BENJAMIN MOORE
COLOR: BAMAJ-100 "TODDLITE"
- E** CONCRETE / PARAPET CAP:
FINISH: FIRE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7048 "URGENT BRONZE"
- F** STOREFRONT MULLIONS:
MFG: KAWNEER
COLOR: CHARCOAL
- G** PAINTED CMU VENEER:
MFG: SHERWIN WILLIAMS
COLOR: SW901 "SAND DOLLAR"
- H** PAINTED CMU VENEER:
MFG: SHERWIN WILLIAMS
COLOR: SW912 "SOME FURUSH"
- J** PAINTED METAL:
MFG: SHERWIN WILLIAMS
COLOR: SW 7048 "URGENT BRONZE"
- K** STUCCO - PAINT COLOR TO MATCH:
FINISH: FIRE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW903 "TODDLITE"
- L** PAINTED PANELS:
MFG: SHERWIN WILLIAMS
COLOR: SW903 "TODDLITE"

CITY OF PHOENIX
FEB 27 2026
Planning & Development
Department

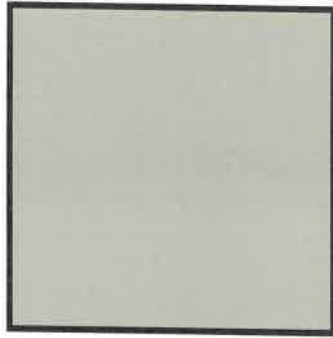


19TH AVENUE AND BASELINE ROAD
SEC OF S 19TH AVENUE AND W BASELINE ROAD
PHOENIX ARIZONA 85011
DATE: 02-19-26 (PRELIMINARY)

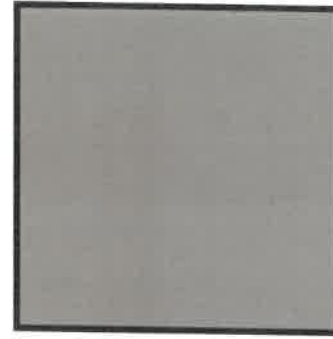
EL-1
RKAA# 25018.50



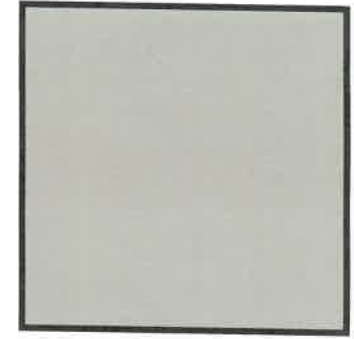
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 MFG: BENJAMIN MOORE
 COLOR: BM#AF-50 "ETIQUETTE"



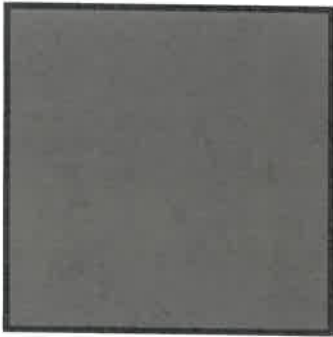
B STUCCO - PAINT COLOR TO MATCH:
 FINISH: FINE SAND
 MFG: BENJAMIN MOORE
 COLOR: BM#AF-100 "PASHMINA"



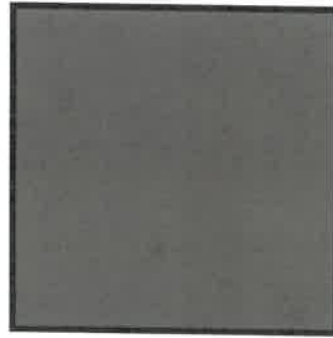
C STUCCO - PAINT COLOR TO MATCH:
 FINISH: FINE SAND
 MFG: BENJAMIN MOORE
 COLOR: BM#AF-1469 "EAGLE ROCK"



D ROOFSCREEN - PAINT COLOR TO MATCH:
 MFG: BENJAMIN MOORE
 COLOR: BM#AF-100 "PASHMINA"



E CORNICE / PARAPET CAP:
 FINISH: FINE SAND
 MFG: SHERWIN WILLIAMS
 COLOR: SW 7048 "URBANE BRONZE"



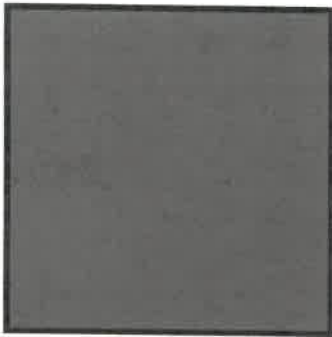
F STOREFRONT MULLION:
 MFG: KAWNEER
 COLOR: CHARCOAL



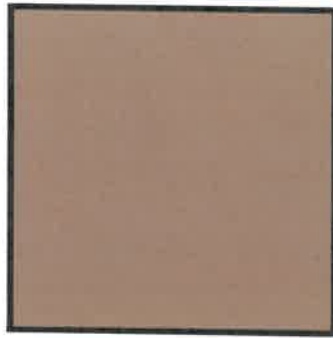
G PAINTED CMU VENEER:
 MFG: SHERWIN WILLIAMS
 COLOR: SW6099 "SAND DOLLAR"



