
CITY COUNCIL REPORT

FORMAL AGENDA

TO: Mario Paniagua
Deputy City Manager

AGENDA DATE: July 1, 2016

FROM: Alan Stephenson
Planning and Development Director

ITEM:112 PAGE: 132

SUBJECT: ADDITIONAL INFORMATION REGARDING ITEM 112 ON THE JULY 1, 2016 FORMAL AGENDA – PUBLIC HEARING/ORDINANCE ADOPTION OF Z-81-15-8 LOCATED AT THE NORTHEAST CORNER OF 24TH STREET AND VINEYARD ROAD

This report provides additional information on Item 112 - Public Hearing/Ordinance Adoption of Z-81-1-8 located at the Northeast Corner of 24th Street and Vineyard Road for the July 1, 2016 Formal Agenda.

THE ISSUE

The applicant continued to work with adjacent residents and has made additional modifications to the request. These modifications are captured in the updated stipulations below and include the following:

- Updated site plan with new allotment of lot widths and enhanced landscaping
- New architectural design section for the Development Narrative
- Provision of a new driveway on 24th Street and restrictions on the driveway on 26th Street
- Deposit of funds for traffic mitigation on 26th Street
- Reduce density from 3.49 du/acre to 3.15 du/acre
- Provision of a trail along 26th Street in lieu of a sidewalk.

The Planning and Development Department received written notification from the two residents listed on the three-quarter vote petition requesting that the requirement for a three-quarter vote be rescinded. As a result of the residents' request, a three-quarter vote is no longer required.

The Planning Commission approved Z-81-15-8 subject to staff stipulations and two additional stipulations regarding the project's maximum density and a requirement to have the project's elevations reviewed by the South Mountain Village Planning Committee.

OTHER INFORMATION

Due to these modifications, Stipulation #1 from the original staff recommendation is no longer needed.

-1. A minimum of 80 lots must maintain minimum lot dimensions of sixty (60) feet in
--

	width and one hundred and twenty five (125) feet in depth. All lots adjacent to the north and east perimeter property lines must maintain these minimum lot dimensions.
1.	THAT IN ADDITION TO THE STANDARDS IN THE DEVELOPMENT NARRATIVE, AS REVISED BY THE FOLLOWING STIPULATIONS, THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE PLANNED UNIT DEVELOPMENT SITE PLAN DATE STAMPED JUNE 29, 2016 WITH SPECIFIC REGARD TO THE FOLLOWING:
A.	LOTS 92 – 122 A MINIMUM OF 75 FEET IN WIDTH AND 135 FEET IN DEPTH
B.	LOTS 66-91 AND 123-149 A MINIMUM OF 60 FEET IN WIDTH AND 125 FEET IN DEPTH
C.	RIBBON CURB ALONG WEST SIDE OF 26TH STREET
D.	TRAFFIC DIVERTER AT PROJECT’S PRIMARY ENTRY ON VINEYARD ROAD
E.	PROVISION AND ARRANGEMENT OF TREES ON VINEYARD ROAD
F.	PROVISION AND ARRANGEMENT OF TREES ALONG THE ENTIRE LENGTH OF THE CENTRAL DRIVEWAY OFF OF VINEYARD ROAD AND CONTINUING ALONG PEDESTRIAN PATH INTO THE CENTRAL OPEN SPACE
2.	An updated Development Narrative for the Arbors PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 7, 2016, as modified by the following stipulations:
a.	Revise all references to the gross acreage of the subject property in the Development Narrative to reflect a gross acreage of 47.28 acres, the gross acreage as reflected in the official sketch maps.
b.	Page ii, Table Of Contents, G. Development Standards: Add new subsection named “Parking” as Section G.3. Renumber all proceeding sections’ page numbers if required.
c.	Page 2, Zoning Ordinance Applicability, Chapter 6: Replace “replaced and superseded by this PUD” with “applicable except as modified by PUD Subsections F, G, and H”.

