PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** July 13, 2022

From: Alan Stephenson
Planning & Development Department Director

Subject: **P.H.O. APPLICATION NO. PHO-2-22--Z-47-17-8 –** 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 **August 17, 2022**.

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 **July 20, 2022**.

DISTRIBUTION
Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Sina Matthes, Tony Motola), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Aaron Conway), 2nd Floor
Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Michael Pierce)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Elias Valencia, South Mountain Village)
Village Planning Committee Chair (Tamala Daniels, South Mountain Village)

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-22--Z-47-17

Council District: 8

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017. Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4.

Owner	Applicant	Representative
Bella Rosa Partners LLC	Terrascape Consulting LLC	Terrascape Consulting LLC
11811 North Tatum Boulevard, Suite 1060	7507 East McDonald Drive, Suite 2	7507 East McDonald Drive, Suite 2
Phoenix AZ 85028	Scottsdale AZ 85250	Scottsdale AZ 85250
(602) 867-6501	(602) 666-2447	P: (602) 666-2447 F:
ckennedy@grosvenorholdings.com	kzenk@scapegoatds.com	kzenk@scapegoatds.com

Property Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane

Zoning Map: D-7 Quarter Section: 01-24 APN: 300-17-004M Acreage: 5.12

Village: South Mountain
Last Hearing: CC HEARING
Previous Opposition: No
Date of Original City Council Action: 01/10/2018
Previous PHO Actions: 02/20/2019
Zoning Vested: R1-10
Supplemental Map No.:
Planning Staff: 081754

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.mailbox@phoenix.gov or visit our website at http://phoenix.gov/pdd/licensetimes.html.

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

Fee	Fee Waived	Fee Date	Receipt	Purpose
$1,080.00	$0.00	06/30/2022	22-0062259	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: 08/17/2022 1000 AM	Date:	Date:
Appealed?:	Appealed?:	
Action:	Action:	Action:

June 30, 2022 (Revised July 8, 2022)

Adam Stranieri
Planning Hearing Officer
City of Phoenix
252 W. Washington Street
Phoenix, AZ 85003

RE: PHO Stipulation Modification Request for Z-47-17-8 / 2-22—Z-4717-8

On behalf of Bella Rosa 19 Partners LLC ("Developer"), Scapegoat/Terrascape ("Applicant") is providing a written request for a PHO stipulation modification request. The Developer is proposing to construct a single-family housing community consisting of eighteen (18) lots on a 5.12-acre (4.61 net acres) parcel of land located approximately 1,700 feet south of the SWC of W. Baseline Road and S. 19th Ave in Phoenix, Arizona with an APN# 300-17-004M, as shown in ***Figure 1*** below.

Figure 1 – AERIAL MAP

CASE HISTORY

Z-47-17-8: The Site was rezoned from S-1 to R1-10 PRD approved by City Council on January 10, 2018, through Ordinance G-6405 with eight (8) stipulations.

PHO-1-18--Z-47-17-8: Amendment to the Site was applied for and approved by City Council on February 20, 2019, through Ordinance G-6560 with 10-Stipulations (see ***Exhibit I***).

At the time of the original rezoning and PHO Amendment, the Site was planned as a larger 10.56-acre subdivision with 32 single-family lots. Access into the subdivision provided for an emergency

entry off of 20th Avenue, one resident entry off of 19th Avenue and four (4) cul-de-sacs connected by 50' wide private streets. See ***Exhibit II*** to view the original site plan.

After the rezoning, plans for the 10.56-acre parcel did not move forward and the subdivision was not constructed. The property was eventually split into two separate parcels for purposes of developing two different subdivisions using the recently approved R1-10 PRD zoning for single family residential housing.

As the property has been subdivided into two parcels and the design intent has changed since the original concept of the rezoning, a request for modifications from the original site plan and to Ordinance G-6560 is being required.

PROPOSED STIPULATION MODIFICATIONS:

This PHO requests modifications to the following stipulations outlined in Ordinance G-6560, as listed below:

Sitpulation 1. *The development shall be in general conformance with the site plan dated stamped ~~July 28, 2017, as modified by the following stipulations and approved by the Planning and Development Department.~~* ***June 30, 2022, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT***.

Rationale: As plans for a single 10.56-acre subdivision are no longer being considered and the lot has been split, the site plan for this particular parcel requires reconsideration for design and lot layout for the newly split parcel. The size of the parcel still allows enough feasibility to meet the requirements of R1-10 PRD with minor adjustments to the re-orientation and re-design of the lot and street layout.

Sitpulation 4. Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department. – PHO is required for this stipulation, as stated. PHO must be complete prior to preliminary site plan submittal.

Rationale: The elevations attached with this application offer several design themes such as Rustic Spanish Colonial and Western Ranch that are consistent with the Rio Montaña Area Plan. Key architectural features include four (4) housing design options with a diverse façade palette and varying trim and building materials. The conceptual layout of the houses themselves will emphasis the house facade and maintain a 10' garage setback from the house's façade. Material and palette changes help to create breaks in the façade which specify undulation and changes in the overall building faces of each side.

As detailed in the attached exhibits, Bella Rosa, will continue to provide lotted single-family homes with some minor changes from the original stipulated site plan. Careful consideration has gone into planning the Site to create a community that is attractively designed and aesthetically landscaped while maintain consistency with the development guidelines of the R1-10 PRD lotting requirements. The property will be professional designed and managed to create the necessary open space and amenities that are desired in residential communities. Residents will be able to

enjoy neighborhood style living with modern finishes and private indoor/outdoor living areas.

The primary access for the community will be located off 19th Avenue and will serve as the entry and exit point for residents. The cul-de-sac provides for enough turning radii to allow easy maneuverability for emergency and trash collector vehicles.

Standards for the Site will continue to follow the R1-10 district with necessary site plan enhancements to achieve a slightly higher density from the original 3.5 DU/acre. The following table describes the proposal in comparison to the requirement of R1-10:

Standards	**R1-10 PRD**	**Proposed**
Minimum Lot Width:	45' (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))	58'
Minimum Lot Depth:	None, except 100' adjacent to freeway or arterial	140' (Avg)
Dwelling Unit Density (units/gross acre)	3.5; 4.5 with bonus	18 Lots / ± 5.12-Acres = **3.5 DU/Acre**
Minimum Perimeter Building Setback:	Street (front, rear, side) – 15' Property Line (rear) – 15' (1-story); 20' (2-story) Property Line (rear) – 10' (1-story); 15' (2-story)	Street (front, rear, side) – 15' Property Line (rear) – 15' (1-story); 20' (2-story) Property Line (rear) – 10' (1-story); 15' (2-story)
Landscaped Setback Adjacent to Street:	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Common Space Minimum:	5%	9%

CONCLUSION

Approval of the requested stipulation modification will allow the Project to move forward with the development of Bella Rosa as previously discussed by the Phoenix City Council in its approval of Z-47-17-8. This request maintains an efficient design layout that is similar to the originally approved lot sizing and density requirements while accommodating a newly proposed layout that will neither jeopardize the original intent nor compromise the remaining original stipulations. The proposed zoning stipulation modification is accompanied by the following documents:

1. PHO Checklist
2. Ownership Verification form
3. Information Form
4. Preliminary Site plan
5. Conceptual Landscape Plan
6. Elevations
7. Parcel map (with project area identified)
8. Legal Description

EXHIBIT I

Official Records of Maricopa County Recorder
ADRIAN FONTES
20190150288 03/05/2019 10:49
ELECTRONIC RECORDING
G6560-5-1-1--

ORDINANCE G-6560

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-17-8 PREVIOUSLY APPROVED BY ORDINANCE G-6405.

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

SECTION 1. The zoning stipulations applicable to the property located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped July 28, 2017, as modified by the following stipulations and approved by the Planning and Development Department.
2. All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
3. Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to FINAL ~~preliminary~~ site plan approval.

4. Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.

5. The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.

6. Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department.

7. The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department.

8. 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.

9. 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.

10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6405, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6405 and as modified in Section 1 of this Ordinance. Any violation of the stipulations is a violation of the City of

Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. 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 20th day of February, 2019.

Thelda Williams
MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Acting City Attorney pml

REVIEWED BY:

City Manager

PL:tml:LF19-0248:02/20/19:2093585v1

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-18--Z-47-17-8

PARCEL NO. 1: (Tax Parcel 300-17-004L)
THE NORTHERLY 396.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SOMETIMES DESCRIBED AS THE EAST HALF OF FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT;
EXCEPT THE EAST 33 FEET THEREOF, AS TO CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

