

# STORY

## NEIGHBORHOOD CONSERVATION PLAN



Prepared by the City of Phoenix  
Planning Department

**NEIGHBORHOOD CONSERVATION PLAN  
FOR THE  
STORY NEIGHBORHOOD**

**Final City Council Adoption  
March 11, 1987  
City of Phoenix Planning Department**

**STORY NEIGHBORHOOD CONSERVATION PLAN**

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# CHAPTER ONE: BACKGROUND INFORMATION

## INTRODUCTION

Many neighborhoods with special problems within the City of Phoenix do not fit the model set for new neighborhoods under the current zoning ordinances. To assist these older neighborhoods in rehabilitation and preservation of their unique qualities, the Phoenix City Council on July 11, 1978 adopted an ordinance allowing the establishment of a Special Conservation District (SCD). The SCD ordinance set forth a process by which a neighborhood can assess its needs, develop goals and mobilize public and/or private resources to create for itself a unique program geared to achieving rehabilitation and/or preservation.

The Story Neighborhood is a relatively stable residential area located within the Central City Village of the City of Phoenix. The neighborhood is made up largely of one story single-family homes, most of which were constructed between 1920 and 1950. Multi-family housing, office, and commercial uses also exist within the neighborhood, mostly at its periphery.

The greatest problem faced by the Story Neighborhood is the impending construction of the Papago Freeway. Much of the housing stock in the center of the neighborhood has already been demolished or removed to make way for freeway construction. Presently, the land designated for the Papago sits vacant, harboring weeds, encouraging speeding, and detracting from the appearance of the area. It is difficult to anticipate what impact the completed freeway will have. The Story Preservation Association (SPA) is currently working with the Arizona Department of Transportation (ADOT), the City of Phoenix, the Deck Park Committee, and other organizations to minimize the potentially harmful impact of the Papago on the Story Neighborhood.

Adoption of the Story Neighborhood SCD by the Phoenix City Council will further enable residents to preserve their neighborhood's character in spite of the adverse impact of the Papago Freeway and nearby commercial land use

### Establishment Process for SCD

The efforts by the Story Preservation Association to obtain SCD status began with a petition drive in 1984. The drive kick-off party was held at Encanto Park on July 28; completed petitions were submitted to the City of Phoenix Planning Department on November 20 of that year.

Several neighborhood meetings have been held to discuss SCD status. Residents of the Story Neighborhood were invited by means of newsletters distributed door-to-door by volunteers.

Meeting dates and topic were outlined below:

**6/13/84 at Kenilworth School.** Concerned residents called a neighborhood meeting to establish goals for forming a Special Conservation District.

**7/11/84 at Kenilworth School.** Residents met to establish the name and proposed boundaries of the Special Conservation District.

**9/26/84 at Kenilworth School.** Neighborhood residents received information on ADOT's plans for the Papago Freeway.

**3/19/85 at Kenilworth School.** Notice of this City Planning Commission meeting was posted in neighborhood. Attendance was very good. Staff explained the purposes and operation of an SCD.

**5/8/85 in Council Chambers.** Notice was posted in neighborhood. SPA Steering committee presented proposal for SCD. Council made unanimous decision in favor of proceeding on the SCD.

**10/15/85 at Kenilworth School.** Representative of Planning Department attended. Group reviewed SCD as well as neighborhood goals and issues.

**2/11/86 at Kenilworth School.** Neighborhood residents received an update on Planning Committee's work.

Details of the SCD plan were outlined in the Story Times newsletter and distributed to residents.

In addition to the meeting described above, numerous sub-committee meetings have been held involving scores of volunteers in SCD related projects. One group alone, the SPA Planning Committee, has met on a bi-weekly schedule throughout the first half of 1986 to research and write the neighborhood conservation plan.

Other volunteers from the neighborhood have compiled a survey of existing structures and current land use. The survey was completed in November, 1985.

### Description of Story Addition

An "Urban Residential" Neighborhood

The Story Addition has many positive attributes which have attracted new homebuyers and satisfied its long-term residents for years. Its central location has been an asset for many residents, providing easy access and short commutes to downtown and midtown high-rise offices, nearby industrial parks and the warehouses southwest of Grand Avenue. Even those who work in outlying suburban office parks have found the drive from the Story

neighborhood to be relatively safe and unstressful. The neighborhood's proximity to Grand Avenue and the Maricopa Freeway has simplified access to shopping and other services as well.

