To: Alan Stephenson  
Director, Planning and Development Department  

Date: January 8, 2016  

From: Adam Stranieri  
Ahwatukee Foothills Village Planner  

Subject: Land Use Entitlements for The Foothills Golf Club and the Ahwatukee Country Club  

Ahwatukee Country Club  
The Ahwatukee Country Club golf course is predominantly zoned R-3 SP. Additionally, there are very small portions of the property, all at the southern edge, that have C-1 (Neighborhood Commercial), PAD-13 (Planned Area Development), RE-35 (Single-Family Residence District), and R1-6 (Single-Family Residence District) zoning. The golf course was built before the property was annexed into the City of Phoenix. The property was annexed in three separate cases: Annexation 99 in 1978, Annexation 118 in 1984, and Annexation 139 in 1988. Annexation 99 established the PAD-13 and C-1 zoning on portions of the property. Annexation 118 established the RE-35 zoning on a portion of the property and the R-3 SP zoning on the majority of the property. Annexation 139 established the R1-6 zoning on a portion of the property. The portion of the property zoned R-3 SP would need to be rezoned to remove the special permit in order to develop with the residential uses permitted in the R-3 zoning district. The subdivision development option of the R-3 zoning district permits single-family or multifamily residential development at a density of 14.5 units per acre. The remainder of the property could be developed with the permitted uses in the C-1, PAD-13, RE-35, or R1-6 zoning districts, respectively. In order to develop higher density residential uses permitted in another zoning district, rezoning of the property would be required.

The Foothills Golf Club  
The Foothills Golf Club is zoned RE-35 SP (Single-Family Residence District, Special Permit). The approval of Rezoning Case No. Z-289-84 established the RE-35 SP zoning on the property in October of 1984. This rezoning case established the Foothills at South Mountain Park Planned Community District (PCD), of which the Foothills Golf Club is a part. The current configuration of the golf course was established in Rezoning Case No. Z-289-D-84, a major amendment to the Foothills PCD. The Special Permit on the property allows a golf course, but does not allow for any underlying uses. A major amendment to the Foothills PCD to remove the special permit would be required in order to develop the property with residential uses permitted in the RE-35 zoning district. The subdivision development option of the RE-35 zoning district permits single family residential development at a density of 1.10 units per acre. In order to develop higher density residential uses permitted in another zoning district, rezoning of the property would be required.

Please note that the information in this memo regarding both golf courses is limited to the current zoning and related entitlement information and does not address possible deed restrictions that may or may not exist on either property. Deed restrictions are private agreements between property owners and the City of Phoenix does not use them as a factor when considering appropriate land uses.
Attachments:
A – Aerial and Zoning Maps: Ahwatukee Country Club
B – Historic Aerial: Ahwatukee Country Club
C – Official Supplementary Zoning Maps for Annexations 99, 118, and 139
D – Aerial and Zoning Maps: The Foothills Golf Club
E – Approval Letter and Sketch Map for Rezoning Case Nos. Z-289-84 and Z-289-D-84
F – Foothills at South Mountain Park Master Development Plan
Ahwatukee Country Club (Southern Detail)

Planning & Development Department

Portion of Zoning Maps: B-10, C-10, and C-11
Ahwatukee Country Club

1979 Historic Aerial

Source: Maricopa County Flood Control GIS (http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/)
Portion of Zoning Map: A-9

Planning & Development Department

The Foothills Golf Club

0 400 800 1,600 Feet

mapservices@phoenix.gov
October 29, 1984

Mr. Jack Grossman
4140 Investments, Inc.
4520 North Central Avenue
Suite 500
Phoenix, AZ 85012

RE: Application 289-84

Dear Mr. Grossman:

The Phoenix City Council, at its meeting held Monday, October 1, 1984, considered request of 4140 Investments, Inc., Jack Grossman, to rezone the area north of Pecos Road, between 24th Street (extended) and 19th Avenue (extended) (approximately 4,140 acres) from RE-35 to Planned Community District - RE-35 Special Permit (320 acres), RL-6 (799 acres), RL-6 (760 acres), R-2 (1,386 acres), R-3A (275 acres), R-4A (229 acres), Resort Hotel (55 acres), C-O (89 acres), C-2 (177 acres), and Industrial Park (50 acres).

The City Council granted this rezoning, subject to the following stipulations:

1. That the total project development shall not exceed that permitted by the CAF water allocation except as such development may be supported by alternative water sources.