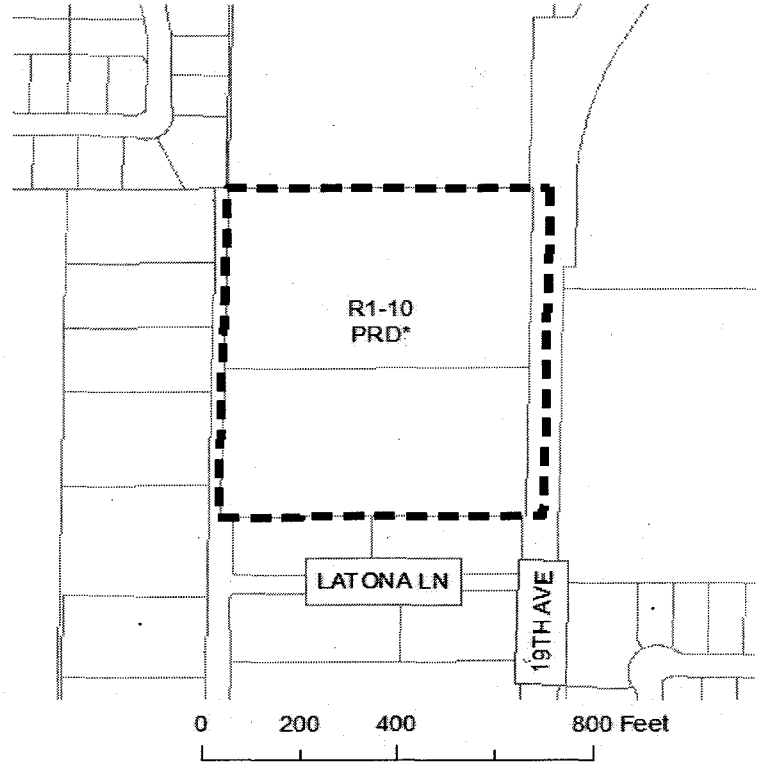
PARCEL NO. 2: (Tax Parcel 300-17-004M)
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE NORTHERLY 396.52 FEET; AND
EXCEPT THE SOUTH 590.28 FEET; AND
EXCEPT THE EAST 33 FEET AS CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

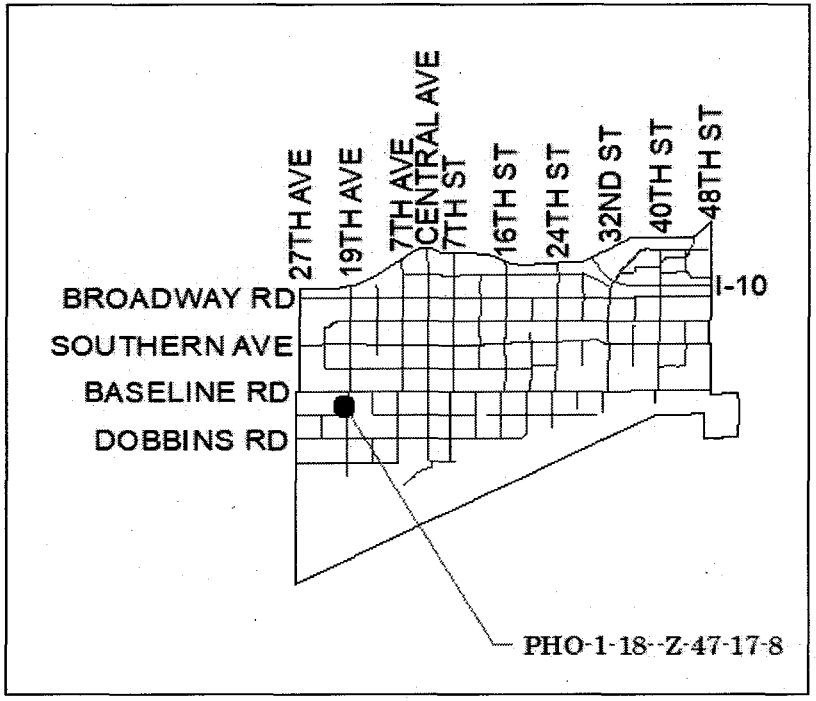
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-1-18--Z-47-17-8
Zoning Overlay: N/A
Planning Village: South Mountain





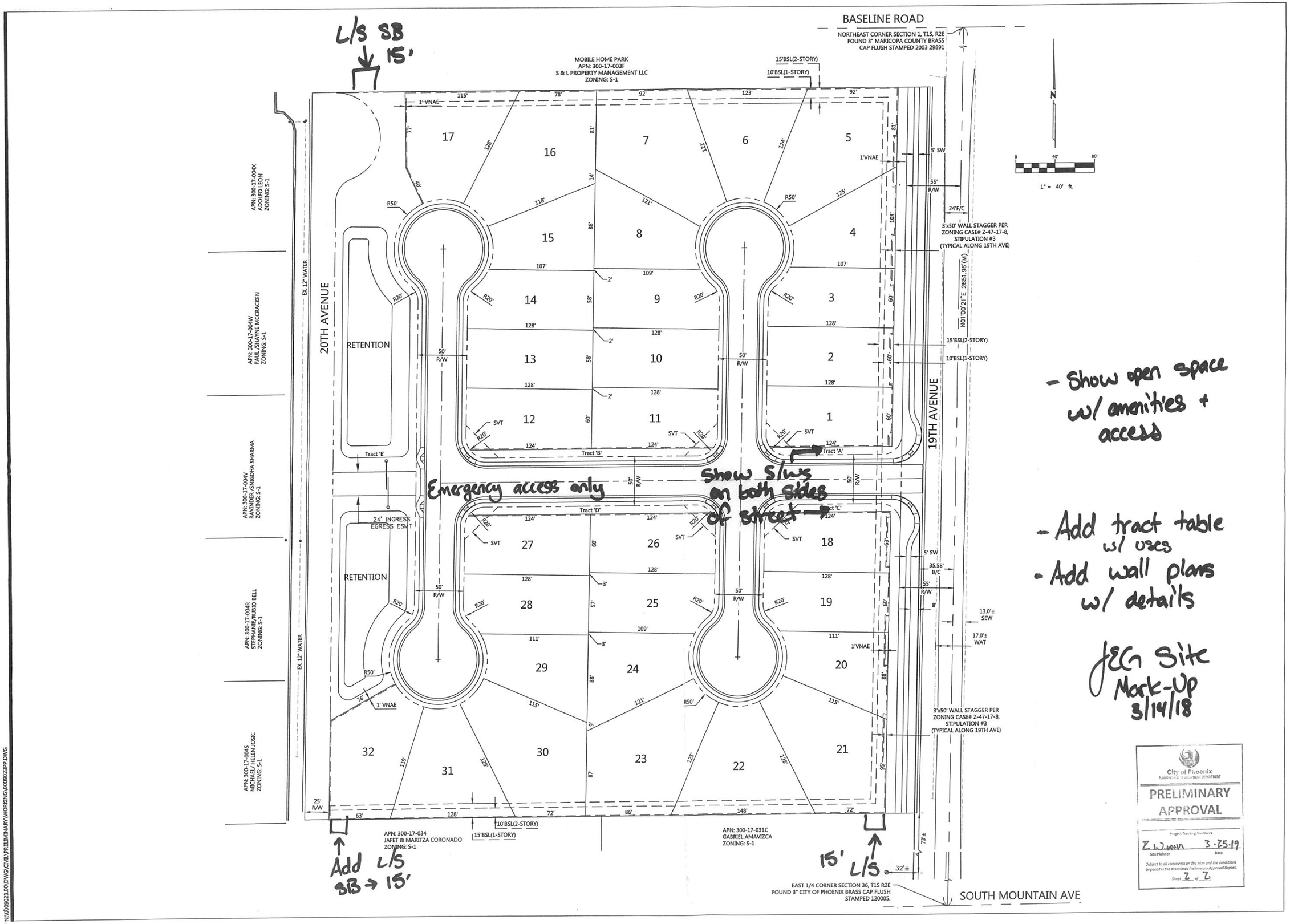
NOT TO SCALE

N

Drawn Date: 1/24/2019

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SupplMaps_OrdMaps\2019_Ord\2-20-19\PHO-1-18--Z-47-17-8.mxd

EXHIBIT II



- Show open space w/ amenities + access

- Add tract table w/ uses
- Add wall plans w/ details

JEG Site Mark-Up 3/14/18

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT
PRELIMINARY APPROVAL
Project Tracking Numbers
Z. Wynn 3-25-19
Site Planner Date
Subject to all comments on this plan and the conditions imposed in the associated Preliminary Approval Report.
Sheet 2 of 2

INITIAL ISSUE: ####
REV: ####
REV: ####
REV: ####
REV: ####

DESIGNED: ####
CHECKED: ####
DRAWN: ####
FIELD CREW:
FIELD WORK DATE:
SCALE: 1" = HORIZONTAL
SCALE: 1" = VERTICAL

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

PRELIMINARY PLAT
BELLA ROSA
PHOENIX

48533
DAVID M. BOHN
ARIZONA, U.S.A.
EXPIRES 9-30-2020

SHEET NUMBER: 2 OF 2
DATE: 02/06/2018
PROJ: 9023

N:\0009023.00\DWG\CIVIL\PRELIMINARY\WORKING\0009023PP.DWG

PRELIMINARY SITE PLAN
FOR
BELLA ROSA

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

APN: 300-17-004L
THE NORTHERLY 396.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY:THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SOMETIMES DESCRIBED AS THE EAST HALF OF FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT;

EXCEPT THE EAST 33 FEET THEREOF, AS TO CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 300-17-004M
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE NORTHERLY 396.52 FEET; AND
EXCEPT THE SOUTH 590.28 FEET; AND
EXCEPT THE EAST 33 FEET AS CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

R1-10 DEVELOPMENT OPTION - PLANNED RESIDENTIAL DEVELOPMENT

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

ZONING CASE NUMBER
Z-47-17-8 – Add date of approval

- List all stips + create index table on SP that proves conformance

STIPULATIONS FOR ZONING CASE NUMBER Z-47-17-8

1. ALL SIDEWALKS SHALL BE DETACHED WITH A MINIMUM 5-FOOT WIDE LANDSCAPED STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND SHALL INCLUDE A MINIMUM 2-INCHCALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS STAGGERED ALONG BOTH SIDES OF THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE LANDSCAPE STRIP SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE H.O.A.

