



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**ADDENDUM A**  
**Staff Report Z-49-13-8**  
April 7, 2014

<b>Laveen Village Planning Committee Meeting Date</b>	March 10, 2014
<b>Planning Commission Hearing Date</b>	April 8, 2014
<b>Request From:</b>	S-1 (Approved R1-10) (15.94 Acres) County RU-43 (Pending S-1) (3.02 Acres)
<b>Request To:</b>	R1-10 (18.96 Acres)
<b>Proposed Use</b>	Single family subdivision
<b>Location</b>	Approximately 1,000 feet south of the southeast corner of 35th Avenue and Baseline Road
<b>Owner</b>	Partner Investments 2, LLC
<b>Applicant/Representative</b>	Bill Lally, Tiffany and Bosco P.A.
<b>Staff Recommendation</b>	Approval, subject to stipulations

This addendum is to revise the rezoning request for the subject parcel. The applicant has requested to amend the application and rezone all of the 18.96 acres to R1-10 after working with staff, the surrounding neighbors and the Laveen Village Planning Committee at their March 10, 2014 meeting.

The applicant is requesting to delete staff recommended Stipulation 6, modify Stipulations 4, 5, 13 and add Stipulation 14. The staff recommendation is a combination of the Laveen Village, applicant and staff recommended stipulations. As such, staff has no concerns with the proposed amendment and recommends approval, subject to the stipulations below.

The stipulations are as follows:

**Revised Stipulations**

1. The conceptual elevations and site plan shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
2. The maximum number of residential lots shall not exceed 70 lots, as approved by the Planning and Development Department.