The size of the Story Addition has proved to be an asset. The neighborhood is the largest area within the Central Village to be zoned R1-6, providing the area with a relaxed, suburban feeling uninterrupted by commercial or other uses for many blocks. This single-use pattern has helped the homes in the neighborhood to maintain their value over the decades, and has provided the residents of Story with security and stability within the urban core.

### **Historic Value**

Originally developed by Francis Story (a horticulturalist who was also known for originating the Sunkist orange), the Story Addition was conceived as a suburban retreat for professionals working in downtown Phoenix. At the time Story was first platted in 1920, the Kenilworth Streetcar line made regular stops along 5<sup>th</sup> Avenue, providing convenient transportation. Development began in earnest in 1923, with the completion of nearby Kenilworth School at Culver Street and 5<sup>th</sup> Avenue. Many of the original residents were prominent businessmen, attorneys, architects and other community leaders.

The original homebuyers were attracted by the same features that appeal to today's residents: good location, friendly neighbors and well-built, charming homes of moderate size. Many of the original homes within the Addition were built in the Period Revival style so popular during the 1920's. This style, a late development of the English Arts and Crafts movement from the turn of the century, featured homes built to resemble English Tudor cottages, Spanish Colonial missions or other historic styles. Many homes were one-of-a-kind, featuring creative exterior applications of natural materials. These early homes, in large part, still stand today, preserved or restored to their original unique charm.

The streetscapes of the neighborhood also retain the design intended by the early developers. Wide sidewalks and the green landscaped strip create a broad, spacious vista between the homes, while many of the original palm trees still stand, lining the streets in stately serenity.

### **Neighborhood Quality of Life**

Residents of the Story Addition enjoy a quality of life found in few urban neighborhoods. A large percentage of the residents are homeowners, providing the area with stability, home maintenance and active participation by residents in neighborhood activities. Residents represent a mixture of retired people (some of whom have lived here since the neighborhood's early days), two-career couples, families and singles. Although many of the older homes need some degree of restoration or rehabilitation, prices are moderate, attracting buyers who are enthusiastic, creative, and ready to work on their homes.

Many of these same residents are active and enthusiastic members of the Story Preservation Association. This organization provides a sounding board for neighborhood concerns as well as a source of social contact for residents.

Quality of life within the neighborhood is enhanced by recreational facilities available nearby. Encanto Park to the north provides many residents with convenient facilities for swimming, picnicking, tennis, and golf. The Palmcroft Neighborhood to the north and Roosevelt Neighborhood to the east offer the same broad streets and sidewalks as the Story Addition, inviting bicyclers, joggers and recreational walkers to extend their routes.

Among the other nearby public facilities which benefit residents are the Capitol Building and Government Mall area, the Civic Center, the Main Public Library, the Phoenix Art Museum, several hospitals and many medical offices, and the many offices of utilities, banks and other consumer institutions.

### **Neighborhood Problems**

The greatest problem faced by residents of Story is the destructive impact of the Papago Freeway. The neighborhood has been split across its middle by a wide swath of vacant land earmarked for freeway construction. This provides an uncontrolled central open area which harbors weeds and dust and encourages "drag racing," overnight camping and abandoned vehicles.

Another major problem faced by the Story Neighborhood is the threat of encroachment of commercial and light industrial uses on land within and on the boundaries of the neighborhood. Such new uses, especially if they resulted in multi-story construction, dissonant architecture, or incompatible land use, would greatly diminish the neighborhood quality of life. A related problem for Story residents is the current existence of incompatible commercial uses on Grand Avenue.

Residents of the neighborhood especially those living nearest Grand Avenue, also faces the problems caused by the frequent use of neighborhood streets by commuter and truck traffic. This situation threatens the safety of pedestrians and drivers, as well as children and pets, when vehicles from the major streets surrounding the neighborhood attempt to shortcut through it. A prevalence of uncontrolled intersections (many lacking even "Stop" or "Yield" signs) compounds the safety problem.

Other problems facing the residents of the Story Neighborhood are the deterioration of a few of the properties within its boundaries, and the poor condition of some of the areas surrounding the neighborhood. Occasionally, the Coliseum north of McDowell Road creates major parking and traffic problems within the neighborhood, especially during the weeks of the State Fair in the fall.