2. CONCEPTUAL ELEVATIONS SHALL BE REVIEWED AND APPROVED FOR CONSISTENCY WITH THE RIO MONTAÑA AREA PLAN BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

3. THE PERIMETER WALL ADJACENT TO 19TH AVENUE SHALL INCLUDE MINIMUM 3-FOOT OFFSETS AT A MINIMUM SPACING OF EVERY 50 FEET AND MATERIAL AND TEXTURAL DIFFERENCES, SUCH AS STUCCO AND/OR SPLIT FACE BLOCK WITH A DECORATIVE ELEMENT, SUCH AS TILE, GLASS INSETS, OR STAMPED DESIGNS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

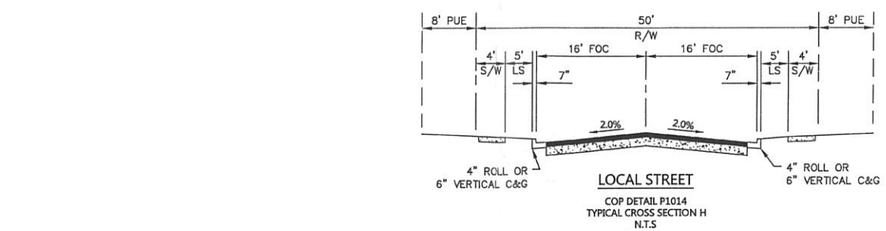
4. FENCE AND WALL MATERIALS ADJACENT TO COMMON AREAS AND OPEN SPACE AS DEPICTED ON THE SITE PLAN DATE STAMPED JULY 28, 2017 SHALL CONSIST OF WROUGHT IRON, SPLIT RAIL, CORRAL FENCING, OR A COMBINATION OF 3 FEET OF SOLID MASONRY TOPPED BY OPEN WROUGHT IRON OR A SIMILAR MATERIAL, OR A COMBINATION OF THE AFOREMENTIONED FENCE TYPES AND OPEN FARM FENCING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT

5. THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY TOTALING 25 FEET FOR THE EAST HALF OF 20TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

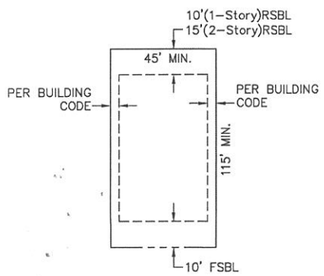
6. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

7. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

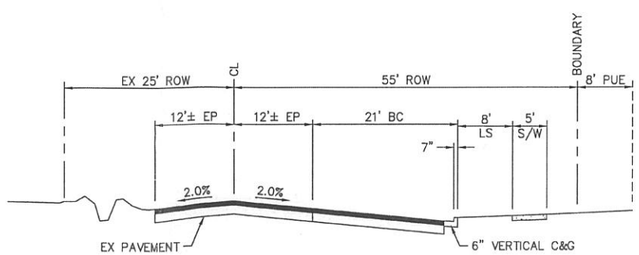
8. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.



LOCAL STREET
COP DETAIL P1014
TYPICAL CROSS SECTION H
N.T.S



TYPICAL PERIMETER LOT DETAIL



19TH AVENUE
CROSS SECTION
LOOKING SOUTH
N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

PROJECT ADDRESS

8020 S. 19TH AVE
PHOENIX, AZ 85041

ASSESSORS PARCEL NUMBER

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

BASIS OF BEARING

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

FLOOD ZONE

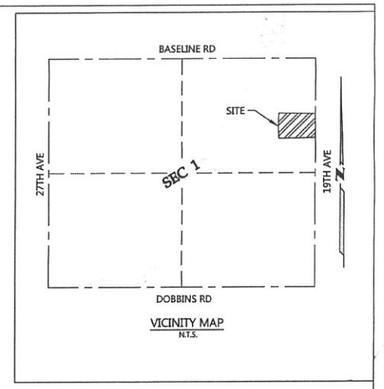
SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", ON FLOOD INSURANCE RATE MAP NO. 04013C2680L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE X:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LOT COVERAGE CALCULATION

PRD LOT COVERAGE= (MAIN STRUCTURE) $\frac{\text{NET AREA-INTERNAL ROADWAY} * 0.4}{\text{TOTAL NUM OF LOTS}} = \frac{338{,}957\ SF * 0.4}{32} = 4{,}237\ SF$

PRD LOT COVERAGE= (ATTACHED STRUCTURE) $\frac{\text{NET AREA-INTERNAL ROADWAY} * 0.1}{\text{TOTAL NUM OF LOTS}} = \frac{338{,}957\ SF * 0.1}{32} = 1{,}059\ SF$



VICINITY MAP
N.T.S.

OWNER

19TH AVENUE PARTNERS LLC
7330 E PALO VERDE 4
SCOTTSDALE, AZ 85250

ENGINEER

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

SITE DATA

GROSS ACREAGE:	10.56 ACRES MORE OR LESS
(NET):	8.0 ACRES MORE OR LESS
NUMBER OF LOTS:	32
PROPOSED ZONING:	R1-10 PRD
LOTS AREA:	6.05 ACRES
PROPOSED DENSITY:	3.03 DU/AC
LOTS SALES:	YES
OPEN SPACE:	1.47 ACRES = 13.9%
RETENTION:	COMMON RETENTION AREAS

Show density calcs

LEGEND

- BOUNDARY LINE
- CENTER LINE
- RIGHT OF WAY LINE (R/W)
- LOT LINE
- SETBACK LINE

BENCHMARK

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

PROJECT DESCRIPTION

BELLA ROSA IS A 32 SINGLE FAMILY RESIDENTIAL SUBDIVISION.

STATEMENT OF INTENT

THIS PROPOSAL INTENDS TO SUBDIVIDE THE 10.5 ACRE PROPERTY INTO 32 SINGLE FAMILY LOTS. THESE LOTS WILL BE DEVELOPED UNDER R1-6 ZONING STANDARDS. PRD DEVELOPMENT STANDARDS.

JEGA Site Mark-Up 3/14/18
(Original plan date - Placed for Transit Extension)

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT
PRELIMINARY APPROVAL
Project Tracking Numbers
Site Planner 3-25-19 Date
Subject to all comments on this plan and the conditions imposed in the associated Preliminary Approval Report.
Sheet 1 of 2

INITIAL ISSUE: ####
REV: ####
REV: ####
REV: ####
REV: ####
REV: ####

DESIGNED: ####
CHECKED: ####
DRAWN: ####
FIELD CREW:
FIELD WORK DATE:
SCALE: 1" = HORIZONTAL
SCALE: 1" = VERTICAL

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

PRELIMINARY SITE PLAN
BELLA ROSA
PHOENIX

48533
DAVID M. BOHN
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
SIGNED
ARIZONA, U.S.A.
EXPIRES 9-30-2020

SHEET NUMBER: 1 OF 2
DATE: 02/06/2018
PROJ: 9023

N:\0009023.00\DWG\CIVIL\PRELIMINARY\WORKING\00090235.DWG

Official Records of Maricopa County Recorder
ADRIAN FONTES
20190150288 03/05/2019 10:49
ELECTRONIC RECORDING
G6560-5-1-1--

ORDINANCE G-6560

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-17-8 PREVIOUSLY APPROVED BY ORDINANCE G-6405.

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

SECTION 1. The zoning stipulations applicable to the property located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped July 28, 2017, as modified by the following stipulations and approved by the Planning and Development Department.
2. All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
3. Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to FINAL ~~preliminary~~ site plan approval.

4. Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.

5. The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.

6. Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department.

7. The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department.

8. 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.

9. 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.

10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6405, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6405 and as modified in Section 1 of this Ordinance. Any violation of the stipulations is a violation of the City of

Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. 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 20th day of February, 2019.

