



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

Date: November 21, 2023

From: Joshua Bednarek
Planning & Development Department Director

Subject: P.H.O. APPLICATION NO. PHO-2-23--Z-73-01-6(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 **December 20, 2023**.
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 **November 28, 2023**.

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Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor
Village Planner (Samuel Rogers, South Mountain Village)
Village Planning Committee Chair (Tamala Daniels, South Mountain Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-23--Z-73-01-6(8)

Council District: 8

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 1.a regarding general conformance with the site plan date stamped August 27, 2001.; Request to modify Stipulation 1.b regarding a detached sidewalk.; Request to delete Stipulation 1.c regarding commercial building height.; Request to modify Stipulation 1.d regarding a Homeowners Association.; Request to modify Stipulation 1.f regarding interior perimeter walls.; Request to modify Stipulation 1.g regarding parking stalls.; Request to delete Stipulation 2.1a regarding commercial building elevations.; Request to modify Stipulation 2.2a regarding one-story houses.; Request to modify Stipulation 2.2b regarding floor plans.; Request to delete Stipulation 3 regarding Streets and Rights-of-Way.; Request to modify Stipulation 4.a regarding a 25-foot easement on the west side of 32nd Street.; Technical corrections to Stipulation 4.b.; Request to modify Stipulation 5.a regarding South Mountain Village Planning Committee notification.; Request to delete Stipulation 5.b regarding construction commencement.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Brian Stillman	Applicant	7400 East McDonald Drive Suite 121, Scottsdale, AZ 85250	6023851515		bstillman@insightland.com
Baseline & 32nd, LLC/CG6, LLC	Owner	7400 East McDonald Drive Suite 121, Scottsdale, AZ 85250	6023851515		bstillman@insightland.com
William F. Allison	Representative	2525 East Arizona Biltmore Circle, A-212, Phoenix AZ 85016	6023464615		bill@wmbattorneys.com

Property Location: Approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road

Acreage: 4.6

Geographic Information

Zoning Map	APN	Quarter Section
D10	301-23-119A	Q01-35
Village:		
South Mountain		

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

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

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

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,725.00	\$0.00	11/01/23	PHO (3+ stipulations)



WITHEY
MORRIS
BAUGH

October 31, 2023

VIA HAND DELIVERY

Byron Easton
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Stipulation Modification Request - Z-73-01 - South of the SWC 32nd Street and Baseline Road

Dear Planning Hearing Officer Easton:

This firm represents Baseline & 32nd, LLC, and CG6, LLC, the "Owners" of a 4.62 gross acre parcel approximately 300 feet south of the southwest corner of 32nd Street and Baseline Road, Phoenix. Although no address is associated with the parcel, it is known as Maricopa County Parcel No. 301-23-119A (the "Property"), which is highlighted on the aerial parcel map attached at **Exhibit A**. The Owners propose to develop the Property with a 10 lot, detached single family neighborhood, which requires modification of stipulations from rezoning case Z-73-01, as explained below.

BACKGROUND

The City Council approved rezoning of the Property from S-1/Suburban Ranch to Mixed Use Agriculture on October 31, 2001. At that time, the Property was part of a 30.2 acre parcel at the southeast corner of 32nd Street and Baseline Road; the city corrected the Baseline offset of 32nd Street after 2001, which relocated a portion of 32nd Street south of Baseline Road to its current alignment. The official rezoning case map and a 2023 Maricopa County aerial photograph of the land included in Z-73-01 are shown in attached **Exhibit B**. To date, the only development in the area included in the rezoning case is the neighborhood directly east of the Property.

The site plan presented and approved with Z-73-01, attached at **Exhibit C**, anticipated realignment of 32nd Street and proposed office, restaurant, and retail uses along Baseline Road and west of 32nd Street. Although developers have floated various commercial proposals for the land addressed in the initial zoning case, none of those projects has come to fruition. As noted, the only development completed pursuant to Z-73-01 is the gated community across 32nd Street from the Property, which is known as Village at South Mountain.

Just over one week after the City Council approved Z-73-01, the Zoning Adjustment Hearing Officer heard and approved a series of variances for the land covered in the rezoning case. As the Hearing Officer did not tie his approval to a stipulated site plan, the variances apply to the entire area considered in the rezoning and zoning adjustment cases. Three of the approved variances are important and applicable to the proposed residential development of the Property, as follows:

- Density of 2.25 du/acre is allowed.
- Residential side and rear setbacks no less than the building and garage setbacks of the R1-10 district apply.
- Maximum 35 percent lot coverage allowed on all residential lots.

The approval, findings, and hearing summary for ZA-690-01-6 are attached at **Exhibit D**.

PROPOSAL

The Owners propose to develop 10 homes along a private street with access only to 32nd Street on the Property. After 22 years of inaction on the site, the time is right to consider and pursue options other than restaurant, retail, and office uses. As the applicant noted in ZA-690-01, the site as a whole presented development challenges, particularly with the realignment of 32nd Street. The tear drop shape of the Property and the open space proposed for the site are, frankly, less challenging for a residential development, albeit with the approved variances from standards.

The Owners are designing the neighborhood to fall within the parameters of the Z-73-01 and ZA-690-1 approvals as follows. The proposed site plan, which memorializes these items, is attached at **Exhibit E**.

- Density, with 10 lots on 4.62 gross acres, is 2.16 du/acre – within the 2.25 limit shown on the approved site plan.
- Open space of 33,100 square feet – within 105 square feet of the approved open space for the Property and in roughly the same configuration.
- At least 30 percent of the homes shall be single-story – as stipulated in 2001.
- Home elevations shall be reviewed by the South Mountain Village Planning Committee.
- No solid fencing shall be placed along 32nd Street – as stipulated in 2001.
- The neighborhood gate shall be subject to PHO review – as stipulated in 2001.
- An alternative paving/dustproofing surface shall be provided where the private street for the Property crosses the equestrian trail – as stipulated in 2001.

The only significant change proposed for the new site plan is the replacement of commercial buildings with residential lots.

STIPULATIONS

The Owners propose the following modifications of the stipulations from case Z-73-01 only as they apply to the Property.

1. Site Planning

- a) That the development shall be in general conformance with the site plan dated stamped [REDACTED], 2023 August 27, 2001, with specific regard to areas to be counted towards approximation of the 50% open space requirements in the MUA, as may be approved by the PLANNING & DEVELOPMENT

DEPARTMENT DSD, and represented by:

- ~~A circular open space tract in the residential area~~
- ~~Linear pedestrian tracts in the east and south connecting to adjacent properties~~
- ~~A pedestrian link from the residential to the commercial areas in the north and crossing 32nd Street.~~

Rationale: *This application requests approval of a revised site plan for the subject property south of the SWC of 32nd Street and Baseline Road. The new site plan retains the open space shown on the August 27, 2001 approved site plan and will continue to support the stipulated open space from case Z-73-01. However, the specified open space elements addressed in the dot points are in the now-built residential project on the east side of 32nd Street and have no applicability to the parcel under this application.*

- b) ~~A DETACHED SIDEWALK SEPARATED FROM THE CURB BY A Landscaped, tree lined strips SHALL BE PLACED that run along ONE both sides of THE all PRIVATE local streets, AS APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT in the residential area. This landscaped strip shall include a meandering sidewalk as shown on the site plan.~~

Rationale: *The small size and irregular shape of the subject parcel limits the ability to provide, and need for, detached sidewalks on both sides of the private street. All homes will have easy access to the detached sidewalk proposed for the east portion of the project to access the open space area and to exit the neighborhood to 32nd Street.*

- e) ~~That the height for commercial buildings be limited to one story along Baseline Road, as specified on the site plan.~~

Rationale: *This stipulation is not applicable to the subject parcel under the revised site plan.*

- d) ~~That a Homeowners Association (HOA) be created to maintain all COMMON areas specified in 1.a).~~

Rationale: *An HOA will be responsible to maintain all common areas on site, which are different than those installed in the neighborhood across 32nd Street and listed in stipulation 1.a.*

- e) ~~That a design for the gated entry for the residential area shall be provided to the PHO for review prior to Preliminary Site Plan approval.~~

Rationale: *No change proposed.*

- f) ~~That solid walls be allowed on the interior perimeter walls (east and south) not the walls along 32nd Street or Baseline Road. These solid walls must incorporate controlled gates where they intersect the linear pedestrian tracts in the east and south that connect to adjacent properties so pedestrian connections with future adjacent developments is allowed.~~

Rationale: *This modification tailors the stipulation to the subject parcel and removes items applicable to other portions of the original zoning approval.*

- g) ~~That 81 parking stalls between the residential and commercial use shall be built with an alternative paving material.~~

Rationale: *This stipulation is not applicable to the subject parcel.*

2. Building Design

2.1 Commercial Buildings

- a) ~~That the applicant shall submit detailed elevations of the commercial buildings detailing the open areas between the buildings. These connections shall be made through "transparent" type of architectural elements working as shading devices. These elements may include arcades, ramadas, isolated decorative walls, columns, and other elements that help define and support a shaded pedestrian environment but allow the flow of vistas. This information shall be submitted for review to the Planning Hearing Officer at the time of Preliminary Site Plan Approval.~~

Rationale: *This stipulation is not applicable to the subject parcel.*

~~2.2 Residential Buildings~~

- a) ~~That only one-story houses shall be built on the south property line and 30% of overall units shall be at one story.~~
- b) ~~The DESIGN OF THE HOMES SHALL floor plans shall be consistent with the elevations that reflect a rural design, AND SHALL BE REVIEWED BY THE SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE BEFORE PRELIMIARY SITE PLAN APPROVAL based on the "Tuscan Architecture" style illustrated by the applicant.~~

Rationale: *This stipulation addressed the now built neighborhood on the east side of 32nd Street. The modification tailors it to the subject site. The homes will be subject to the proposed, revised stipulation and to design guidelines of the MUA and BAO districts. The Owners will not develop elevations for the project until this application is concluded; however, it agrees the Village Planning Committee needs the opportunity to review the elevations before preliminary site plan approval.*

~~3. Streets and Rights-of-Way~~

- a) ~~That a right-of-way totaling 60 feet shall be dedicated for the south half of Baseline Road.~~
- b) ~~That right-of-way for 32nd Street realignment shall be dedicated as per plans approved by the City of Phoenix. The future intersection for 32nd Street at Baseline Road shall be flared to the minimum extent necessary and tapered in the shortest reasonable distance to function with the existing improvements on the north side of Baseline and with the future 40 foot of pavement within the 60 feet of right-of-way planned for 32nd Street on the south side of Baseline. Additional improvements may be required to accommodate left turn access to the proposed driveways.~~
- c) ~~That a 21 foot by 21 foot right-of-way triangle shall be dedicated at the southeast and southwest corners of 32nd Street and Baseline Road.~~
- d) ~~That sufficient right-of-way shall be dedicated to accommodate a busbay (Detail P 1256) on Baseline Road east of 32nd Street (new alignment).~~
- e) ~~That rights-of-way dedications and street alignments for local streets within the subdivision will be determined by DSD at the time of Preliminary Subdivision Plat Review.~~
- f) ~~That 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 city. All improvements shall comply with all ADA accessibility standards.~~
- g) ~~The applicant shall complete and submit the Developer Project Information form for the MAG~~

Transportation Improvement Program to the Street. Transportation Department (602-262-6193). This form is a requirement of the EPA to meet clean air requirements.

- ~~h) That sufficient right of way must be provided for an underground tunnel crossing Baseline Road running on the west side of 32nd Street (realignment) as may be approved by the Parks, Recreation and Library Department and Street Transportation Department. This right of way should be approximately 100 feet by 50 feet from the right of way of Baseline Road at the SWC of Baseline Road and 32nd Street realignment.~~

Rationale: This stipulation does not apply to the subject parcel.

4. Trails

- a) That a 25 foot easement shall be provided on the west side of 32nd Street ~~and along Baseline Road~~ to incorporate a multi-use trail as indicated on the South Mountain Village/Laveen Village Trail System map. Plans must be submitted to the Parks, ~~Recreation and Library~~ Department for final approval.
- b. That the developer shall provide an alternative paving material where the entrance driveway crosses the equestrian trail. The alternative paving material shall be as wide as the equestrian trail and must be used across the entire width of the street or driveway. The alternate paving material and the material used at the street/trail interface shall be acceptable to the Parks, ~~Recreation and Library~~ Department and Street Transportation Department.

Rationale: This modification removes Baseline Road as the subject parcel has no Baseline frontage and updates the reference to the Parks Department.

5. Other issues

- a) That upon approval of this request by the City Council, the South Mountain Village Planning Committee shall be notified of any subsequent modifications and/or deletions of stipulations ~~and/or variances.~~
- ~~b) That the development shall commence construction within 24 months of the rezoning request approval by City Council.~~

Rationale: The variance process is quasi-judicial and not available for village planning committee review or comment. Notices of any zoning adjustment cases will, as required, be sent to property owners within 150 feet of the zoning adjustment site and to neighborhood organizations within one mile of the site that are registered with the Neighborhood Services Department to receive notices. Development of the neighborhood on the east side of 32nd Street satisfied stipulation 5.b; for that reason, it is removed.

We look forward to discussing the case with you.

Thank you.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.

By 
William F. Allison

EXHIBIT A



EXHIBIT A

APN 301-23-119A

EXHIBIT B

R-3
CZ-100-93

R1-14

S-1

S-1

APP R1-18 *
Z14-97

APP R1-10 *
Z14-97

R1-10

73-01

NORTH

400 0 400 Feet

GRAPHIC SCALE IN FEET
CITY OF PHOENIX PLANNING DEPARTMENT
South Mountain Village
CITY COUNCIL DISTRICT: 6

APPLICANT'S NAME: MAKAI DEVELOPMENT SERVICES INC., MICHAEL C		REQUESTED CHANGE:	
APPLICATION NO. 73-01	DATE: A.I. DATE REVISION DATE:	FROM: S-1	TO: MUA
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 30.2 Acres	AERIAL PHOTO & QUARTER SEC. NO. 01-35	ZONING MAP D-10	
MULTIPLES PERMITTED	UNITS STANDARD OPTION		* UNITS P.R.D. OPTION

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



EXHIBIT B

Rezoning Case Z-73-01
Boundary

EXHIBIT C



EXHIBIT C – Part 1/2
Rezoning Case Z-73-01
Approved Site Plan
(Subject Site Highlighted)

KEYED NOTES:

1. LANDSCAPE AND VIEW CORRIDORS
2. DRIVE / RETENTION
3. DRIVE / RETENTION
4. DRIVE / RETENTION
5. DRIVE / RETENTION
6. DRIVE / RETENTION
7. DRIVE / RETENTION
8. DRIVE / RETENTION
9. DRIVE / RETENTION
10. DRIVE / RETENTION
11. DRIVE / RETENTION
12. DRIVE / RETENTION
13. DRIVE / RETENTION
14. DRIVE / RETENTION
15. DRIVE / RETENTION
16. DRIVE / RETENTION
17. DRIVE / RETENTION
18. DRIVE / RETENTION
19. DRIVE / RETENTION

RESIDENTIAL - CLUSTER DEVELOPMENT PHASE II
 GROSS SITE AREA 18.16 AC
 12ND ST. R.O.W. (12' ST. R.O.W.) 2.26 AC
 PRIVATE ST. R.O.W. (24' R.O.W.) 15.13 AC
 NET SITE AREA 15.13 AC
 LOT COUNT 41
 DENSITY 2.26 DU/AC
 AVE. LOT SIZE 12,374 S.F.
 RESIDENTIAL OPEN SPACE TOTAL 5.41 AC
 TRACT OPEN SPACE 2.35 AC
 TRACT OPEN SPACE 0.31 AC
 SIDEWALK / FACILITY OPEN SPACE 2.23 AC
 SETBACK OPEN SPACE 0.72 AC

SITE DATA

GROSS SITE AREA (INC. R.O.W.)	30.25 AC
SITE AREA (MINUS DIST. 27' BASELINE R.O.W.)	25.40 AC
OVERALL SITE OPEN SPACE	11.08 AC
% OF NET SITE AREA	43%
SIDEWALK	7.128 L.F.
HORSESHOE	1,258 L.F.
BIKE PATH	5,219 L.F.
EXISTING ZONING	5-1
PROPOSED ZONING	MUA
ZONING CASE #	2-23-01-B
SEWER	0101219
WVA #	01-19034
ASSESSOR'S PARCEL #	391-23-000A
	391-23-000B
	301-23-014 / 301-23-08
WATER	CITY OF PHOENIX
SEWER	CITY OF PHOENIX
REFUSE COLLECTION	CITY OF PHOENIX
FIRE PROTECTION	CITY OF PHOENIX
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	WEST COMMUNICATIONS
STREET MAINTENANCE	CITY OF PHOENIX / PRIVATE

EXPLANATORY STATEMENT

The Village at South Mountain is a 30.25 acre mixed-use development of residential homes and office, restaurant and retail outlets. Zoning requested is MUA. The residential portion contains 41 lots with an average lot size of 12,373 sq. ft.

VICINITY MAP



CONCEPTUAL SITE PLAN

60 100 0 60 120
 SCALE: 1" = 60 FEET



1011 WEST BROAD STREET
 SUITE 100
 TOMBALL, TEXAS 77357
 PHONE: 281.771.1111
 FAX: 281.771.1111

EXHIBIT C – Part 2/2

EXHIBIT D

Application #: **ZA-690-01-6 APPROVED/STIPULATIONS**
Existing Zoning: S-1 (Appr. MUA)
Location: SEC of 32nd Street & Baseline Road
Block Location: 3200 E. – 7600 S.
Quarter Section: 01-35
Proposal: Variances to: 1) allow a density of 2.25 dwelling units per acre - development not to exceed 2 dwelling units per acre; 2) allow a deviation from the open space requirement of 50% - 50% open space required; 3) allow residential rear and side setbacks, that on a lot by lot basis, are no less than the building & garage setbacks of R1-10 – 30-foot side and 30-foot rear setbacks required; 4) allow 35% maximum lot coverage on all residential lots - maximum 20% lot coverage allowed; 5) allow parking or maneuvering areas within the western perimeter setback of the commercial component of the development - no parking or maneuvering areas in the perimeter setback; 6) allow vines & shrubs to not be planted on the exterior of the solid masonry fence on the south & east perimeters of the residential development - vines & shrubs to be provided on the exterior of all perimeter fences; 7) allow development within the required setback on the west side of 32nd Street adjacent to the land that will be dedicated for the construction of an equestrian trail underpass - 30-foot side and rear setback required; and 8) apply the special standards and uses of Section 649.J, except for the maximum acreage, to the commercial component of the property - site to be located at the intersection of two arterial streets.
Ordinance Sections: 649.C.7.a, 649.I.3.a, 649.G.2.b & c, 649.G.3.a, 649.I.2.a, 651.E.3.a.(2), 649.G.2.b & c, 649.J
Applicant: Burch & Cracchiolo
Representative: Ed Bull
Owner: Village People c/o Kimo Seymour, Makai

Hearing Officer: John R. Verdugo
Planner: Donna Behm

Speaking in support of this request was Ed Bull.