Fifteenth Avenue is a heavily traveled collector street which creates serious problems for those homes abutting it. It serves as a commuter route to the State Capitol, in addition to handling heavy truck traffic, city buses and emergency vehicles. This traffic has directly affected the quality of life of those residents living nearest the street. Fifteenth Avenue was widened in the late 1970's, leaving some residents on its east side within ten feet of the roadway. In addition it is heavily traveled by pedestrians causing security problems and lack of privacy for residents.

**How a Special Conservation District will Help**

The Special Conservation District status requested by the Story Neighborhood will:

- a. Allow variances from standard zoning to protect homeowners from the sight and sound of the Papago Freeway and connecting thoroughfares;
- b. Protect existing housing by preserving R1-6 zoning and limiting further rezoning to appropriate locations;
- c. Allow a visual barrier such as walls and/or landscaping from industrial and commercial uses on the west side along Grand Avenue;
- d. Provide guidelines to the neighborhood, developers and the City of Phoenix for future gradual evolution of Story Addition compatible with needs and desires of residents and property owners; and
- e. Provide for zoning restrictions on setbacks and maximum heights for commercial and R-5 properties within the neighborhood.

**CHAPTER TWO: THE NEIGHBORHOOD**

**LAND USE**

**Description**

The boundaries of the Story Special Conservation District are 7<sup>th</sup> Avenue to the east, McDowell Road to the north, Roosevelt Street on the south and Grand Avenue on the west.

The Story Neighborhood consists largely of well-preserved, older single-family homes. One-story homes occupy the bulk of the land, bordered by a combination of multi-family and commercial zoning. The general feeling of the neighborhood is urban rather than suburban, but the overall effect is one of low urban density, both in housing and in commercial uses. This is the neighborhood character which the residents hope to preserve.

**Map1** shows existing land uses in the neighborhood. The largest block of land within the SCD, from 7<sup>th</sup> Avenue to 17<sup>th</sup> Avenue, is occupied by single-family houses. This block of houses is interrupted only by the open east-west expanse of the as-yet-unbuilt Papago Freeway. The south side of McDowell from 7<sup>th</sup> Avenue to 15<sup>th</sup> Avenue is a mixture of single-family homes, apartments, offices and a few retail uses. From 15<sup>th</sup> Avenue to 17<sup>th</sup> Avenue on McDowell Road are largely professional offices and some commercial uses with one church, a few apartments and their adjoining parking lots, ending at 15<sup>th</sup> Avenue with the old Franklin School building.

Along the north side of Roosevelt Street from 7<sup>th</sup> Avenue to 11<sup>th</sup> Avenue are mostly single-family homes. From 11<sup>th</sup> Avenue to 15<sup>th</sup> Avenue, apartments and rental units are mixed with some commercial offices.

The area bordered by Grand Avenue, 15<sup>th</sup> Avenue and the freeway corridor contains commercial and small rental units with one historic church in the center of the section.

The area to the west of 17<sup>th</sup> Avenue between Grand and McDowell is a mixture of commercial and light industrial use with some vacant land. This area is generally under utilized and is considered to be somewhat blighted by residents. A well-conceived and well-executed redevelopment, such as an industrial park, could be a boon to the neighborhood.

There are pockets of neighborhood commercial zoning near 7<sup>th</sup> and 15<sup>th</sup> Avenues at McDowell Road and Roosevelt Street.

Within the Story Neighborhood are several properties on Roosevelt and McDowell which are zoned R-5 and are used for professional offices. Several of these are well-restored, attractive properties which relate visually to the rest of the neighborhood in architectural style, in scale, and in landscaping.

A land use study has been done by the residents of the Story SCD. Several major categories of land use have been identified: industrial; commercial; office; apartment; duplex; single-family homes; single-family with guest homes, sometimes rented; and parking/vacant.

The approximate percentage of each of these is listed below:

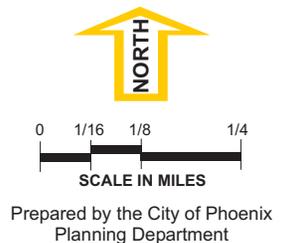
Single-family	56%	Industrial	3%
Single-family with rental	4%	Parking	5%
Duplex	2%	Vacant	4%
Apartments	3%	Future Freeway	17%
Offices	2%	School Grounds	2%
Commercial	5%		



**MAP 1**  
**Story Neighborhood Conservation Plan**  
**EXISTING LAND USE**

**LEGEND**

- |   |   |   |            |  |            |   |            |
|---|---|---|------------|--|------------|---|------------|
|  | Story Neighborhood Conservation Plan Boundary |  | Duplex     |  | Parking    |  | Church     |
|  | Single Family                                 |  | Apartments |  | Industrial |  | Group Home |
|  | Single Family w/Guest House                   |  | Commercial |  | School     |  | Vacant     |
|   |   |  | Office     |  |            |   |            |



These figures are approximate and do not total 100%. There is much overlap in uses and some actual uses were estimated. For example, some commercial lots include parking, and some vacant lots are used for parking, especially when the State Fair is in progress.