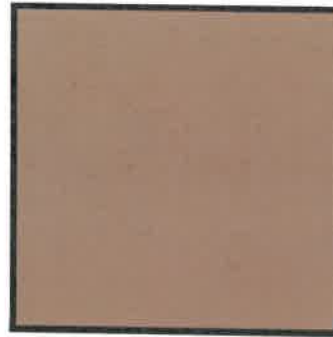
H PAINTED CMU VENEER:
 MFG: SHERWIN WILLIAMS
 COLOR: SW9112 "SONG THRUSH"



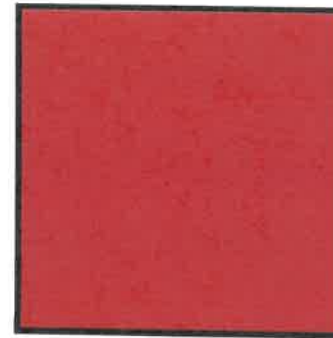
J PAINTED METAL:
 MFG: SHERWIN WILLIAMS
 COLOR: SW 7048 "URBANE BRONZE"



K STUCCO - PAINT COLOR TO MATCH:
 FINISH: FINE SAND
 MFG: SHERWIN WILLIAMS
 COLOR: SW6095 "TOASTY"



L PAINTED PANELS:
 MFG: SHERWIN WILLIAMS
 COLOR: SW6095 "TOASTY"



M STUCCO - PAINT COLOR TO MATCH:
 FINISH: FINE SAND
 MFG: BENJAMIN MOORE
 COLOR: WINCO FOODS RED TBD



N WALL TYPE:
 GABION WALL CONSTRUCTION
 LOCAL STONE - RECYCLED SPALL
 COLOR:



CITY OF PHOENIX
 FEB 27 2026
 Planning & Development
 Department

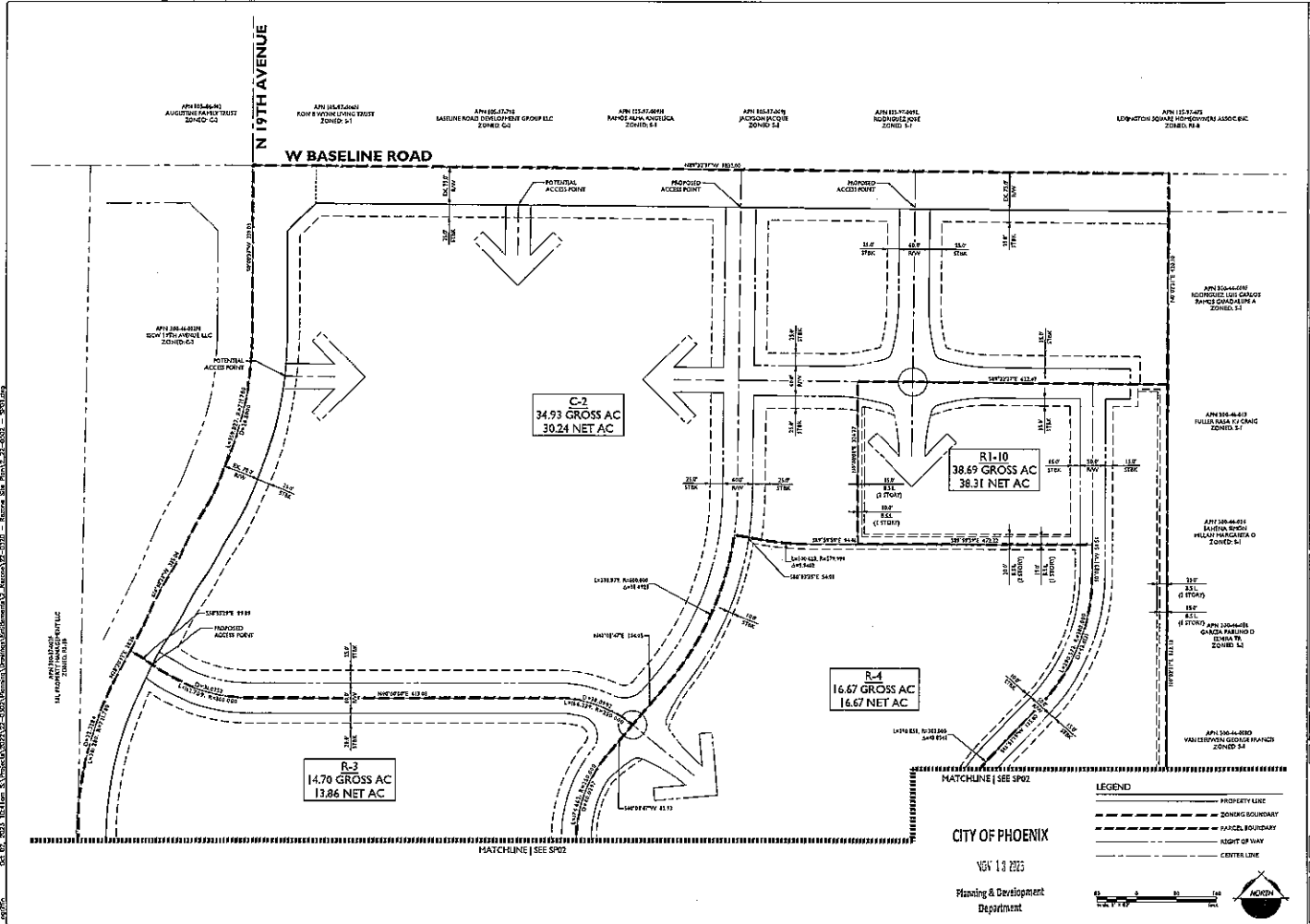
19TH AVENUE AND BASELINE ROAD
 SEC OF S 19TH AVENUE AND W BASELINE ROAD
 PHOENIX ARIZONA 85011
 DATE: 02-19-26 (PRELIMINARY)