d.	<p>Page 17-20, Section G, Development Standards: Revise as follows:</p> <ul style="list-style-type: none"> - Remove 'Table 2 – PUD Development Standards & Comparison Reference' in its entirety and add this to the Appendices section of the Development Narrative as a new Appendix. - Insert a revised 'Table 2 – PUD Development Standards & Comparison Reference' in its place which is titled "Development Standards" and does not contain the table columns labeled "MUA" and "BAOD".
e.	<p>Page 17, Section G.1, Development Standards (Yard, Height, and Area Requirements): Replace "preside" with "supersede".</p>
f.	<p>Page 18, Table 2, Maximum Building Height or Structure Height: Amend second paragraph to read: "A maximum of 50% of Lots 124-138 depicted on the Conceptual Development Plan (Figure 2) WHICH ARE NOT ALREADY DESIGNATED AS ONE-STORY ONLY are permitted to be two-stories or Thirty (30) feet in height."</p>
g.	<p>Page 18, Table 2, Building Setbacks, Local Streets/Private Accessways: Amend to read: Thirty (30) feet (20 feet – Back of Sidewalk) to living space for homes with no front porch. OPEN PROJECTIONS MAY PROJECT NO CLOSER THAN 10 FEET FROM BACK OF SIDEWALK. Twenty (20) feet (10 feet – Back of sidewalk) – allowed for front porch encroachment or side-loaded garage.</p>
h.	<p>Page 18, Minimum Garage Setback (Residential): Delete category and development standard.</p>
i.	<p>Page 19, Required Open Space: Amend to read: "REQUIRED OPEN SPACE (Refer to Section G.8 H.2 AND H.3.G for Additional Design Guidelines)".</p>
j.	<p>Page 19, Landscape Setbacks – Streetscape, Plant Type: Amend to read: "Trees (average spacing of 30 20 feet on center)</p>
k.	<p>Page 19, Landscape Setback – Perimeter Property Lines (Not Adjacent to a Street): Amend to read: "None, (Except North property line: 10 foot minimum. This landscape area may be provided within an easement established along the north property line outside of the PUD boundary or internal to the project area.)"</p>
l.	<p>Page 20, Landscape Setback – Interior Local Street/Private Accessway, Trees and Shrubs, Minimum Planting Size, BAOD: Add text: "ROW OF TREES ON EACH SIDE OF SIDEWALK. MINIMUM TWO-INCH CALIPER AND TWENTY-FOUR-INCH BOX SIZE AT TIME OF PLANTING. AVERAGE OF ONE TREE PER TWENTY-FIVE FEET OF STREET FRONTAGE. TREES TO BE MAINTAINED BY PROPERTY"</p>

		OWNER AND/OR HOA.”
	m.	Page 20: Add new subsection named “Parking” as Section G.3. which shall read as follows: “3. Parking – Parking standards for the entirety of the site will be in compliance with all regulations and provisions of Section 702 of the Zoning Ordinance.”
	n.	Page 21, Fences and Walls, Perimeter Fences and Walls: Amend paragraph 2 to read: “six (6) feet , seven (7), or eight (8) FEET above feet natural (pre-development) FINISHED grade.”
	o.	Page 22, Fence Height Graphic: Revise the graphic as follows: Replace seven (7) foot walls on the rear property lines of Lots 7-15 and Lots 45-61 with six (6) foot walls.
	p.	Page 24, Streetscape – 24th Street: Amend bullet (1) to read: “(1) Shade trees (Existing or New) will be spaced at an interval (or average thereof) that is thirty (30) TWENTY (20) feet on center”
	q.	Page 27, Streetscape – Vineyard Road: Amend bullet (1) to read: “(1) Trees will be spaced at thirty (30) TWENTY (20) feet on center”
	r.	Page 27, Streetscape – 26th Street: Amend to bullet (1) to read: “(1) Trees will be spaced at thirty (30) TWENTY (20) feet on center”
	s.	Page 28, Streetscape – Internal Local Street/Private Accessway Streetscape: Amend bullet (1) to read: “(1) Trees will be spaced at intervals twenty (20) feet OF THIRTY (30) FEET based on a linear dimension exclusive of driveway widths ”.
	t.	Page 33, Common and Retention Areas, first bullet point: Amend first bullet point to read: “ community garden PLAYGROUND ”
	u.	Page 33, Common and Retention Areas, Paragraph 2: Amend first line of paragraph 2 to read: “ A COMMUNITY GARDEN AMENITY SHALL BE PROVIDED IN An open space situated along 24th Street shall be the designated location for the Arbors Community Garden amenity. ”
	v.	Page 36, Lighting Standards, Wall/Sconce Light Specification: Amend to read: “An alternate fixture type of similar design character WHICH CONTRIBUTES TO A RURAL OR AGRARIAN ATMOSPHERE may be used upon approval by the City of Phoenix Planning Hearing Officer.”
	w.	Page 38, Sustainability Guidelines: Amend bullet a) to read: “a) Implement a community garden within the PUD which provides fruits and/or vegetables for community members. To be enforced through review and approval of future site plan and landscape construction documents and field inspection. (R) ”