Thelda Williams
MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

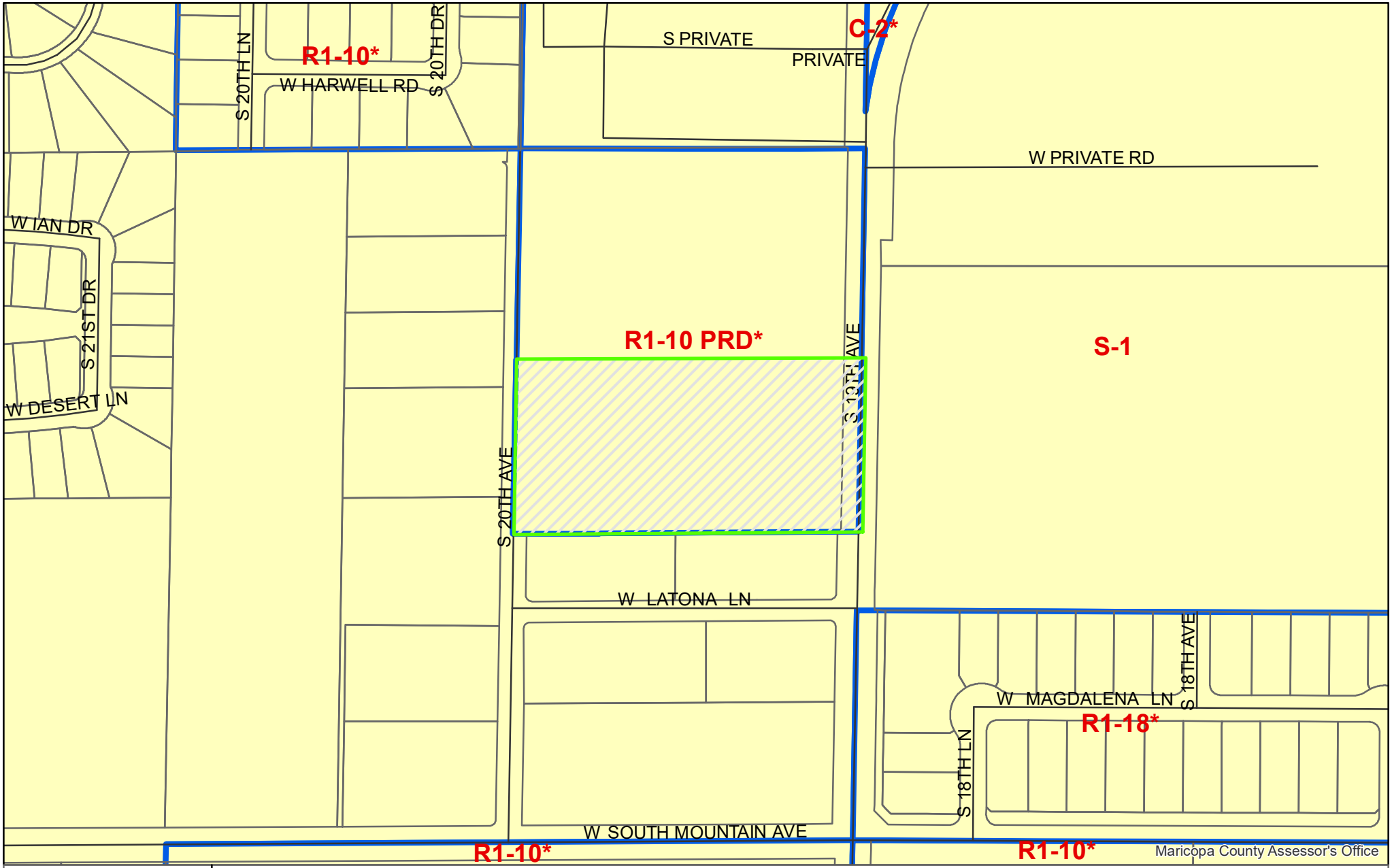
Acting City Attorney pml

REVIEWED BY:

City Manager

PL:tml:LF19-0248:02/20/19:2093585v1

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)



PHO-2-22--Z-47-17-8

Property Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 120 240 480 Feet

N

PHO-2-22--Z-47-17-8

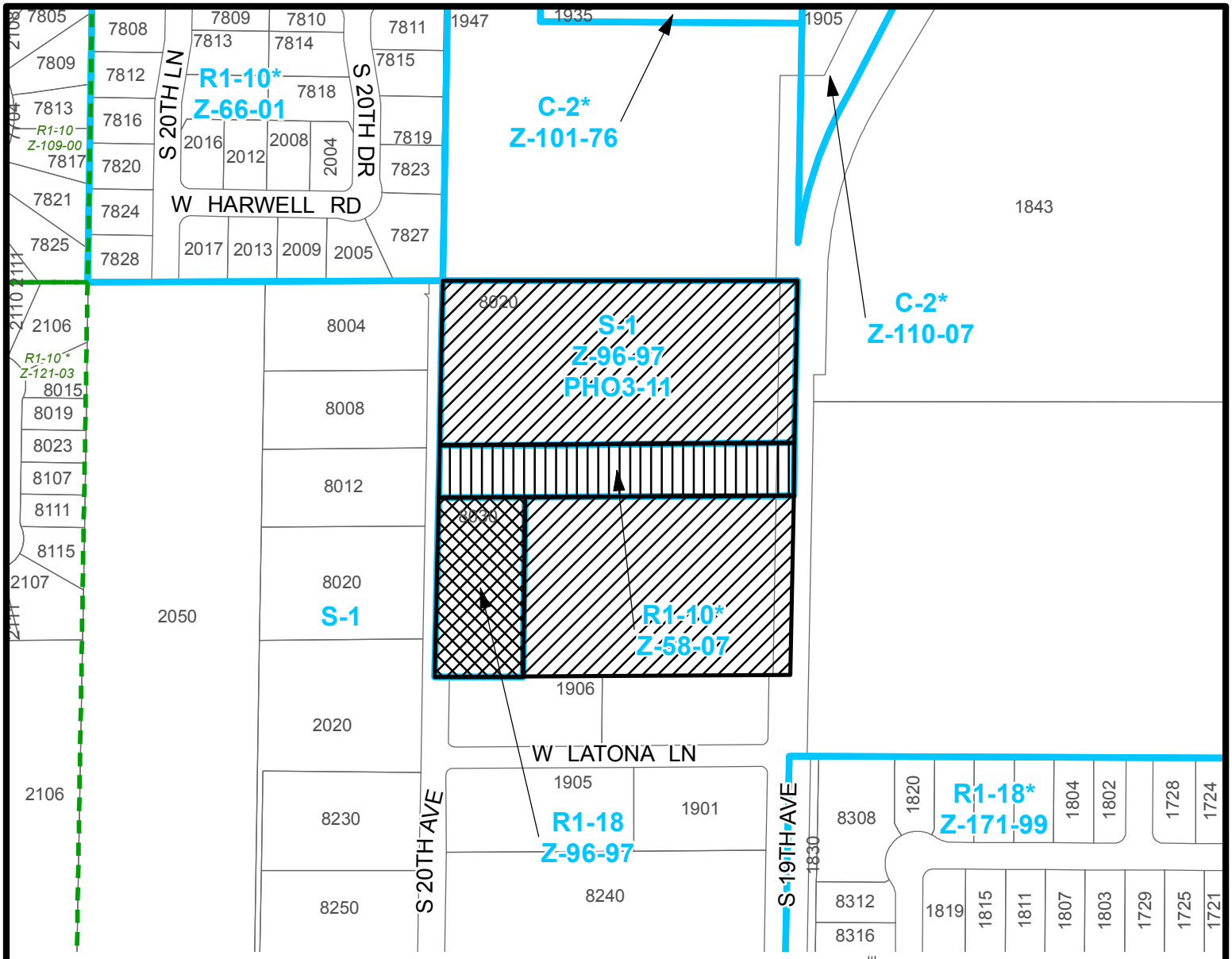
Property Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

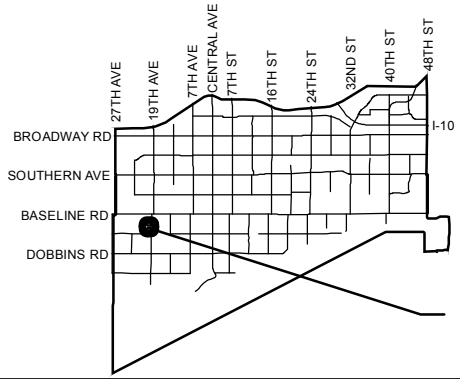
0 120 240 480 Feet

N



SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



Z-47-17

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Richard Jellies, The Lead Group
APPLICATION NO.	Z-47-17
DATE:	08/11/2017
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	11.15 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 01-24
ZONING MAP	D-7

REQUESTED CHANGE:

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

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

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1, R1-10, R1-18	8, 5, 2	N/A, 6, 3
R1-10	39	50

