



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-32-21-3
October 29, 2021

Paradise Valley [Village Planning Committee](#) Meeting November 1, 2021
Date:

[Planning Commission](#) Hearing December 2, 2021
Date:

Request From: [C-2](#) (Intermediate Commercial District) (3.62 acres) and [R1-14](#) (One-Family Residence District) (0.63 acres)

Request To: [R-2 Hillside DNS/WVR](#) (Multifamily Residence District, Hillside Density Waiver) (4.25 acres)

Proposed Use: Multifamily residential with a hillside density waiver

Location: Southeast corner of 23rd Street and Cave Creek Road

Owner: The View Reception Villa, LLC

Applicant: The View Reception Villa, LLC

Representative: Law Office of David Cisiewski, PLLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Parks/Open Space Publicly-Owned	
<u>Street Map Classification</u>	Cave Creek Road	Major Arterial	55-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>As stipulated, the proposed development is compatible with surrounding uses as it</p>			

provides increased setbacks, enhanced landscaping standards, and other features that will integrate the development into the hillside environment.

BUILT THE SUSTAINABLE DESERT CITY CORE VALUE; DESERT LANDSCAPE; DESIGN PRINCIPLE: Preserve the interface between private development and parks, preserves and natural areas.

As stipulated, the development will incorporate enhanced setbacks between the building envelopes and the preserve.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.

As stipulated, the proposal will incorporate buffers between the preserve area and the subject site.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLES: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

As stipulated, this development will provide enhanced landscaping throughout the site. Furthermore, shade is required along pedestrian pathways.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 9.

[Complete Streets Guiding Principles](#) – See Background Item No. 10.

[Tree and Shade Master Plan](#) – See Background Item No. 11.

[Zero Waste PHX](#) – See Background Item No. 12.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 and R1-14
North	Vacant	C-2 and R1-14
South	Vacant	C-2 and R1-14
East	Phoenix Mountain Preserve	R1-14
West (across Cave Creek Road)	Office, vacant, single-family residential	C-2, S-1 and PAD-12

R-2 Multifamily Residence District (Planned Residential Development Option) Subject to Hillside Development Standards			
<p>The site will be governed by the R-2 (Multifamily Residence District) and Section 710 (Hillside Development Standards). The below table includes both minimum requirements. The more restrictive standard shall apply. This is a request for a hillside density waiver to increase the number of units permitted from 21 to 22 dwelling units.</p>			
<u>Standards</u>	R-2 PRD Requirements	Hillside Requirements	Provisions on the Proposed Site Plan
Gross Acreage		"-"	4.25 acres
Maximum Total Numbers of Units	44; up to 51 with bonus	Under 10% Slope: 6 to 7 units 10% - 14.9%: 2 15% - 19.9%: 0	Met with Density Waiver - 22 units
Maximum Dwelling Unit Density (units/gross acre)	10.50; 12 with bonus	Under 10% Slope: Same as R-2 10% - 14.9%: 1.80 15% - 19.9%: 1.10	Met with Density Waiver – approximately 5.18
Maximum Lot Coverage	45%	Maximum of 25% of the hillside portion of the lot.	Met – 12.25%
Minimum Perimeter (Building Setbacks)	Adjacent to street: 20 feet Adjacent to property lines: 10 feet	Front (adjacent to street): 30 feet Rear (east): 30 feet Sides (north and south): 15 feet; Building heights greater than 15 feet requires an additional one foot setback for	*Not Met – 20 feet (adjacent to Cave Creek Road) * Not Met – Rear (east): 25 foot * Not Met – Sides (north and south) 15 feet

		each foot of building height.	
Minimum Perimeter (Landscape Setbacks)	<p>Adjacent to street: 20 feet adjacent to public streets</p> <p>Adjacent to property lines: 5 feet</p>	<p>Front (adjacent to street): 30 feet</p> <p>Adjacent to property lines: 5 feet</p>	<p>Front (adjacent to street): 30 feet</p> <p>Adjacent to property lines: 5 feet</p> <p>Met – 15 foot south Met – 25 foot west Met – 15 feet north</p>
Maximum Building Height	<p>2 stories and 30 feet for the first 150 feet; 1 foot in 5 foot increase to 48 feet and 4 stories</p> <p>*There shall be a 15-foot maximum height within 10 feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.</p>	<p>2 stories, not to exceed 30 feet above the natural grade of the lot or parcel at any section through the structure.</p>	<p>Met - 2 stories and 26 feet</p>
Common Areas	<p>Minimum 5% of gross area</p>	-	<p>Met – 5%</p>
Parking Standards	<p>44 spaces total</p>	-	<p>Met – 49 spaces</p>

*Variance or site plan adjustment required

Background / Issues / Analysis

SUBJECT SITE

1. This request is to rezone a 4.25-acre site located at the southeast corner of 23rd Street and Cave Creek Road from C-2 (Intermediate Commercial District) and R1-14 (One-Family Residence District) to R-2 Hillside DNS/WVR (Multifamily Residence District, Hillside Density Waiver) to allow multifamily residential with a hillside density waiver. A hillside density waiver is required to allow the proposed number of units on the site due to the topography of the land at the foothills area of the Phoenix Mountains Preserve.

The subject site was annexed into the City of Phoenix from Maricopa County in 1965. At the time of annexation, the area was comprised of undeveloped desert. The area was slow to develop until the early 1980s, when single-family residential developments were constructed to the west across Cave Creek Road. By 1986, most of the area developed to the existing conditions including commercial, office, and residential uses across Cave Creek Road. The site is comprised of one large vacant lot and has never been developed.