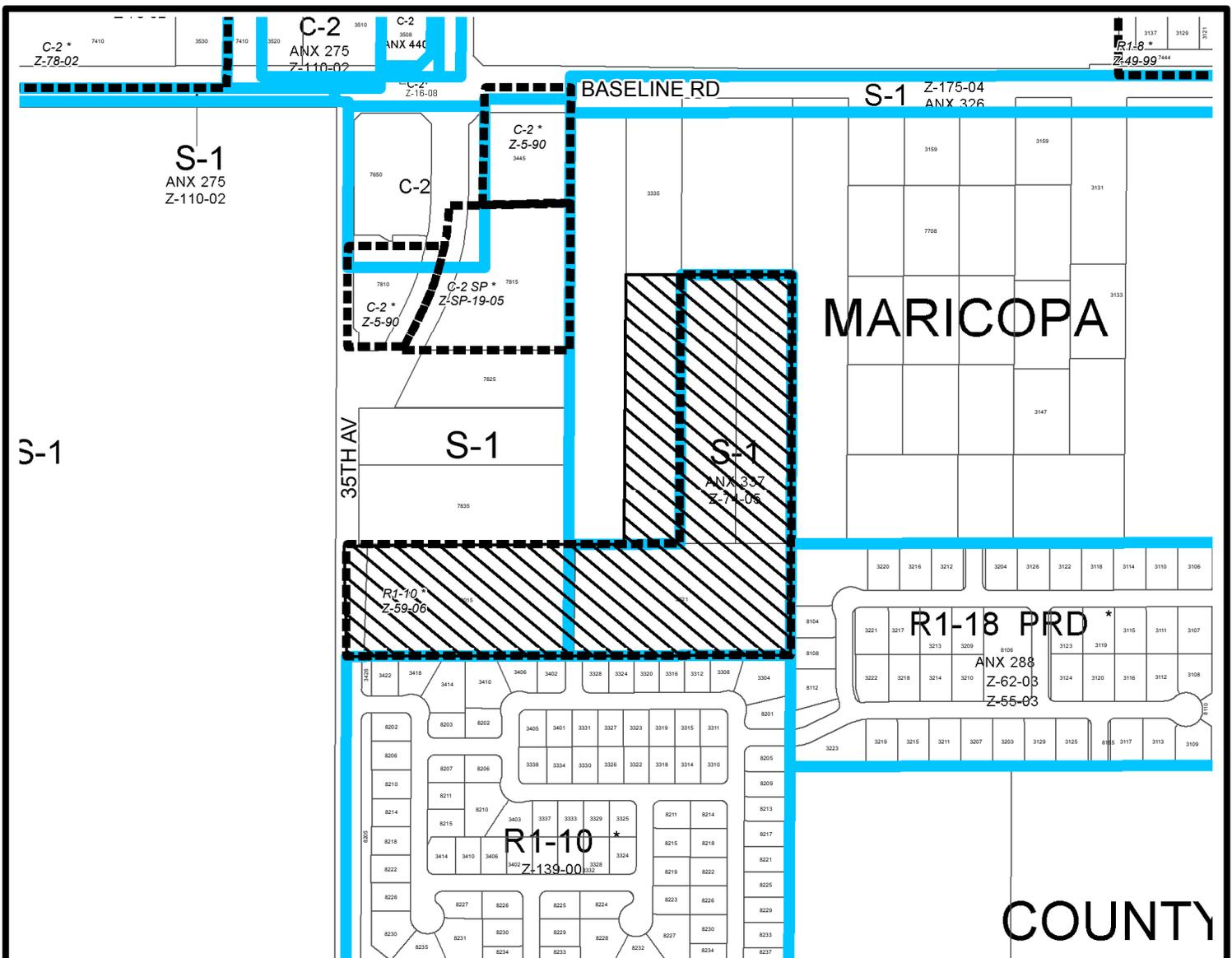
3. The development shall have a minimum of 10% open space, as approved by the Planning and Development Department.
4. Lots ~~12, 13,~~ 24, 25, 32, 41, 57 and 58 shall construct perimeter walls with minimum 3 feet of view fencing for the shared property lines with landscape tract/open space G, E, J and I, as approved by the Planning and Development Department.
5. The exterior of the perimeter walls adjacent to 35<sup>th</sup> Avenue shall be, or finished with, decorative concrete, brick, or stone. The top tier ~~of all perimeter walls~~ shall be finished with some form of enhancement or embellishment, such as but not limited to corbels, cornices, dentils, pilasters, or artistic insets, which contrasts with the primary wall material as approved by the Planning and Development Department.
- ~~6. Sidewalks shall be provided on both sides of all streets and shall be detached from the street a minimum of five feet, as approved by the Planning and Development Department.~~
- ~~7.~~ 6. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.
- ~~8.~~ 7. The applicant shall dedicate and construct 34<sup>th</sup> Avenue and connect to the proposed subdivision, as approved by the Planning and Development Department.
- ~~9.~~ 8. The applicant shall dedicate a total of 55 feet for the east half of 35<sup>th</sup> Avenue with a 30-foot Multi-Use Trail Easement (MUTE), as approved by the Planning and Development Department.
- ~~10.~~ 9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~11.~~ 10. The landscape setback along 35<sup>th</sup> Avenue shall be compatible and use the same plant materials/theme as the Sierra Vista residential development located to the south, as approved by the Planning and Development Department.
- ~~12.~~ 11. Split open fencing shall be located along 35<sup>th</sup> Avenue and incorporated into the entry way to the subdivision, as approved by the Planning and Development Department.
- ~~13.~~ 12. Lots 1, 2, 60, 63, 64, 65, 66, ~~69,~~ 68 and 70 shall be limited to one-story in height, as approved by the Planning and Development Department.

14. 13. The developer shall notify the following individuals by mail 15 days prior to any Preliminary Site Plan meetings with the Planning and Development Department, Planning Hearing Officer request to modify stipulations or any Zoning Adjustment requests. The notice shall include the date, time and location of the meeting/ hearing.
- a. Mr. John Kimoto
  - b. Mr. Phil Hertel
  - c. Laveen Village Planning Committee Sign-in-sheet dated March 10, 2014.
15. 14. A PERIMETER FENCE PLAN FOR THE WESTERN FACE OF THE EAST WALL ON TRACTS A AND B, CONCEPTUAL SIGN PLAN, CONCEPTUAL BUILDING ELEVATIONS, CONCEPTUAL LIGHTING PLAN, CONCEPTUAL LANDSCAPE PLAN AND A DETAILED ENTRY FEATURE PLAN BE PRESENTED TO THE LAVEEN VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO PRELIMINARY APPROVAL.