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

R:\IS_Team\Core_Functions\Zoning\sketch_maps\2017\Z-47-17.mxd

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: SCOTT LUCAS
PHONE: (480) 454-8007
EMAIL: SLUCAS@TERRASCAPE.US

DEVELOPER / APPLICANT

TERRASCAPE CONSULTING (DBA SCAPEGOAT DESIGN)
7507 E. MCDONALD
SCOTTSDALE, AZ 85250

CONTACT: KEVIN ZENK
PHONE: 602-666-2447 EXT. 138
EMAIL: KZENK@SCAPEGOATDS.COM

PROPERTY OWNER

BELLA ROSA PARTNERS 19, LLC
11811 N. TATUM BLVD., SUITE 1060
PHOENIX, AZ 85028

CONTACT: CHUCK KENNEDY
PHONE: 602-867-6501
EMAIL: CKENNEDY@GROSVENORHOLDINGS.COM

ARCHITECT

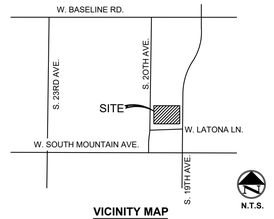
PHOENIX DESIGN GROUP, LLC
8222 S. 48TH ST., SUITE 236
PHOENIX, AZ 85044

CONTACT: DAVID ARAMBULA
PHONE: 480-451-9773
EMAIL: DAVIDA@PDGOFFICE.COM

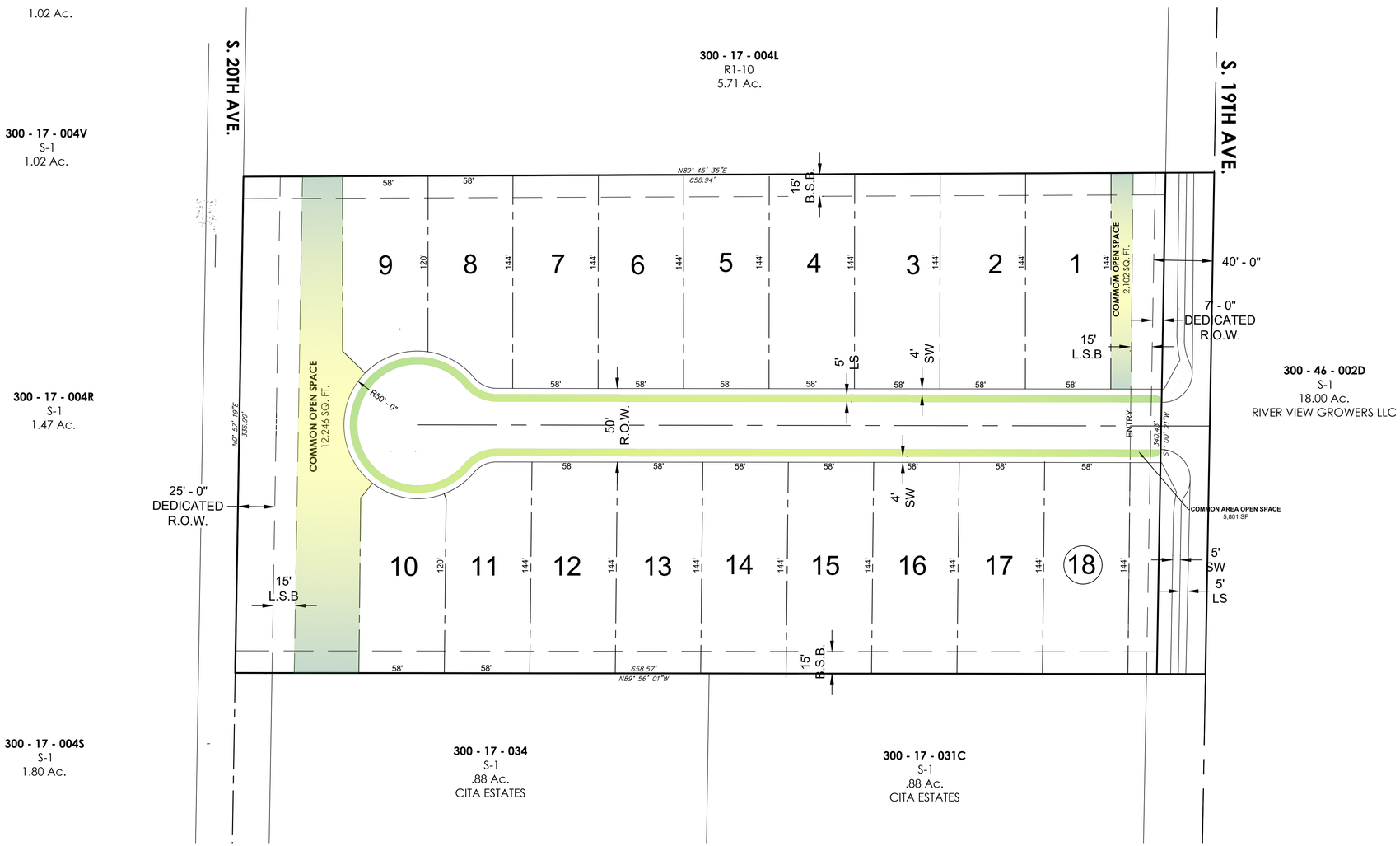
PRELIMINARY SITE PLAN FOR

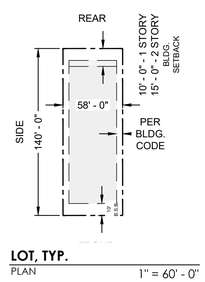
BELLA ROSA

A SINGLE FAMILY DETACHED PLANNED RESIDENTIAL SUBDIVISION
PHOENIX, ARIZONA



VICINITY MAP





LOT, TYP.
PLAN 1" = 60' - 0"

SCALE IN FEET
0 40 80

CITY OF PHOENIX
JUN 30 2022
Planning & Development Department

SITE DATA:

JURISDICTION:	PHOENIX
LOCATION:	SOUTH OF SWC OF W. BASELINE RD. & S. 19TH AVE.
APN:	300-17-004M
SITE AREA	
GROSS:	+/- 5.12 Ac. (223,027 SQ. FT.)
NET:	+/- 4.61 Ac. (200,879 SQ. FT.)
EXISTING ZONING:	R1-10 PRD
REQUIRED	
MAX. DENSITY:	3.5 DU/Ac; 4.5 DU/Ac. WITH BONUS
ROW WIDTH:	50' - 0"
MIN. LOT WIDTH:	45' - 0"
MIN. LOT DEPTH:	110' - 0"
COMMON AREA:	5%
PROVIDED	
DENSITY (GROSS):	3.51 DU/Ac.
LOT:	18
LOT WIDTH:	58' - 0"
LOT DEPTH (AVG.):	140' - 0"
COMMON AREA:	9% OR +/- 20,149 SQ. FT. (EXCL. LANDSCAPE SETBACK)

SCAPEGOAT DESIGN STUDIO
consulting Terrascape
civil engineering • surveying • urban planning

PRELIMINARY

BELLA ROSA

PRELIMINARY SITE PLAN

BELLA ROSA PARTNERS, LLC
11811 N TATUM BLVD. STE 1060
PHOENIX, AZ 85028

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

DATE	DESCRIPTION
date	_submittal_
06 / 30 / 2022	PHO

CHECKED BY: SL
DRAWN BY: KZ
TITLE: PRELIMINARY SITE PLAN
SHEET No. 1 of 1
PROJECT No. 1394

Plotted: 06/30/22 - 8:22 AM, By: kzenk
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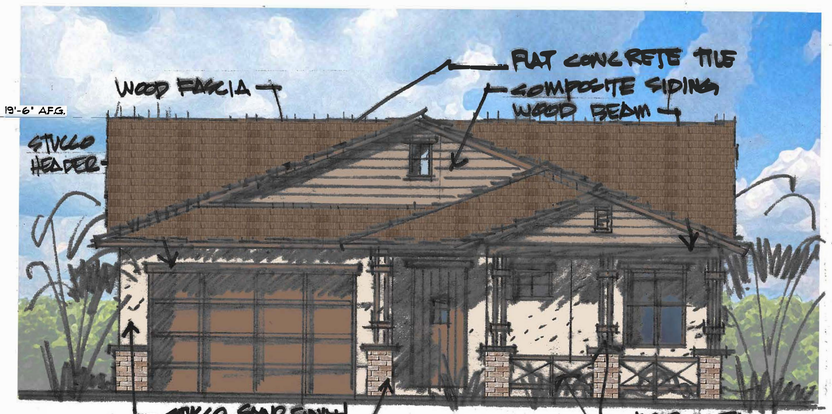
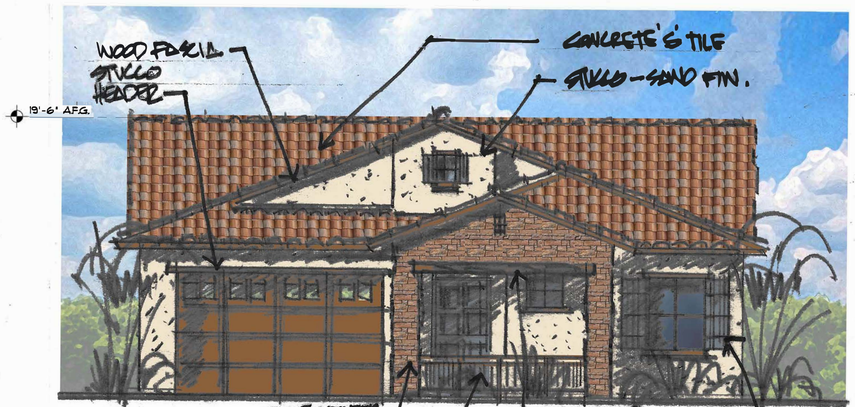
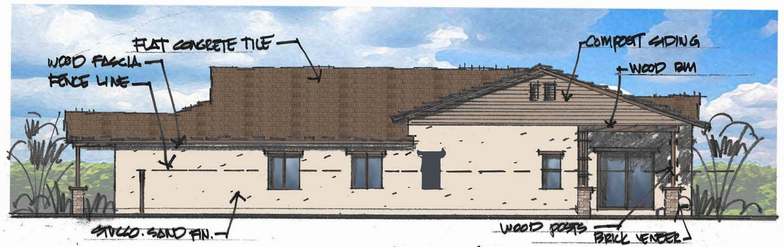


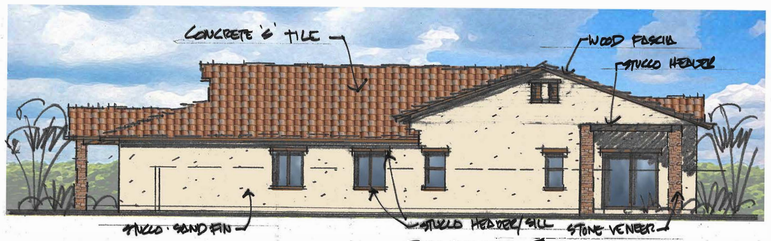
ELEVATION A 2700 PLAN
1/8" = 1'-0" WESTERN RANCH



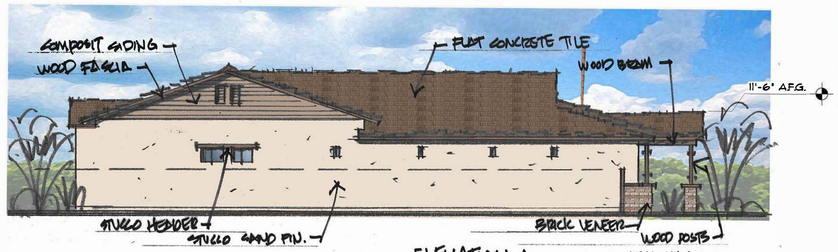
ELEVATION B 2700 PLAN
1/8" = 1'-0" RUSTIC SPANISH COLONIAL