MB-1
 RKAA# 25018.50

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22-0302

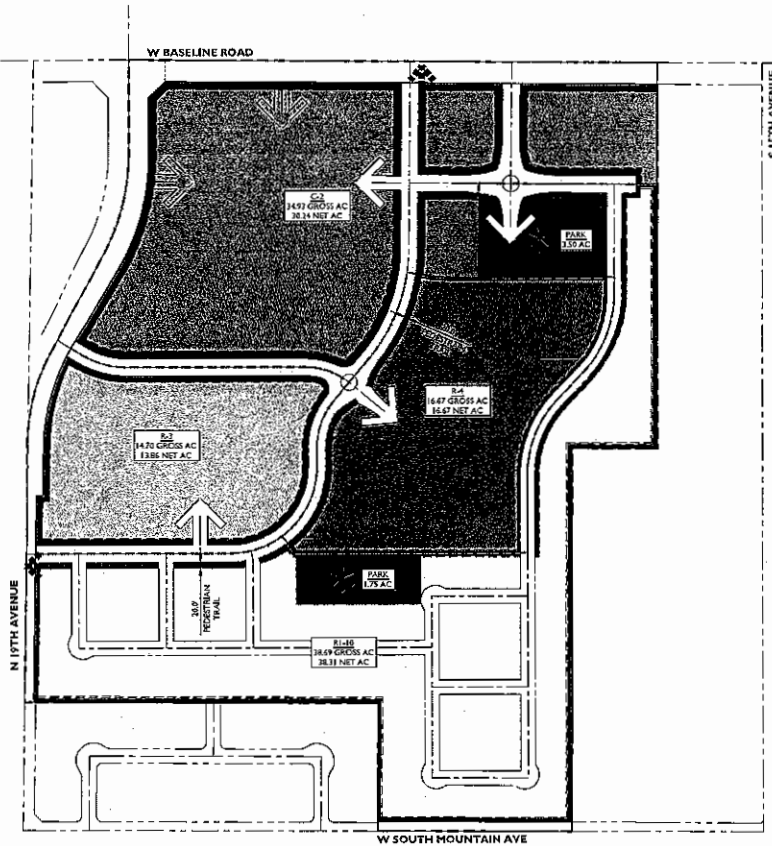
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19th Avenue & Baseline Road
Phoenix, AZ
Site Plan

City of Phoenix
Planning & Development Department

Project No. 22-0302
Sheet No. 2 of 04



CITY OF PHOENIX
 NOV 13 2023
 Planning & Development
 Department

LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- PARCEL BOUNDARY
- RIGHT OF WAY
- CENTER LINE
- BUILDINGS / LANDSCAPE SETBACK
- * PROPOSED PARK

Scale: 1" = 100'

NORTH

FPS GROUP

19th Avenue & Baseline Road
 PHOENIX, AZ
 Landscape Plan

Job No. 22-0302
 LSO1
 Sheet No. 4 of 04

Staff Recommendation: Approval.

VPC Action: The South Mountain Village Planning Committee heard this item on May 14, 2024, and recommended approval, per the staff recommendation, by a vote of 12-0-1.

PC Action: The Planning Commission heard this item on June 6, 2024, and recommended approval, per the South Mountain Village Planning Committee recommendation, by a vote of 8-0.

Location

Southeast corner of 19th Avenue and Baseline Road

Council District: 8

Parcel Address: 1843 and 1775 W. Baseline Road, 1553 W. Gary Way, and 1650 W. South Mountain Ave.

Discussion

Mayor Gallego declared the public hearing open.

After noting there were no individuals wishing to speak on Item 65, Mayor Gallego closed the public hearing.