2. That the master developer provide, through each site plan or subdivision submission to the Development Coordination Office a status update of water commitments and water available to support future developments.

3. That the Intensity Schedule be amended to limit C-2 and Industrial Park development units to one story in height and C-O development units to two stories in height with discretion given to the Development Coordination Office to permit additional height. The Phasing Schedule shall also reflect the square footage allowed on each commercial development unit so as not to exceed a FAR of 0.2.

4. That any major development within the commercial zoning (office, hotel, etc.) which may be permitted in a more restrictive zoning district will seek such rezoning prior to site plan approval by the Development Coordination Office.

5. That acceptable areas devoted to public use such as park and school sites be designated in locations approved by the responsible department. Other areas such as police and fire station sites shall be dedicated in locations approved by the responsible department. In the event that such sites are not dedicated, they shall be reserved for one year from the date of approval of adjacent site plan or subdivision development.
6. That an overall landscaping plan, reflecting the developer's theme for Pecos Road, Williams Field Road, the loop roadway, major entries to the PCD and public areas be submitted and approved by the Development Coordination Office. Plant materials used in these landscaped areas should be drought resistant and promote water conservation.

7. That prior to issuance of any building permit for individual buildings within the project, a master pedestrian/bike circulation plan shall be submitted and approved by the City's Parks, Recreation and Library Department and the Planning Department. All individual projects within the development shall be required to make accommodations necessary to implement this plan.

8. That the recycling plants, water retention areas, and water tanks be designed and treated in a fashion that will blend with the surrounding environment and be architecturally sensitive to adjacent land use, as approved by the Development Coordination Office.

9. That a lighting plan for the area be submitted for review and approval by the Development Coordination Office and establish lighting standards which minimize atmospheric light pollution. Such standards are to include street lighting for roads in hillside areas and outdoor lighting for the entire project.

10. That street right-of-way be dedicated in accordance with the Master Street Plan to be approved by the Traffic Engineering and Planning Departments. A 110-foot right-of-way for Pecos Road is to be dedicated for its entire length within one year of final City Council rezoning approval of the PCD.

11. That the two entry points to the PCD from the South Mountain Park Scenic Drive be dedicated and improved as approved by the Parks, Traffic Engineering, and Planning Departments.

12. That improvements of all roadways within the PCD will be the responsibility of the developer or his successors in accordance with the phasing schedule agreed to by the City and contained in the PCD's Legal Agreement.

13. That any drainageways to be dedicated to the City are to be improved and maintained by the developer for a three-year period prior to acceptance by the City.

Hillside Stipulations 2-289-84

1. That a slope analysis be submitted on each development unit or portion thereof, prior to subdivision or site plan approval to determine the allowed hillside density. All areas that have been previously scarred, both restored and unrestored, are to be defined on the slope analysis.

2. That waivers to exceed the hillside density limitations shall be considered only within areas below the 25 percent slope line and/or have been previously scarred, and meet the conditions of the Hillside Ordinance under which the City Council may grant waivers.
3. The hillside portion utilized in each development, excluding those designated open space areas will be restored to the extent practicable by the application of such processes as chemical color treating (e.g. toning) revegetation (e.g. desert mulch) or regrading or combination thereof, especially in the upper slope areas. Any other process proposed must be approved by the Development Coordination Office.

4. That no development occur within the PCD above the 1,600-foot elevation or the 25 percent slope line, except for lots 1 to 55, and pads 1 to 23, 25, 26, 34, 36, and 37 with Development Unit 8 as designated on Exhibit A or areas below the 1,600-foot contour elevation where extensive scarring has occurred and as approved by the Development Coordination Office. Provided, however, if developer demonstrates that additional lots (not to exceed 9) can be developed which will generally not be visible from adjacent properties, developer is not precluded by this stipulation from developing these additional lots. Appropriate agreements shall be executed to preserve open space as determined by the City's Law Department.

5. That approval of hillside development within Development Unit 8 be conditioned upon the provisions of a roadway that assures accessibility for emergency and service vehicles and is designed in a manner that emphasizes aesthetics and safety.

6. That roadways within the hillside areas are to be designed to minimize cut/fill slopes and shall include retained slopes with native rock facing, where feasible, or fill slopes or existing roads which will be used are to be chemically color treated and/or landscaped. New cuts shall be included in the 10 percent allowable grading of each development unit. The intent of this stipulation is to minimize the visual impact of roadways, particularly the access from within Development Unit 8.