**Zoning**

There are eight zoning categories represented in the Story Neighborhood. (See Map 2.) The dominant zoning is R1-6, comprising the bulk of the district except on the peripheries. Even after a large portion of the area becomes the freeway, R1-6 will remain the most common zoning designation. The north side of Roosevelt Street and the south side of McDowell Road contain most of the R-5 zoning. The R-3 and R-4 zoning is mostly along 15<sup>th</sup> Avenue. C-1 and C-2 zoning is mainly located at the corners of 7<sup>th</sup> and 15<sup>th</sup> Avenues where they intersect with Roosevelt Street and McDowell Road, with some along Grand Avenue. There is a wide band of C-3 zoning along Grand Avenue. A breakdown of percentages is shown below:

R1-6	65%	C-1	1%
R-3	2%	C-2	1%
R-4	6%	C-3	13%
R-5	12%	P-1	2%

These percentages are approximate, because areas are estimated by number of lots in each category rather than using actual square footage of individual lots.

**Role in the Central City Urban Village**

The Central City Village is one comprised largely of office, government and quasi-public uses. (See Map 3.) Current trends will probably continue to increase this mixture at the expense of low-density housing. Any housing to be constructed in the Central City Village will probably be high-rise, high-density condominiums or apartments. Most of the single-family housing is in mixed use areas, and subject to redevelopment pressure from commercial housing is in mixed use areas, and subject to redevelopment pressure from commercial developers. This makes the position of the Story Neighborhood unique in the Central City Urban Village.

The Story Neighborhood is located one half mile from the existing I-17 Freeway, two miles north of the State Capitol Building, west of the Good Samaritan Medical complex, northwest of Downtown, and immediately southeast of the Arizona Sate Coliseum. This position makes it a desirable residential location for professional and technical workers employed at those locations as well as for blue collar workers employed in the industrial area bordering Grand Avenue.

It is interesting to note that the Story Neighborhood is located the same distance from Phoenix City Hall as is Coventry Homes “Renaissance Park,” a

development subsidized by the City of Phoenix for the purpose of retaining residential use near the Downtown area.

In addition to its stated goal of maintaining and creating residential uses in Central Phoenix, the City Council has expressed the desire to create a retail atmosphere downtown which will attract residents and tourist to the area after 5:00 p.m. Story Neighborhood, one of the few residential areas in the Central City, is the home of many of those future shoppers and night time visitors to downtown.

Its location, historic value and well-kept homes give Story Neighborhood a unique opportunity to serve as a showplace for the City of Phoenix and the Urban Village Plan. It provides visual proof that “inner-city” neighborhoods can be improved and maintained. Its residents, by word-of-mouth and by example, can encourage further upgrades in other areas of the Central City Village.