DECISION: These requests for variances to: 1) allow a density of 2.25 dwelling units per acre; 2) allow a deviation from the open space requirement of 50%; 3) allow residential rear and side setbacks, that on a lot by lot basis, are no less than the building & garage setbacks of R1-10; 4) allow 35% maximum lot coverage on all residential lots; 5) allow parking or maneuvering areas within the western perimeter setback of the commercial component of the development; 6) allow vines & shrubs to

Application ZA-690-01-6

not be planted on the exterior of the solid masonry fence on the south & east perimeters of the residential development; 7) allow development within the required setback on the west side of 32nd Street adjacent to the land that will be dedicated for the construction of an equestrian trail underpass; and 8) apply the special standards and uses of Section 649.J, except for the maximum acreage, to the commercial component of the property are all approved with the following stipulation:

The applicant shall have one year to obtain preliminary site plan approval.

FINDINGS OF FACT: The mixed use district did not anticipate the variety of uses that this project proposes. The combination of commercial and residential uses combined with the realignment of 32nd Street creates unusual property shapes and conditions. While many of the specific zoning standards can not be met by this project, the intent of those district requirements has been achieved. Substantial open space and landscaping is provided throughout the site. Although lot coverage is increased in the clustered residential area, this type of development can not be constructed without benefit of variance relief. The unusually shaped commercial portion of the site causes a hardship that precludes reasonable development of the property. Approval of all the requested variances is warranted.

SUMMARY: Note: ZA 690-01-6 and ZA 689-01-6 were heard together.

Mr. Bull explained that this project had been supported throughout the rezoning process and they were now in the process of finalizing the request. He stated this was a mixed-use project with a mix of commercial and single family. He pointed out the relocation of 32nd Street, the pedestrian connections and the equestrian trails, etc. had made this development a challenge. He noted that while 32nd Street south of Baseline is not considered an arterial street by the minimum right of way standards map, the reality of the project is that it functions as an arterial. He stated the project requires 32nd Street at the intersection to be a fully improved arterial intersection. He added they wanted to provide the type of commercial uses wanted by the area as part of the project.

Mr. Bull explained that throughout the rezoning process, the Village Planning Committee, Planning Commission and City Council were aware a number of variances would be needed and everything being requested had been supported by the site plan. He stated the project had plenty of open space and landscaping, but needed a slight variance to achieve the desired density.

Mr. Verdugo stated he had thoroughly reviewed this request with staff and was aware of the issues.

Application ZA-690-01-6

Mr. Bull stated he felt they had honored the intent of the MUA zoning district. He explained the use permits being requested were to allow for the outdoor dining with service of alcohol as part of the dining experience. He added he believed all the requirements of the use permit had been met.

Mr. Verdugo stated this was a unique property and staff and the neighborhood had worked to get the project going and in order to make the project work variances were needed. Mr. Verdugo approved the variances requested, noting MUA was a new zoning district and staff were still learning the implementation process. Mr. Verdugo approved the use permits, noting the uses being requested were appropriate for the project and should have no negative impacts on the surrounding area.

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, audio tape or computer diskette. Contact Theresa Damiani, 262-6368/v or 534-5500 TDD.

Village at South Mountain

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE SOUTH 01 DEGREE 05 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 32.38 FEET;

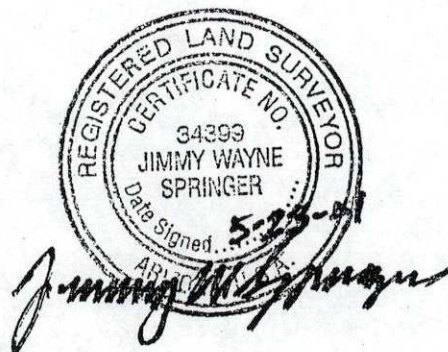
THENCE SOUTH 88 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST (MEASURED) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (RECORD), ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 966.37 FEET (MEASURED) 966.48 FEET (RECORD);

THENCE SOUTH 01 DEGREES 02 MINUTES 23 SECONDS WEST (MEASURED) SOUTH 01 DEGREES 02 MINUTES 26 SECONDS WEST (RECORD), A DISTANCE OF 1287.18 FEET (MEASURED) 1286.68 FEET (RECORD);

THENCE NORTH 89 DEGREES 44 MINUTES 10 SECONDS WEST (MEASURED) NORTH 89 DEGREES 45 MINUTES 46 SECONDS WEST (RECORD), A DISTANCE OF 967.61 FEET (MEASURED & RECORD);

THENCE NORTH 01 DEGREES 05 MINUTES 54 SECONDS EAST (MEASURED) NORTH 01 DEGREES 05 MINUTES 38 SECONDS EAST (RECORD), ALONG A LINE 33.00 FEET EAST OF AND PARALLEL THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1282.99 FEET (MEASURED) 1282.70 FEET (RECORD) TO THE **POINT OF BEGINNING**.





KEYED NOTES:

1. LANDSCAPE AND VIEW CORRIDOR
2. LAWN / RETENTION
3. SATED ENTRY
4. BIKE LAKE
5. DRIVEWAYS / RETENTION
6. LAWN OVER-FLOW PARKING
7. 2-STORY BUILDING 15,000 SQ. FT.
8. 2-STORY BUILDING 15,000 SQ. FT.
9. SINGLE STORY BUILDING 10,100 SQ. FT.
10. FOUNTAIN
11. MULTI-USE D.C. PATH
12. SINGLE STORY BUILDING 10,500 SQ. FT.
13. SINGLE STORY BUILDING 10,500 SQ. FT.
14. SINGLE STORY BUILDING 10,500 SQ. FT.
15. OPEN SPACE RETENTION
16. BIKEWAY
17. STABILIZED D.C. BIKE PATH
18. STABILIZED D.C. SIDEWALK
19. RANGLED MEDIAN LANDSCAPE W/7 DROUGHT TOLERANT TREES

RESIDENTIAL - CLUSTER DEVELOPMENT (PHASE II)
 GROSS SITE AREA 18.16 AC.
 32ND ST. R.O.W. (30' 1/2 ST. R.O.W.) 0.77 AC.
 PRIVATE ST. R.O.W. (28' R.O.W.) 2.26 AC.
 NET SITE AREA 15.13 AC.
 LOT COUNT 41
 DENSITY 2.26 DU/AC
 AVG. LOT SIZE 12,174 S.F.
 RESIDENTIAL OPEN SPACE TOTAL 5.61 AC.
 RETENTION OPEN SPACE 3.78 AC.
 TRACT OPEN SPACE 2.35 AC.
 TRACT OPEN SPACE 0.31 AC.
 SIDEWALK EASEMENT OPEN SPACE 2.23 AC.
 SETBACK OPEN SPACE 0.72 AC.

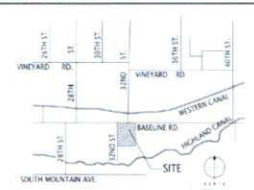
SITE DATA

GROSS SITE AREA (INC. R.O.W.)	30.25 AC.
SITE AREA MINUS EXIST. 33' BASELINE R.O.W.	29.49 AC.
OVERALL SITE OPEN SPACE	11.08 AC.
% OF NET SITE AREA	45%
SIDEWALK	7,128 L.F.
HORSETRAIL	1,258 L.F.
BIKE PATH	5,219 L.F.
EXISTING ZONING	MUA
PROPOSED ZONING	2-73-01-B
ZONING CASE #	0101219
SDV #	01-19634
RWA #	301-23-0004A
ASSESSOR'S PARCEL #	301-23-0008
	301-23-014/301-23-08
WATER	CITY OF PHOENIX
SEWER	CITY OF PHOENIX
REFUSE COLLECTION	CITY OF PHOENIX
FIRE PROTECTION	CITY OF PHOENIX
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	QWEST COMMUNICATIONS
STREET MAINTENANCE	CITY OF PHOENIX / PRIVATE

EXPLANATORY STATEMENT

The Village at South Mountain is a 30.25 acre mixed-use development of residential homes and office, restaurant and retail outlets. Zoning requested is MUA. The residential portion contains 41 lots with an average lot size of 12,373 sq. ft.

VICINITY MAP



CONCEPTUAL SITE PLAN



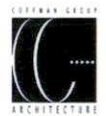
The Village at South Mountain

32nd Street and Baseline

Phoenix, Arizona

27 August 2001

Developed By:
 Village People, LP



1830 WEST DRAKE DRIVE
 SUITE 100
 TEMPE, ARIZONA 85281
 TELEPHONE 480.777.1231
 FACSIMILE 480.777.1884

EXHIBIT E

EXHIBIT E

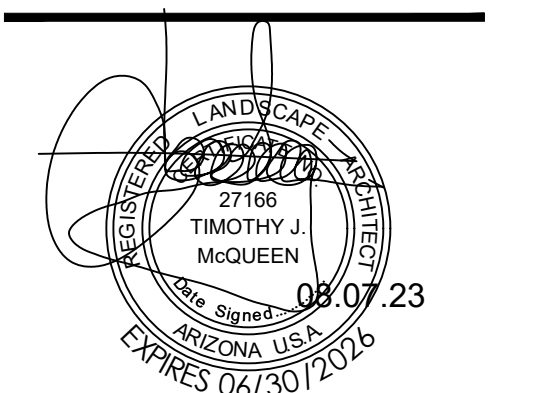


**NEW SUB-DIVISION
32ND STREET AND BASELINE
PHOENIX, ARIZONA**

T.J. McQueen & Associates, Inc.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602)265-0320

EMAIL: timmcqueen@tjma.net

[illegible]

SHEET TITLE:

ISSUE DATE: 08.07.22

DRAWN BY: STAFF

CHECKED BY: T.JMCO

PROJECT No.: 23228

SHEET: **1 of 4**

La 01

Table 1

KIVA NO:
PAPP NO:
SDEV NO:
LSPL NO:
Q-S NO:

La.01

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

SCALE: 1"=30'-00"

NOTES

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.


ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN

ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.


SIGNATURE OF COPYRIGHT OWNER

07-26-23
DATE

THOMAS A. WEBER
PRINT NAME OF COPYRIGHT OWNER

07-26-23
DATE

STIPULATIONS FOR ZONING CASE #Z-73-01-6

- SITE PLANNING:
 - THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATED AUGUST 27, 2001, WITH SPECIFIC REGARD TO AREAS TO BE COUNTED TOWARDS APPROXIMATION OF 50% OPEN SPACE REQUIREMENTS IN THE MUA, MAY BE APPROVED BY DSD, AND REPRESENTED BY:
 - A CIRCULAR OPEN SPACE TRACT IN THE RESIDENTIAL AREA
 - A LINEAR PEDESTRIAN TRACTS IN THE EAST AND SOUTH CONNECTING TO ADJACENT PROPERTIES
 - A PEDESTRIAN LINK FROM THE RESIDENTIAL TO THE COMMERCIAL AREAS IN THE NORTH AND CROSSING 32ND STREET
 - LANDSCAPED-TREE LINED STRIPS THAT RUN ALONG BOTH SIDES OF ALL LOCAL STREET IN THE RESIDENTIAL AREA, THIS LANDSCAPED STRIP SHALL INCLUDE A MEANDERING SIDEWALK AS SHOWN ON SITE PLAN.
 - THAT A HOME OWNERS ASSOCIATION (HOA) BE CREATED TO MAINTAIN ALL AREAS SPECIFIED IN 1. a).
 - THAT A DESIGN FRO THE GATED ENTRY FOR THE RESIDENTIAL AREA SHALL BE PROVIDED TO PHO FOR REVIEW PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
 - THAT SOLID WALLS BE ALLOWED ON THE INTERIOR PERIMETER WALLS (EAST AND SOUTH) NOT THE WALLS ALONG 32ND STREET OR BASELINE ROAD. THESE SOLID WALLS MUST INCORPORATE CONTROLLED GATES WHERE THEY INTERSECT THE LINEAR PEDESTRIAN TRACTS IN THE EAST AND SOUTH THAT CONNECT ADJACENT PROPERTIES SO PEDESTRIAN CONNECTIONS WITH FUTURE ADJACENT DEVELOPMENT IS ALLOWED.
- BUILDING DESIGN:
 - RESIDENTIAL BUILDINGS
 - THAT ONLY ONE-STORY HOUSES SHALL BE BUILT ON THE SOUTH OF THE PROPERTY AND 30% OF THE OVERALL UNITS SHALL BE ONE-STORY.
 - THE FLOOR PLANS SHALL BE CONSISTENT WITH THE ELEVATIONS THAT REFLECT A RURAL DESIGN BASED ON "TUSCAN ARCHITECTURE" STYLE ILLUSTRATED BY THE APPLICANT.
- STREETS AND RIGHTS-OF-WAY:
 - THAT A RIGHT-OF-WAY TOTALING 60 FEET SHALL BE DEDICATED FOR THE HALF OF BASELINE ROAD.
 - THAT RIGHT-OF-WAY FOR 32ND STREET REALIGNMENT SHALL BE DEDICATED AS PER PLANS APPROVED BY THE CITY OF PHOENIX. THE FUTURE INTERSECTION FOR 32ND STREET AND BASELINE ROAD SHALL BE FLARED TO MATCH THE EXISTING IMPROVEMENTS ON THE NORTH SIDE. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED TO ACCOMMODATE LEFT TURN ACCESS TO THE PROPOSED DRIVEWAYS.
 - THE A 21 FOOT BY 21 FOOT RIGHT OF WAY TRIANGLE SHALL BE DEDICATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF 32ND STREET AND BASELINE ROAD.
 - THAT SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED TO ACCOMMODATE A BUSBAY (DETAIL P-1256) ON BASELINE ROAD EAST OF 32ND STREET (NEW REALIGNMENT).
 - THAT RIGHTS-OF-WAY DEDICATIONS AND STREET ALIGNMENTS FOR LOCAL STREETS WITHIN THE SUBDIVISION WILL BE DETERMINED BY DSD AT THE TIME OF PRELIMINARY SUBDIVISION PLAT REVIEW.
 - THAT THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALKS, CURB RAMPS, STREELIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE CITY. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
 - THE APPLICANT SHALL COMPLETE AND SUBMIT THE DEVELOPER PROJECT INFORMATION FORM FOR THE MAG TRANSPORTATION IMPROVEMENT PROGRAM TO THE STREET TRANSPORTATION DEPARTMENT (602-262-6193). THIS FORM IS A REQUIREMENT OF THE EPA TO MEET CLEAN AIR QUALITY REQUIREMENTS.
 - THAT SUFFICIENT RIGHT-OF-WAY MUST BE PROVIDED FOR AN UNDERGROUND TUNNEL CROSSING BASELINE ROAD RUNNING ON THE WEST SIDE OF 32ND STREET (REALIGNMENT) AS MAY BE APPROVED BY THE PARKS, RECREATION AND LIBRARY DEPARTMENT AND STREET TRANSPORTATION DEPARTMENT. THIS RIGHT-OF-WAY SHOULD BE APPROXIMATELY 100 FEET BY 50 FEET FROM THE RIGHT-OF-WAY OF BASELINE ROAD, AT SWC OF BASELINE ROAD AND 32ND STREET (REALIGNMENT).
- TRAILS
 - THAT A 25 FOOT EASEMENT SHALL BE PROVIDED ON THE WEST SIDE OF 32ND STREET AND ALONG BASELINE ROAD TO INCORPORATE A MULTI-USE TRIAL AS INDICATED ON THE SOUTH MOUNTAIN VILLAGE/LAVEEN VILLAGE TRAIL SYSTEM MAP. PLANS MUST BE SUBMITTED TO THE PARKS, RECREATION AND LIBRARY DEPARTMENT FOR FINAL APPROVAL.
- OTHER ISSUES:
 - THAT UPON APPROVAL OF THIS REQUEST BY THE CITY COUNCIL, THE SOUTH MOUNTAIN VILLAGE PLANNING WILL BE NOTIFIED OF SUBSEQUENT MODIFICATIONS AND/OR DELETIONS OF STIPULATIONS AND/OR VARIANCES.
 - THAT THE DEVELOPMENT SHALL COMMENCE CONSTRUCTION WITHIN 24 MONTHS OF THE REZONING REQUEST APPROVAL BY CITY COUNCIL.

VARIANCES AND USE PERMIT PER ZONING CASE #ZA-690-01-6

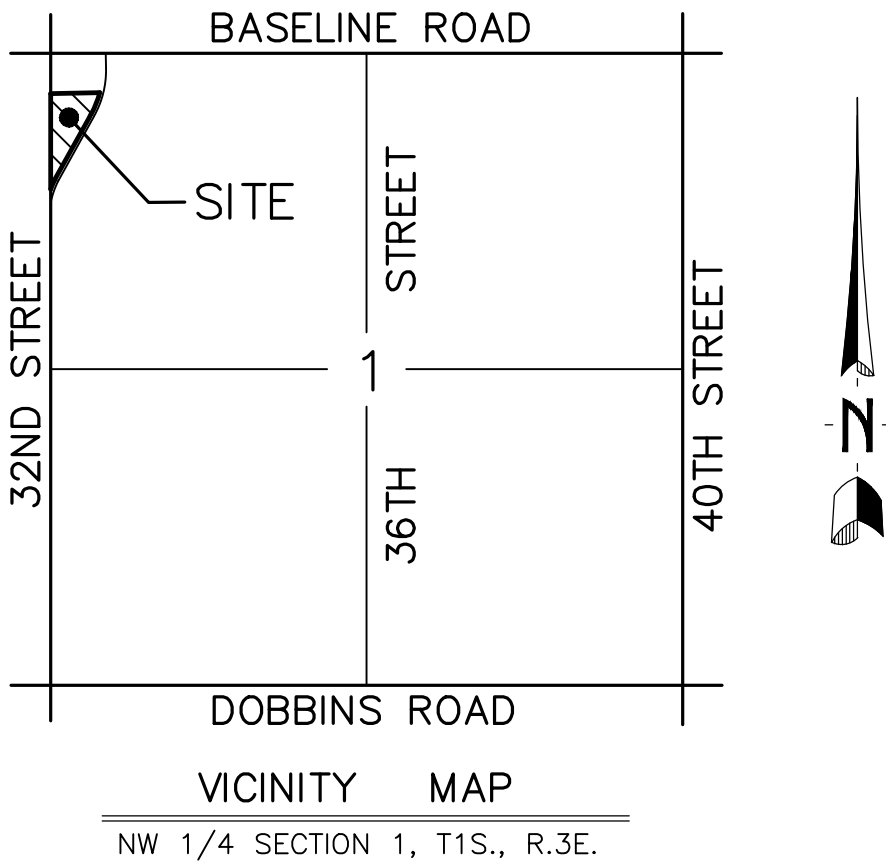
1. VARIANCES

- TO ALLOW A DENSITY OF 2.25 DWELLING UNITS PER ACRE.
- TO ALLOW LESS THAN THE REQUIRED 50% OPEN SPACE IN THE AMOUNTS DEPICTED ON THE SITE PLAN DATE AUGUST 27, 2001.
- TO ALLOW RESIDENTIAL REAR AND SIDE SETBACKS THAT, ON A LOT-BY-LOT BASIS, ARE NO LESS THAN THE BUILDING AND GARAGE SETBACKS OF THE R1-10 ZONING DISTRICT.
- TO ALLOW 35% MAXIMUM LOT COVERAGE ON ALL RESIDENTIAL LOTS.
- TO ALLOW PARKING OR MANEUVERING AREAS WITHIN THE WESTERN PERIMETER SETBACK OF THE COMMERCIAL COMPONENT OF THE DEVELOPMENT.
- TO PERMIT VINES AND SHRUBS TO NOT BE PLANTED ON THE EXTERIOR OF THE SOLID MASONRY FENCE ON THE SOUTH AND EAST PERIMETERS OF THE RESIDENTIAL DEVELOPMENT
- TO ALLOW DEVELOPMENT WITHIN THE REQUIRED SETBACK ON THE WEST SIDE OF 32ND STREET ADJACENT TO THE LAND DEDICATED FOR CONSTRUCTION OF AN EQUESTRIAN UNDERPASS.
- TO PERMIT THE APPLICATION OF THE SPECIAL STANDARDS AND USES OF SECTION 649(J) EXCEPT FOR THE MAXIMUM ACREAGE REQUIREMENT, TO THE COMMERCIAL COMPONENT OF THE PROPERTY.