**Attachments**

Revised Sketch Map

Revised Site Plan date stamped April 3, 2014

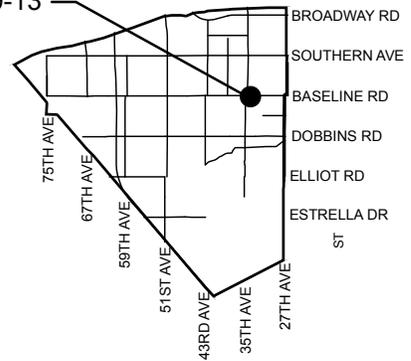


CITY OF PHOENIX PLANNING DEPARTMENT

**LAVEEN VILLAGE**

CITY COUNCIL DISTRICT: 8

Z-49-13



<b>APPLICANT'S NAME:</b> Randall Raskin		<b>REQUESTED CHANGE:</b> FROM: S-1 (Approved R1-10), (15.94 a. c.) County RU-43 (Pending S-1), (3.02 a. c.)  TO: R1-10, (18.96 a. c.)  <b>AS AMENDED BY THE APPLICANT</b>	
<b>APPLICATION NO.</b> Z-49-13	<b>DATE:</b> 11/6/13 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  18.96 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 01-21	<b>ZONING MAP</b> D-6	
<b>MULTIPLES PERMITTED</b> S-1, Approved R1-10, Pending S-1 R1-10	<b>CONVENTIONAL OPTION</b> 16, 48, 3 57	<b>* UNITS P.R.D. OPTION</b> 16, 67, 3 79	

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

**Baseline Road**

NW COR. SEC. 2  
T. 1S, R. 2E  
FOUNDED CITY OF PHOENIX  
BRASS CAP IN HANDHOLE

**OWNER/DEVELOPER**

PARTNER INVESTMENTS 2, L.L.C.  
C/O RANDALL RASON  
6188 E. DEL BARQUERO RD.  
SCOTTSDALE, AZ 85258  
PHONE: (480) 808-1100  
FAX: (480) 808-1108  
EMAIL: RASON@TERRAZONA.NET

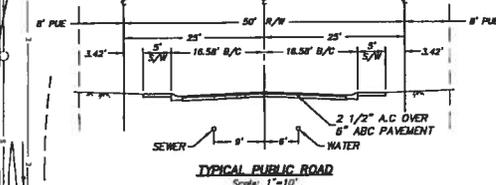
**ZONING R1-10 SETBACK DATA**

PERMITS BUILDING SETBACKS  
REAR 1-STORY: 15'  
REAR 2-STORY: 20'  
SIDE 1-STORY: 10'  
SIDE 2-STORY: 15'  
FRONT: 15'  
LANDSCAPE SETBACK ADJACENT TO STREET: NONE  
GARAGE SETBACK: 18' FROM BACK OF WALK (FRONT LOAD)  
10' FROM PROPERTY LINE (SIDE LOAD)  
MINIMUM BUILDING SEPARATION: 10'  
MAXIMUM BUILDING HEIGHT: 2-STORIES AND 30'

**TRACT TABLE**

TRACT	AREA (S.F.)	AREA (ACRES)	USE
A	12,002	0.278	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS
B	12,001	0.278	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS
C	12,453	0.288	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS
D	2,472	0.057	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS
E	24,021	0.552	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS
F	2,455	0.056	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS
G	602	0.014	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS, FUTURE RIGHT OF WAY
H	602	0.014	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS, FUTURE RIGHT OF WAY
I	2,218	0.051	WATER EASEMENT, COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS
J	12,963	0.299	COMMON AREA UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS

TOTAL TRACT AREA: 83,820 S.F. = 2.158 ACRES



**BENCHMARK**

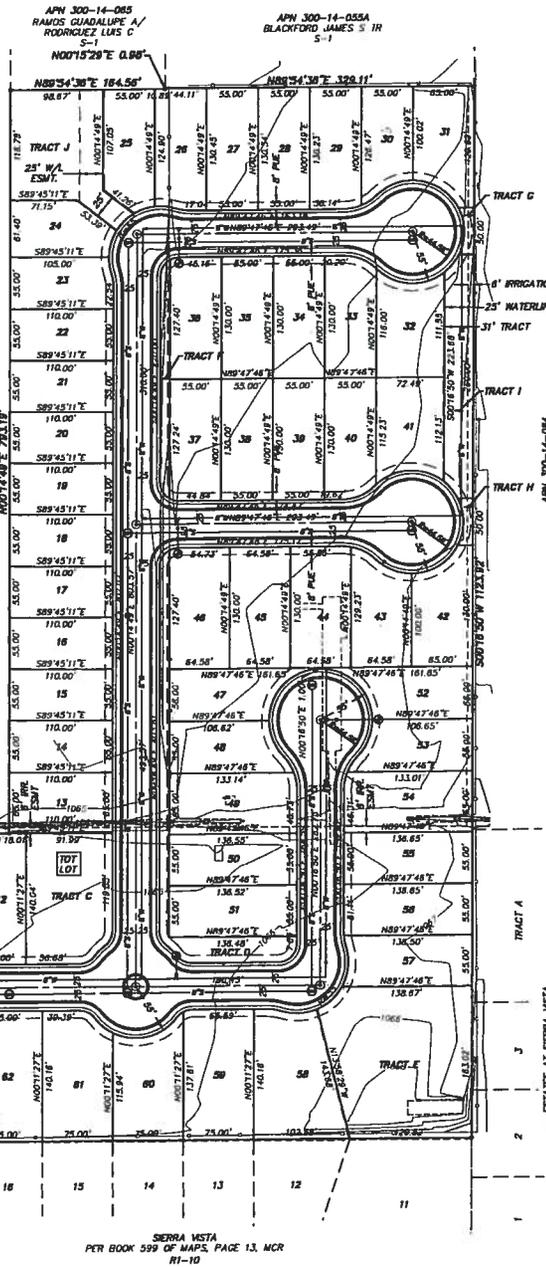
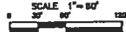
CITY OF PHOENIX BRASS CAP AT THE WEST  
QUARTER CORNER OF SECTION 2, T. 1S, R. 2E,  
GASPARILLI, MARICOPA COUNTY, ARIZONA.  
ELEVATION=1083.500  
(NAVD85 DATUM)

**ASSASSOR'S PARCEL NOS.**

APN 300-14-003E  
APN 300-14-010E  
APN 300-14-010D  
APN 300-14-056  
APN 300-14-057  
APN 300-14-010K

**SITE DATA**

GROSS AREA: 823,915 S.F. = 18.860 ACRES  
NET AREA: 807,747 S.F. = 18.543 ACRES  
NUMBER OF LOTS: 70  
EXISTING ZONING: R1-10, S-1  
PROPOSED ZONING: R1-10 PRD  
ACCESS: PUBLIC ROAD  
DENSITY: 70 UNITS/18.860 ACRES = 3.682 UNITS/ACRE  
DENSITY ALLOWED: 3.5 TO 4.5 W/ BONUS UNITS/ACRE  
COMMON AREA REQUIRED: 41,295 S.F. (5% MIN.)  
COMMON AREA PROVIDED: 83,820 S.F. (11.4%)



**SITE PLAN**

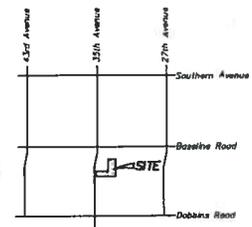
**FOR LAVEEN MEADOWS 2014**

AN R1-10 PRD SUBDIVISION SITUATED IN PORTION OF  
THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1  
SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**CITY OF PHOENIX**