The hearing was held. A motion was made by Councilwoman Hodge Washington, seconded by Councilman Galindo-Elvira, that this item be approved per the Planning Commission recommendation, with adoption of the related resolution. The motion carried by the following vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman O'Brien, Councilwoman Pastor, Councilman Robinson, Councilman Waring, Vice Mayor Stark and Mayor Gallego

No: 0

66 Public Hearing and Ordinance Adoption - Rezoning Application Z-92-23-8 - Southeast Corner of 19th Avenue and Baseline Road (Ordinance G-7285)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-92-23-8 and rezone the site from S-1

(Ranch or Farm Residence) and R1-10 (Single-Family Residential) to C-2 (Intermediate Commercial), R-4 (Multifamily Residence District), R-3 (Multifamily Residence District), and R1-10 (Single-Family Residence District) to allow commercial, office, multifamily residential, and single-family residential. This is a companion case to GPA-SM-13-23-8 and must be heard following GPA-SM-13-23-8.

Summary

Current Zoning: S-1 (85.75 acres) and R1-10 (19.24 acres)

Proposed Zoning: C-2 (35.03 acres), R-4 (16.67 acres), R-3 (14.69 acres), and R1-10 (38.60 acres)

Acreage: 104.99

Proposal: Commercial, office, multifamily residential, and single-family residential

Owner: River View Growers, LLC, et. al.

Applicant: Brennan Maher, EPS Group, Inc.

Representative: Natalie Maikoski, EPS Group, Inc.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard this item on May 14, 2024, and recommend approval, per the staff recommendation, with a modification and additional stipulations, by a vote of 12-0-1.

PC Action: The Planning Commission heard this item on June 6, 2024, and recommended approval, per the South Mountain Village Planning Committee recommendation, by a vote of 8-0.

Location

Southeast corner of 19th Avenue and Baseline Road

Council District: 8

Parcel Address: 1843 and 1775 W. Baseline Road, 1553 W. Gary Way, and 1650 W. South Mountain Ave.

Note: For discussion on Item 66, refer to discussion on Item 65.

The hearing was held. A motion was made by Vice Mayor Stark, seconded by Councilwoman Pastor, that this item be approved per

the Planning Commission recommendation, with adoption of the related ordinance. The motion carried by the following vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman O'Brien, Councilwoman Pastor, Councilman Robinson, Councilman Waring, Vice Mayor Stark and Mayor Gallego

No: 0

67 Public Hearing - Amend Downtown Code - Ordinance Adoption - Text Amendment Application Z-TA-10-23-7 (Ordinance G-7284)

Request for a public hearing on a proposed text amendment to the Phoenix Zoning Ordinance, Text Amendment Z-TA-10-23-7 to amend Chapter 12, Section 1212.B (Downtown Gateway, Development Standards) to allow for a height bonus up to 30 percent within the Downtown Gateway Character Area between Portland Street and McKinley Street.

Summary

The intent of the proposed text amendment is to amend Chapter 12, Section 1212.B (Downtown Gateway, Development Standards) to allow for a height bonus up to 30 percent within the Downtown Gateway Character Area between Portland and McKinley streets.

Owner: Kell Duncan, KDCCD, LLC

Applicant: Paul Kilgallon, Mainstreet Capital

Representative: Tom Chinnock, Shepley Bulfinch

Staff Recommendation: Approval, as shown in Exhibit A of the Staff Report.

VPC Information Only: The Central City Village Planning Committee was scheduled to hear this item on Feb. 12, 2024, for information only; however, there was no quorum.

DSC Action: The Design Standards Committee heard this item on March 26, 2024, and recommended denial, by a vote of 3-2.

VPC Action: The Central City Village Planning Committee heard this item on May 13, 2024, and recommended approval, per the staff

7. **Application #:** **Z-92-23-8 (Companion Case GPA-SM-13-23-8)**
From: S-1 and R1-10
To: R1-10, R-3, R-4, and C-2
Acreage: 104.99
Location: Southeast corner of 19th Avenue and Baseline Road
Proposal: Commercial, office, multifamily, and single-family residential
Applicant: Brennan Maher, EPS Group, Inc.
Owner: River View Growers, LLC; Raymond Branham Living Trust; Romeo Yacoub Living Trust/Khoshaba Mark/Madeline
Representative: Natalie Maikoski, EPS Group, Inc.

Ms. Racelle Escolar stated that Item Nos. 6 and 7 are related cases and could be heard together, but separate motions were required. Both are located on 104.99 acres at the southeast corner of 19th Avenue and Baseline Road.

Item 6 is GPA-SM-13-23-8, a minor General Plan Amendment to allow for a future mix of uses including commercial, office, multifamily, and single-family residential uses.

Item No. 7 is Z-92-23-8, a request to rezone to R1-10 (Single-Family Residence District), R-3 and R-4 (Multifamily Residence districts), and C-2 (Intermediate Commercial) to allow single-family and multifamily residential, and commercial and office uses.

The South Mountain Village Planning Committee recommended approval, per the staff recommendation for the GPA and approval, per the staff recommendation, with a modification and additional stipulations for the rezoning request; both with a 12 to 0 vote (with one member abstaining).