2. USE PERMITS

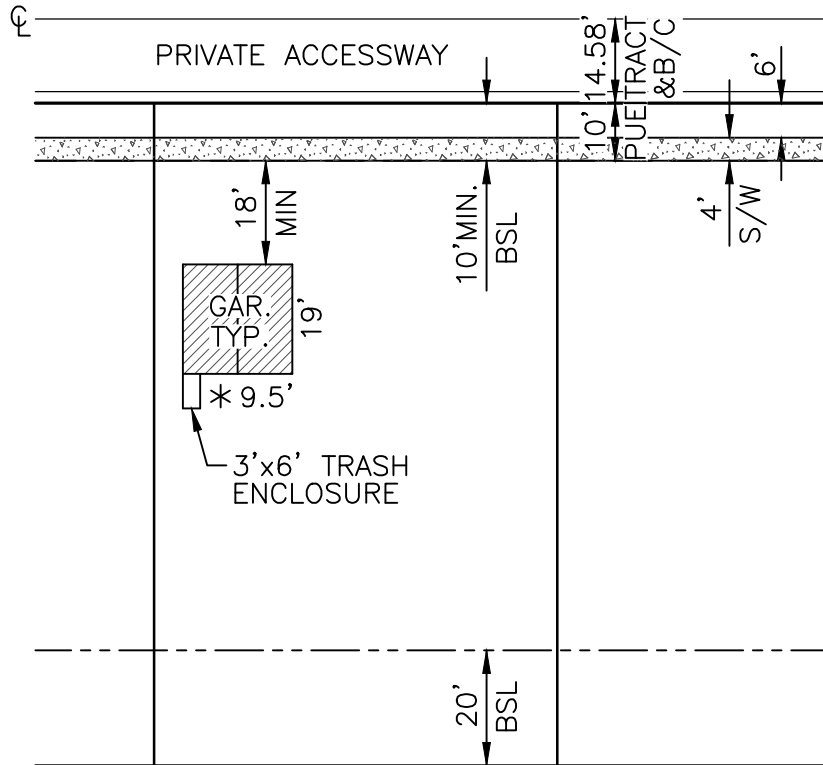
- TO ALLOW OUTDOOR DINING WITHIN 300 FEET OF A RESIDENTIAL ZONE OR USE.
- TO ALLOW OUTDOOR CONSUMPTION OF ALCOHOL.

PRELIMINARY SITE PLAN
FOR
BASELINE 32
"A MIXED USED AGRICULTURAL (M.U.A.) PLANNED RESIDENTIAL DEVELOPMENT"
SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

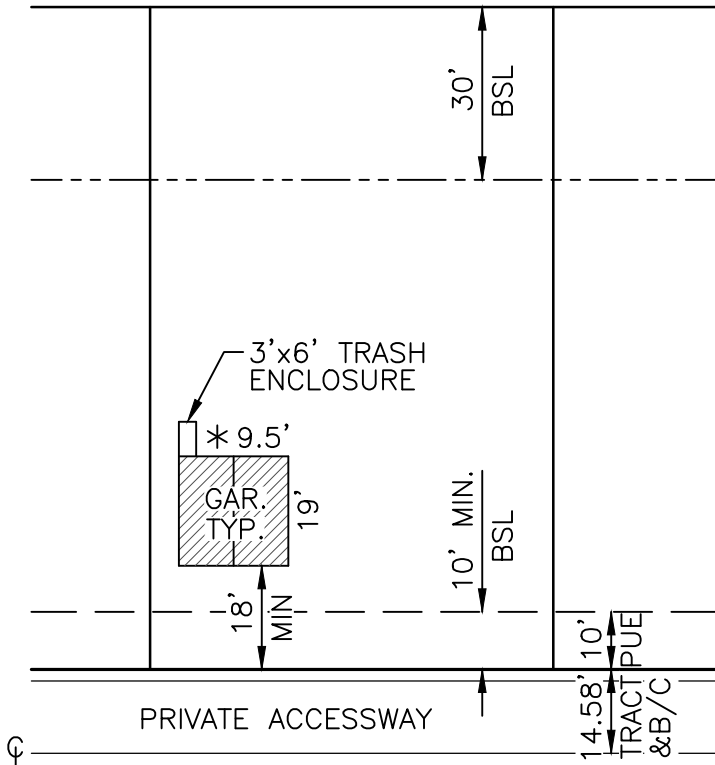


VICINITY MAP
NW 1/4 SECTION 1, T1S., R.3E.

TRACT TABLE		
TRACT	AREA	USE
"A"	29,682 SF. 0.6814 AC.	PRIVATE ACCESSWAY, PUBLIC WATER & SEWER, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE VEHICLE.
"B"	34,471 SF. 0.7913 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E., RETENTION AND OPEN SPACE
"C"	5,071 SF. 0.1164 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E.
"D"	1,029 SF. 0.0236 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E.
TOTAL	70,253 SF. 1.6127 AC.	



TYPICAL LOT WITH SIDEWALK
* MINIMUM 2 SPACES AT 9.5'x19'



TYPICAL LOT WITHOUT SIDEWALK
* MINIMUM 2 SPACES AT 9.5'x19'

LEGEND

- INDICATES SUBDIVISION CORNER
- INDICATES FIRE HYDRANT
- INDICATES PUBLIC UTILITY EASEMENT AT ALL LOT FRONTAGE UNLESS OTHERWISE NOTED
- B.S.L. INDICATES MINIMUM BUILDING SETBACK LINES
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.A.E. INDICATES PUBLIC ACCESS EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON ACCESS EASEMENT

SITE DATA

EXISTING ZONING: M.U.A.
PROPOSED ZONING: M.U.A.
GROSS ACRES: 4.6222 ACRES OR 201,344 S.F.
NET ACRES: 3.9815 ACRES OR 173,433 S.F.
TOTAL NUMBER OF LOTS: 10
PROPOSED DENSITY: 2.16 D.U. PER ACRE
DENSITY CALCULATION: (# OF LOTS/GROSS ACRES - 10/4.62=2.16)
TYPICAL LOT SIZE: 70'x110'
BUILDING HEIGHT: 2 STORIES AND 30'
LOT SALES: YES
COMMON RETENTION
APN: 301-23-119A
WATER, SEWER, AND SANITATION SERVICES BY THE CITY OF PHOENIX.
ELECTRIC SERVICE BY S.R.P.
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY CENTURYLINK
CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENT SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
40" MAXIMUM HEIGHT FOR TRANSFORMERS, CABINETS, AND OTHER EQUIPMENT WITHIN PERIMETER STREET FRONTAGES.

LOT COVERAGE

CALCULATION:
MAX. COVERAGE (%) X $\left(\frac{\text{NET AREA} - \text{STREET AREA}}{\text{#OF LOTS (PLUS 1 FOR OPEN SPACE)}} \right)$ = MAX. ALLOWABLE AREA UNDER ROOF PER LOT
$$\frac{(0.35) \left(\frac{3,9815 - 0.6814}{11} \right) (43,560)}{11} = 4,574 \text{ S.F. MAXIMUM ALLOWABLE AREA PER LOT}$$

OPEN SPACE

NET ACRES: 3.9815 AC. OR 173,433 S.F. X .21* = 36,421 S.F. REQUIRED
34,471 S.F. PROVIDED

* PER APPROVED FINAL SITE PLAN (KIVA #01-19634)

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST SUBDIVISION CORNER AS SHOWN IN THE PLAT OF "VILLAGE AT SOUTH MOUNTAIN", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 650 OF MAPS, PAGE 23, FROM WHICH THE PLATTED INTERSECTION OF BASELINE ROAD AND 32ND STREET BEARS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 465.00 FEET;

THENCE SOUTH 01 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 340.64 FEET TO THE NORTHWESTERLY PROPERTY CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 445.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 75 DEGREES 14 MINUTES 10 SECONDS WEST A DISTANCE OF 787.48 FEET, SAID POINT ALSO BEING ON THE MONUMENT LINE OF 32ND STREET;

THENCE CONTINUING ALONG SAID MONUMENT LINE OF 32ND STREET THROUGH A CENTRAL ANGLE OF 15 DEGREES 21 MINUTES 30 SECONDS AND AN ARC LENGTH OF 211.09 FEET, THE CHORD OF WHICH BEARS SOUTH 22 DEGREES 26 MINUTES 35 SECONDS WEST, A DISTANCE OF 210.45 FEET TO A POINT ON SAID MONUMENT LINE;

THENCE CONTINUING ALONG SAID MONUMENT LINE, SOUTH 30 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 630.65 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS SOUTH 59 DEGREES 52 MINUTES 35 SECONDS EAST A DISTANCE OF 500.00 FEET;

THENCE CONTINUING ALONG SAID MONUMENT LINE THROUGH A CENTRAL ANGLE OF 09 DEGREES 39 MINUTES 13 SECONDS AND AN ARC LENGTH OF 84.25 FEET, THE CHORD OF WHICH BEARS SOUTH 25 DEGREES 17 MINUTES 48 SECONDS WEST A DISTANCE OF 84.15 FEET TO A POINT ON SAID MONUMENT LINE;

THENCE NORTH 69 DEGREES 31 MINUTES 48 SECONDS WEST A DISTANCE OF 30.02 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 34 SECONDS EAST, A DISTANCE OF 805.71 FEET TO THE TRUE POINT OF BEGINNING.

ZONING #Z-73-01-6
KIVA #21-4580
SDEV #1900338
PAPP #1904506
Q.S. #01-35

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
9010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY SITE PLAN
BASELINE 32
"AN M.U.A. PLANNED RESIDENTIAL DEVELOPMENT"
ARIZONA