1969



2000



2019

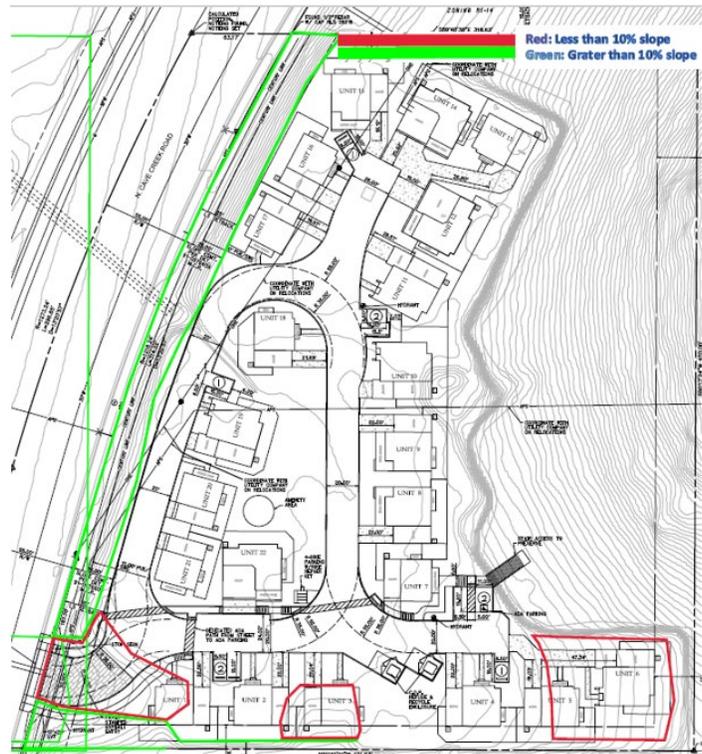
Maricopa County Historic Aerials, Source: Maricopa County

HILLSIDE DEVELOPMENT STANDARDS

- The majority of the subject site has been previously graded and falls outside of a slope category further regulated by the Hillside Development Standards in the Zoning Ordinance. A hillside grading waiver and grading permit were approved in 2005 for a previously proposed development (reception hall and chapel). The current proposal consists of 22 units designed as single-family homes. The slope threshold for properties to be considered hillside is 10% or greater. Units fall within this classification and therefore regulated by Section 710 Hillside Development.

The slope analysis approved in 2004 allows for two dwelling units on the hillside portion of the site. The hillside density waiver, which involves a zoning entitlement process is requested to allow 17 units within the hillside designated area. The remaining 5 units are not considered hillside.

The slope analysis classifies the site into slope categories and applies a density multiplier to determine the number of units permitted in each category. The intent is to encourage greater density in the lower slope categories by applying a higher density multiplier; conversely, a lower multiplier applies to areas with more severe slopes to discourage development.



Hillside Slope Analysis Graphic, Source: 3 Engineering, LLC

Slope Category	Dwellings Permitted by Slope Analysis	Dwellings Requested
Less than 10%	6 to 7 (Per R-2 PRD standards)	5
10% to 14.9%	2	12
15% to 19.9%	0	4
20% to 24.9%	0	1
25% to 29.9%	0	0
30% to 34.9%	0	0
35% and over	0	0
Total	8 to 9	22

Slope Category Table, Source: City of Phoenix Planning and Development Department per the approximate acreage shown on the approved slope analysis, 2005 and the site plan provided by the applicant

Per the Zoning Ordinance, residential units permitted in higher slopes are permitted to be shifted in lower slopes. However, residential units permitted in lower slopes, are not allowed to be shifted in higher slopes without a hillside density waiver.

ZONING AND LAND USE

3. Subject Site:

The subject site is zoned C-2 (Intermediate Commercial District) and R1-14 (One-family Residence District) and is undeveloped on 4.25 acres.

North:

The parcel abutting the subject site on the north is zoned C-2 and R1-14, approved through annexation. The parcel is part of the Phoenix Mountain Preserve (Shadow Mountain).

South:

The parcel abutting the subject site on the south is zoned C-2 and R1-14,



Surrounding land use map, Source: City of Phoenix Planning and Development Department

approved through annexation and is developed with a road to access the City water facility to the southeast of the site.

East:

The parcel to the east of the site is zoned R1-14, approved through annexation and is part of the Phoenix Mountain Preserve (Shadow Mountain).

West:

Immediately west of the subject site, across Cave Creek Road, are three separate parcels. To the northwest of the site is a single-family subdivision zoned PAD-12 (Planned Area Development-12), approved through annexation. Directly to the west is a vacant lot zoned S-1 (Farm or Ranch Residence) and C-2 (Intermediate Commercial District), approved through annexation. To the southwest of the site is an office building zoned C-2 through annexation.

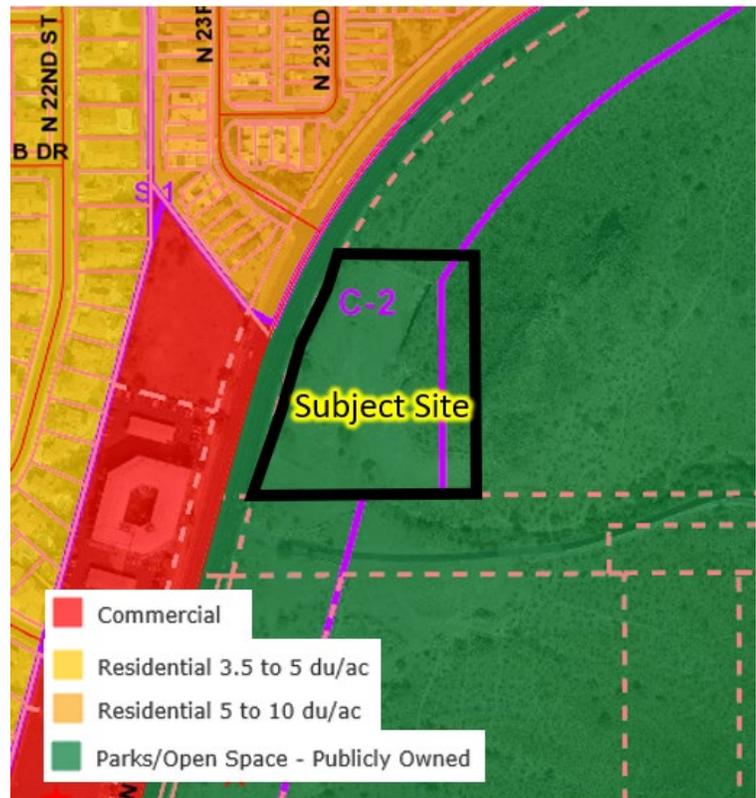
GENERAL PLAN

4. Subject Site:

The property is currently designated as Parks/Open Space Publicly Owned on the General Plan Land Use Map. The request is not consistent with this Land Use Map designation; however, a Minor General Plan Amendment is not required for this site because the property is under 10 acres. Further, the requested land use is consistent with land uses to the north and west, across Cave Creek Road.