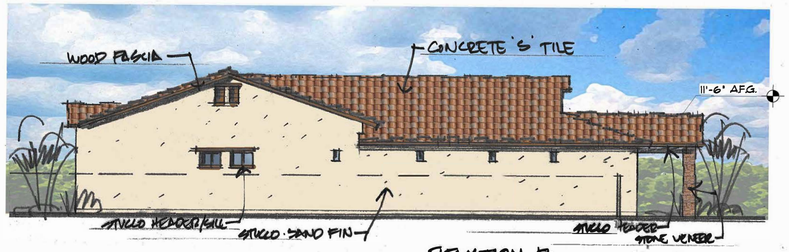
ELEVATION A 2700 PLAN
RIGHT SIDE WESTERN RANCH



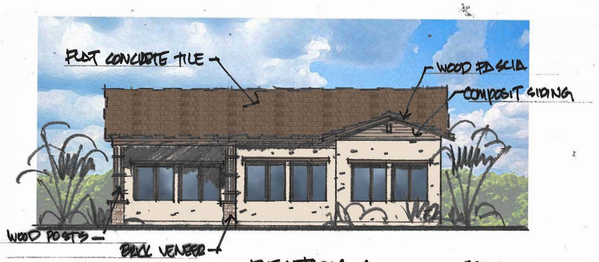
ELEVATION B 2700 PLAN
RIGHT SIDE RUSTIC SPANISH COLONIAL



ELEVATION A 2700 PLAN
LEFT SIDE WESTERN RANCH

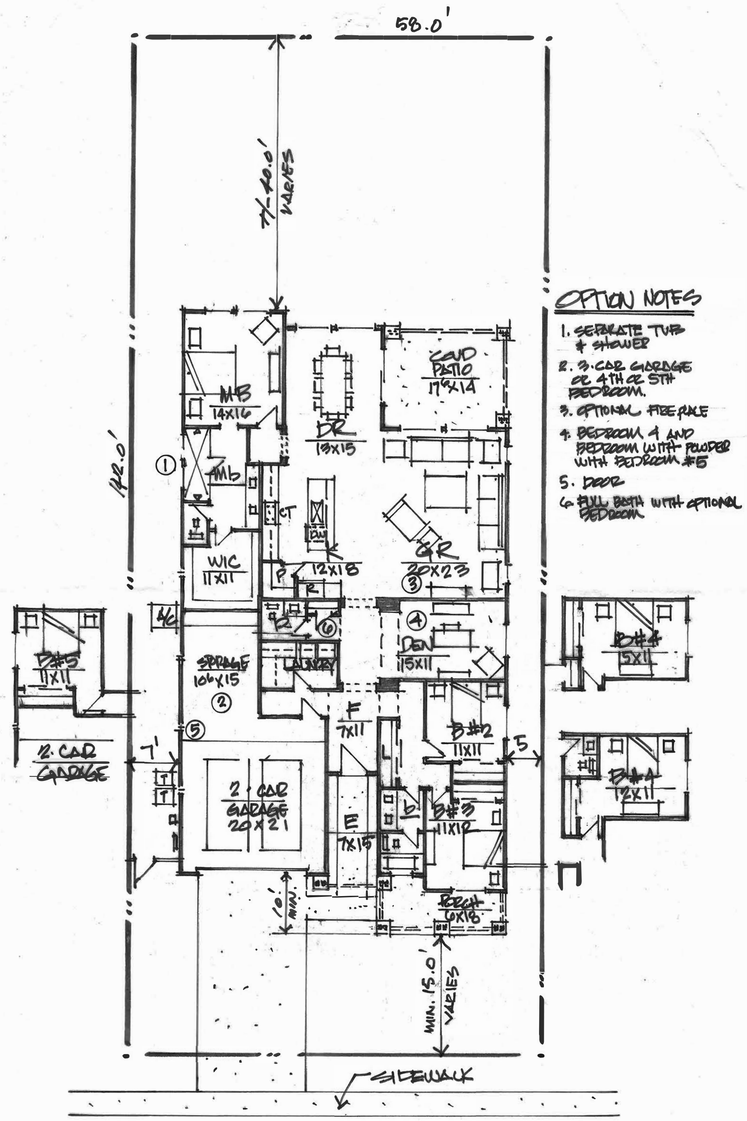


ELEVATION B 2700 PLAN
LEFT SIDE RUSTIC SPANISH COLONIAL



ELEVATION A 2700 PLAN
REAR WESTERN RANCH

ELEVATION B 2700 PLAN
REAR RUSTIC SPANISH COLONIAL



BELLA ROSA - SITE PLAN/FLOOR PLAN 6.6.22
PLAN #1 - +/- 2700 SF LIV. 1"=10'

OPTION NOTES
1. SEPARATE TUB & SHOWER
2. 3-CAR GARAGE OR 4TH OR 5TH BEDROOM.
3. OPTIONAL FIREPLACE
4. BEDROOM 4 AND BEDROOM WITH POWDER WITH BEDROOM #5
5. DOOR
6. FULL BATH WITH OPTIONAL BEDROOM

CITY OF PHOENIX
JUL 08 2022
Planning & Development Department

06 / 27 / 2022

PDG-1915

phoenix design group
8222 s. 48th street suite 236 phoenix arizona 85044 480 451 9773

BELLA ROSA

PHOENIX, AZ

Proposed Elevations

PHO-2-22--Z-47-17-8

PLAN 1

Hearing Date: August 17, 2022

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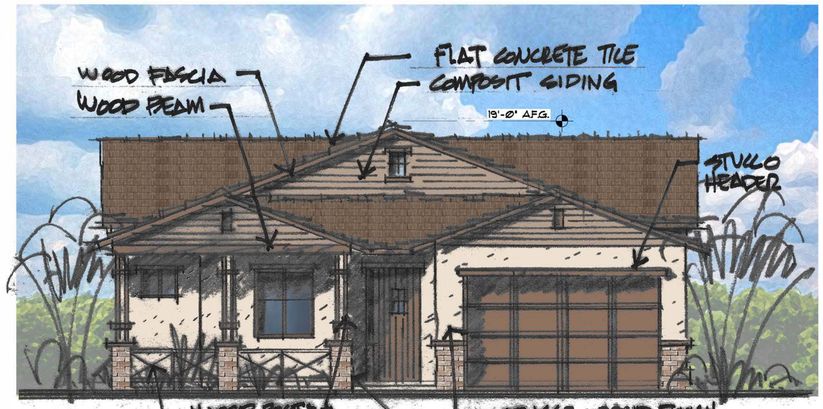
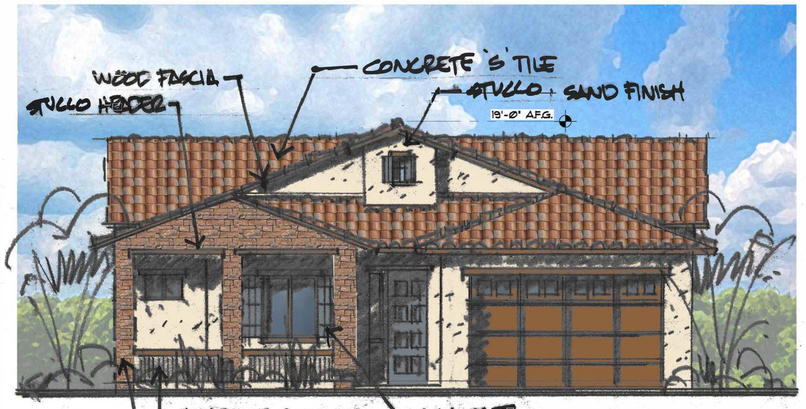
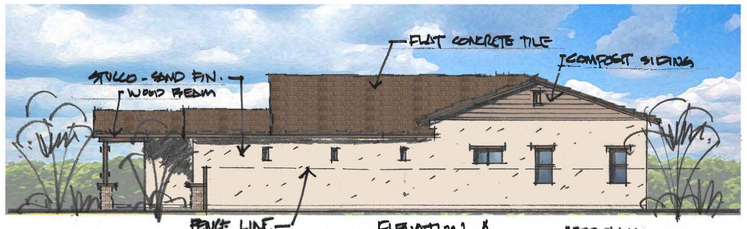


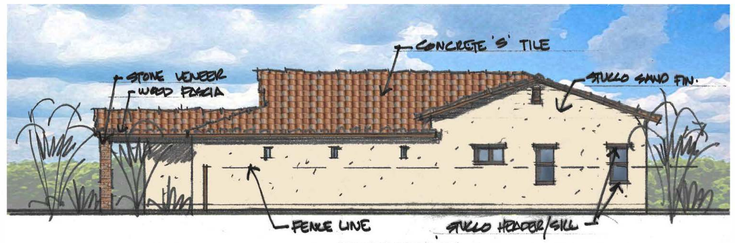
ELEVATION A — 2300 PLAN
1/8"=1'-0" — WESTERN RANCH