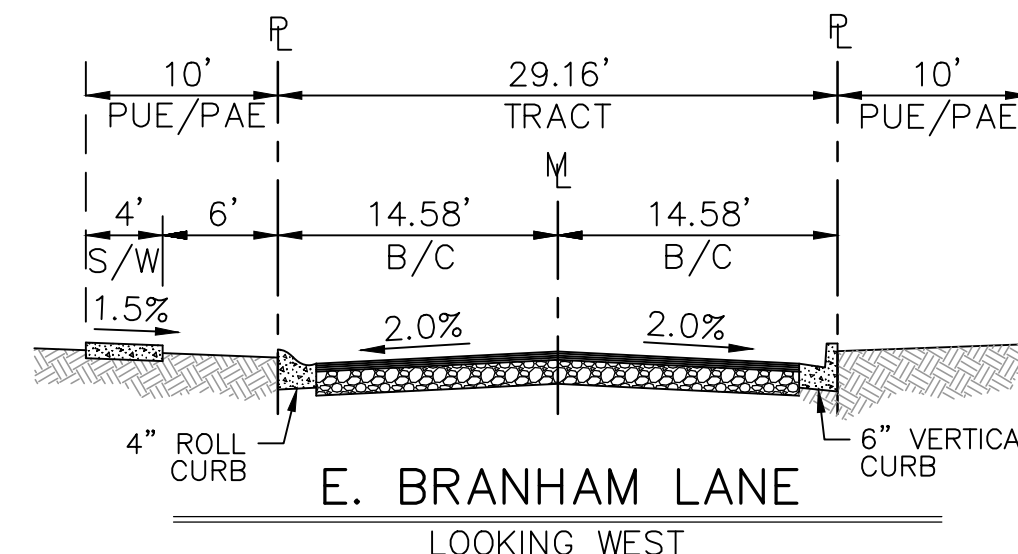
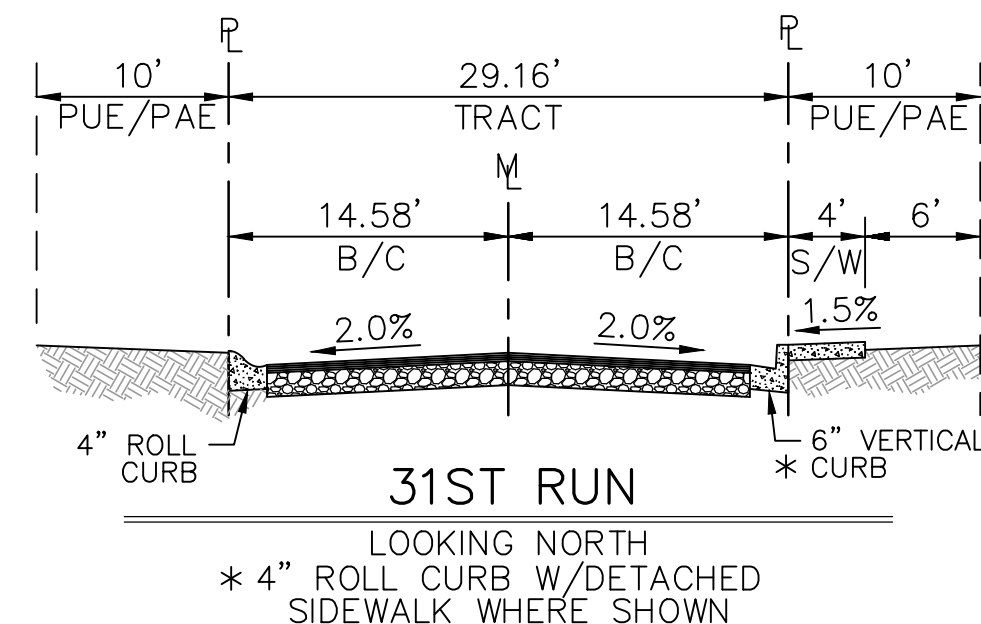
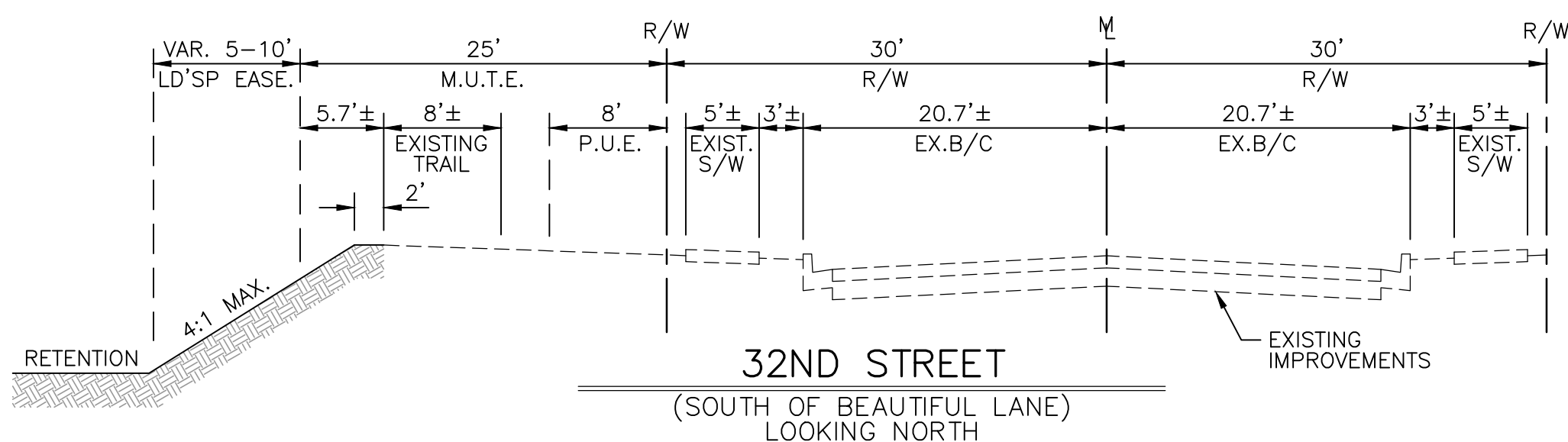
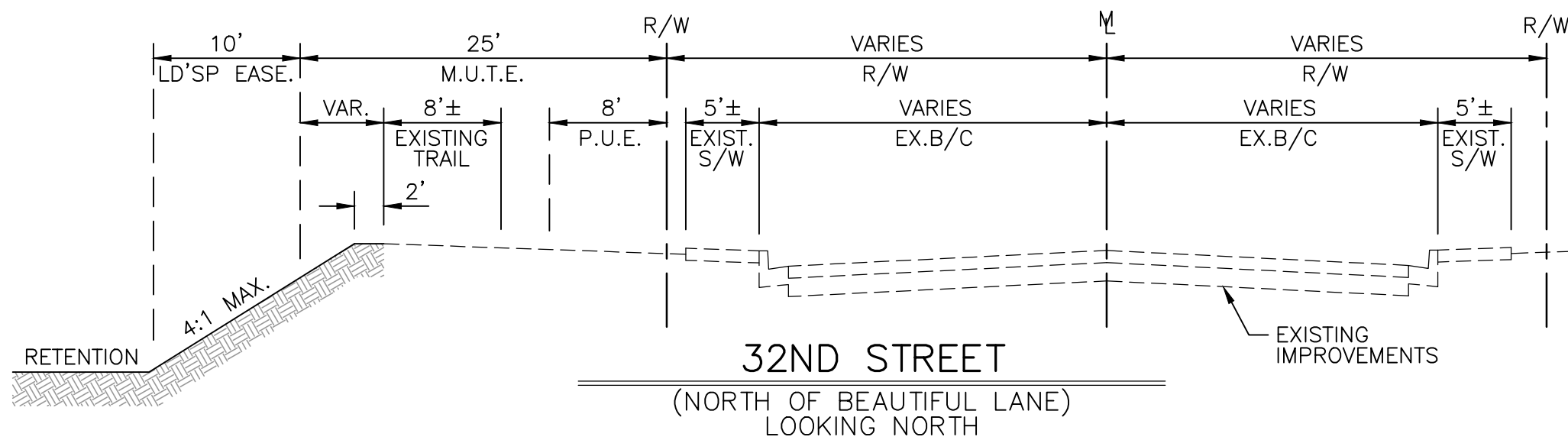
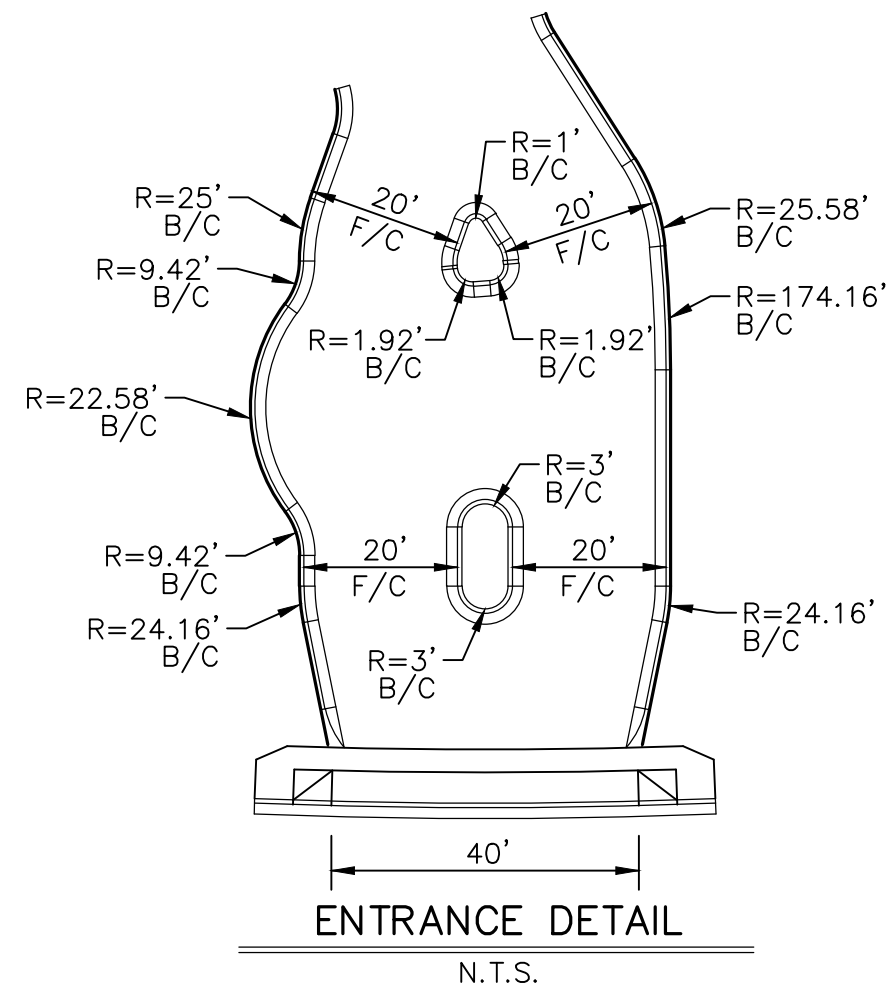
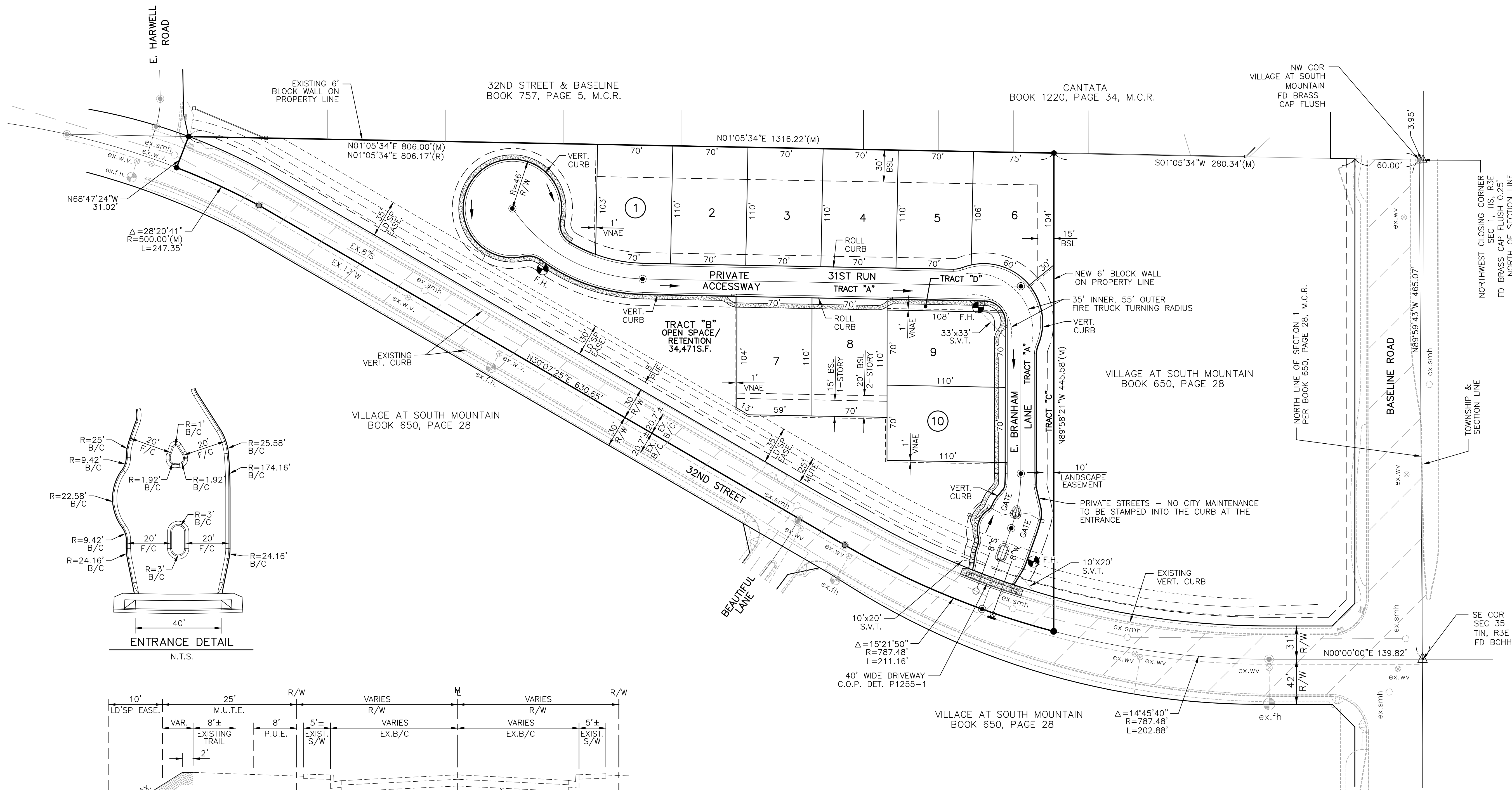
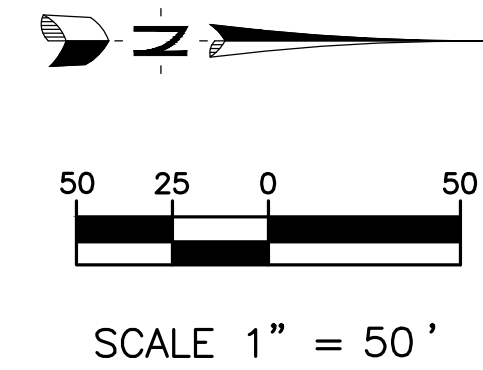
Revised
7-19-23

Date
5-8-23

As-Built

Job No.
210901

1 OF 2



ZONING #Z-73-01-6
KIVA #21-4580
SDEV #1900338
PAPP #1904506
Q.S. #01-35

PRELIMINARY SITE PLAN
BASILINE 32
"AN M.U.A. PLANNED RESIDENTIAL DEVELOPMENT"

Revised
7-19-23

Date
5-8-23
As-Built
Job No.
210901

EXHIBIT F

Open Space: 33,205 sq.ft.

TOTAL AREA: 33,205 S.F.

The Village at South Mountain

32nd Street and Baseline
Phoenix, Arizona

15 August 2001



Open Space: 33,100 sq.ft.

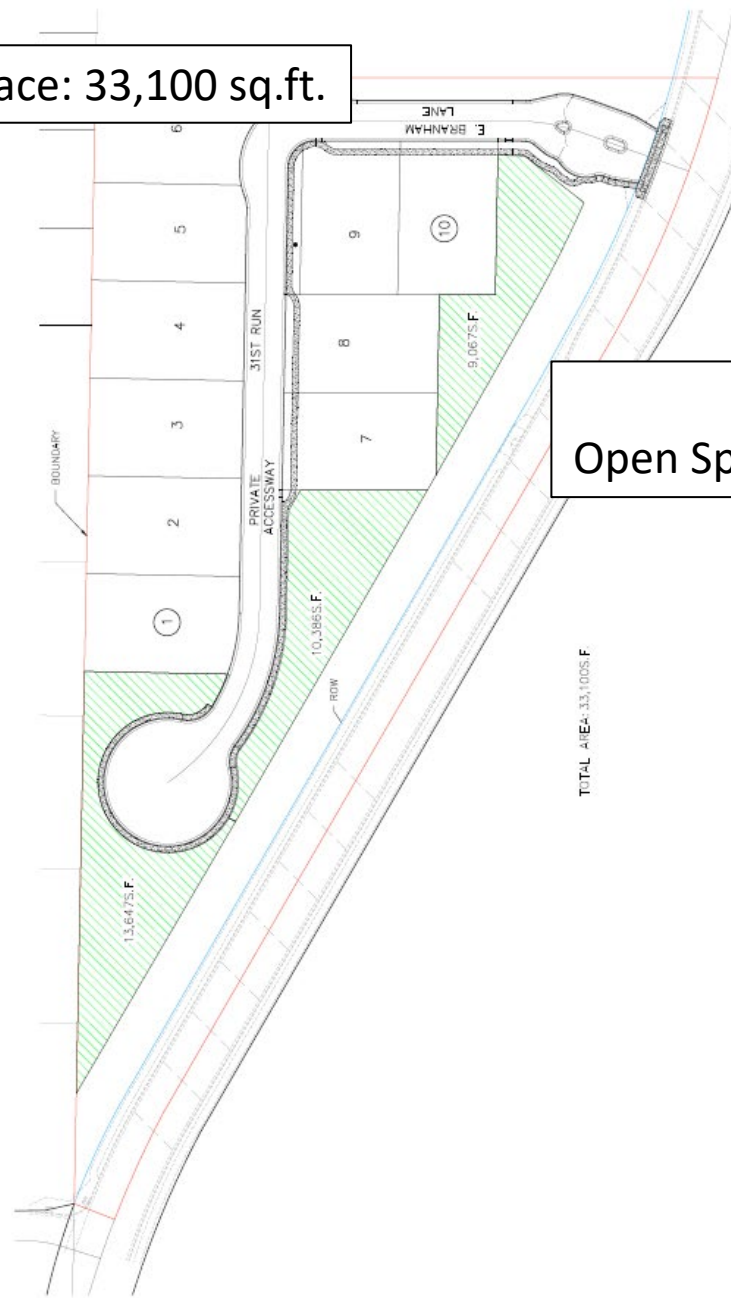


Exhibit F
Open Space Comparison



City of Phoenix

PLANNING DEPARTMENT

November 1, 2001

Village People Limited Partnership
1820 West Drake Drive, #108
Tempe, AZ 85283

Dear Village People Limited Partnership:

RE: Z-73-01-8

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on October 31, 2001, concurred in the recommendation of the Planning Commission and has approved, with modified stipulations application Z-73-01-8 for MUA, for approximately 30.2 acres located on the southeast corner of 32nd Street and Baseline Road.

STIPULATION

1. Site Planning:

- Mod** **a)** That the development shall be in general conformance with the site plan dated August 27, 2001, with specific regard to areas to be counted towards approximation of the 50% open space requirements in the MUA, as may be approved by DSD, and represented by:
- A circular open space tract in the residential area
 - Linear pedestrian tracts in the east and south connecting to adjacent properties
 - A pedestrian link from the residential to the commercial areas in the north and crossing 32nd Street.
- Mod** **b)** Landscaped-tree lined strips that run along both sides of all local streets in the residential area. This landscaped strip shall include a meandering sidewalk as shown on the site plan.
- Del** **c)** That the height for commercial buildings be limited to one story along Baseline Road, as specified on the site plan.
- Mod** **d)** That a Homeowners Association (HOA) be created to maintain all areas specified in 1. a).
- e)** That a design for the gated entry for the residential area shall be provided to the PHO for review prior to Preliminary Site Plan approval.

- Mod f) That solid walls be allowed on the interior perimeter walls (east and south) not the walls along 32nd Street or Baseline Road. These solid walls must incorporate controlled gates where they intersect the linear pedestrian tracts in the east and south that connect to adjacent properties so pedestrian connections with future adjacent developments is allowed.
- Del g) That 81 parking stalls between the residential and commercial use shall be built with an alternative paving material.

2. Building Design:

2.1 Commercial Buildings

- Del a) That the applicant shall submit detailed elevations of the commercial buildings detailing the open areas between the buildings. These connections shall be made through "transparent" type of architectural elements working as shading devices. These elements may include arcades, ramadas, isolated-decorative walls, columns, and other elements that help define and support a shaded pedestrian environment but allow the flow of vistas. This information shall be submitted for review to the Planning Hearing Officer at the time of Preliminary Site Plan Approval.

2.2 Residential Buildings

- Mod a) That only one-story houses shall be built on the south property line and 30% of overall units shall be at one story.
- Mod b) The floor plans shall be consistent with the elevations that reflect a rural design based on the "Tuscan Architecture" style illustrated by the applicant.

3. Streets and rights-of-way:

- Del a) That a right-of-way totaling 60 feet shall be dedicated for the south half of Baseline Road.
- Del b) That right-of-way for 32nd Street realignment shall be dedicated as per plans approved by the City of Phoenix. The future intersection for 32nd Street at Baseline Road shall be flared to the minimum extent necessary and tapered in the shortest reasonable distance to function with the existing improvements on the north side of Baseline and with the future 40 foot of pavement within the 60 foot of Right-of-Way planned for 32nd Street on the south side of Baseline. Additional improvements may be required to accommodate left turn access to the proposed driveways.
- Del c) That a 21 foot by 21 foot right-of-way triangle shall be dedicated at the southeast and southwest corners of 32nd Street and Baseline Road.
- Del d) That sufficient right-of-way shall be dedicated to accommodate a busbay (Detail P-1256) on Baseline road east of 32nd Street (new realignment).
- Del e) That rights-of-way dedications and street alignments for local streets within the subdivision will be determined by DSD at the time of Preliminary Subdivision Plat Review.
- Del f) That 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 city. All improvements shall comply with all ADA accessibility standards.

- Del g) The applicant shall complete and submit the Developer Project Information form for the MAG Transportation Improvement Program to the Street Transportation Department (602-262-6193). This form is a requirement of the EPA to meet clean air quality requirements.
- Del h) That sufficient right-of-way must be provided for a underground tunnel crossing Baseline Road running on the west side of the 32nd Street (realignment) as may be approved by the Parks, Recreation and Library Department and Street Transportation Department. This right-of way should be approximately 100 feet by 50 feet from the right-of-way of Baseline Road, at the SWC of Baseline Road and 32nd Street realignment).

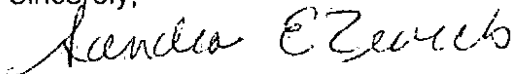
4. Trails:

- Mod a) That a 25 foot easement shall be provided on the west side of 32nd Street and along Baseline Road to incorporate a multi-use trail as indicated on the South Mountain Village/Laveen Village Trail System map. Plans must be submitted to the Parks, Recreation and Library Department for final approval.
- TC b) That the developer shall provide an alternative paving material where the entrance driveway crosses the equestrian trail. The alternative paving material shall be as wide as the equestrian trail and must be used across the entire width of the street or driveway. The alternate paving material and the material used at the street/trail interface shall be acceptable to the Parks, Recreation and Library Department and Street Transportation Department.

5. Other issues:

- Mod a) That upon approval of this request by City Council, the South Mountain Village Planning Committee will be notified of any subsequent modifications and/or deletions of stipulations and/or variances.
- Del b) That the development shall commence construction within 24 months of the rezoning request approval by City Council.