North:

The General Plan Land Use Map designation for the property to the north is Parks/Open Space Publicly Owned. Further northwest, across Cave Creek Road, the General Plan Land Use designation is Residential 5 to 10 dwelling units per acre.



General Plan Land Use Map, Source: City of Phoenix Development and Development Department

East:

The General Plan Land Use Map designation for the area to the east is Parks/Open Space Publicly Owned.

South:

The General Plan Land Use Map designation for the area to the south is Parks/Open Space Publicly Owned.

West (Across Cave Creek Road).

The General Plan Land Use Map designation for the areas immediately west of the site across Cave Creek Road is Commercial and Residential 5 to 10 dwelling units per acre.

SITE PLAN

5. The proposed site plan depicts 22 dwelling units on the subject site, which is fewer units than allowed under the R-2 zoning district. To ensure the site develops as presented staff recommends Stipulation No. 1 which limits the site to 22 units with the density waiver.

The site plan indicates a single main point of entry from Cave Creek Road. The main point of entry along Cave Creek Road will include enhanced landscaping as recommended in Stipulation Nos. 2 and 11.

Due to its location immediately adjacent to the Phoenix Mountain Preserve, staff is recommending a series of stipulations to enhance the perimeter treatment of the site. Drought tolerant vegetation, muted building and wall colors, and open view fencing are recommended to be compatible with the natural desert environment. These are addressed in Stipulation Nos. 3, 5 and 7.

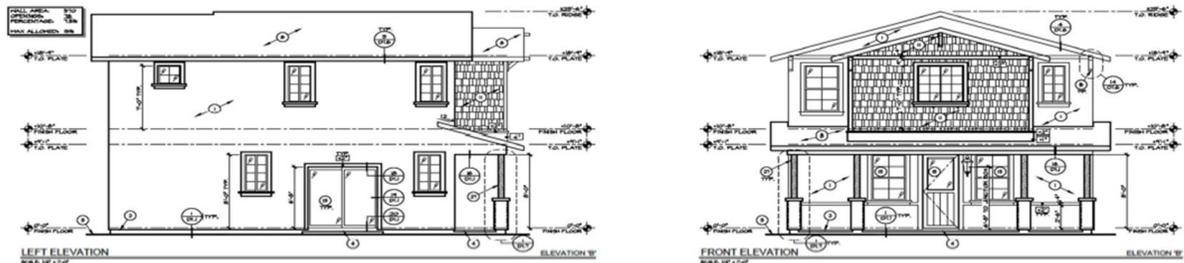
The conceptual site plan includes a centrally located open space area containing amenities such as benches, pathways, and a BBQ area. Amenities in the open space areas will help to create a sense of community. Staff is recommending Stipulation No. 8 to ensure the open space area is provided at the proposed location, which is centrally located and in close proximity to the primary vehicular entrance.

For visual continuity with the surrounding developments in the area, staff recommends design standards for the perimeter walls in the area. Perimeter walls along Cave Creek Road shall be open fencing or a combination of 3 feet high masonry, topped with open view fencing. These are addressed in Stipulation Nos. 8 and 9.

Any required blasting of the subject site for grading and constructions is regulated by the City of Phoenix. Stipulation Nos. 14 and 15 address these requirements.

ELEVATIONS

6. The proposal includes conceptual elevations that illustrate variations in roofline, window shapes and sizes, architectural embellishments, and textural changes. The building and wall colors are recommended to blend with the surrounding desert environment. To ensure the elevations include architectural details on all four sides of the buildings and that the buildings blend with the desert environment, staff is recommending Stipulation Nos. 4 and 5.



Conceptual Building Elevations, Source: 3 Engineering, LLC

HILLSIDE DENSITY WAIVER BACKGROUND AND ANALYSIS

7. As described previously, areas within the City of Phoenix with slopes greater than 10% are regulated by Section 710, Hillside Development. The code section requires a slope analysis govern both the overall site density and slope categories into which lots/dwelling units can be placed. Several subsections of Section 710 provide guidance for requested density waivers:

Purpose (Section 710.A. Hillside Development):

It is the purpose of this Section to establish regulations which recognize that development of land in hilly or mountainous areas involves special considerations and unique situations which result from the slope of the land. These special considerations and unique situations include but are not limited to increased hazards to development from rock falls, storm water runoff, geologic hazards, increased limitations on vehicular travel, and increased difficulties in providing public services. In addition, steeply sloped lands introduce design limitations to roadways, cuts and fills, and building sites. In general, the more steeply the land slopes, the greater potential hazard and development limitation.

Additionally, since hilly or mountainous areas within the city offer a desirable setting, visible to the entire city, they are a unique natural asset. It is intended through these regulations to preserve the visual integrity and character of hillside areas, while allowing reasonable development which is both safe and functional.

Density Waiver (Section 710.D. Hillside Development):

Neither the Zoning Administrator nor the Board of Adjustment shall have

jurisdiction over the density requirements of this section.

The Zoning Hearing Officer and Planning Commission may recommend and City Council may grant in accordance with Section 506.B.4. a., b. and c., waivers to the density provisions where such waivers would be in furtherance of the purposes of this section and where there exist unusual conditions relating to the property such as drainage or flood hazards, peculiarity of the size or shape of the site, or geology, and where approval of the waivers would promote the general welfare of the neighborhood.