Vice-Chairperson Busching stated that the stipulation regarding shade in the parking areas was modified to allow structural shade, or combination of trees and structures. Stipulations were added to limit the building height in the proposed R-3 zoned area, limit the number of units in the proposed R-4 zoned area, and enhance the required landscaping in the proposed residential zoned areas.

Staff recommends approval of both items, per the South Mountain Village Planning Committee recommendations.

Chairman Gaynor called on speaker, Mr. Jellies.

Mr. Richard Jellies stated that he filled out a card because he noticed that the case mentioned his engineering company. He was present on behalf of the applicant.

Chairman Gaynor called on the representative, Natalie Maikoski, however, she was not present. He entertained a motion.

Vice-Chairperson Busching stated that as a member of the South Mountain Village Planning Committee, she participated in the review of this item. As they could see from the exhibit and on the agenda, this is 104 acres. The applicant spent many months working with the community to reach a consensus, and there were several people at the Village meeting in support of this consensus reached with the neighborhood. As a result, the Village approved it on a 12-0 vote, with the Chair abstaining. She voted in favor and is in support of it as it goes forward.

Vice-Chairperson Busching made a MOTION to approve Z-92-23-8, per the South Mountain Village Planning Committee recommendation.

Commissioner Jaramillo SECONDED, and the motion passed with a vote of 8-0 (Mangum absent).

Stipulations:

OVERALL SITE

1. The conceptual site plan, elevations, and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50.
 - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

3. The sidewalk along 19th Avenue shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
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Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

- 4. The sidewalk along South Mountain Avenue shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50%, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

- 5. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
- 6. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
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management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

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15. A minimum 30 feet of right-of-way shall be dedicated for the north side of South Mountain Avenue, adjacent to the development.
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17. A minimum 5-foot-wide sidewalk shall be constructed on both sides of all public local streets.
18. Right-of-way shall be dedicated for the connection of the internal road network to Gary Way on the southeastern boundary of the site.
19. Crosswalks shall be placed across internal roadways separating residential and commercial land at significant pedestrian crossings, as determined by the Street Transportation Department.
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utility companies for their review and permitting.

23. Existing SRP facilities along 19th Avenue are to be relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
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26. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
27. 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.
28. Prior to final 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.

C-2, R-3, AND R-4 ZONED SITES (Commercial and Multifamily)

29. All uncovered surface parking lot areas shall be landscaped with SPACES SHALL BE SHADED TO ACHIEVE A MINIMUM 25% SHADE WITH EITHER STRUCTURAL SHADE, minimum 2-inch caliper size, single-trunk, large canopy, drought-tolerant, shade trees, OR A COMBINATION OF THE TWO. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
30. A minimum of 2% of the required parking spaces shall include EV Installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.
31. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.

32. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.
33. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
34. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

C-2 ZONED SITES

35. Drive-through windows adjacent to a perimeter street shall be screened by a minimum four-foot-tall mound, or other comparable screening, as approved by the Planning and Development Department.
36. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
37. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
38. A minimum of 5% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
39. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

R-3 AND R-4 ZONED SITES (Multifamily)

40. Bicycle infrastructure shall be provided as described below, located in open space areas, near entrances of buildings, or in a secure location inside the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department
 - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.

- b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
41. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

R-3 ZONED SITES

- 42. Perimeter fencing adjacent to 19th Avenue shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.
- 43. Buildings adjacent to 19th Avenue shall have units oriented towards 19th Avenue and shall include individual porches or patios.
- 44. THE MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO TWO STORIES OR 30 FEET.

R-4 ZONED SITES

- ~~44.~~ The maximum building height shall be limited to two stories or 30 feet.
- 45.
- 46. THE DEVELOPMENT WITHIN THE R-4 AREA SHALL BE LIMITED TO A MAXIMUM OF 360 LOTS.

R1-10 ZONED SITES

- ~~45.~~ Building elevations shall be developed to the following standards, as approved by
- 47. the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and

aesthetic treatment.

- b. A minimum of 50% of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least 6 feet. No porch shall terminate within the plane of a door or window.
- c. Pitched roofs shall be provided on all building elevations.

~~46.~~ The maximum building height shall be limited to one story or 24 feet.
~~48.~~

~~47.~~ Lots along the south perimeter shall be a minimum of 160 feet in depth.
~~49.~~

~~48.~~ Lots shall be a minimum of 75 feet in width.
~~50.~~

~~49.~~ Prior to preliminary plat approval, documentation shall be provided that
~~51.~~ demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services Departments.

~~50.~~ A WaterSense inspection report from a third-party verifier shall be submitted that
~~52.~~ demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

~~51.~~ Participation in the City of Phoenix Homeowner's Association Water Efficiency
~~53.~~ Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

~~52.~~ Swimming pools on individual single-family lots shall be limited to 600 square feet
~~54.~~ in size.