ELEVATION B — 2300 PLAN
1/8"=1'-0" — RUSTIC SPANISH COLONIAL

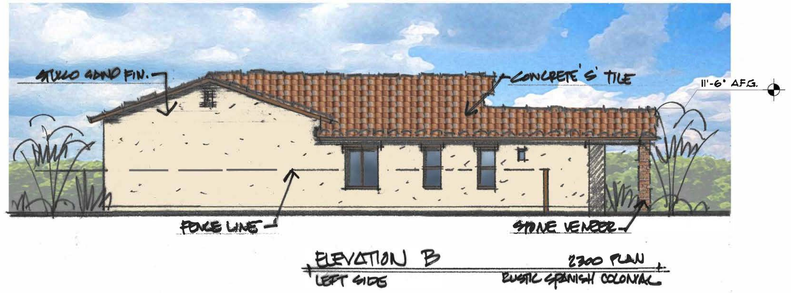


ELEVATION A — RIGHT SIDE — 2300 PLAN — WESTERN RANCH

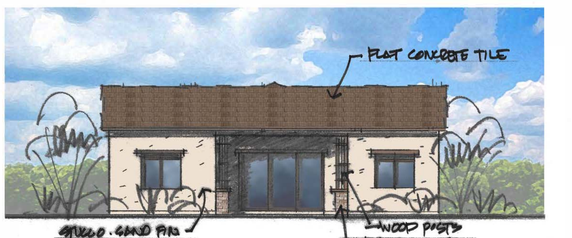


ELEVATION B — RIGHT SIDE — 2300 PLAN — RUSTIC SPANISH COLONIAL

ELEVATION A — LEFT SIDE — 2300 PLAN — WESTERN RANCH

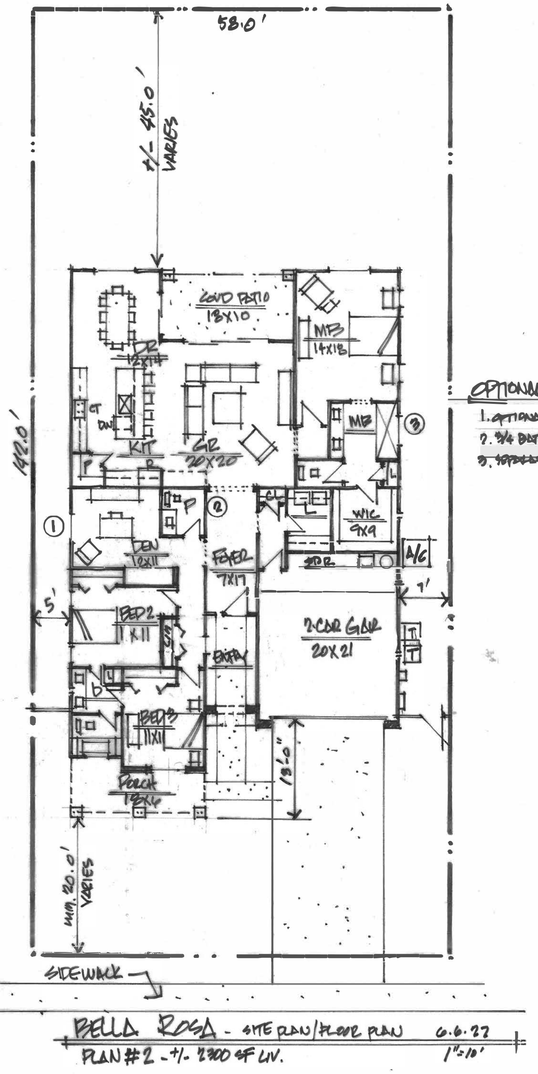


ELEVATION B — LEFT SIDE — 2300 PLAN — RUSTIC SPANISH COLONIAL



ELEVATION A — REAR — 2300 PLAN — WESTERN RANCH

ELEVATION B — REAR — 2300 PLAN — RUSTIC SPANISH COLONIAL



OPTIONAL NOTES
1. OPTIONAL BEDRM #4
2. 3/4 BATH W/ BEDRM
3. ~~SEPARATE TUB/SHWR~~

BELLA ROSA - SITE PLAN/FLOOR PLAN 6.6.22
PLAN #2 -+/- 2300 SF LIV. 1"=10'

CITY OF PHOENIX
JUL 08 2022
Planning & Development Department

06 / 27 / 2022

FDG-1915

phoenix design group
8222 s. 48th street suite 236 phoenix arizona 85044 480 451 9773

BELLA ROSA
PHOENIX, AZ

Proposed Elevations

PLAN 2
Hearing Date: August 17, 2022

PHO-2-22--Z-47-17-8

C:\FDG\FDG project files\1901-1950\1915 - BELLA ROSA HOMES-DMA\DWG\LICK 24x36.dwg Jun 28, 2022 - 8:24am

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PRELIMINARY SITE/CONTEXT PLAN

BELLA ROSA

BEING A PORTION OF THE NORTHEAST ONE- QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

APN: 300-17-004L
THE NORTHERLY 396.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY:THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SOMETIMES DESCRIBED AS THE EAST HALF OF FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT;

EXCEPT THE EAST 33 FEET THEREOF, AS TO CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

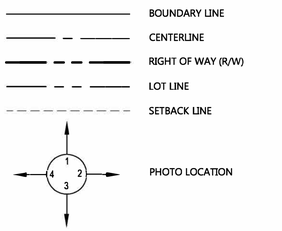
APN: 300-17-004M
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

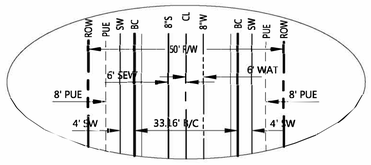
THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE NORTHERLY 396.52 FEET; AND
EXCEPT THE SOUTH 590.28 FEET; AND
EXCEPT THE EAST 33 FEET AS CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

R1-10 DEVELOPMENT OPTION - PLANNED RESIDENTIAL DEVELOPMENT

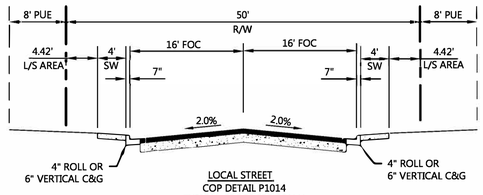
STANDARDS	PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED STANDARD
MIN LOT WIDTH (IN THE EVENT OF HORIZONTAL PROPERTY REGIMES, "LOT" SHALL REFER TO THE WIDTH OF THE STRUCTURE AND EXCLUSIVE USE AREA)	45' MINUMIN (UNLESS APPROVED BY EITHER THE DESIGN ADVISOR OR THE SINGLE FAMILY ARCHITECTURAL APPEALS BOARD FOR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

LEGEND

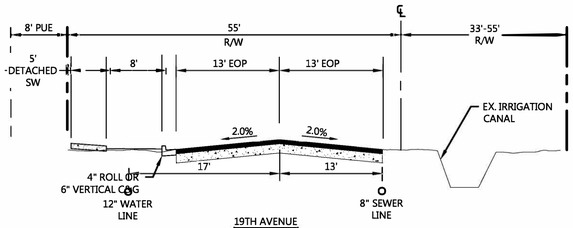




TYPICAL STREET
NTS



LOCAL STREET
COP DETAIL P1014
TYPICAL CROSS SECTION H
N.T.S



19TH AVENUE
TYPICAL CROSS SECTION LOOKING NORTH
N.T.S.

SHEET INDEX

COVER SHEET	C-1
SITE PLAN	C-2

SITE ADDRESS

8020 S. 19TH AVE
PHOENIX, AZ 85041

ASSESSORS PARCEL NUMBER

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

SITE DATA

GROSS ACREAGE:	10.56 ACRES MORE OR LESS
(NET):	8.0 ACRES MORE OR LESS
NUMBER OF LOTS:	32
PROPOSED ZONING:	R1-10 PRD
LOTS AREA:	6.05 ACRES
PROPOSED DENSITY:	3.03 DU/AC
LOTS SALES:	YES
OPEN SPACE:	1.47 ACRES = 13.9%
RETENTION:	COMMON RETENTION AREAS

LOT COVERAGE CALCULATION

PRD LOT COVERAGE= (MAIN STRUCTURE) $\frac{\text{NET AREA-INTERNAL ROADWAY} * 0.4}{\text{TOTAL NUM OF LOTS}} = \frac{263{,}753 \text{ SF} * 0.4}{32} = 3{,}297$ SF

PRD LOT COVERAGE= (ATTACHED STRUCTURE) $\frac{\text{NET AREA-INTERNAL ROADWAY} * 0.1}{\text{TOTAL NUM OF LOTS}} = \frac{263{,}753 \text{ SF} * 0.1}{32} = 824$ SF

BENCHMARK

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

BASIS OF BEARING

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

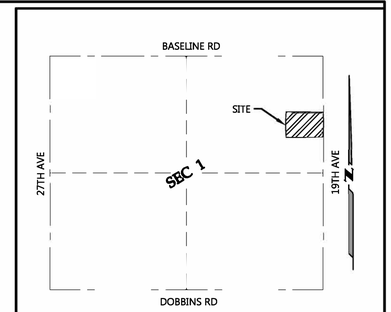
STATEMENT OF INTENT

THIS PROPOSAL INTENDS TO SUBDIVIDE THE 10.5 ACRE PROPERTY INTO 32 SINGLE FAMILY LOTS. THESE LOTS WILL BE DEVELOPED UNDER R1-6 ZONING STANDARDS. PRD DEVELOPMENT STANDARDS.

FLOOD ZONE

SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", ON FLOOD INSURANCE RATE MAP NO. 04013C2680L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE X:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



VICINITY MAP
N.T.S.