To paraphrase the above, a Hillside Density Waiver is appropriate when it: 1) advances the purpose of this section; 2) is in response to unusual conditions of the site; and 3) when the approval would promote the general welfare of the neighborhood.

Section 710 highlights the importance of achieving a balance in managing hillsides; one that allows moderate development as a means of preserving hillsides for public enjoyment both through public access and public view. The proposed development is situated on the western side of the Phoenix Mountain Preserve (Shadow Mountain).

Section 710 provides examples of unusual site conditions including “drainage or flood hazards, peculiarity of the size of shape of the site, or geology.” The proposed development is located on a hillside. A portion of the hillside produces several of the conditions referenced.

Housing Phoenix Plan

8. In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix’s rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan’s goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

Comprehensive Bicycle Master Plan

9. The Comprehensive Bicycle Master Plan supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site. Bicycle racks shall consist of an inverted-U or other decorative design. A bicycle “fix it

station” is also recommended. Cave Creek Road has an existing bicycle lane, which will encourage future residents to utilize alternative modes of transportation. This is addressed in Stipulation No. 9.

Complete Streets Guidelines

10. In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

The proposal includes shaded sidewalks which will increase the thermal comfort for those walking to and from nearby transit and those patronizing local businesses (Stipulation Nos. 2, 10, and 11). The proposal also includes several bicycle parking spaces for visitors and residents, in addition to a bicycle repair station as required in Stipulations No. 9. Stipulations No. 11 also requires pedestrian safety features such as stamped or colored concrete, decorative pavers, or other materials across the driveway aisles, and clearly defined pedestrian pathways connecting building entrances to public sidewalks. These pedestrian enhancements will enhance safety for pedestrians crossing driveways and make walking more convenient.

Tree and Shade Master Plan

11. The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City’s planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within and adjacent to the development. Staff is recommending stipulations for a shaded sidewalk along Cave Creek Road. Further, staff is recommending enhanced tree and landscape areas and planting standards along the proposed pedestrian pathways in and around the parking areas and along the west and east property lines. These are addressed in Stipulation Nos. 4, 5, 12 and 13.

Zero Waste PHX

12. The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The proposed conceptual site plan does not show recycling facilities.

COMMUNITY INPUT SUMMARY

13. At the time the staff report was written no community correspondence had been received.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department has requested the dedication of a 10-foot wide sidewalk easement and that all streets be constructed with all required improvements and comply with current ADA standards. These are addressed in Stipulation Nos. 12 and 13. The Department also requested a detached sidewalk along Cave Creek Road, however there is a significant grade change between the existing sidewalk and the property making it difficult to construct a detached sidewalk.
15. The Public Transit Department has required that pedestrian pathways which cross drive isles be constructed with decorative pavers, stamped, or colored concrete or another material that contrasts with the drive isle and parking surfaces. Additionally, they have required that clearly defined accessible pedestrian pathways be provided to connect building entrances, public sidewalks, and bus stops. These are addressed in Stipulation Nos. 11 and 13.
16. The Water Services Department indicated that there are existing water and sewer mains that can potentially serve the development. Further, the Water Services Department noted that the site is near a reservoir and there are transmission mains nearby servicing the reservoir. The transmission main at this location is PCCP pipe which is very sensitive to blasting. This is addressed in Stipulation Nos. 14 and 15.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed hillside density waiver and stipulations will ensure that the site develops in a manner that respects the adjacent preserve.
2. The proposal will redevelop an underutilized property and provide a high quality multifamily residential development with which will help alleviate the housing shortage in Phoenix.
3. The development will follow Section 710, Hillside Development, and is generally compatible with the intent of the section.

Stipulations

1. The development shall be limited to a maximum of 22 dwelling units.
2. The required landscape setback along Cave Creek Road and shall be planted with minimum 50 percent 2-inch caliper, 25 percent 3-inch caliper and 25 percent 4-inch caliper large canopy drought-tolerant trees, to provide a minimum of 50 percent shade at maturity along the sidewalk. Additionally, five 5-gallon shrubs shall be provided per tree, as approved by the Planning and Development Department.
3. Drought tolerant vegetation shall be utilized throughout the site, as approved by the Planning and Development Department.
4. Building elevations shall include exterior detailing on all sides of the elevations, such as but not limited to: recesses and/or pop-outs; accent materials, such as stone or masonry; large picture windows, casement windows, and/or clerestory windows; and oversized overhangs, as approved by the Planning and Development Department.
5. Building and wall colors shall be muted and blend with rather than contrast strongly with the surrounding desert environment, as approved by the Planning and Development Department.
6. Any perimeter walls along the west side of the site shall be open view fencing, or a combination of maximum 3 feet of solid wall topped by open view fencing, as approved by the Planning and Development Department.
7. Solid walls shall be prohibited along the perimeters of the site within 25 feet of a property line adjacent to the Phoenix Shadow Mountain Preserve, as approved by the Planning and Development Department.

8. A central amenity open space area shall be provided within close proximity to the primary vehicular entrance into the development, as approved by the Planning and Development Department.
9. The development shall incorporate bicycle infrastructure located within the central amenity open space area as described below and as approved by the Planning and Development Department.
 - a. A minimum of four bicycle parking spaces shall be provided via inverted U-bicycle racks, artistic style bicycle racks, or "Outdoor/Covered Facilities". All bicycle racks shall adhere to Appendix K of the Comprehensive Bicycle Master Plan.
 - b. One bicycle repair station ("fix it station") shall be provided and maintained. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
10. Pedestrian paths within the site and connecting to the public sidewalk shall be shaded to a minimum of 75 percent using architectural shade and/or shade trees at maturity, as approved by the Planning and Development Department.
11. The primary vehicular entrance to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. The driveway surface shall be constructed of decorative pavers, stamped, or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
 - b. Traffic calming measures shall be provided to slow vehicles departing the development, prior to crossing the public sidewalk.
 - c. Pedestrian pathways shall be provided to connect the interior of the development to the public sidewalks along both sides of the vehicular driveway.
 - d. The pedestrian pathways shall be detached from the vehicular driveway and separated by minimum 5-foot wide landscape planters. The planters shall include a mix of ornamental trees (no less than 2-inch caliper), shrubs (no less than five 5-gallon shrubs per tree), and other vegetative

groundcover providing a minimum of 75 percent live cover.