~~53.~~ Only landscape materials listed in the Phoenix Active Management Area Low-
~~55.~~ Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.

R1-10, R-3, AND R-4 ZONED SITES (SINGLE-FAMILY AND MULTIFAMILY)

~~56.~~ ALL LANDSCAPE SETBACKS SHALL BE PLANTED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, DROUGHT-TOLERANT TREES, 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, WITH FIVE 5-GALLON SHRUBS PER TREE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN

ENVIRONMENT FOR INSTALLING THE REQUIRED PLANTS.

Village Planning Committee Meeting Summary
Z-92-23-8

Date of VPC Meeting	May 14, 2024
Request From	S-1 and R1-10
Request To	C-2, R-4, R-3, and R1-10
Proposal	Commercial, office, multifamily residential, and single-family residential
Location	Southeast corner of 19th Avenue and Baseline Road
VPC Recommendation	Approval, per the staff recommendation, with a modification and additional stipulations
VPC Vote	12-0-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Item No. 5 (GPA-SM-13-23-8) and Item No. 6 (Z-92-23-8) are companion cases and were heard together.

Three members of the public registered to speak on this item, two in support and one in opposition.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan, proposed elevations, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

Committee Member Marcia Busching asked why there was a stipulation limiting proposed heights in the R-4 and R1-10 zoning districts, but not in the C-2 and R-3 zoning districts. **Mr. Rogers** stated that the stipulations limiting height were proposed by the applicant and that the question could be better answered by the applicant.

Committee Member Emma Viera stated her appreciation for the proposed stipulations and stated that the stipulations are in alignment with various sustainability plans.

Committee Member Tamala Daniels asked if there had been any stipulations regarding the consideration of the flood zone map. **Mr. Rogers** stated that in a previous case, a similar stipulation had been added by the committee but was ultimately removed because the floodplain reviewers assess plans according to specific ordinance criteria. Committee Member T. Daniels spoke about a previous case where the committee had

pushed for floodplain review to be a part of the rezoning application. Mr. Rogers stated he would be happy to investigate the case Committee Member T. Daniels referenced while the applicant presented.

APPLICANT PRESENTATION

Rick Jellies, representing the applicant with City to City Commercial Real Estate and The Lead Group, introduced himself and the property owners, presented the request, described the public outreach and work with the neighbors, spoke about the importance of the site location to the area and community, spoke about how the project changed and the stipulations that were added in response to community conversations, spoke about concerns with a connection to Gary Way, asked for a stipulation to be added capping the number of units in the R-4 area to 360 units, spoke about pedestrian connectivity, and stated that the streets and park would be built as a part of Phase 1.

PUBLIC COMMENT

JoAnne Jensen introduced herself, stated that she lives in Magdalena Estates, spoke about the applicant team's work with the neighborhood, stated that she has met with the applicant team many times, stated that the applicant team and neighborhood had developed a shared vision of what is best for the subject site, emphasized the importance of remembering that the development is transitioning from nothing to a significant project, acknowledged that changes are inevitable, and expressed that the plan represents the best vision for the area. Ms. Jensen expressed her approval for the inclusion of wide lots in the development plan and voiced her support for the R-3 townhomes, specifically highlighting the two-story design, orientation, open view fencing, and setback considerations. Ms. Jensen also mentioned the hope to avoid undesirable uses within the development through an agreement with the development team and noted that there is not a large contingent from Magdalena Estates opposing the project. Ms. Jensen stated that the team could not have done better with the plan, highlighted concerns with Gary Way, stated that the Gary Way is hardly a road, stated that Gary Way is paved but not striped, and raised concerns that 15th Avenue has not been approved beyond the area near the Charter School. Ms. Jensen emphasized the need to have faith in something, recognized the efforts of the applicant team, and noted that there is considerable support within Magdalena Estates for the project.

Ed Depinto introduced himself, stated he has lived in the area for 20 years, stated that the area is starved for responsible development, commended the proposed buffering to adjacent neighborhoods, stated approval of what the applicant is trying to do in the commercial area, and stated he looks forward to visiting the successful project.

Erin Hegedus stated that she appreciates the work Ms. Jensen does for the neighborhood and stated that she came to support the community and ask for the trees and shade to be maintained. Ms. Hegedus stated that she only attended one meeting

with the applicant team and was not aware there were additional meetings. Ms. Hegedus stated that she liked what Ms. Jensen discussed regarding the townhomes but explained that she does not want to act on faith and wants to see real plans.

APPLICANT RESPONSE

Mr. Jellies explained that there is a Zoning Ordinance limit on height in the R-3 zone, so a height limitation was not stipulated, stated that the list of stipulations had been abbreviated and explained that the full stipulations include shading and planting requirements, explained that the applicant team had requested stipulations to be added in response to conversations with the community, stated concerns about Gary Road, and reiterated that he would like to request a stipulation limiting the R-4-zoned area to a maximum of 360 units.