Sincerely,



Sandra E. Zwick
Planner III

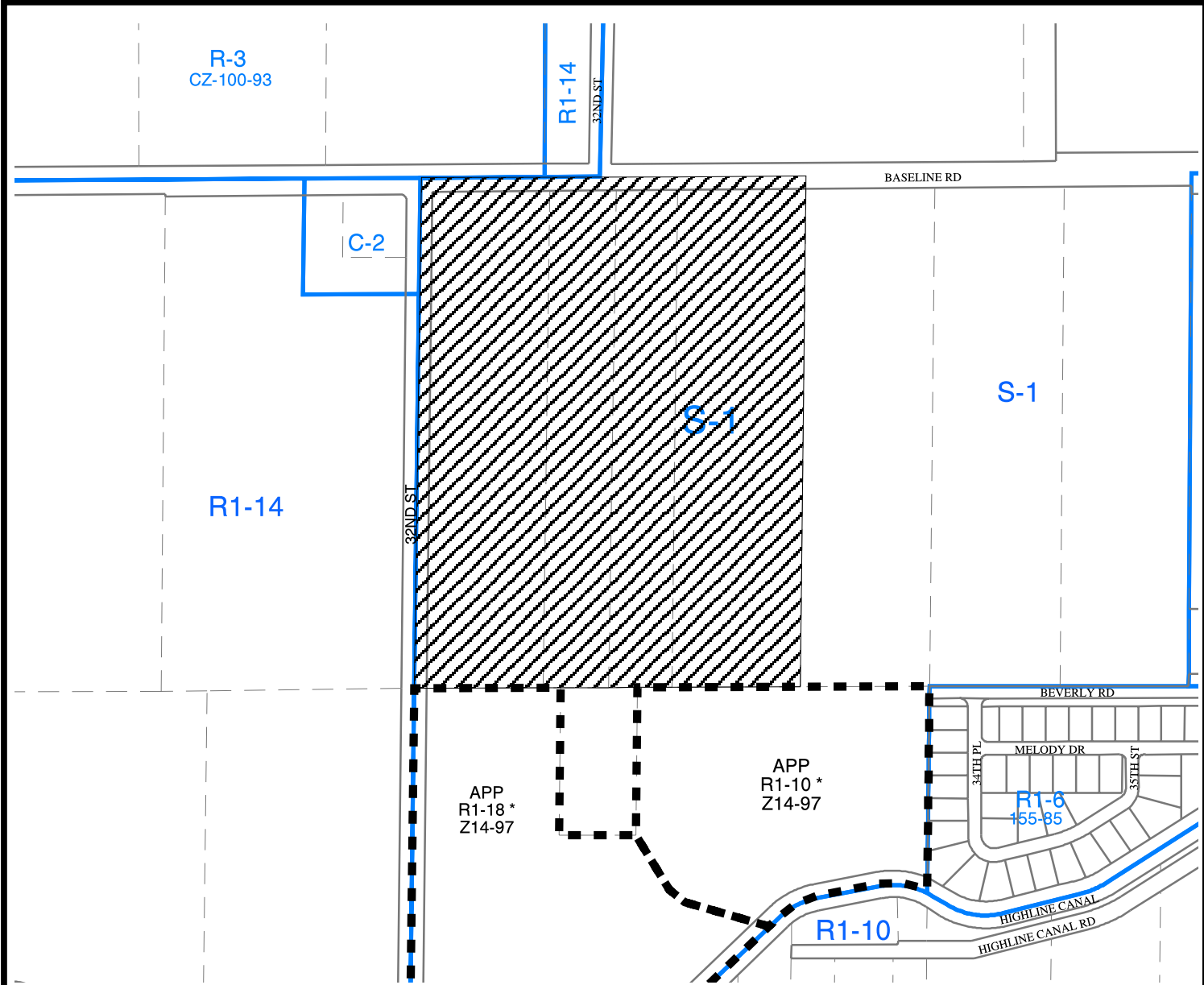
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C: City Clerk
Files

Tammy Henry (sent electronically)
E. J. Hyncik, Public Transit (sent electronically)
Book

Ed Bull, Burch & Cracchiolo PA, 702 East Osborn Road, Suite 200, Phoenix, AZ, 85014
Makai Delopmnt. Services Inc., Michael C, 1820 West Drake Drive, #108, Tempe, AZ, 85283

Jay Neville (sent electronically)
Karen Stovall
Dave Barrier, DSD, (sent electronically)
Miguel Victor (sent electronically)
Lynn West (sent electronically)

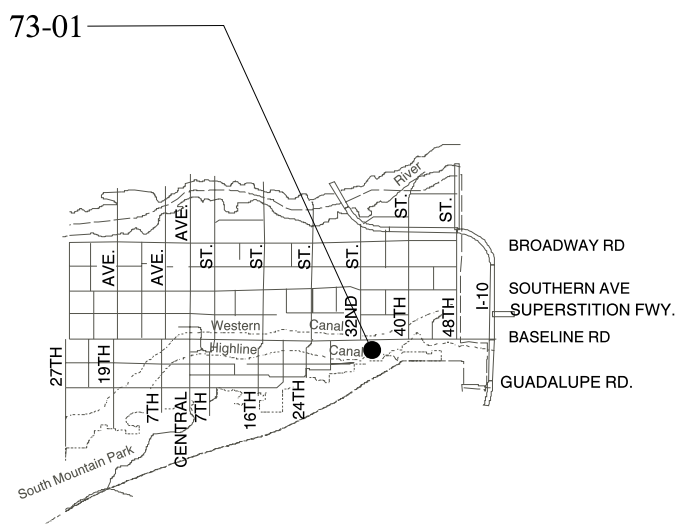


GRAPHIC SCALE IN FEET

CITY OF PHOENIX PLANNING DEPARTMENT

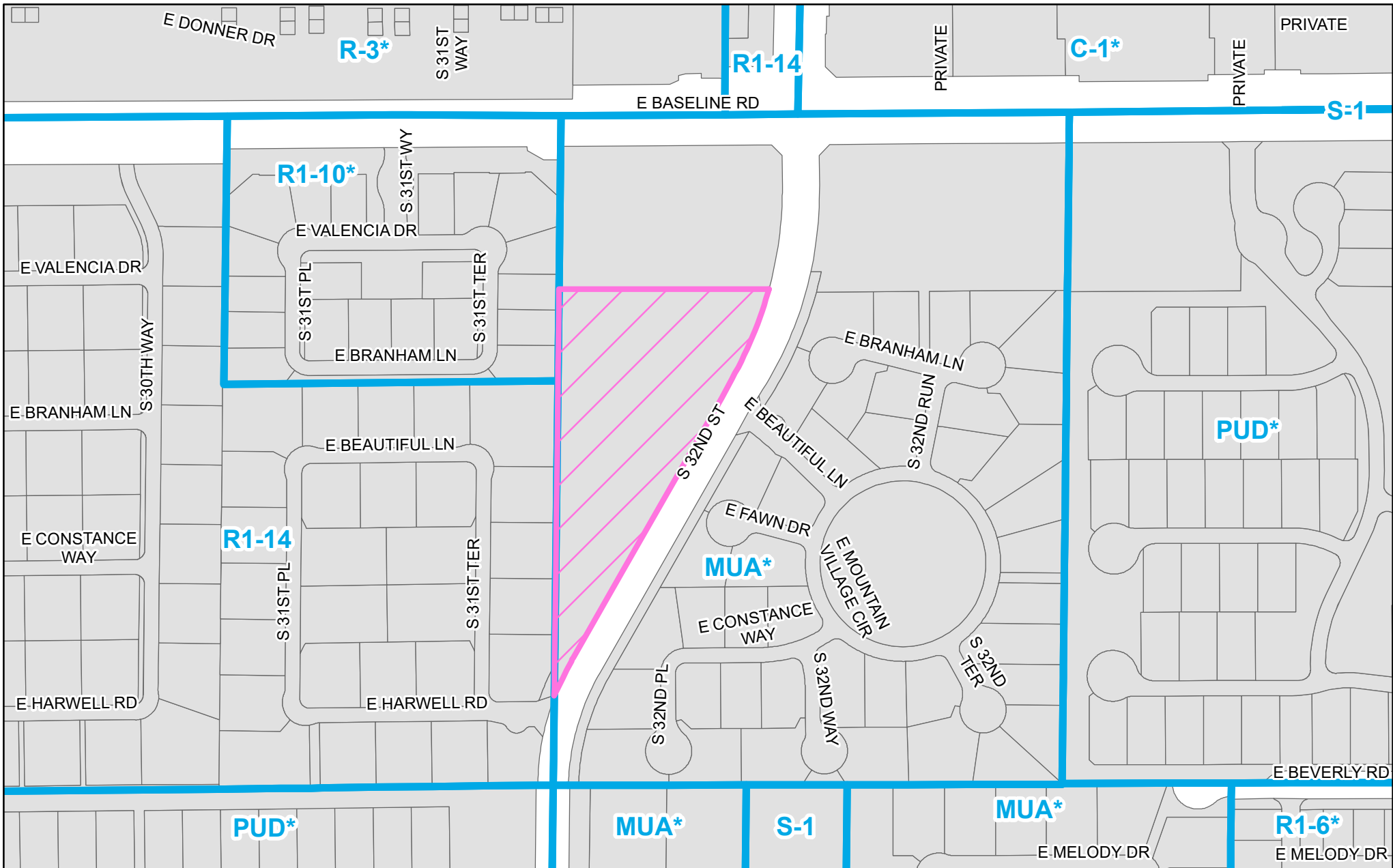
South Mountain Village

CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: MAKAI DEVELOPMENT SERVICES INC., MICHAEL C			REQUESTED CHANGE: FROM: S-1 TO: MUA	
APPLICATION NO. 73-01	DATE: 6-1-2001 REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 30.2 Acres	AERIAL PHOTO & QUARTER SEC. NO. 01-35	ZONING MAP D-10		
MULTIPLES PERMITTED	UNITS STANDARD OPTION		* UNITS P.R.D. OPTION	

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



PHO-2-23--Z-73-01-6(8)

Property Location: Approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road

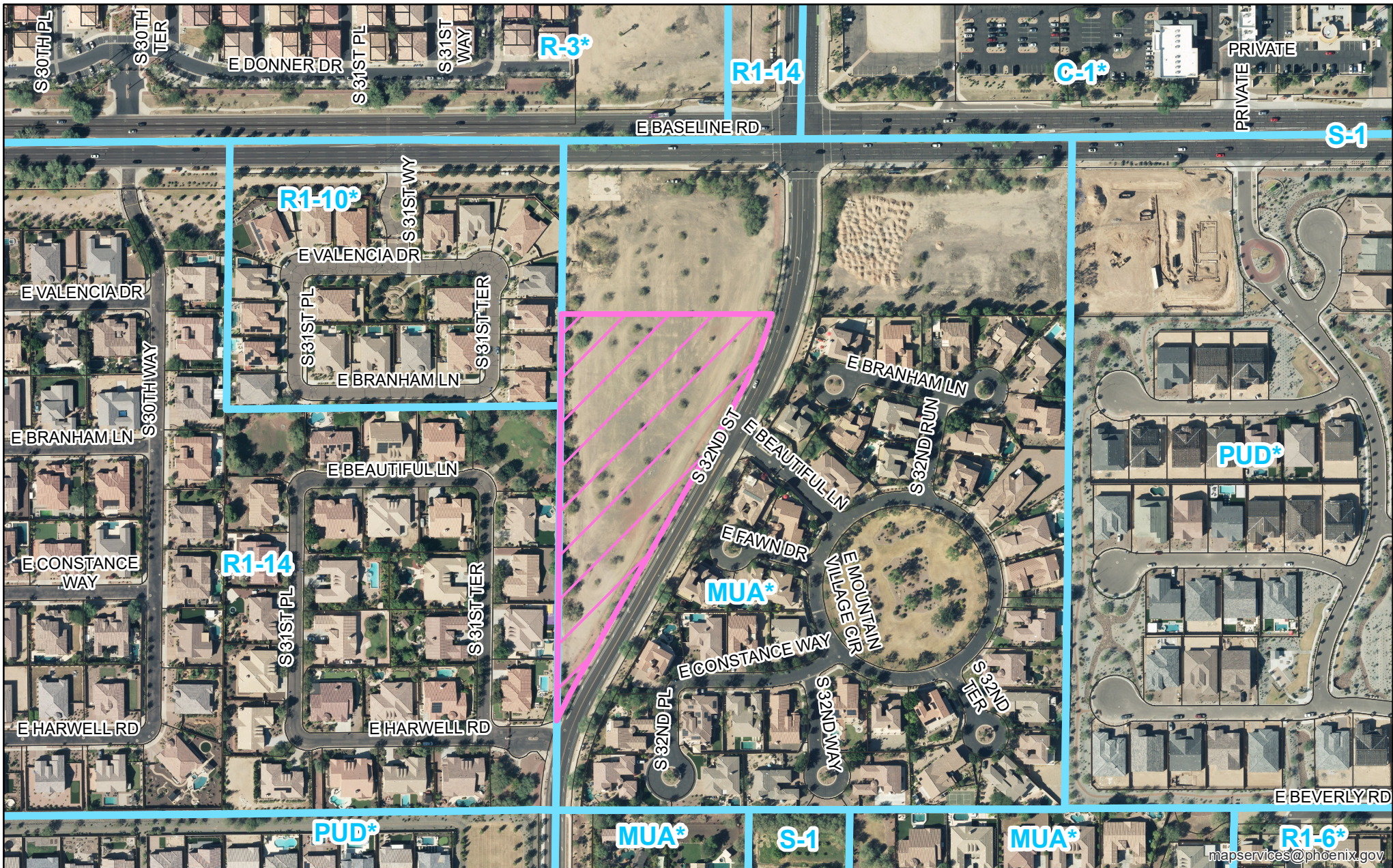


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 125 250 500 Feet





PHO-2-23--Z-73-01-6(8)

Property Location: Approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 125 250 500 Feet



NOTES

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN

ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER
DATE

THOMAS A. WEBER
PRINT NAME OF COPYRIGHT OWNER
DATE

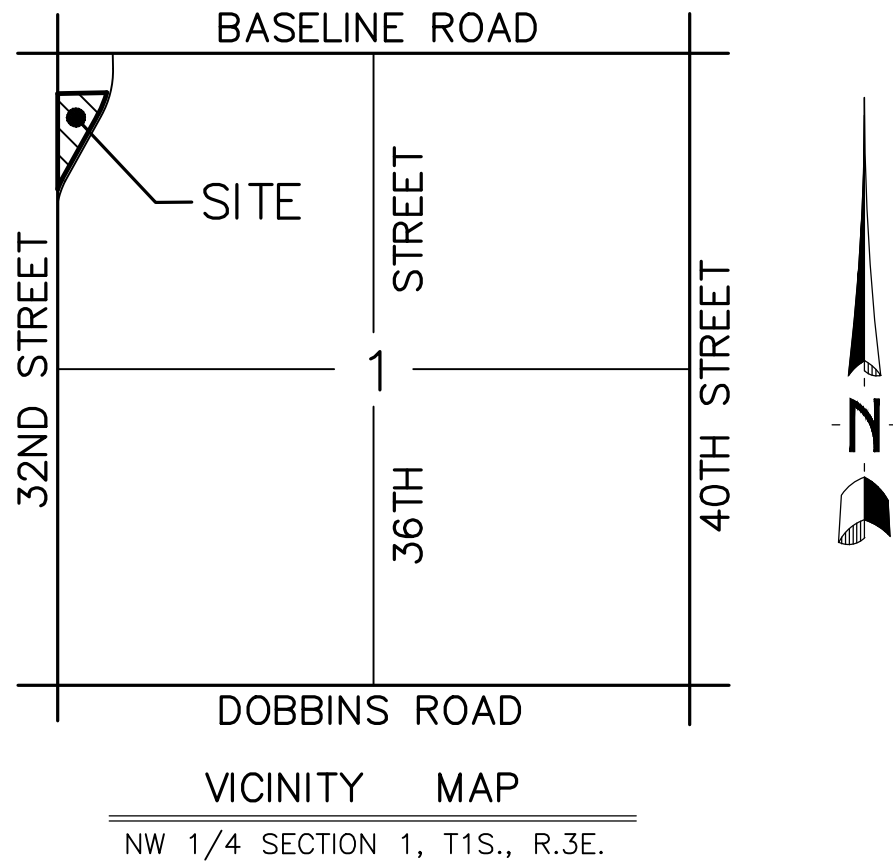
STIPULATIONS FOR ZONING CASE #Z-73-01-6

- SITE PLANNING:
 - THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATED AUGUST 27, 2001, WITH SPECIFIC REGARD TO AREAS TO BE COUNTED TOWARDS APPROXIMATION OF 50% OPEN SPACE REQUIREMENTS IN THE MUA, MAY BE APPROVED BY DSD, AND REPRESENTED BY:
 - A CIRCULAR OPEN SPACE TRACT IN THE RESIDENTIAL AREA
 - A LINEAR PEDESTRIAN TRACTS IN THE EAST AND SOUTH CONNECTING TO ADJACENT PROPERTIES
 - A PEDESTRIAN LINK FROM THE RESIDENTIAL TO THE COMMERCIAL AREAS IN THE NORTH AND CROSSING 32ND STREET
 - LANDSCAPED-TREE LINED STRIPS THAT RUN ALONG BOTH SIDES OF ALL LOCAL STREET IN THE RESIDENTIAL AREA, THIS LANDSCAPED STRIP SHALL INCLUDE A MEANDERING SIDEWALK AS SHOWN ON SITE PLAN.
 - THAT A HOME OWNERS ASSOCIATION (HOA) BE CREATED TO MAINTAIN ALL AREAS SPECIFIED IN 1. a).
 - THAT A DESIGN FRO THE GATED ENTRY FOR THE RESIDENTIAL AREA SHALL BE PROVIDED TO PHO FOR REVIEW PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
 - THAT SOLID WALLS BE ALLOWED ON THE INTERIOR PERIMETER WALLS (EAST AND SOUTH) NOT THE WALLS ALONG 32ND STREET OR BASELINE ROAD. THESE SOLID WALLS MUST INCORPORATE CONTROLLED GATES WHERE THEY INTERSECT THE LINEAR PEDESTRIAN TRACTS IN THE EAST AND SOUTH THAT CONNECT ADJACENT PROPERTIES SO PEDESTRIAN CONNECTIONS WITH FUTURE ADJACENT DEVELOPMENT IS ALLOWED.
- BUILDING DESIGN:
 - RESIDENTIAL BUILDINGS
 - THAT ONLY ONE-STORY HOUSES SHALL BE BUILT ON THE SOUTH OF THE PROPERTY AND 30% OF THE OVERALL UNITS SHALL BE ONE-STORY.
 - THE FLOOR PLANS SHALL BE CONSISTENT WITH THE ELEVATIONS THAT REFLECT A RURAL DESIGN BASED ON "TUSCAN ARCHITECTURE" STYLE ILLUSTRATED BY THE APPLICANT.
- STREETS AND RIGHTS-OF-WAY:
 - THAT A RIGHT-OF-WAY TOTALING 60 FEET SHALL BE DEDICATED FOR THE HALF OF BASELINE ROAD.
 - THAT RIGHT-OF-WAY FOR 32ND STREET REALIGNMENT SHALL BE DEDICATED AS PER PLANS APPROVED BY THE CITY OF PHOENIX. THE FUTURE INTERSECTION FOR 32ND STREET AND BASELINE ROAD SHALL BE FLARED TO MATCH THE EXISTING IMPROVEMENTS ON THE NORTH SIDE. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED TO ACCOMMODATE LEFT TURN ACCESS TO THE PROPOSED DRIVEWAYS.
 - THE A 21 FOOT BY 21 FOOT RIGHT OF WAY TRIANGLE SHALL BE DEDICATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF 32ND STREET AND BASELINE ROAD.
 - THAT SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED TO ACCOMMODATE A BUSBAY (DETAIL P-1256) ON BASELINE ROAD EAST OF 32ND STREET (NEW REALIGNMENT).
 - THAT RIGHTS-OF-WAY DEDICATIONS AND STREET ALIGNMENTS FOR LOCAL STREETS WITHIN THE SUBDIVISION WILL BE DETERMINED BY DSD AT THE TIME OF PRELIMINARY SUBDIVISION PLAT REVIEW.
 - THAT THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALKS, CURB RAMPS, STREELIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE CITY. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
 - THE APPLICANT SHALL COMPLETE AND SUBMIT THE DEVELOPER PROJECT INFORMATION FORM FOR THE MAG TRANSPORTATION IMPROVEMENT PROGRAM TO THE STREET TRANSPORTATION DEPARTMENT (602-262-6193). THIS FORM IS A REQUIREMENT OF THE EPA TO MEET CLEAN AIR QUALITY REQUIREMENTS.
 - THAT SUFFICIENT RIGHT-OF-WAY MUST BE PROVIDED FOR AN UNDERGROUND TUNNEL CROSSING BASELINE ROAD RUNNING ON THE WEST SIDE OF 32ND STREET (REALIGNMENT) AS MAY BE APPROVED BY THE PARKS, RECREATION AND LIBRARY DEPARTMENT AND STREET TRANSPORTATION DEPARTMENT. THIS RIGHT-OF-WAY SHOULD BE APPROXIMATELY 100 FEET BY 50 FEET FROM THE RIGHT-OF-WAY OF BASELINE ROAD, AT SWC OF BASELINE ROAD AND 32ND STREET (REALIGNMENT).
- TRAILS
 - THAT A 25 FOOT EASEMENT SHALL BE PROVIDED ON THE WEST SIDE OF 32ND STREET AND ALONG BASELINE ROAD TO INCORPORATE A MULTI-USE TRIAL AS INDICATED ON THE SOUTH MOUNTAIN VILLAGE/LAVEN VILLAGE TRAIL SYSTEM MAP. PLANS MUST BE SUBMITTED TO THE PARKS, RECREATION AND LIBRARY DEPARTMENT FOR FINAL APPROVAL.
- OTHER ISSUES:
 - THAT UPON APPROVAL OF THIS REQUEST BY THE CITY COUNCIL, THE SOUTH MOUNTAIN VILLAGE PLANNING WILL BE NOTIFIED OF SUBSEQUENT MODIFICATIONS AND/OR DELETIONS OF STIPULATIONS AND/OR VARIANCES.
 - THAT THE DEVELOPMENT SHALL COMMENCE CONSTRUCTION WITHIN 24 MONTHS OF THE REZONING REQUEST APPROVAL BY CITY COUNCIL.