- e. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
12. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards
13. The developer shall dedicate a 10-foot-wide sidewalk easement along the east side of Cave Creek Road, as approved by the Planning and Development Department.
14. The use of blasting, both on-site and off-site, for grading and construction shall be subject to the City of Phoenix Implosion/Demolition Policy (TRT 00590) and the Implosion/Demolition Checklist (TRT 00591) with specific regard to those sections related to blasting, as approved by the Planning and Development Department.
15. The use of blasting during on-site or off-site construction shall be subject to the review and approval by the City of Phoenix Water Services Department, and their regulatory agency Arizona Department of Water Resource. The developer shall provide evidence of this review and approval to the Planning and Development Department prior to the issuance of any blasting approvals on the site.
16. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

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October 29, 2021

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Writer

David Simmons

October 29, 2021

Team Leader

Samantha Keating

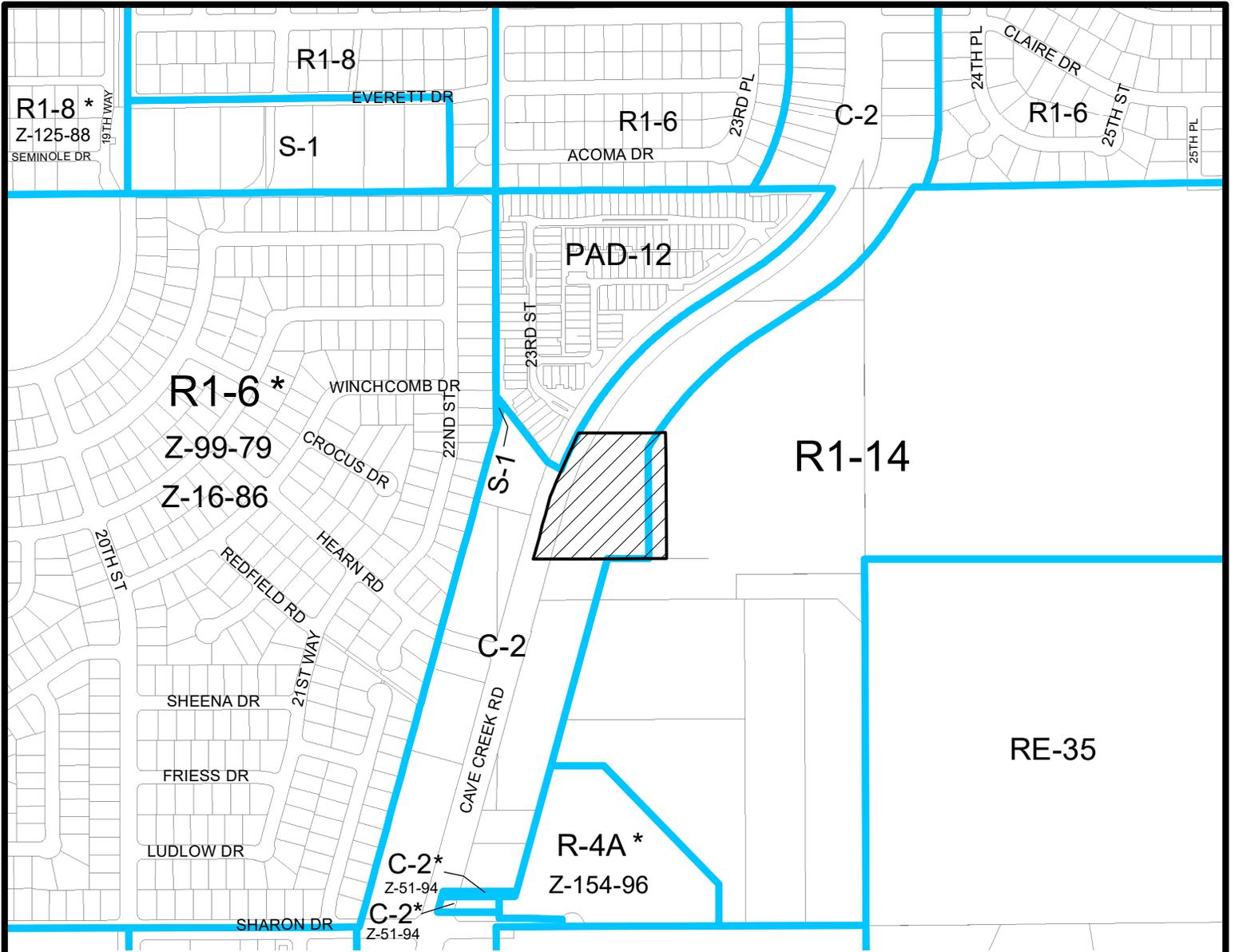
Exhibits

Zoning sketch map

Aerial sketch map

Site plan date stamped September 16, 2021

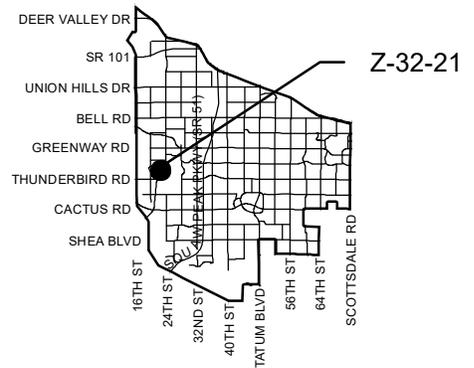
Elevations date stamped May 26, 2021 (4 pages)