QUESTIONS FROM THE COMMITTEE

Committee Member Busching stated that there was a stipulation regarding the maximum density in the R-3 zone. **Mr. Jellies** stated that there is a maximum density in the R-3 zoning district per the Zoning Ordinance and explained that the applicant team had agreed to stipulate the R-4 density below what is allowed per the Ordinance. Committee Member Busching stated that the R-3 has a max height of 48 feet, stated that the R-4 is stipulated to a maximum height of 30 feet, and asked what the max height in the C-2 district is. **Mr. Rogers** stated that the maximum height in the C-2 zoning district is two stories of 30 feet. **Chair Marchuk** clarified that the R-3 area would be stipulated to two stories or 30 feet and that the R-4 area would be stipulated to a maximum of 360 units. Mr. Jellies confirmed this clarification. Committee Member Busching asked if the highest intensity would be in the center of the development. Mr. Jellies responded that the community was given a choice in the proposed configuration and that the streetscape was more important and noted that the land slopes down from 19th Avenue. Committee Member Busching inquired about how someone would access their home in the northeast area. Mr. Jellies explained the route and stated that while land use restrictions cannot be stipulated, the developer will impose restrictions through other mechanisms.

Mr. Jellies stated that he was familiar with the subdivision that had flooding issues, stated he has been involved in flood issues in the area for 25 years, explained he worked on the Laveen Area Conveyance Channel, stated that a new plan had been put in place that uses retention basins and expands the storm pipe system, stated that rezonings are required to do a drainage study that accounts for the latest plans, and explained that it is in the best financial interest for the developer to properly manage water.

Committee Member T. Daniels stated there was not a stipulation regarding landscaping within the landscape setbacks. **Mr. Rogers** stated that tree size was stipulated in the parking areas and sidewalk detachments, but not within the landscape setbacks and explained that the C-2 district requires enhanced landscape setbacks. Committee

Member T. Daniels asked if solar canopies over the parking area were considered. Mr. Jellies stated that they are fans of solar canopies and they are a good idea depending on the government incentives available at the time. Committee Member T. Daniels stated she is a fan of landscaped parking lots so she will not push too hard. Mr. Jellies stated that the stipulation allows for a combination of landscaping and structural shade. Mr. Rogers clarified that the stipulation only allows for landscaping. **Chair Marchuk** asked if solar counts towards the landscaping plan. Mr. Rogers stated that there is no City requirement for solar, so it does not fit into the plans and explained how the stipulation could be modified to allow for structural shade.

Chair Marchuk asked if the floodplain concerns will be handled through the process and if a floodplain stipulation would be appropriate. **Committee Member T. Daniels** explained that she had worked with the City to require that floodplain review be a part of the rezoning process. Chair Marchuk asked for staff's opinion. **Mr. Rogers** explained that he was not a staff member when the process change Committee Member T. Daniels referenced occurred and stated that floodplain team reviews every rezoning case. **Elias Valencia**, staff, stated that the floodplain team reviews rezoning cases for any major concerns, stated that the plans will be required to submit grading and drainage plans during the site review process, stated that he thinks the committee should allow the process to run its course, and stated that the liability is always passed onto the developer. **Mr. Jellies** echoed Mr. Valencia's comments, stated that in the subdivision with flooding problems the review process had failed, but the liability process worked, and stated that an in-depth drainage analysis would be completed on the site and surrounding area. Committee Member T. Daniels inquired about the overlay of flood maps during the review of the proposal and shared an exercise she had participated in involving floodplain analysis. Mr. Jellies stated that any property that touches a floodplain must be reviewed by the City and FEMA and stated that once the project is built the plans get sent to FEMA so they can update their maps. Committee Members T. Daniels stated that she would be more comfortable if a stipulation is added regarding the floodplain. Mr. Jellies expressed concern about the potential misinterpretation of stipulations, emphasized the rationale behind code requirements, elaborated on the necessity for adherence to both state regulations, which provide large-scale requirements, and city-specific criteria, which address detailed specifics. Chair Marchuk asked if any specific stipulations were under consideration. Committee Member T. Daniels emphasized the importance of reviewing updated overflow maps, noting the dynamic nature of flow patterns, stressed that modifications to the design could impact flow dynamics, and emphasized the need to assess potential implications for homes situated within these flow areas. Chair Marchuk suggested collaborating with Mr. Rogers on refining the language of stipulations. Mr. Rogers indicated that he had never added a stipulation regarding floodplain that was not requested by the floodplain team and explained that when the VPC had added a floodplain stipulation on a previous project it had been removed because floodplain reviewers review specific codified criteria.

Vice Chair Arthur Greathouse III commended the applicant team for their exemplary communication with the VPC, requested further elaboration from the applicant on the intended commercial uses within the area, their compatibility with the residential character, and the potential inclusion of an urgent care facility. Mr. Jellies stated that the development team is looking to develop an urgent care facility, mentioned targeting a Fry's grocery store, and specified the intention to prohibit gas stations at the corner of 19th Avenue and Baseline Road.