	x.	Page 38, Baseline Area Overlay District Standards: Amend to read: "In addition to the standards and design guidelines contained within this PUD, ALL OF the following general standards and guidelines per CONTAINED IN the Baseline Area Overlay District shall be applicable INCLUDING THE FOLLOWING, "
	y.	Page 19, Development standards: revise the maximum density to 3.15 du/acre.
	z.	PAGE, 39, ARCHITECTURAL DESIGN GUIDELINES: THAT ARCHITECTURAL GUIDELINES DATE STAMPED JUNE 29, 2016 SHALL BE ADDED AS A NEW SECTION AFTER THE RESIDENTIAL DRIVEWAY STANDARDS AND THAT THE PUD WILL BE RENUMBERED ACCORDINGLY.
	aa.	PAGE 5, FIGURE 2, CONCEPTUAL DEVELOPMENT PLAN: REPLACE CONCEPTUAL DEVELOPMENT PLAN WITH PLANNED UNIT DEVELOPMENT SITE PLAN DATE STAMPED JUNE 29, 2016.
	bb.	THAT ALL REFERENCES TO A SIDEWALK ALONG 26TH STREET WITHIN THE DEVELOPMENT NARRATIVE SHALL BE REPLACED WITH A SHARED USE PATH.
	cc.	THAT ALL REFERENCES TO POINTS OF INGRESS AND EGRESS IN THE DEVELOPMENT NARRATIVE BE UPDATED TO REFLECT THE 24TH STREET EXIT DETAIL, 26TH STREET INGRESS AND TRAFFIC CALMING DETAIL AND PLANNED UNIT DEVELOPMENT SITE PLAN DATE STAMPED JUNE 29, 2016.
	3.	The developer shall dedicate right-of-way and a build a replacement bus stop pad according to City of Phoenix Standard Detail P1260 on northbound 24th Street, north of Vineyard Road. The pad should be located between 60 and 110 feet north of Vineyard Road (City of Phoenix Standard Detail P1258).
	4.	The developer shall construct a 10 foot wide shared use path within a 30-foot shared use path and sidewalk easement that shall be dedicated along the east side of 24th Street for the length of the project, as approved by the Planning and Development Department.
	5.	The developer shall align Vineyard Road east of 24th Street with the existing Vineyard Road west of 24th Street.
	6.	The developer shall dedicate right-of-way on Vineyard Road as approved by the City of Phoenix Street Transportation and Planning and Development Departments.

7.	The applicant shall submit a Traffic Impact Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
8.	The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
9.	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10.	The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. 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.
11.	All architectural elevations shall be presented to the south mountain village planning committee for review and comment prior to preliminary site plan approval.
12.	THAT VEHICULAR ACCESS SHALL BE IN GENERAL CONFORMANCE WITH THE 24TH STREET EXIT DETAIL, 26TH STREET INGRESS AND TRAFFIC CALMING DETAIL AND PLANNED UNIT DEVELOPMENT SITE PLAN DATE STAMPED JUNE 29, 2016 WITH SPECIFIC REGARD TO: THE FOLLOWING AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
A.	THE PRIMARY INGRESS AND EGRESS FOR THE PROPERTY SHALL BE FROM VINEYARD ROAD
B.	THE ADDITIONAL DRIVEWAY NEXT TO LOT 61 NEAR THE NORTHWEST CORNER OF THE PROPERTY SHALL BE EGRESS ONLY.
C.	THE DRIVEWAY ON 26TH STREET SHALL BE INGRESS ONLY.
13.	THE PROPERTY OWNER SHALL PROVIDE A DEPOSIT IN THE AMOUNT OF \$10,000 INTO A STREET TRANSPORTATION DEPARTMENT ESCROW ACCOUNT TO BE UTILIZED FOR TRAFFIC CALMING MEASURES. THESE FUNDS MAY BE CONTRIBUTED TOWARD THE PURCHASE AND INSTALLATION OF SUCH DEVICES AS SPEED HUMPS, OR OTHER TRAFFIC CALMING DEVICES OR MANAGEMENT TOOLS WHERE APPROPRIATE, FOR THE PORTION OF 26TH STREET ADJACENT TO THE SUBJECT PROPERTY. DISTRIBUTION OF FUNDS SHALL BE AT THE