Miles

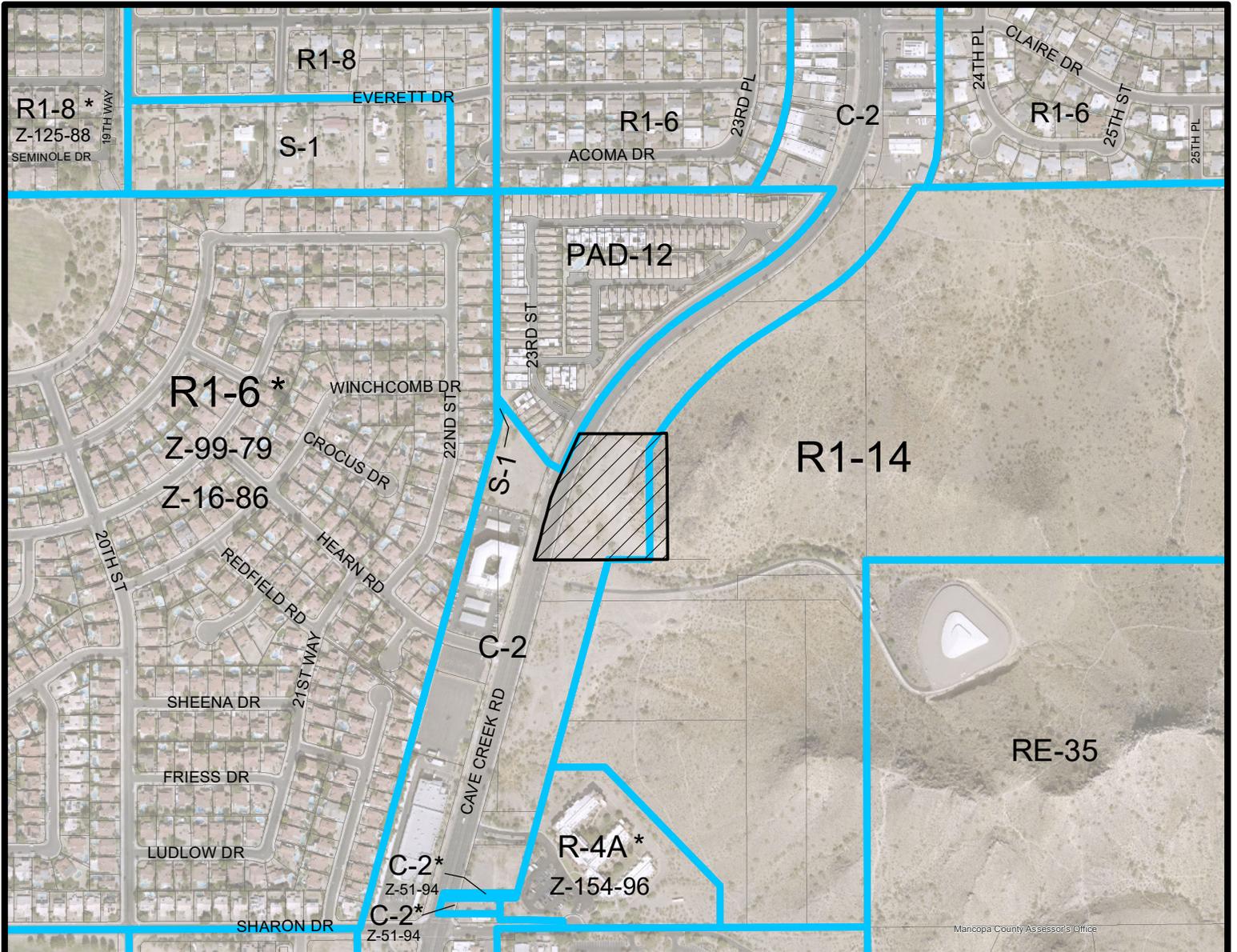


PARADISE VILLAGE
CITY COUNCIL DISTRICT: 3

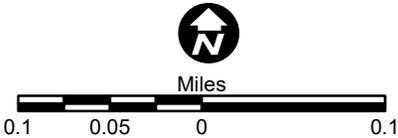


APPLICANT'S NAME: The View Reception Villa, LLC		REQUESTED CHANGE: FROM: C-2 (3.62 a.c.) R1-14 (0.63 a.c.)	
APPLICATION NO. Z-32-21	DATE: 7/12/2021 REVISION DATES:	TO: R-2 DNS/WVR (4.25 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 4.25 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 33-32		
MULTIPLES PERMITTED C-2, R1-14 R-2 DNS/WVR	CONVENTIONAL OPTION 52, 1 42		* UNITS P.R.D. OPTION 63, N/A 51

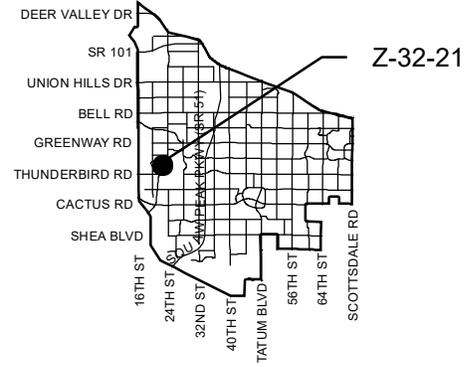
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office



PARADISE VILLAGE
CITY COUNCIL DISTRICT: 3



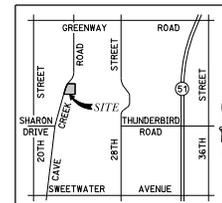
APPLICANT'S NAME: The View Reception Villa, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-32-21	DATE: 7/12/2021 <small>REVISION DATES:</small>	FROM: C-2 (3.62 a.c.) R1-14 (0.63 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 4.25 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 33-32	<small>ZONING MAP</small> L-9	TO: R-2 DNS/WVR (4.25 a.c.)
MULTIPLES PERMITTED C-2, R1-14 R-2 DNS/WVR	CONVENTIONAL OPTION 52, 1 42		* UNITS P.R.D. OPTION 63, N/A 51