Committee Member Darlene Jackson inquired about the responsibility for park maintenance. **Mr. Jellies** indicated that maintenance would likely fall under the purview of the R-4 development team and assured ongoing efforts to ensure proper upkeep of the park. Committee Member Jackson raised concerns about the illumination of the park. Mr. Jellies affirmed plans for adequate lighting, with adherence to any applicable dark sky ordinances.

Chair Marchuk inquired about the readiness of language concerning a floodplain stipulation. **Mr. Rogers** stated that while no language was currently available, it could be researched and potentially added at the Planning Commission stage. **Mr. Valencia** highlighted that a hydrological analysis would be required during the preliminary site plan review, cautioned against duplicating requirements with additional stipulations, and emphasized that preliminary approval meetings are open to the public.

Committee Member Lee Coleman stated that the City of Phoenix requires a grading and drainage plan to be submitted and reviewed.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Vice Chair Arthur Greathouse III made a motion to recommend approval of Z-92-23-8 per the staff recommendation with a modification and additional stipulations.

Committee Member Emma Viera seconded the motion.

VOTE

12-0-1, motion to recommend approval of Z-92-23-8 per the staff recommendation with a modification and additional stipulations passed with Committee Members Aldama, Beehler, Brooks, Busching, Coleman, F. Daniels, T. Daniels, Falcon, Holmerud, Jackson, Viera, and Greathouse in favor and Chair Marchuk abstained.

Chair Marchuk explained that he abstained because there was not tie to break.

VPC recommended stipulations:

OVERALL SITE

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properties for uses such as parks and residential common areas, as approved by the Planning and Development Department.

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24. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
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26. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
27. 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.
28. Prior to final 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.

C-2, R-3, AND R-4 ZONED SITES (Commercial and Multifamily)

29. All uncovered surface parking lot areas shall be landscaped with **SPACES SHALL BE SHADED TO ACHIEVE A MINIMUM 25% SHADE WITH EITHER STRUCTURAL SHADE**, minimum 2-inch caliper size, single-trunk, large canopy, drought-tolerant, shade trees, **OR A COMBINATION OF THE TWO**. ~~Landscaping shall be dispersed throughout the parking area and achieve 25% shade,~~ as approved by Planning and Development Department.
30. A minimum of 2% of the required parking spaces shall include EV Installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.
31. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
32. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.

33. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
34. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

C-2 ZONED SITES

35. Drive-through windows adjacent to a perimeter street shall be screened by a minimum four-foot-tall mound, or other comparable screening, as approved by the Planning and Development Department.
36. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
37. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
38. A minimum of 5% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
39. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

R-3 AND R-4 ZONED SITES (Multifamily)

40. Bicycle infrastructure shall be provided as described below, located in open space areas, near entrances of buildings, or in a secure location inside the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department
 - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.

- b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
41. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

R-3 ZONED SITES

- 42. Perimeter fencing adjacent to 19th Avenue shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.
- 43. Buildings adjacent to 19th Avenue shall have units oriented towards 19th Avenue and shall include individual porches or patios.
- 44. **THE MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO TWO STORIES OR 30 FEET.**

R-4 ZONED SITES

- 44. The maximum building height shall be limited to two stories or 30 feet.
- 45.
- 46. **THE DEVELOPMENT WITHIN THE R-4 AREA SHALL BE LIMITED TO A MAXIMUM OF 360 LOTS.**

R1-10 ZONED SITES

- 45. Building elevations shall be developed to the following standards, as approved by the
- 47. Planning and Development Department:

- a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
 - b. A minimum of 50% of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least 6 feet. No porch shall terminate within the plane of a door or window.
 - c. Pitched roofs shall be provided on all building elevations.
- ~~46.~~ The maximum building height shall be limited to one story or 24 feet.
~~48.~~
- ~~47.~~ Lots along the south perimeter shall be a minimum of 160 feet in depth.
~~49.~~
- ~~48.~~ Lots shall be a minimum of 75 feet in width.
~~50.~~
- ~~49.~~ Prior to preliminary plat approval, documentation shall be provided that demonstrates
~~51.~~ participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services Departments.
- ~~50.~~ A WaterSense inspection report from a third-party verifier shall be submitted that
~~52.~~ demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
- ~~51.~~ Participation in the City of Phoenix Homeowner's Association Water Efficiency
~~53.~~ Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
- ~~52.~~ Swimming pools on individual single-family lots shall be limited to 600 square feet in
~~54.~~ size.
- ~~53.~~ Only landscape materials listed in the Phoenix Active Management Area Low-Water-
~~55.~~ Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.

R1-10, R-3, AND R-4 ZONED SITES (SINGLE-FAMILY AND MULTIFAMILY)

- 56. ALL LANDSCAPE SETBACKS SHALL BE PLANTED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, DROUGHT-TOLERANT TREES, 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, WITH FIVE 5-GALLON SHRUBS PER TREE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT FOR INSTALLING THE REQUIRED PLANTS.**

Staff comments regarding VPC recommendation:

Staff has no comments.