	MUTUAL AGREEMENT OF THE RESIDENTS ON EFFECTED STREETS AND THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT SAFETY AND NEIGHBORHOOD TRAFFIC SECTION, FOLLOWING THE STANDARD STREET TRANSPORTATION DEPARTMENT PETITIONING GUIDELINES.
14.	A PUBLIC SHARED USE PATH WHICH UTILIZES AN ALTERNATIVE SURFACE MATERIAL SHALL BE CONSTRUCTED ALONG 26th STREET AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE STREET TRANSPORTATION DEPARTMENT.

Attachments:

- A - Architectural Design Guidelines
- B - Planned Development Site Plan for Arbors
- C - Protest Withdrawal Letters
- D - Preliminary Petition Map

10. Architectural Design Guidelines

The planned Arbors Neighborhood, located within a portion of the historic Bartlett-Heard Lands subdivision (portions of parcels 8, 9, 10, 12 and 13) subdivided in 1927, and within the later established South Mountain village area of Phoenix is situated in a unique context representative of the transitional division and land use within the area. The Bartlett-Heard Lands Plat established large agricultural lots generally south of the San Francisco Canal, north of the Vineyard Road alignment (half section alignment), west of the 16th Street alignment and west of the 48th Street alignment. While much of the original agricultural land use remains today, the majority of the original subdivision has been further subdivided and land use has transitioned with the growth of the Phoenix City Center. To the immediate west of 24th Street the Del Monte (original Bartlett-Heard Lands parcels 4 and 5) and Jade Park (original Bartlett Heard Lands Parcel 6) were subdivided creating average lot sizes of 6000 square feet in 1955 and 1958, respectively.¹

Acknowledging the importance of community compatibility, and with respect to the original Bartlett-Heard Lands plat and the establishment of the original land use for this geographic area of Phoenix, the Architectural Design Guidelines for the Arbors development contained in this section are provided to encourage a community architectural design theme which respects elements, materials and color schemes expected to be representative of traditional form and character affiliated with the Bartlett-Heard Lands. The Arbors planned neighborhood design strives to promote a transitional subdivision pattern which recognizes the transitional patterns established in years past while looking to the future with a recognition of the stature of Phoenix within regional, national and global context. By implementation of the following guidelines, homes within The Arbors community will be designed with a theme expected to build upon the traditional agrarian character in which the project strives to achieve.

Prior to Preliminary Site Plan Approval for The Arbors, architectural elevations are to be prepared for each of the homes to be offered within each of the three parcel sizes. The architectural elevations will be presented to the South Mountain Village Planning Committee for review and comment regarding the implementation of the standards defined below.

a) Architectural Style

The Arbors following architectural styles are to be represented within the completed neighborhood as indicated below:

- 1) Farmhouse ^{(1) (2)}
- 2) Craftsman ⁽²⁾
- 3) Ranch Adobe ⁽³⁾
- 4) Western Cottage ⁽³⁾
- 5) Western Prairie ⁽³⁾

- (1) Required architectural style for neighborhood entry, wall details, hardscape, and lighting details.
- (2) Require architectural style for homes in The Arbors Neighborhood.
- (3) Option architectural style for homes in The Arbors Neighborhood.

¹ Bartlett-Heard Lands, A subdivision of parts of sections 25, 26, 27, 34,35 and 36 – T1NR3E and section 30 – T1NR4E Maricopa County Arizona. 1927. Recorded plat on file with Maricopa County Clerk.

Del Monte Plaza, A subdivision of parts of Lots 4 & 5, Bartlett-Heard Lands situated in Sections 27 &34 – T1NR3E G&SR B&M, Maricopa County Arizona. 1955. Recorded plat on file with Maricopa County Clerk.

Jade Park, A subdivision of Lot 6, Bartlett-Heard Lands situated in Section 34 – T1NR3E G&SR B&M, Maricopa County Arizona. 1958. Recorded plat on file with Maricopa County Clerk.

b) Architectural Form

As described above, The Arbors will strive to provide architecture styling reminiscent of farmhouse, craftsman and other defined styles to promote architectural diversity. Much of this will be achieved through the architectural detailing applied to the future homes. Homes styles are encouraged to include covered porches, pitched roofs and traditional detailing which are synonymous with these styles.