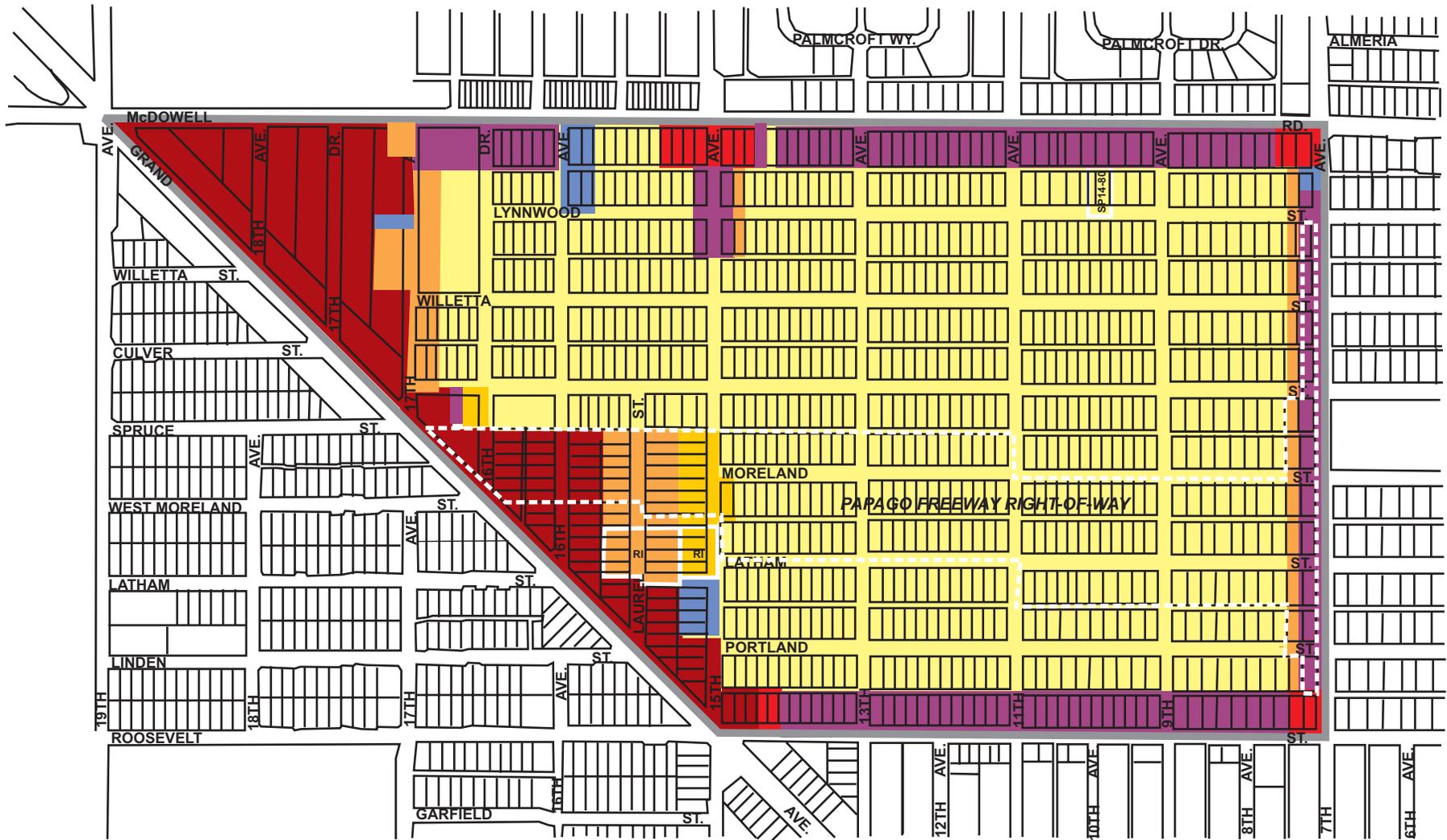
**Neighborhood Character**

The Story Neighborhood is, in some ways, a typical urban neighborhood, with a mix of people and lifestyles. In contrast to the diversity of its residents, the neighborhood's unique architectural feature is its uniformity. From its conception, it was built as housing for middle to upper middle-class homeowners. At one time, deed restrictions placed a minimum limit on the costs of the houses that could be built in the Story Development.

Today the neighborhood is one where young families, singles and newlyweds live next door to some of the original long-term residents. Neighbors share an interest in the history of their homes and the work of maintaining and restoring them. Residents of the area are remarkably friendly, introducing themselves to new families and exchanging greetings during evening strolls or weekend yard work. Most Story Neighborhood residents evaluate their neighbors on the quality of the individuals and their contribution to the community rather than any factor of age, occupation, skin color or national heritage.

**History**

The neighborhood's history was paralleled that of many older areas in Phoenix. The original land use was agricultural. The City began to grow and in 1920 the population was nearly 30,000. The Kenilworth Streetcar Line had been extended up 5<sup>th</sup> Avenue, Kenilworth School was under construction and the Story Addition was platted in several sections. At that time, the sub divider's major responsibility was limited to platting the lots, which were sold undeveloped to individual contractors. The houses were built individually and then sold by the contractor, rather than being mass-produced and sold before completion as in modern subdivisions. Streets and utilities were built, not by the developer or contractor, but by an Improvement District.