7. That all developments providing single-family detached units shall submit individual grading and drainage plans prior to the issuance of building permits and shall be accompanied with a set of building plans. No lot shall grade more than 20 percent of the net lot area, or 6,000 square feet, whichever is less, exclusive of those areas under structural roof, regardless of the overall 10 percent grading allowed on the development unit or portion thereof. In addition, no tennis/game courts are to be provided on said hillside lots.

8. That residences within Development Unit 8 shall contain no exterior lighting on either the individual lots or roadways leading to the lots that exceed 3 feet in height.

9. That commercial and multi-family residential developments within hillside areas be designed in a manner sensitive to the native Arizona environment and shall include compatible architectural treatment design and landscaping. Skylining of structures is to be avoided except where hilltops have been leveled and the development will help restore a "natural" character to the slopes.
Mr. Jack Grossman
October 29, 1984
Page Four

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a Supplementary Zoning Map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the third floor of the Plaza Municipal Building, 125 East Washington, or call 262-7131.

Sincerely,

[Signature]
Donna Culbertson
City Clerk Director

DC/sd

cc: Planning Department (2)
Traffic Engineering Department
Paul Gilbert, 3300 North Central, Suite 1000, 85012
CITY OF PHOENIX  
PLANNING DEPARTMENT  
AREA B  
CITY COUNCIL DISTRICT 8

**WATER AGREEMENT WITH C.O.P. ALLOWS APPROX. 42,000 DWELLING UNITS FOR TOTAL PROJECT**

### Applicant's Name

4140 INVESTMENTS INC.  
JACK GROSSMAN

<table>
<thead>
<tr>
<th>APPLICATION NO. 289-84</th>
<th>HEARING DATES</th>
<th>PC. C.C.</th>
<th>FROM</th>
<th>TO</th>
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</thead>
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<tr>
<td>9-6-84</td>
<td>10-1-84</td>
<td>RE-35 S.P., R-8, R-16, RE-35</td>
<td>R-4A, R-3A, R-2, RH, C-0, C-1, IND. P.K.</td>
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4140.0 ACRES

AERIAL PHOTO B  
QUARTER SEC. NO.  
09, 010, 011, 912-23  
26, 27, 28, 29, 30, 31  
ZONING MAP  
SA-5, 6, 7  
A-5, 6, 7

### Multiples Permitted

RE-35 (3449 ACRES)  
R-8, R-16, R-4A, R-3A, R-2 (3449 ACRES)

### Units Standard Option

3794  
37335

### Units P.R.D. Option

4552  
42794 **

*MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS*
December 4, 1989

Foothills Joint Venture
4625 South Wendler, Suite 211
Tempe, AZ 85282

Dear Applicant:

RE: Application No. 289-D-84-8

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 108-J of the Zoning Ordinance, as amended, has on August 30, 1989, concurred in the recommendation of the Planning Commission and approved a major amendment to the Foothills PCD, Application No. 289-D-84-8 for RE-35 (SP) for a golf course (171.9 acres), R1-10 (32.2 acres), R1-8 (709.8 acres), R1-6 (318.1 acres), R-2 (748.6 acres), R-3 (94.5 acres), R-3A (88.0 acres), C-0 (77.9 acres), C-2 (124.7 acres) and RH (76.6 acres) zoning on a parcel located between Pecos Road and Ray Road, 7th Street to 24th Street (approximately 2,618.3 acres), subject to stipulations.

STIPULATIONS

1. That within 90 days of final City Council approval of these major amendments, an updated General Development Plan for the entire PCD be submitted for review and approval.

2. That the developer agrees to pay his fair share of the infrastructure costs as required by the Phoenix Development Fee Ordinance and the Specific Infrastructure Financing Plan that are to be developed for Area B.

3. That Liberty Lane be dedicated east of 24th Street in an alignment as approved through a revised Master Street Plan for the Foothills PCD concurrent with right-of-way dedications for Liberty Lane under Rezoning Application No. 6-89-8 as approved by the Development Coordination Office.

Sincerely,

[Signature]
David E. Richert
Zoning Administrator

DER:jc:289D848

c: City Clerk
Jay Neville
John Beall (2)
Victor Morrison-Vega
Phillip C. Hazlett
Ben Leonard, Public Transit Files (2)
Paul Gilbert