In addition to the Baseline Area Overlay District residential design guidelines included in this narrative, the architectural design guideline elements items listed below are provided to further promote the desired project theming for The Arbors.

1. Pitched roofs shall be provided for homes and are encouraged to include multiple roof planes.
2. Barrel tile and flat tile, masonry or composite masonry roof materials are encouraged.
3. Overhanging wooden eaves with exposed rafters are encouraged.
4. Decorative wooden columns are encouraged at covered front porch and home entry overhangs.
5. Windows in homes shall be either divided lite with mullion forms being responsive to the defined architectural styles.
6. Covered front porch or other exterior spaces shall be defined by additional detailing which may include hand-railing, decorative columns, wood trim accents or other architectural features.
7. Garage doors shall include divided lite windows or decorative paneling detailing which promotes proportions consistent with the home front elevation.
8. Finished floor elevations for homes inclusive of a front porch should be raised above the predominant lot grade to encourage a “step up” to the front porch of six inches or greater.

c) Materials

The following building materials, and proportional use of the materials, should be incorporated into residential home elevations:

1. Board and Batten;
2. Clapboard siding;
3. Exposed wood / timbers
4. Adobe style finish
5. Field stone or stone veneer
6. Stucco (not to exceed 70% of the exterior wall surface)
7. Flat, masonry roof tiles with diversity of tones
8. Barrel, masonry roof tiles with diversity of tones

d) Colors

To provide additional design character and to encourage diversity, The Arbors community shall adhere to a color program which incorporates an array of traditional colors promoting a lively agrarian neighborhood theme, and in addition discourage only the use of standard earth-tone desert shades which have become commonly overused in planned residential communities. Proposed color schemes should include yellows, greens, browns, reds and other colors which may add to the unique character sought for The Arbors while managing the spectrum of tones.



CITY OF PHOENIX

JUN 29 2016

**Planning & Development
Department**

Sample color types representative of the use of color included within The Arbors community home architecture.

The Arbors project shall incorporate a minimum of six (6) residential paint color schemes which shall be available to home buyers.



LEGEND:

- POST PLANNING COMMISSION EDITS
- SITE BOUNDARY
- THREE WALL 7' WALL
- * DENOTES SINGLE-STORY ONLY

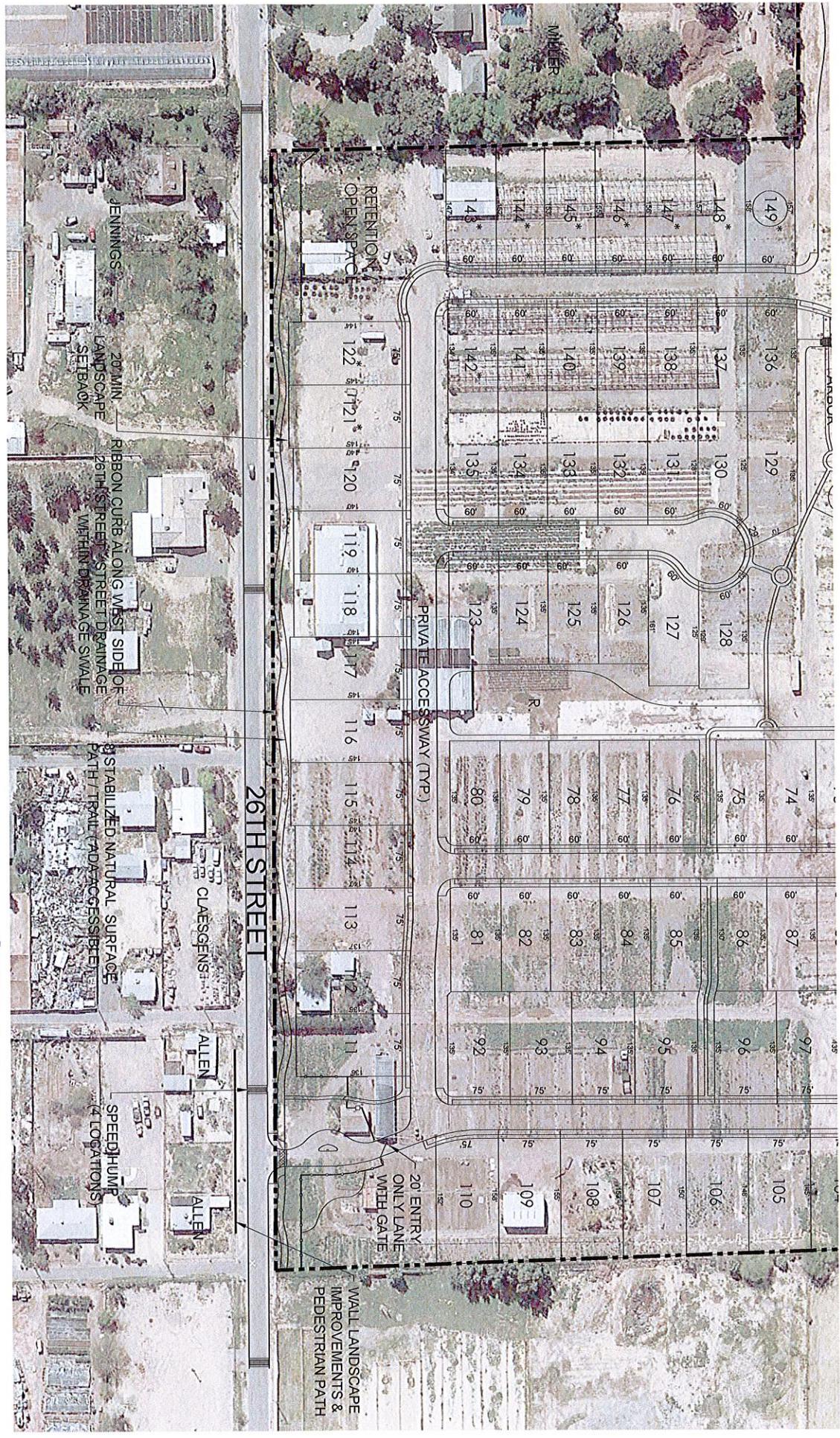
CONCEPTUAL SITE PLAN DATA:

- EXISTING ZONING: MUA BROAD
- PROPOSED ZONING: RUD BROAD
- GROSS LAND AREA: 42,297 AC
- NET LAND AREA: 4,508 AC
- OPEN SPACE: 18.5% (7,821 AC)
- LANDSCAPE SETBACK: 18.5% (7,821 AC)
- NUMBER OF LOTS: 149
- DENSITY: 3.15 DPM/A
- MINIMUM LOT SIZE: 7,511 SQ FT (0.17 AC)
- MINIMUM LOT AREA: 46,712 SQ FT (1.06 AC)
- MINIMUM LOT WIDTH: 51.78 FT

JUN 29 2016

Planning & Development
 Department

PERMITTED WITH THE UNDERSTANDING THAT THE CITY OF PHOENIX IS NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETION OF THIS PLAN. THE CITY OF PHOENIX IS NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETION OF THIS PLAN. THE CITY OF PHOENIX IS NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETION OF THIS PLAN.



This document, together with the concepts and designs presented herein, is to be an instrument of service. It is intended only for the specific project and site for which it is prepared. It is not to be used for any other project or site without the express written consent and approval by CWA Urban Design Studio, LLC. CWA Urban Design Studio, LLC shall be without liability to the City of Phoenix, Arizona, for any errors or omissions.

CITY OF PHOENIX

JUN 28 2016

**Planning & Development
Department**

June 27, 2016

Alan Stephenson
Planning and Development Department
City of Phoenix
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Protest Withdrawal / Z-81-15

Dear Mr. Stephenson:

The purpose of this letter is to rescind my previous written correspondence for a legal protest of Rezoning Case No. Z-81-15. I am no longer opposed to the rezoning case at the northeast corner of 24th Street and Vineyard Road and I withdraw my property from the legal protest area filed pursuant to Section 506 of the city of Phoenix Zoning Ordinance.

Sincerely yours,

Name: Connie Allen
Address: 6203 S. 26th St
APN: 122-87-017-18

Connie Allen

cc: Xandon Keating, City of Phoenix Planning and Development Department, 3rd Floor

[Handwritten signature]
[Handwritten signature]

CITY OF PHOENIX

JUN 28 2016

**Planning & Development
Department**

June 27, 2016

Alan Stephenson
Planning and Development Department
City of Phoenix
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Protest Withdrawal / Z-81-15

Dear Mr. Stephenson:

The purpose of this letter is to rescind my previous written correspondence for a legal protest of Rezoning Case No. Z-81-15. I am no longer opposed to the rezoning case at the northeast corner of 24th Street and Vineyard Road and I withdraw my property from the legal protest area filed pursuant to Section 506 of the city of Phoenix Zoning Ordinance.