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

PROJECT DATA			
EXISTING/PROPOSED ZONING	C-2 - R1-6 PRD		
GROSS AREA	4.23 ACRES	184,359 SF	
NET AREA	3.62 ACRES	157,919 SF	
OPEN SPACE	5% OF GROSS	9,218 SF REQ./	51,870 SF PROV.
		(6,240 S.F. USABLE &	45,630 S.F. HILLSIDE)
PROPOSED DENSITY	5.20 UNITS/ACRE		
ALLOWED DENSITY	5.54 UNITS/ACRE		
LOT COVERAGE	12.25% OF GROSS AREA	22,577 SF/184,359 SF	22,577 SF BUILDINGS
PARKING CALCULATIONS			
REQUIRED	22 X 2 = 44	2 PER 2-3 BEDROOM UNIT	
TOTAL REQUIRED..... 44 SPACES			
PROVIDED.....			
	8 UNCOVERED NON-ADA		
	25 GARAGE SPACES		
	15 DRIVEWAYS (18' OR DEEPER)		
	1 UNCOVERED ADA		
TOTAL PROVIDED..... 49 SPACES (INCLUDES 1 ADA)			

RE-ZONING SITE PLAN FOR APN 214-51-001F A PLANNED RESIDENTIAL DEVELOPMENT

LOCATED IN A PORTION SECTION 10, TOWNSHIP 3 NORTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

OWNER/APPLICANT:

VIEW RECEPTION VILLA, LLC
9275 E. HAPPY VALLEY ROAD
PHOENIX, ARIZONA 85255

CONTACT: MARTY CECCARELLI
PHONE: (623) 694-8750

ENGINEER:

J ENGINEERING
6370 E. THOMAS ROAD, SUITE # 200
SCOTTSDALE, ARIZONA 85251

CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@JENGINEERING.COM

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS 22 UNIT SINGLE FAMILY FOR-RENT DEVELOPMENT WITH AN OVERALL DENSITY OF 5.20 UNITS/AC. THE PROJECT PROPOSES PRIVATE DRIVES, WITH PRIVATE WATER, AND SEWER.

UTILITIES:

- TELEPHONE - CENTURY LINK/ COX
- ELECTRIC - APS
- GAS - SOUTHWEST GAS COMPANY
- CABLE TV - COX COMMUNICATIONS
- SEWER/WATER - CITY OF PHOENIX (ONSITE PRIVATE)
- POLICE/FIRE - CITY OF PHOENIX
- REFUSE - CITY OF PHOENIX

APN NUMBER:

APN 214-51-001F

ADDRESS:

1415 N. CAVE CREEK ROAD
PHOENIX, ARIZONA 85022

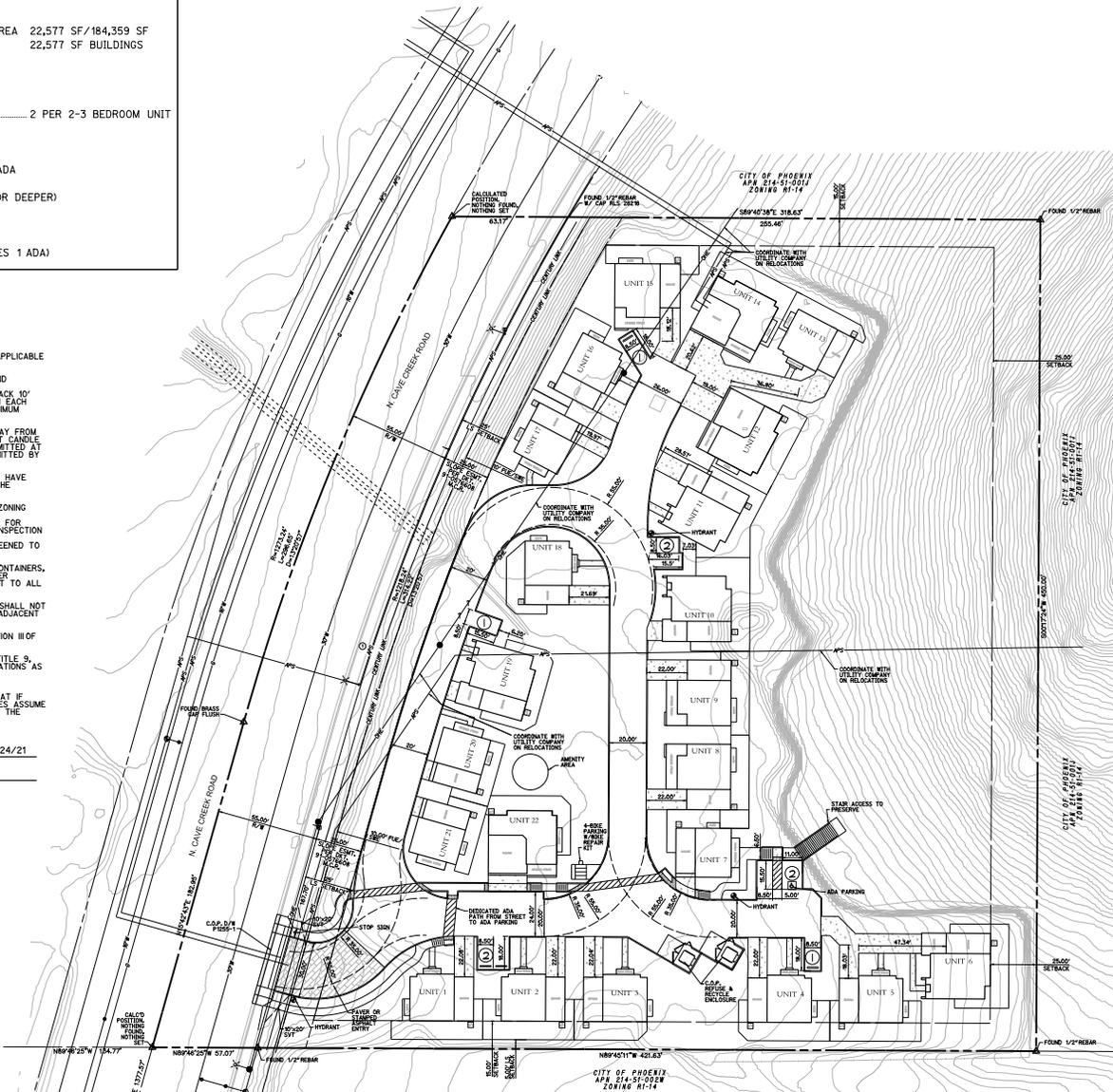
SITE LIGHTING NOTE:

SITE LIGHTING TO BE DETERMINED AT FINAL DESIGN.