VARIANCES AND USE PERMIT PER ZONING CASE #ZA-690-01-6

- VARIANCES
 - TO ALLOW A DENSITY OF 2.25 DWELLING UNITS PER ACRE.
 - TO ALLOW LESS THAN THE REQUIRED 50% OPEN SPACE IN THE AMOUNTS DEPICTED ON THE SITE PLAN DATE AUGUST 27, 2001.
 - TO ALLOW RESIDENTIAL REAR AND SIDE SETBACKS THAT, ON A LOT-BY-LOT BASIS, ARE NO LESS THAN THE BUILDING AND GARAGE SETBACKS OF THE R1-10 ZONING DISTRICT.
 - TO ALLOW 35% MAXIMUM LOT COVERAGE ON ALL RESIDENTIAL LOTS.
 - TO ALLOW PARKING OR MANEUVERING AREAS WITHIN THE WESTERN PERIMETER SETBACK OF THE COMMERCIAL COMPONENT OF THE DEVELOPMENT.
 - TO PERMIT VINES AND SHRUBS TO NOT BE PLANTED ON THE EXTERIOR OF THE SOLID MASONRY FENCE ON THE SOUTH AND EAST PERIMETERS OF THE RESIDENTIAL DEVELOPMENT
 - TO ALLOW DEVELOPMENT WITHIN THE REQUIRED SETBACK ON THE WEST SIDE OF 32ND STREET ADJACENT TO THE LAND DEDICATED FOR CONSTRUCTION OF AN EQUESTRIAN UNDERPASS.
 - TO PERMIT THE APPLICATION OF THE SPECIAL STANDARDS AND USES OF SECTION 649(J) EXCEPT FOR THE MAXIMUM ACREAGE REQUIREMENT, TO THE COMMERCIAL COMPONENT OF THE PROPERTY.
- USE PERMITS
 - TO ALLOW OUTDOOR DINING WITHIN 300 FEET OF A RESIDENTIAL ZONE OR USE.
 - TO ALLOW OUTDOOR CONSUMPTION OF ALCOHOL.

PRELIMINARY SITE PLAN
FOR
BASELINE 32
"A MIXED USED AGRICULTURAL (M.U.A.) PLANNED RESIDENTIAL DEVELOPMENT"
SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

CLOUSE ENGINEERING, INC.
5010 E SHEA BLVD, #110
SCOTTSDALE, AZ 85254
(602) 395-9300
CONTACT: TOM WEBER

DEVELOPER

88 VENTURES LLC
3521 E INDIAN SCHOOL ROAD
PHOENIX, AZ 85012
(480) 619-3664
CONTACT: RANDY ROCHFORD

PROJECT DESCRIPTION

A 10 LOT SINGLE-FAMILY DEVELOPMENT
WITHIN THE M.U.A. ZONING DISTRICT.

PARKING CALCULATIONS

EACH LOT PROVIDED WITH A TWO (2)
CAR GARAGE AND MINIMUM 18' DEEP
DRIVEWAY

TRACT TABLE		
TRACT	AREA	USE
"A"	29,682 SF. 0.6814 AC.	PRIVATE ACCESSWAY, PUBLIC WATER & SEWER, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE VEHICLE
"B"	34,471 SF. 0.7913 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E., RETENTION AND OPEN SPACE
"C"	5,071 SF. 0.1164 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E.
"D"	1,029 SF. 0.0236 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E.
TOTAL	70,253 SF. 1.6127 AC.	

LEGEND

- INDICATES SUBDIVISION CORNER
- INDICATES FIRE HYDRANT
- INDICATES PUBLIC UTILITY EASEMENT AT ALL LOT FRONTAGE UNLESS OTHERWISE NOTED
- B.S.L. INDICATES MINIMUM BUILDING SETBACK LINES
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.A.E. INDICATES PUBLIC ACCESS EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON ACCESS EASEMENT

SITE DATA

EXISTING ZONING: M.U.A.
PROPOSED ZONING: M.U.A.
GROSS ACRES: 4.6222 ACRES OR 201,344 S.F.
NET ACRES: 3.9815 ACRES OR 173,433 S.F.
TOTAL NUMBER OF LOTS: 10
PROPOSED DENSITY: 2.16 D.U. PER ACRE
DENSITY CALCULATION: (# OF LOTS/GROSS ACRES - 10/4.62=2.16)
TYPICAL LOT SIZE: 70'x110'
BUILDING HEIGHT: 2 STORIES AND 30'
LOT SALES: YES
COMMON RETENTION
APN: 301-23-119A
WATER, SEWER, AND SANITATION SERVICES BY THE CITY OF PHOENIX.
ELECTRIC SERVICE BY S.R.P.
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY CENTURYLINK
CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENT SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
40" MAXIMUM HEIGHT FOR TRANSFORMERS, CABINETS, AND OTHER EQUIPMENT WITHIN PERIMETER STREET FRONTAGES.

LOT COVERAGE

CALCULATION:
MAX. COVERAGE (%) X $\left(\frac{\text{NET AREA} - \text{STREET AREA}}{\text{#OF LOTS (PLUS 1 FOR OPEN SPACE)}} \right)$ = MAX. ALLOWABLE AREA UNDER ROOF PER LOT
$$\frac{(0.35) \left(\frac{3,9815 - 0.6814}{11} \right) (43,560)}{11} = 4,574 \text{ S.F. MAXIMUM ALLOWABLE AREA PER LOT}$$

OPEN SPACE

NET ACRES: 3.9815 AC. OR 173,433 S.F. X .21* = 36,421 S.F. REQUIRED
34,471 S.F. PROVIDED

* PER APPROVED FINAL SITE PLAN (KIVA #01-19634)

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST SUBDIVISION CORNER AS SHOWN IN THE PLAT OF "VILLAGE AT SOUTH MOUNTAIN", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 650 OF MAPS, PAGE 23, FROM WHICH THE PLATTED INTERSECTION OF BASELINE ROAD AND 32ND STREET BEARS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 465.00 FEET;

THENCE SOUTH 01 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 340.64 FEET TO THE NORTHWESTERLY PROPERTY CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 445.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 75 DEGREES 14 MINUTES 10 SECONDS WEST A DISTANCE OF 787.48 FEET, SAID POINT ALSO BEING ON THE MONUMENT LINE OF 32ND STREET;

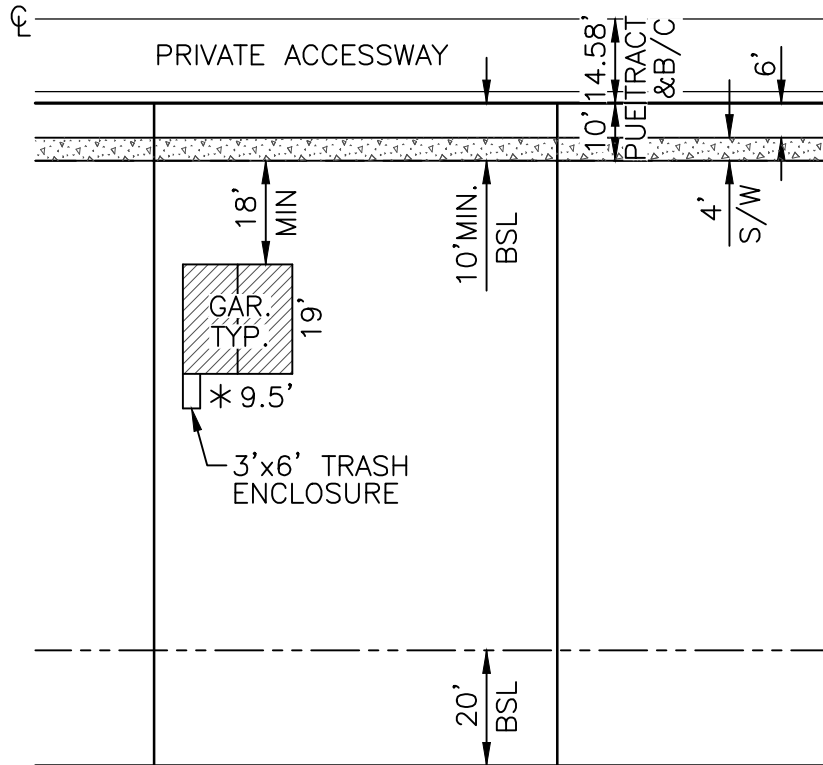
THENCE CONTINUING ALONG SAID MONUMENT LINE OF 32ND STREET THROUGH A CENTRAL ANGLE OF 15 DEGREES 21 MINUTES 30 SECONDS AND AN ARC LENGTH OF 211.09 FEET, THE CHORD OF WHICH BEARS SOUTH 22 DEGREES 26 MINUTES 35 SECONDS WEST, A DISTANCE OF 210.45 FEET TO A POINT ON SAID MONUMENT LINE;

THENCE CONTINUING ALONG SAID MONUMENT LINE, SOUTH 30 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 630.65 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS SOUTH 59 DEGREES 52 MINUTES 35 SECONDS EAST A DISTANCE OF 500.00 FEET;

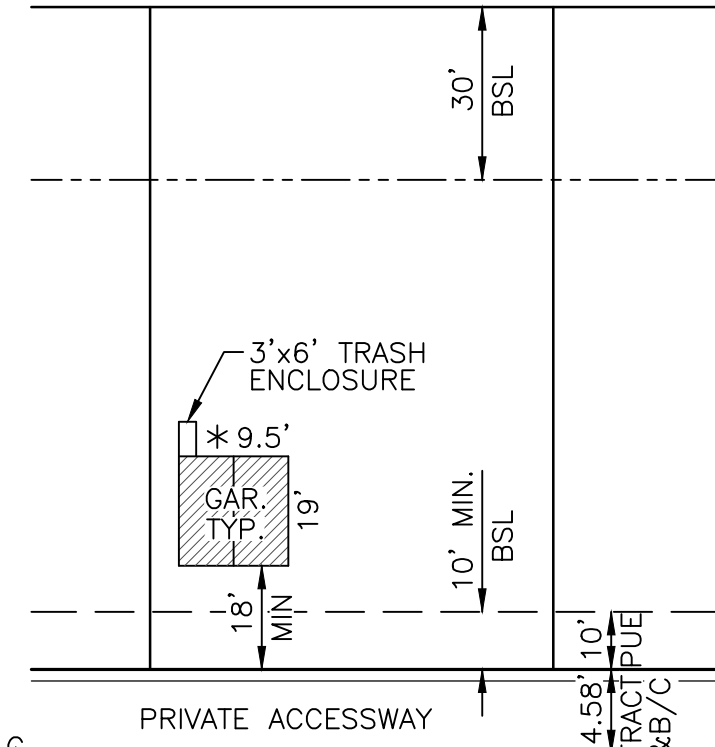
THENCE CONTINUING ALONG SAID MONUMENT LINE THROUGH A CENTRAL ANGLE OF 09 DEGREES 39 MINUTES 13 SECONDS AND AN ARC LENGTH OF 84.25 FEET, THE CHORD OF WHICH BEARS SOUTH 25 DEGREES 17 MINUTES 48 SECONDS WEST A DISTANCE OF 84.15 FEET TO A POINT ON SAID MONUMENT LINE;

THENCE NORTH 69 DEGREES 31 MINUTES 48 SECONDS WEST A DISTANCE OF 30.02 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 34 SECONDS EAST, A DISTANCE OF 805.71 FEET TO THE TRUE POINT OF BEGINNING.



TYPICAL LOT WITH SIDEWALK
* MINIMUM 2 SPACES AT 9.5'x19'



TYPICAL LOT WITHOUT SIDEWALK
* MINIMUM 2 SPACES AT 9.5'x19'