OWNER

19TH AVENUE PARTNERS LLC
7330 E PALO VERDE 4
SCOTTSDALE, AZ 85250

ENGINEER

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

TYPICAL LOT DETAIL

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

CITY OF PHOENIX
JUL 28 2017
Planning & Development Department

INITIAL ISSUE: #### REV: #### REV: #### REV: #### REV: ####

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

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

CONCEPTUAL SITE/CONTEXT PLAN
BELLA ROSA
PHOENIX, AZ

48533
DAVID M. BOHN
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
DATE SIGNED 02-20-17
ARIZONA, U.S.A.
EXPIRES 9–30–2017

SHEET NUMBER: 1 OF 2
DATE: 02-13-17
PROJ: 9023

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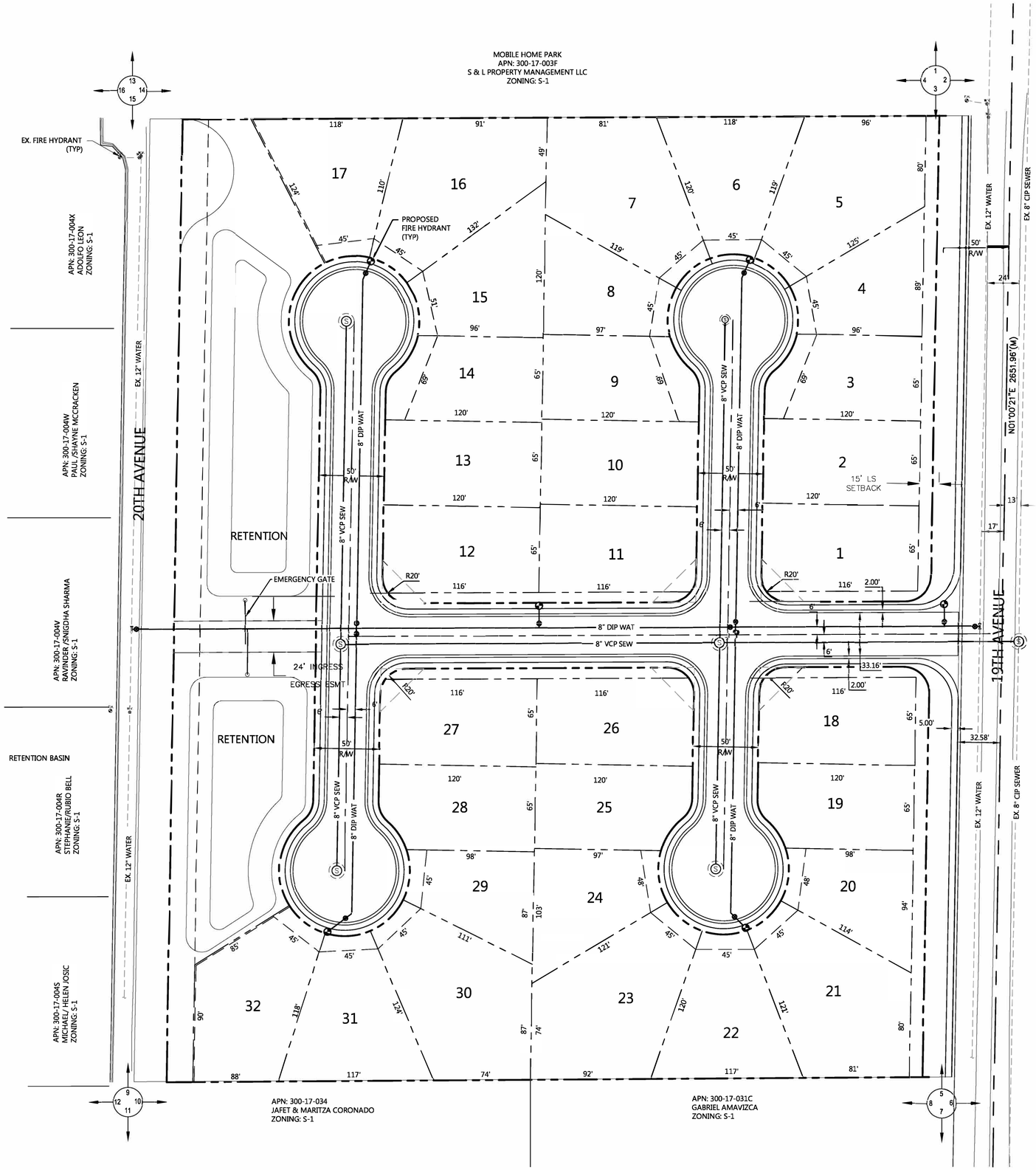
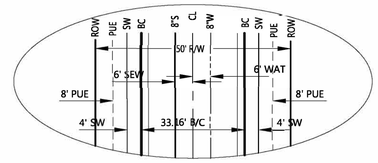


SCALE

40 0 20 40 80

1" = 40 ft.



TYPICAL STREET
NTS

CITY OF PHOENIX
JUL. 28 2017
Planning & Development Department

INITIAL ISSUE: #### REV: #### REV: #### REV: #### REV: ####

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

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

CONCEPTUAL SITE/ CONTEXT PLAN
BELLA ROSA
PHOENIX, AZ

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
48533
DAVID M. BOHN
DATE SIGNED 02-16-17
ARIZONA, U.S.A.
EXPIRES 9-30-2017

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

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differences.
Deletion of Stipulation 3 regarding the south elevation of the manager's office/apartment incorporating additional decorative elements.
Deletion of Stipulation 4 regarding ceasing all ground disturbing activities if archaeological materials are found during construction.

Location
Approximately 1,000 feet north of the northeast corner of 75th Avenue and Lower Buckeye Road.
Council District: 7
Parcel Address: N/A

Concurrence
VPC Action: The Estrella Village Planning Committee was scheduled to hear this case on Jan. 15, 2019, but did not hear it due to a lack of quorum.
PHO Action: The Planning Hearing Officer heard this case on Jan. 16, 2019, and recommended approval with modifications and an additional stipulation. See **Attachment A** for the full list of Planning Hearing Officer recommended stipulations.

Note: The following individual submitted a comment card in favor of Item 94 for the record:
Brennan Ray - Applicant

This item was adopted.

95 **Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-18--Z-47-17-8 - Approximately 130 Feet North of the Northwest Corner of 19th Avenue and Latona Lane (Ordinance G-6560)**

Request authorization for the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Jan. 16, 2019.

Summary
Application: PHO-1-18--Z-47-17-8
Existing Zoning: R1-10 PRD
Acreage: 10.56

Applicant: Richard Jellies - The Lead Group
Owner: 19th Ave Partner, LLC & Wireless Devices
Representative: David Bohn, Westwood Professional Services

Proposal:
Modification of Stipulation 3 regarding the timing of the elevation review by the South Mountain Village Planning Committee.

Location
Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane.
Council District: 8
Parcel Address: N/A

Concurrence
VPC Action: The South Mountain Village Planning Committee chose not to hear this case.
PHO Action: The Planning Hearing Officer heard this case on Jan. 16, 2019, and recommended approval. See **Attachment A** for a full list of Planning Hearing Officer recommended stipulations.

This item was adopted.

96 **(CONTINUED FROM DEC. 5, 2018 AND JAN. 23, 2019) - Public Hearing and Resolution Adoption - Amend City Code - General Plan Amendment GPA-SM-1-18-8 (Companion Case Z-8-18-8) - Southwest Corner of 19th Avenue and South Mountain Avenue (Resolution 21696)**

Request to hold a public hearing on the General Plan Amendment request for the following item to consider adopting the Planning Commission's recommendation and the related Resolution if approved.

Summary
Application: GPA-SM-1-18-8 (Companion Case Z-8-18-8)
Current General Plan Land Use Map Designation: Residential 1 to 2 dwelling units per acre
Proposed General Plan Land Use Map Designation: Residential 2 to 3.5 dwelling units per acre
Acreage: 20.74
Proposed Use: Single-Family Residential at 2 to 3.5 dwelling units per

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Jazmine Braswell, Planner I, Assisting

January 16, 2019

ITEM 9

DISTRICT 8

SUBJECT:

Application #:	Z-47-17-8 (PHO-1-18)
Zoning:	R1-10 PRD
Location:	Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
Acreage:	10.56
Request:	1) Modification of Stipulation No. 3 regarding the timing of the elevation review by the South Mountain Village Planning Committee.
Applicant:	Richard Jellies, The Lead Group
Owner:	19th Ave Partner, LLC & Wireless Devices
Representative:	David Bohn, Westwood Professional Services

ACTIONS

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval.

Village Planning Committee (VPC) Recommendation: The South Mountain Village Planning Committee did not hear the request.

DISCUSSION

Kim Baker with Westwood Professional Services, stated he is requesting to modify Stipulation No. 3 regarding architectural elevations. They currently do not have a builder selected therefore, it is difficult at this time to provide elevations to the South Mountain Village Planning Committee prior to preliminary site plan approval. They are seeking to modify the stipulation to allow elevation review to prior to final site plan review.

Adam Stranieri stated change from preliminary site plan approval to final site plan approval will allow the Village Planning Committee to review what will actually be built on the property once a builder and home designs have been identified. The Planning Hearing Officer recommended approval.

FINDINGS

1. The modification to permit South Mountain Village Planning Committee review and comment regarding architectural elevations prior to final site plan approval

ensures that this presentation is more likely to represent designs by a home builder that intends to develop the site.

2. There is no proposed modification regarding Stipulation #4 which requires review and approval by the Planning Hearing Officer for consistency with the Rio Montaña Area Plan prior to preliminary site plan approval. This review must occur prior to the review and comment at the South Mountain Village Planning Committee identified in Stipulation #3.

DECISION: The Planning Hearing Officer recommended approval.

STIPULATIONS

1.	The development shall be in general conformance with the site plan date stamped July 28, 2017, as modified by the following stipulations and approved by the Planning and Development Department.
2.	All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
3.	Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to FINAL ~~preliminary~~ site plan approval.
4.	Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
5.	The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
6.	Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department

7.	The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department.
8.	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.
9.	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.
10.	The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Please contact the Planning and Development Department, Tamra Ingersoll at voice number 602-534-6648 or TTY use 7-1-1