APR 03 2014

Planning & Development  
Department



**LEGAL DESCRIPTION**

A PORTION OF LOTS 4 AND 5, YOUNG ACRES ACCORDING TO THE PLAT OF RECORD IN  
BOOK 17 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA AND A PORTION  
OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 071°27'  
WEST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1327.15 FEET TO THE  
TRUE POINT OF BEGINNING OF THE HEREBY DESCRIBED PARCEL, THENCE NORTH  
89°50'35" EAST, A DISTANCE OF 822.01 FEET; THENCE NORTH 074°48' EAST, A  
DISTANCE OF 793.19 FEET; THENCE NORTH 89°54'30" EAST, A DISTANCE OF 184.56  
FEET; THENCE NORTH 071°59" EAST, A DISTANCE OF 0.88 FEET; THENCE NORTH  
89°54'36" EAST, A DISTANCE OF 328.11 FEET; THENCE SOUTH 076°30' WEST, A  
DISTANCE OF 1123.82 FEET; THENCE SOUTH 89°50'34" WEST, A DISTANCE OF 1314.89  
FEET; THENCE NORTH 071°27' EAST, A DISTANCE OF 330.33 FEET TO THE TRUE POINT  
OF BEGINNING.

**PROJECT DESCRIPTION & STATEMENT OF INTENT**

PARTNER INVESTMENTS 2, LLC IS PROPOSING A NEW SINGLE FAMILY RESIDENTIAL  
DEVELOPMENT LOCATED AT APPROXIMATELY 1300 FEET SOUTH OF BASELINE ROAD  
AND EAST OF 35TH AVENUE. THE PROPOSED RESIDENTIAL DEVELOPMENT IS KNOWN  
AS LAVEEN MEADOWS 2014.

THE SITE INCLUDES 75 SINGLE FAMILY RESIDENTIAL LOTS WITH AMPLE OPEN SPACE  
AREAS AND TRACTS FOR LANDSCAPING AND COMMON AREAS. THE LOTS HAVE AN  
AVERAGE LOT SIZE OF 7000 SQUARE FEET. THE PROPOSED DENSITY OF THE SITE IS  
3.65 UNITS PER ACRE. THE EXISTING ZONING ON THE SITE IS S-1 AND R1-10. THE  
PROPOSED ZONING IS R1-10PRD.

THE SITE WILL HAVE PUBLIC ROADS OF 50 FOOT RIGHT OF WAY AND PUBLIC CITY  
MAINTAINED WATER AND SEWER LINES. A WATER METER AND SEWER TAP WILL BE  
PROVIDED TO EACH LOT.

**DRAINAGE STATEMENT**

- NO OFFSITE FLOWS AFFECT THIS SITE.
- SITE LIES IN ZONE 'X'
- 100 YEAR 2 HOUR COMMON RETENTION WILL BE PROVIDED IN THE TRACTS.
- ALL FLOORS WILL BE SET 14" MINIMUM ABOVE LOW TOP OF CURB AND  
FREE FROM INUNDATION FROM 100-YEAR STORM EVENT.

**LEGEND**

- APN ASSASSOR'S PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDER
- R/W RIGHT OF WAY
- W/L WATERLINE
- Survey Monument (AS NOTED)
- Priority Boundary Corner
- EASEMENT LINE
- STREET CENTERLINE
- ADJACENT LOT OR R/W
- EXISTING PAVEMENT HATCH
- FIRE HYDRANT

SHEET 1 OF 1

PREPARED FOR  
**Partners Investments 2, LLC**  
SITE PLAN  
FOR  
**LAVEEN MEADOWS 2014**  
AN R1-10 PRD SUBDIVISION SITUATED IN PORTION OF  
THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1  
SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DESIGN BY: SPK  
CHECKED: DFK  
TITLED: CJ  
DATE: MARCH 31, 2014

**Keough Engineering, Inc.**  
1400 N. CENTRAL AVENUE, SUITE 200  
PHOENIX, ARIZONA 85004  
TEL: 602.998.8888  
FAX: 602.998.8889  
WWW.KEOUGHENGINEERING.COM

JOB NO. 10451 MAP NO. P-10451

Plot Date: Time: 03/31/14 11:28am Layout Name: Sheet 1  
Full File Path: L:\V805\Site Plans\10451-14g

AutoCAD Version: 16.0  
Login Name: Sshahid@CADD