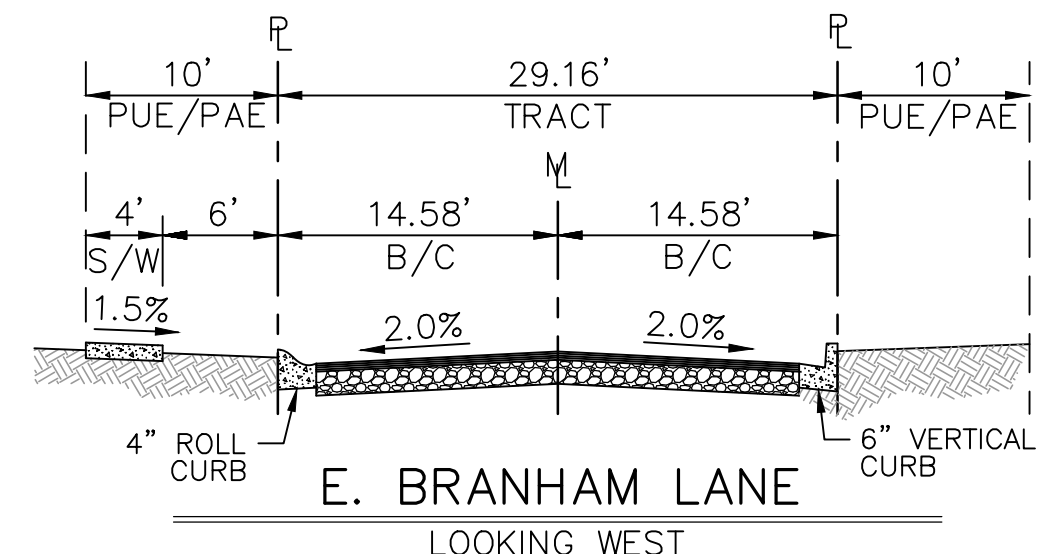
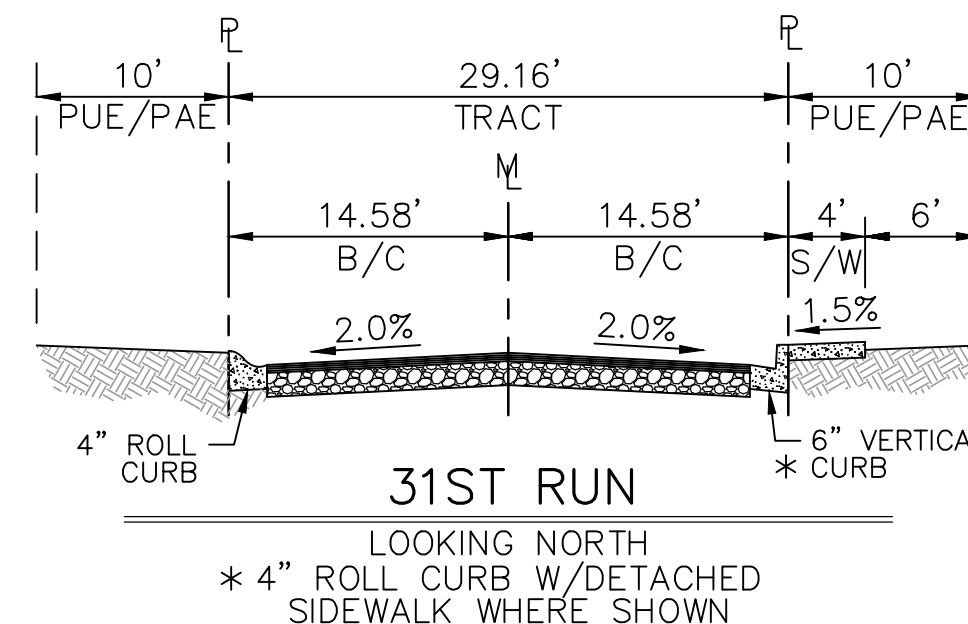
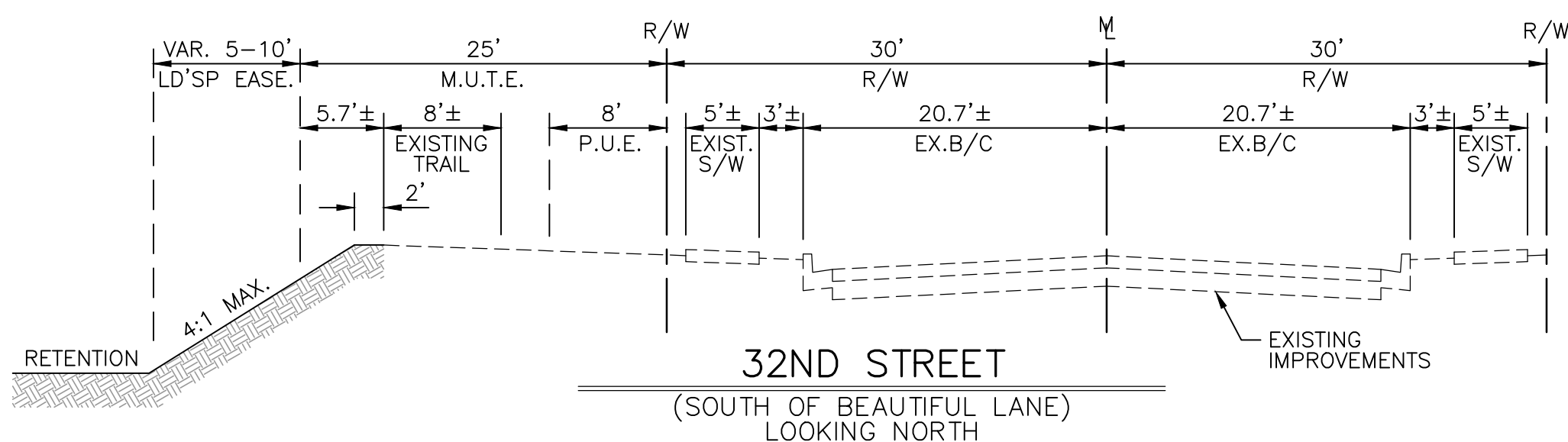
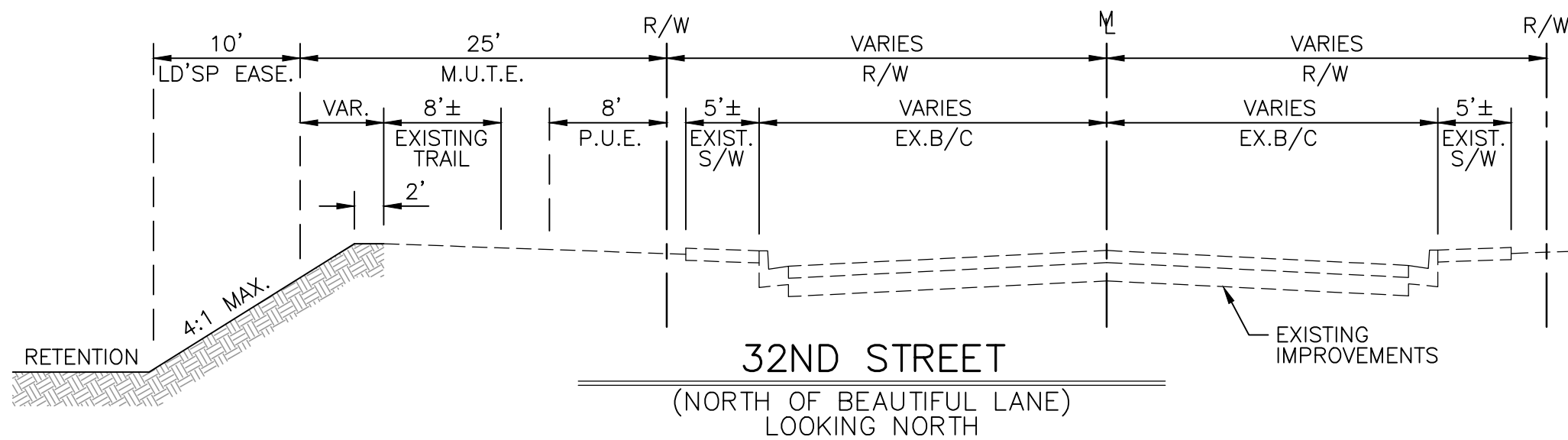
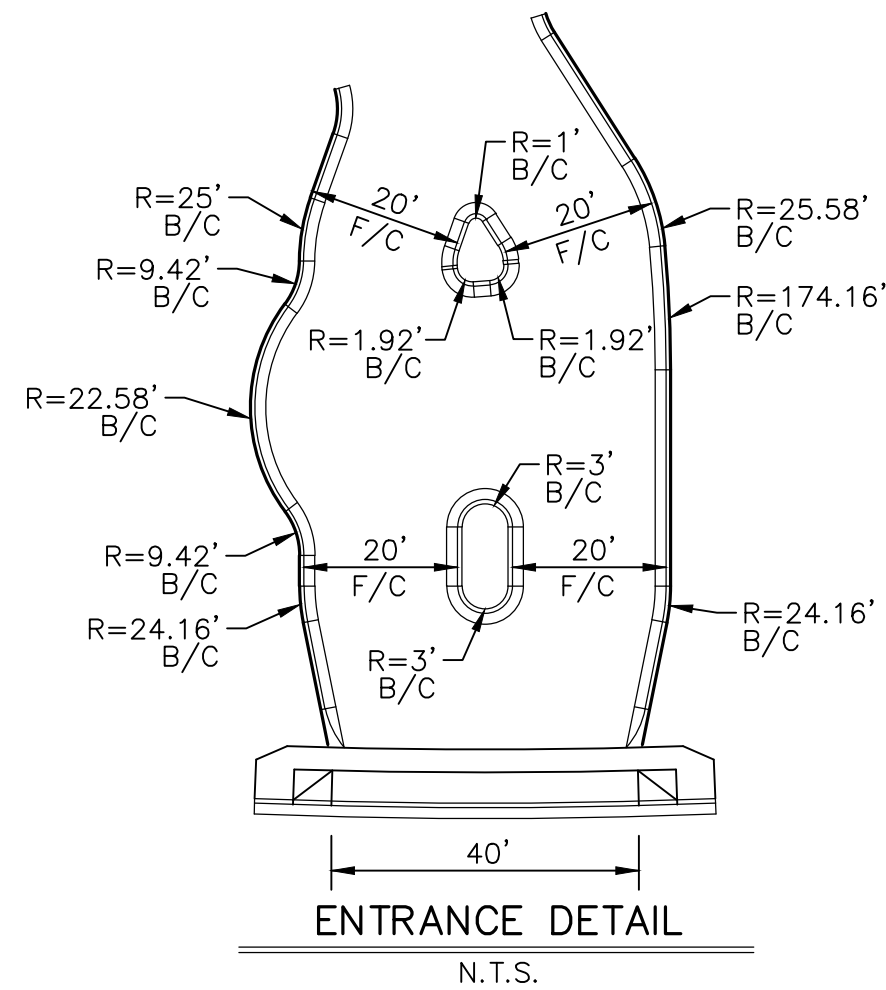
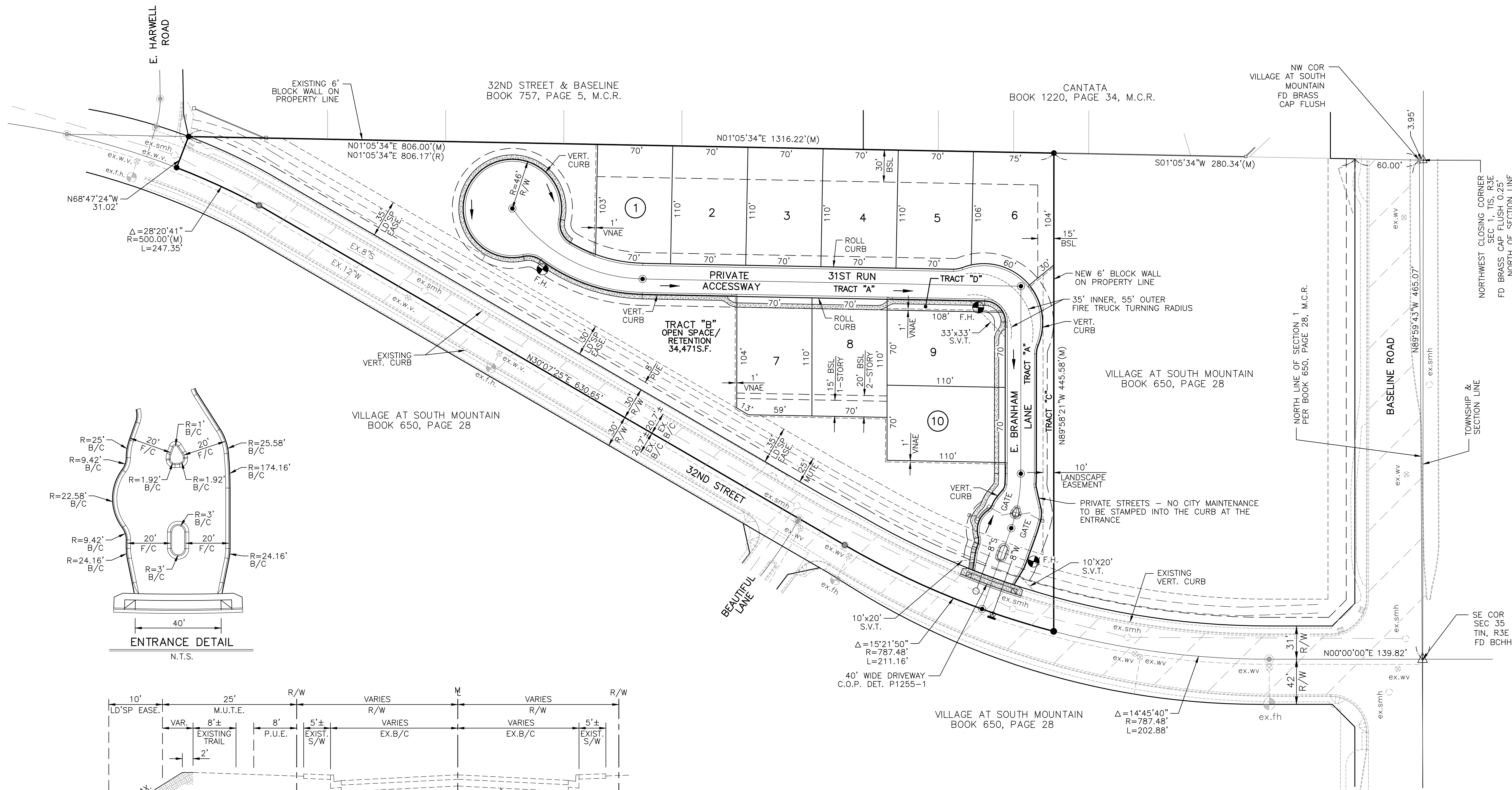
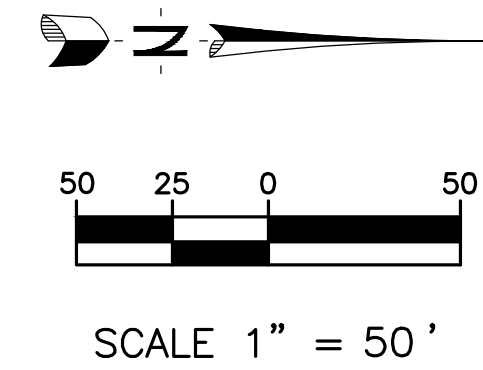
ZONING #Z-73-01-6
KIVA #21-4580
SDEV #1900338
PAPP #1904506
Q.S. #01-35

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY SITE PLAN
BASELINE 32
"AN M.U.A. PLANNED RESIDENTIAL DEVELOPMENT"

Revised
7-19-23

Date
5-8-23
As-Built
Job No.
210901



ZONING #Z-73-01-6
KIVA #21-4580
SDEV #1900338
PAPP #1904506
Q.S. #01-35

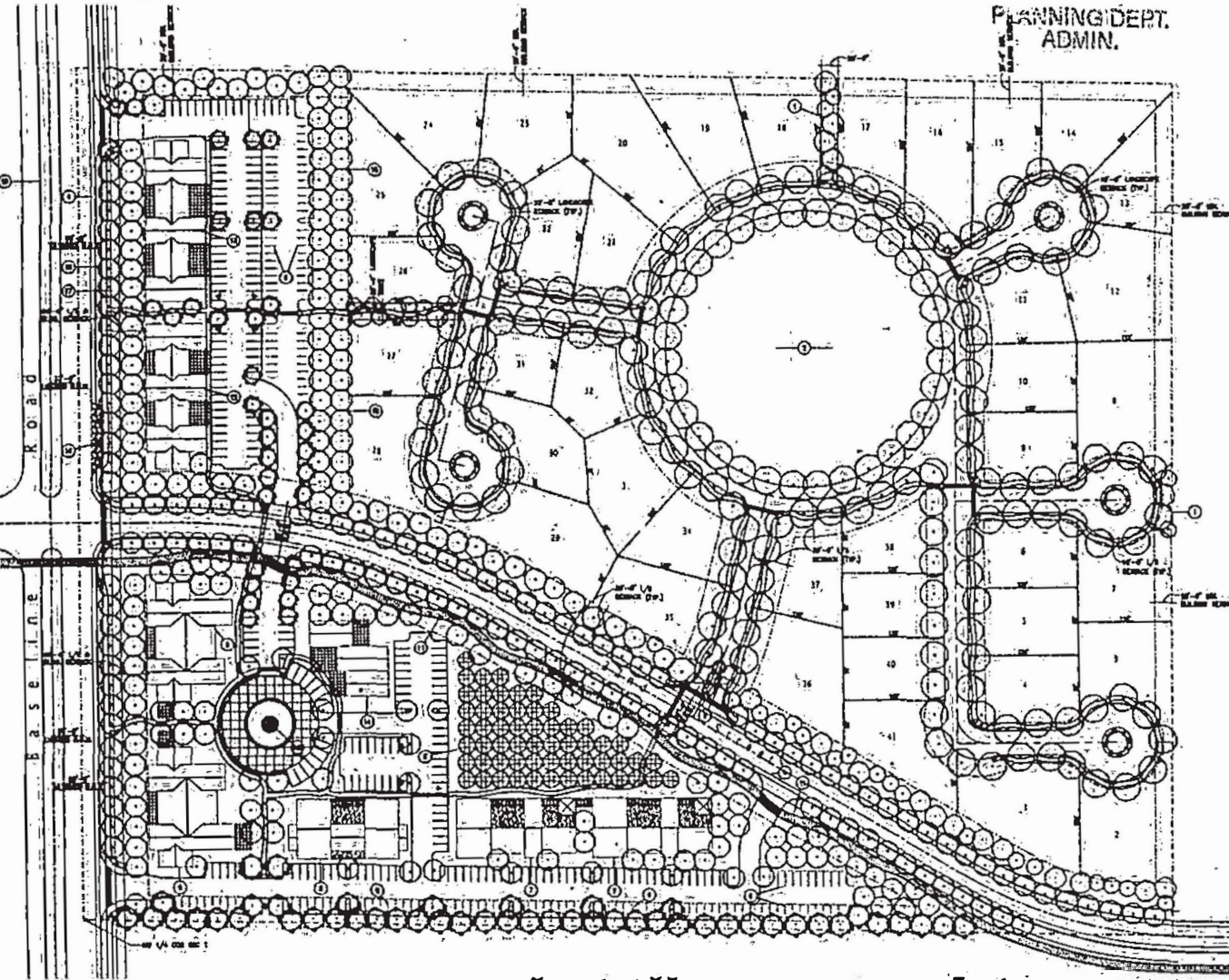
PRELIMINARY SITE PLAN
BASILINE 32
"AN M.U.A. PLANNED RESIDENTIAL DEVELOPMENT"

Revised
7-19-23

Date
5-8-23
As-Built
Job No.
210901

AUG 28 2001

PLANNING DEPT.
ADMIN.



The Village at South Mountain

32nd Street and Baseline.

Phoenix, Arizona

27 August 2001

Developed By:

Village People, LP

KEYED NOTES:

- [illegible]

SITE DATA

[illegible]

RESIDENTIAL - CLUSTER DEVELOPMENT PHASE 03 -

CROSS SITE AREA	18.16 AC.	CROSS SITE SPACE	17.99 AC.
TRACT TOTAL AREA (G.F.S. T.O.W.)	1.97 AC.	TRACT TOTAL SPACE (G.F.S. T.O.W.)	1.97 AC.
PURVAT SITE AREA (G.F.S. T.O.W.)	2.16 AC.	KUHLER LODGE R.O.W. (W/PT. T.O.W.)	1.12 AC.
BEST SITE AREA	15.13 AC.	HET SITE AREA	0.93 AC.
NET GROUND	6.27 AC.	COMMERCIAL OPEN SPACE TOTAL	1.97 AC.
DENSITY:	2.28 DVA/C.	RD OF COMMERCIAL HET SITE AREA	(-).57%
Avg. LOT SIZE	11,176 S.F.	RECREATION SPACE	1.56 AC.
RESIDENTIAL OPEN SPACE TOTAL	5.61 AC.	TRACT BROW SPACE	1.56 AC.
ESTIMATED OPEN SPACE	5.79 AC.	TRACT OPEN SPACE	1.17 AC.
TRACT TOTAL SPACE	7.29 AC.	GREEN PLOT OPEN SPACE	1.56 AC.
TRACT OPEN SPACE	0.31 AC.	BUILDING CONFRONTAGE (1 STORY UNLESS NOTED) 73,600 S.F.	
SUBTOTAL BASEMENT OPEN SPACE	2.71 AC.	TOTAL BUILDING AREA	71,600 S.F.
TRACT OPEN SPACE	0.12 AC.	BASMENT TRACT ONE STORY	157' MAX.
		TWO STORY	32' MAX.
		*AVG. BLOCK FRONTAGE 1,250'	
		PARKING REQUIREMENTS 1,250'	

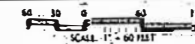
EXPLANATORY STATEMENT:

The Village at South Mountain is a 30.25 acre mixed-use development of residential homes and office, restaurant and retail outlets. Zoning requested is MUA. The residential portion contains 41 lots with an average lot size of 12,373 sq. ft.

VICINITY MAP



CONCEPTUAL SITE PLAN



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CITY OF PHOENIX

JUN 30 2023

Planning & Development
Department

Hearing Date: December 20, 2023

PHO-2-23--Z-73-01-6(8)

Stipulated Conceptual Site Plan

October 31, 2001

ITEM 33

DISTRICT 2

**ZONING CASE SCHEDULED
FOR RATIFICATION OF
PLANNING COMMISSION
ACTION**

The Council heard request to approve recommendation made on the following zoning matter which was heard by the Zoning Hearing Officer on Tuesday, September 4, 2001. This case was ratified by the Planning Commission on Wednesday, October 10, 2001.

DISTRICT 2
23RD AVENUE ALIGNMENT
AND DOVE VALLEY ROAD
ALIGNMENT
OWNER: ARIZONA STATE
LAND DEPARTMENT
REPRESENTATIVE: LVA
URBAN DESIGN STUDIO

Application: Z-67-01-2

Request: Rezone from S-1 to R1-6 PCD (7.97 acres) and R-2 PCD (4.73 acres); acreage: 12.7

Location: Southeast corner of 23rd Avenue Alignment and Dove Valley Road Alignment

Proposal: Single Family Residential, Multi-Family Residential, Major Amendment to PCD

The North Gateway Village Planning Committee reviewed this application at their August 9, 2001 meeting and recommended approval by a vote of 5-0-1.

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved, with modified stipulation.

ITEM 34

**DISTRICTS 2, 3, 6, 7
AND 8**

**ZONING CASES SCHEDULED
FOR RATIFICATION OF
PLANNING COMMISSION
ACTIONS**

The Council heard request to approve recommendation made on the following matters, which were heard by the Planning Commission on Wednesday, October 10, 2001.