SITE PLAN NOTES: (CITY OF PHOENIX)

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 30' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 9'
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, GLOW OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE RESPONSIBILITY FOR MAINTAIN ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS
6. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY U.S.D. PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS; CALL 602-262-5981 AND REQUEST A DESIGN REVIEW INSPECTION
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK-FLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS
9. BARED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) OR CHAIN LINK SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS
10. SMOKE, GAS, AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION RULES AND REGULATIONS.
11. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT
12. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS (CONSENT) TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER _____ DATE: 08/24/21
MATTHEW J. MANCINI, P.E.
PRINTED NAME OF COPYRIGHT OWNER



CITY OF PHOENIX

SEP 16 2021

Planning & Development
Department



SCALE: 1"=30'
0' 15' 30' 60'



APN 214-51-001F
1415 N. CAVE CREEK ROAD, PHOENIX, AZ 85022

RE-ZONING SITE PLAN



EXPIRES: 12/31/2021

3eengineering
CIVIL ENGINEERING
PHOENIX, ARIZONA
1415 N. CAVE CREEK ROAD, SUITE 200
PHOENIX, ARIZONA 85022
PHONE: (602) 334-4387
WWW.3EENGINEERING.COM

PROJECT NO: 5197
SHEET NO: RZSP01
1 of 1

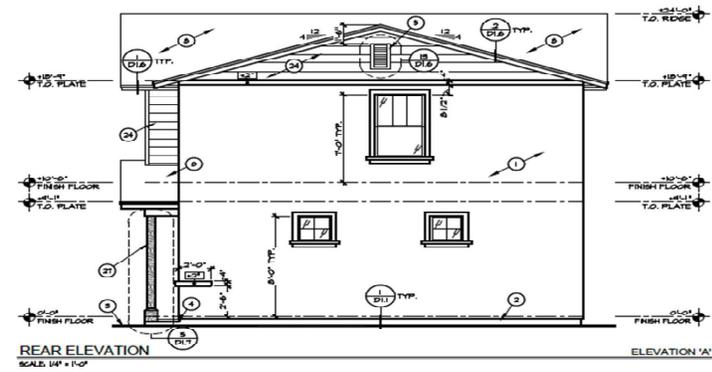
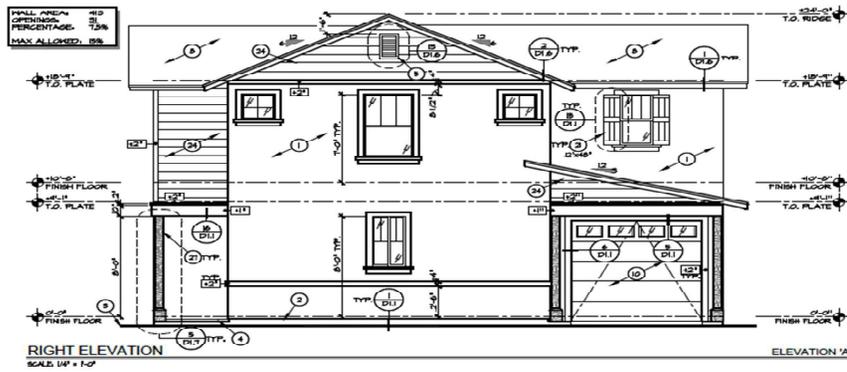
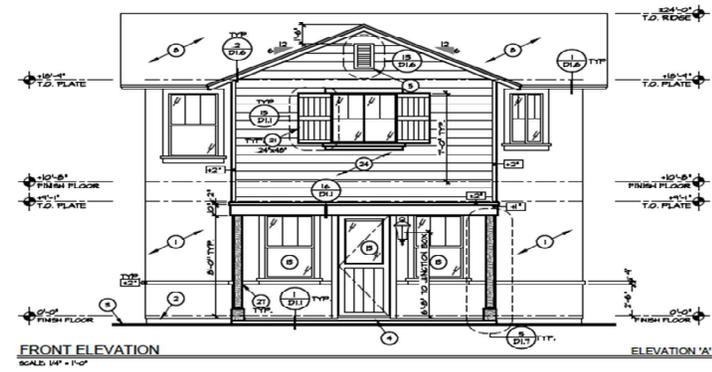
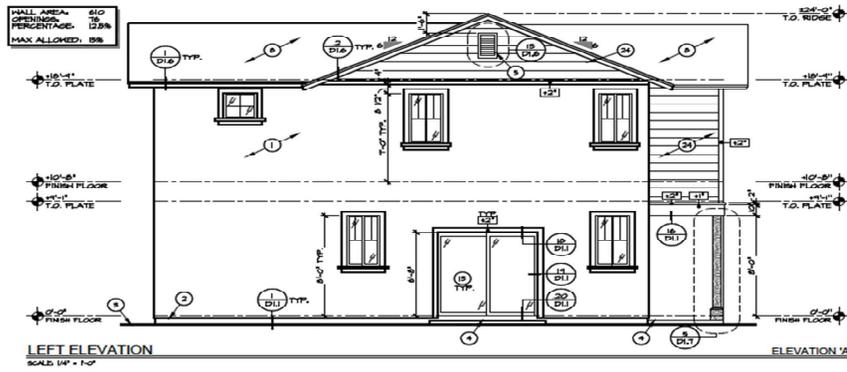
KIVA#21-658 SDEV #2100081 PAPP #2101041, Q.S.#33-32, #X-XX-XXXX



CITY OF PHOENIX

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