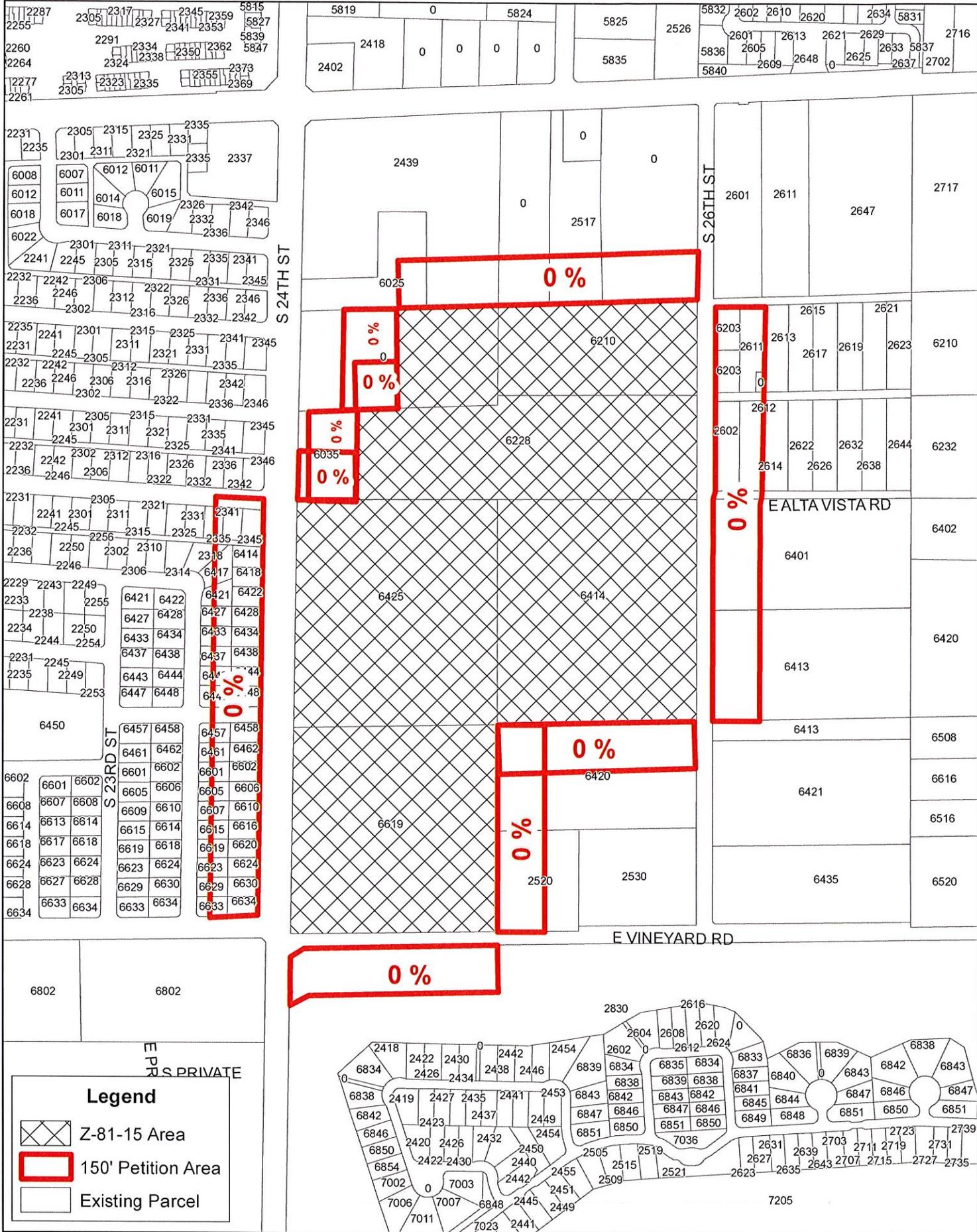
Sincerely yours,

Name: 

Address: 2602 E. Alta Vista Rd

APN: 

cc: Xandon Keating, City of Phoenix Planning and Development Department, 3rd Floor



Preliminary Petition Map for Z-81-15 Revised

Map prepared by City of Phoenix, Planning & Development Services Dept. 6/9/16