October 31, 2001

DISTRICT 2
32ND STREET AND UNION
HILLS DRIVE
OWNER: THE GUSTINE CO.
REPRESENTATIVE: JASON
MORRIS/WITHEY, TOBIN,
ANDERSON & MORRIS

- A. Application: Z-76-01-2
 Request: Rezone from S-1 to C-2, acreage: 8.2
 Location: Northeast corner of 32nd Street and Union Hills Drive
 Proposal: Commercial and Office

The Paradise Valley VPC reviewed the request on October 1, 2001, and recommended denial as filed and approved C-1 with staff stipulations plus additional stipulations recommended by the neighborhood.

The Planning Commission recommended this request be denied as filed and approved C-1 with modified staff stipulations, plus additional VPC stipulations (VPC Stipulations 16, 17, 19 and 22 are unenforceable): Vote: 8-0.

DISTRICT 2
28TH STREET AND ROSE
GARDEN LANE
OWNER: LAURA MANOS
REPRESENTATIVE: LYLE
RICHARDSON

- B Application: Z-88-01-2 and SP 15-01-2
 Request: Rezone from RE-35 to CP/GCP, acreage 5.02
 Location: Approximately 280 feet west of the southwest corner of 28th
 Street and Rose Garden Lane
 Proposal: Corporate office, shop building with maintenance facility,
 equipment storage

October 31, 2001

The Paradise Valley VPC reviewed the request on September 10, 2001, and recommended approval with staff stipulations and modification of one stipulation. Vote 14-0.

The Planning Commission recommended this request be approved with modified staff stipulations plus one stipulation modified by VPC. Vote 8-0

DISTRICT 6
32ND STREET AND BASELINE
ROAD
OWNER: VILLAGE PEOPLE
LIMITED PARTNERSHIP
REPRESENTATIVE: ED BULL,
BURCH & CRACCHIOLO

- D. Application: **Z-73-01-6**
Request: Rezone from S-1 to MUA, acreage: 30.2
Location: Southeast corner of 32nd Street and Baseline Road
Proposal: Single-family residential, Retail, Office, Commercial

The South Mountain VPC reviewed this request on September 11, 2001, and recommended approval with additional and modified staff stipulations. Vote 12-0.

The Planning Commission recommended this request be approved with modified and deleted stipulations, by a vote of 8-0.

DISTRICT 7
20TH AVENUE AND BASELINE
ROAD
OWNER: THE HAAK FAMILY
LIMITED PARTNERSHIP
REPRESENTATIVE: PERRY
MATHIS, CASON TYLER
COMMUNITIES

- E. Application: Z-66-01-7
Request: Rezone from S-1 to R1-10 Acreage: 17.45
Location: Southwest corner of Baseline Road and 20th Avenue

October 10, 2001

Application #: Z-73-01-6 (forwarded from ZHO 9/4/01)
From: S-1
To: MUA
Acreage: 30.2
Location: Southeast corner of 32nd Street and Baseline Road
Proposal: Single-family residential, Retail, Office, Commercial
Applicant: Makai Development Services Inc., Michael C
Owner: Village People Limited Partnership
Representative: Ed Bull, Burch & Cracchiolo PA

Ms. Zwick presented Application Z-73-01-6, a request to rezone a 30-acre site from S-1 to Mixed Use Agriculture (MUA). The site is located at the southeast corner of 32nd Street and Baseline Road.

The proposed project includes the development of single family residential in Phase I and commercial and office uses as part of Phase II.

The commercial/office uses are located along Baseline Road and the realigned 32nd Street. The residential development is located south and east of the commercial areas. A landscape buffer separates the commercial area from the residential uses. The residential area has tree-lined streets, as does 32nd Street. A large circular open space area is provided in the center of the residential area with lots fronting on to the open space.

The General Plan designates this area as Mixed Use Agriculture and staff has worked with the applicant to craft a project that meets the intent of the MUA District. If not developed under the MUA District this project would require C-1 and R1-10 zoning as well as a General Plan Amendment. Staff feels that the project can be accommodated within the MUA District with variances.

Staff recommends approval of this application subject to stipulations. The stipulations include; general conformance to the site plan, landscaping, trails, height limitations for commercial buildings along Baseline Road, creation of a HOA to maintain the open space areas, use of alternative paving material for parking areas between the residential and commercial use, submittal of detailed elevations for the commercial areas, residential height limitations, architectural design elements, street dedications and ROW improvements.

The South Mountain Village Planning Committee reviewed this request on September 11, 2001 and recommended approval by a vote of 12-0 with additional and modified stipulations. The additional and modified stipulations include: additional stipulation #1h) streets are to be developed using "rural design standards"; an additional stipulation #4c) That the landscape that abuts the multi-use trail be provided with equestrian-friendly plants, and 5b) that changes the time stipulation to 18 months to initiate the

development from 24 months. The added stipulation #4c, is the stipulation for equestrian friendly plants. To bring some more detail into that, the City does have trail standards. She contacted Tom Fitzgerald, our Trails Coordinator and he felt that the trails standards would suffice for this. The types of plants meant by equestrian friendly that are in the Trail Standards are thornless, spineless, and nonpoisonous plants. Specifically bougainvillea and oleander would be the types of plants that would be a problem.

The Zoning Hearing Officer forwarded this request without a hearing or recommendation to the Planning Commission on September 4, 2001 at the request of the applicant.

Mr. Keuth asked if equestrian friendly was covered in the Trail Guidelines. Ms. Zwick replied it was part of the Trail standards. This would be a new stipulation that the Village requested, which would be #4c.

Mr. Ed Bull, 702 East Osborn stated this is a good MUA. He requested approval in accordance with the Village recommendation. He clarified one additional stipulation and asked to modify a stipulation in light of some additional discussions with neighbors. Mr. Dolasinski asked that he clarify the intent of stipulation 2.2a, regarding some height limitations with respect to some residential buildings that says that only one story houses shall be built on the south side of the property. In discussions with staff, when the stipulation was worked up, the focus was on those lots that are along the south property line. That is the intent of the stipulation.

Mr. Bull stated that a stipulation he would discuss and modify is the second sentence of stipulation 3b, which has to do with 32nd Street and the second sentence has to do with the intersection of 32nd Street and Baseline Road. 32nd Street north of Baseline is an arterial street that calls for 74 feet of pavement and 110 foot right-of-way. 32nd Street south of Baseline is intentionally intended to be a very localized street that calls for 40 feet of pavement within a 60-foot right-of-way. DSD needs some discretion to allow some transition to occur at this intersection but the neighbors in this area do not want 32nd Street to be any wider then it needs to be or the transition to be any longer than it needs to be south of Baseline Road. He requested that the second sentence of 3b be reworded to say that the future intersection of 32nd Street and Baseline be flared to the minimum extent necessary and tapered in the shortest reasonable distance to function with the existing improvements on the north side of Baseline and with a future 40 feet of pavement within a 60-foot of right-of-way plan for 32nd Street on the south side of Baseline. That is intended to send a policy direction to DSD that is consistent with the desires of the neighbors and with the Village Committee that we minimize streets and vehicular traffic south of Baseline yet at the same time allow DSD to have some discretion to make sure that intersection works but not make it any bigger, wider, or longer then it needs to be.

Mr. Keuth asked for clarification on 2.2.a, that at least 30 percent of the houses be one-story on the south property line. Mr. Bull replied that was correct.

Mr. Frank asked what the density of the single-family is. Mr. Bull responded it was approximately 2.25. Mr. Frank asked if they would have to go in for a variance. Mr. Bull responded that was true.

Mr. Michael Goodman, 9001 South-27th Street stated he represented two homeowners associations. His concern was 32nd Street and he supported the added and modified stipulation that Mr. Bull presented.

Mr. Bull wanted the record to indicate that he agrees with Mr. Goodman.

Ms. Gallegos made a MOTION to approve application Z-73-01-6, with the change on stipulation 2.2.a to read that only one-story houses will be built on the south property line and 30% of overall units shall be one story, with the changes made to 3.b. and also the Village stipulations excluding 4c.

Mr. Keuth SECONDED.

There being no further discussion, Chairman Stein called for a vote and the MOTION PASSED 8-0.

* * * *

STIPULATIONS:

1. Site Planning:

- a) That the development shall be in general conformance with the site plan dated August 27, 2001, with specific regard to areas to be counted towards approximation of the 50% open space requirements in the MUA, as may be approved by DSD, and represented by:
 - A circular open space tract in the residential area
 - Linear pedestrian tracts in the east and south connecting to adjacent properties
 - A pedestrian link from the residential to the commercial areas in the north and crossing 32nd Street.
- b) Landscaped-tree lined strips that run along both sides of all local streets in the residential area. This landscaped strip shall include a meandering sidewalk as shown on the site plan.
- c) That the height for commercial buildings be limited to one story along Baseline Road, as specified on the site plan.
- d) That a HomeOwners Association (HOA) be created to maintain all areas specified in 1. a).
- e) That a design for the gated entry for the residential area shall be provided to the PHO for review prior to Preliminary Site Plan approval.
- f) That solid walls be allowed on the interior perimeter walls (east and south) not the walls along 32nd Street or Baseline Road. These solid walls must incorporate controlled gates where they intersect the linear pedestrian tracts in the east and south that connect to adjacent properties so pedestrian connections with future adjacent developments is allowed.
- g) That 81 parking stalls between the residential and commercial use shall be built with an alternative paving material.

2. Building Design:

2.1 Commercial Buildings

- a) That the applicant shall submit detailed elevations of the commercial buildings detailing the open areas between the buildings. These connections shall be made through "transparent" type of architectural elements working as shading devices. These elements may include arcades, ramadas, isolated decorative walls, columns, and other elements that help define and support a shaded pedestrian environment but allow the flow of vistas. This information shall be submitted for review to the Planning Hearing Officer at the time of Preliminary Site Plan Approval.

2.2 Residential Buildings

- a) That only one-story houses shall be built on the south side of the property **LINE** and 30% of overall units shall be at one story.
- b) The floor plans shall be consistent with the elevations that reflect a rural design based on the "Tuscan Architecture" style illustrated by the applicant.

3. Streets and rights-of-way:

- a) That a right-of-way totaling 60 feet shall be dedicated for the south half of Baseline Road.
- b) That right-of-way for 32nd Street realignment shall be dedicated as per plans approved by the City of Phoenix. The future intersection for 32nd Street at Baseline Road shall be flared to **THE MINIMUM EXTENT NECESSARY AND TAPERED IN THE SHORTEST REASONABLE DISTANCE TO match FUNCTION WITH** the existing improvements on the north side **OF BASELINE AND WITH THE FUTURE 40' OF PAVEMENT WITHIN THE 60' OF RIGHT-OF-WAY PLANNED FOR 32ND STREET ON THE SOUTH SIDE OF BASELINE.** Additional improvements may be required to accommodate left turn access to the proposed driveways.
- c) That a 21 foot by 21 foot right of way triangle shall be dedicated at the southeast and southwest corners of 32nd Street and Baseline Road.
- d) That sufficient right-of-way shall be dedicated to accommodate a busbay (Detail P-1256) on Baseline road east of 32nd Street (new realignment).
- e) That rights-of-way dedications and street alignments for local streets within the subdivision will be determined by DSD at the time of Preliminary Subdivision Plat Review.
- f) That 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 city. All improvements shall comply with all ADA accessibility standards.
- g) The applicant shall complete and submit the Developer Project Information form for the MAG Transportation Improvement Program to the Street Transportation Department (602-262-6193). This form is a requirement of the EPA to meet clean air quality requirements.
- h) That sufficient right-of-way must be provided for a underground tunnel crossing Baseline Road running on the west side of the 32nd Street (realignment) as may be approved by the Parks, Recreation and Library.

Department and Street Transportation Department. This right-of way should be approximately 100 feet by 50 feet from the right-of-way of Baseline Road, at the SWC of Baseline Road and 32nd Street realignment).

4. Trails:

- a) That a 25 foot easement shall be provided on the west side of 32nd Street and along Baseline Road to incorporate a multi-use trail as indicated on the South Mountain Village/Laveen Village Trail System map. Plans must be submitted to the Parks, Recreation and Library Department for final approval.
- b) That the developer shall provide an alternative paving material where the entrance driveway crosses the equestrian trail. The alternative paving material shall be as wide as the equestrian trail and must be used across the entire width of the street or driveway. The alternate paving material and the material used at the street/trail interface shall be acceptable to the Parks, Recreation and Library Department and Street Transportation Department.

I. 5. Other issues:

- a) That upon approval of this request by City Council, the South Mountain Village Planning Committee will be notified of any subsequent modifications and/or deletions of stipulations and/or variances.
- b) That the development shall commence construction within 24 months of the rezoning request approval by City Council.

A motion was made by **Melissa Gallegos** to continue TA 12-00 and Z-107-01-8 and to direct the City of Phoenix to conduct a minimum of two meetings with the public to develop ways to make this attainable with input from the public. Details of the meetings to be followed up with a timetable. **George Young** seconded motion. Motion was approved by vote of 14-0.

Adora Lewis left.

9. Discussion and possible recommendation for rezoning case Z-73-01-6 for 30.20 acres at Baseline Road and 32nd Street from S-1 to Mixed used Agricultural (MUA) district. Ed Bull, Burch & Cracchiolo presenting. Scheduled for ZHO on October 1.

Ed Bull presented the project. **Bull** pointed out that the project has, among other things, two open space areas, non-asphalt areas with grove areas, and different lot sizes and shapes. Referring to the site plan, the lot size was increased in the southern edge. The property owners are comfortable with the changes and the staff report. **George Young** asked to change stipulation 5B from 24 months to 18 months. **Bull** expressed concern in meeting that obligation. **Young** stressed that at 18 months to return to the committee for an increase in time.

Bull stated that the internal streets would be 28 feet wide. **Kimo Seymore** requested rural type streets. **Harris-Morgan** asked if there was a stipulation for that. **Seymore** stated yes. It was noted that the City of Phoenix does not support on-lot retention. **Seymore** preferred not to have all the open space retention areas. **Melissa Gallegos** asked how much is open space. **Seymore** stated the 11 acres are open space with two to three acres for retention.

Mryna Kalember stated that a trail is not seen, only a wall. **Bull** stated that the trail is down 32nd Street and the solid wall is not near the trail. **Kalember** stressed that the stipulations did not mention prohibiting cactus or oleanders. **Bull** said that vegetation would be listed on the landscape details.

Michael Goodman is excited about the project and wants to keep it at a pedestrian scale.

MJ Barrett is aware that the developers get funding and wants the developer to lower density on the lots.

Andrew Cunningham left.

A motion was made by **Carl Harris-Morgan** to approve Z-73-01-6 with a change on stipulation 3F, to add the streets to be built for rural standards subject to DSD approval; stipulation 4A, to include the use of a equestrian

friendly plant pallet; and stipulation 5b, to change 24 months to 18 months. **George Young** seconded the motion. Motion was approved by vote of 11-0

11. Discussion and possible recommendation for rezoning case Z-66-01-7 for 17.45 acres at approx. 200 feet of the SWC of Baseline Road and 20th Avenue from S-1 to R1-10 residential district. Perry Mathis, Cason Tyler Communities presenting. Scheduled for ZHO on October 1, 2001.

Perry Mathis stated that the area is located on 19th Avenue and Baseline consisting of 17 acres. On Baseline there are two existing homes not included in the project. South of the site there are some property and farm residents. Currently the property is zoned as R1-10. The subdivision will include on-lot retention, and big back yards. There will be reduced HOA fees due to the lack of maintenance of open space. The homes are mid size with the price ranging approximately \$130,000 to \$180,000. **Barbara Schneider** asked for the staff report. **Gonzalo Mosquera** stated that staff report recommends approval with stipulations listed on page 6. **Mosquera** stated that the applicant does not have any floor plans. **Diana Clarke** expressed concern over the lack of floor plans because the owners can sit on the property for custom homes. **Melissa Gallegos** asked if the owner could build modular homes. **Dean Brennan** stated yes.

Mathis stated that stipulation 2d, 50% is excessive and would like to see 20%. **Brennan** stated that if the project goes through design review then 2d could be eliminated.

Dorothy Hallock stated that the applicant has been forthcoming and has done a good job on contacting the adjacent homeowners.

A motion was made by **Gregory Brownell** to approve Z-66-01-7 with the following changes to stipulation 2a, That all lots along Baseline Road shall be limited to one-story houses, including those abutting the existing homes on Baseline Road (lots 1 to 7 and 52.). Stipulation 2b, that all the houses facing south shall be limited to one story (lots 16-18, 37-39.) Stipulation 2d, that the project shall make front porch options available to buyers and side-entry garages on at least 25% of the total units. **Melissa Gallegos** seconded motion. Motion approved by vote of 12-0.

10. Discussion and possible recommendation to eliminate Stipulation #4b, modify Stipulation #3, modify Stipulation #1 as part of the approved rezoning case Z-24-01-8 for 19.89 acres located at approx. 383 feet west of 20th Street on the north side of Baseline Road, from R1-14 to R1-6. Applicant presenting. Scheduled for Planning Hearing Officer on September 19, 2001.

REPORT OF ZONING HEARING OFFICER ACTION
September 4, 2001

ITEM NO: 2

DISTRICT NO.: 8

SCANNED

SUBJECT:

Application #: Z-73-01-6
Location: Southeast corner of 32nd Street and Baseline Road
Request: Rezone from S-1 to MUA, acreage: 30.2
Proposal: Single-family residential, Retail, Office, Commercial
Applicant: Michael C, Makai Development Services, Inc.
Owner: Village People Limited Partnership
Representative: Ed Bull, Burch & Cracchiolo, PA

ACTIONS:

Zoning Hearing Officer Recommendation: Forwarded to 10/10/01 Planning
-Commission meeting without recommendation, as per applicant's request.

Staff Recommendation: It is recommended this request be approved, with
stipulations.

Village Planning Committee Recommendation: The South Mountain
Village Planning Committee is scheduled to review this request on September
11, 2001.

ZHO HEARING HIGHLIGHTS:

Staff – No oral staff report was requested.

Applicant – Mr. Ed Bull noted that a letter was sent to the Planning Department
requesting that this case be forwarded to the October 10, 2001 meeting because
the Village has not reviewed the case and the next Zoning Hearing Officer
hearing is full. Mr. Bull also wished to note that originally this case was
designated in council district 8, however, it is actually in council district 6.

Opposition – None.

Support – Mr. B. Harron (8341 S. 32nd Street). Mr. Harron did not speak at the hearing due to the applicant's request to forward the case to the Planning Commission.

ZHO – Ms. Cynthia Standage-Beier noted that the Planning Department has a policy for allowing the applicant to request a referral to the Planning Commission without a ZHO Hearing after the case is already on the ZHO track for hearing. Based on that policy, Ms. Standage-Beier forwarded this case to the October 10, 2001 Planning Commission meeting without a ZHO Hearing or recommendation.

<u>Cynthia Standage-B</u>	<u>9-18-01</u>
Zoning Hearing Officer	Date

The Zoning Hearing Officer attests to the finding of facts, recommendations, and any stipulations resulting from the Zoning Hearing Officer hearing.

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