**MAP 2**  
**Story Neighborhood Conservation Plan**  
**EXISTING ZONING**

**LEGEND**

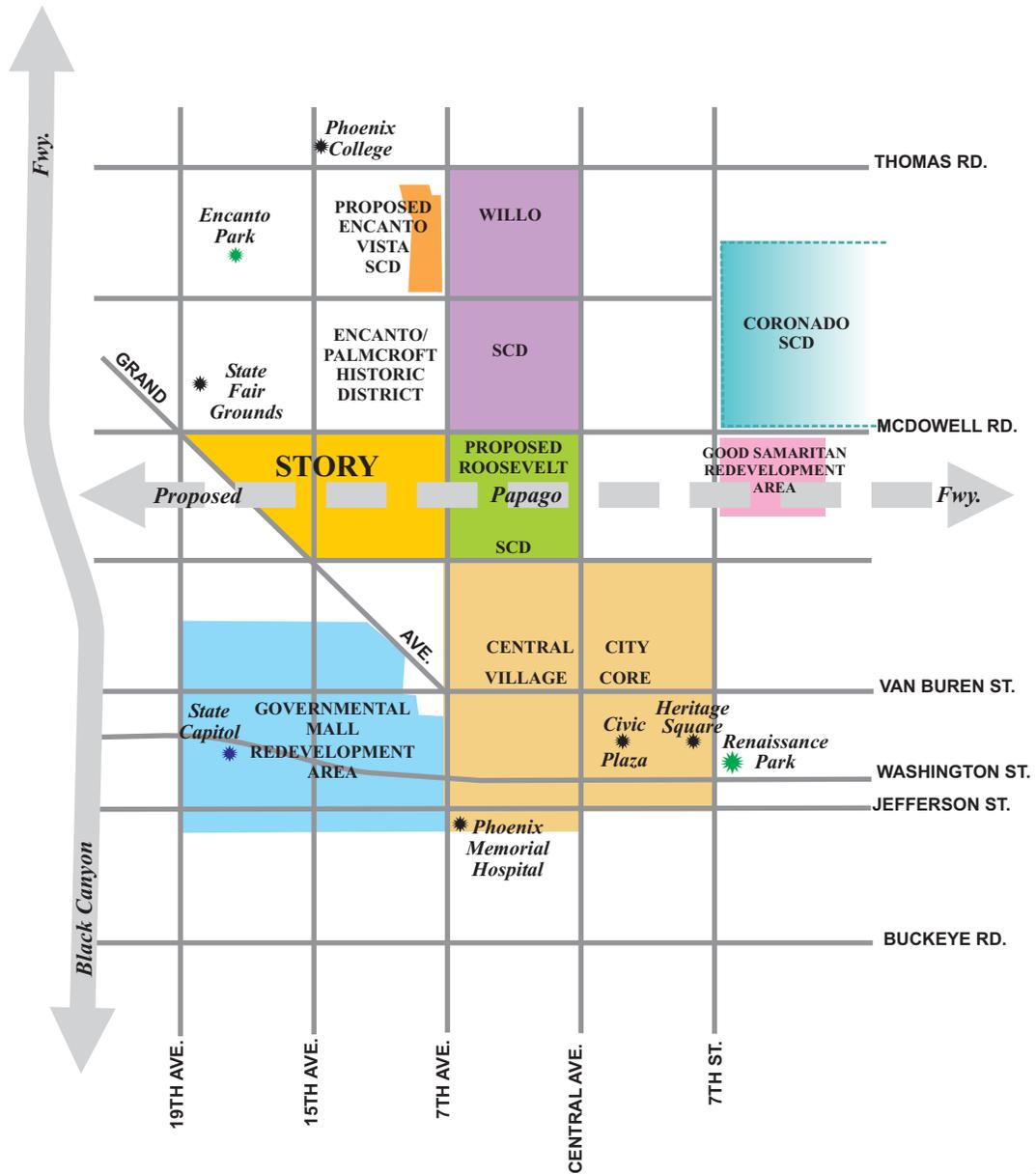
-  Story Neighborhood Conservation Plan Boundary
-  R1-6 Single-Family Houses
-  R-3 Multi-Family (allows 14.5 units/acre)

-  R-4 Multi-Family (allows 29 units/acre)
-  R-5 Multi-Family or Office (allows 43.5 units/acre)
-  P-1 Parking
- R-1 Residential Infill (density bonus)

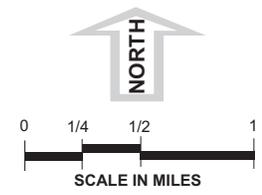
-  C-1 Neighborhood Commercial
-  C-2 Intermediate Commercial
-  C-3 Heavy Commercial
- SP14-80 Special Permit for Group Home



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**MAP 3**  
**Story Neighborhood Conservation Plan**  
**CHARACTER MAP**



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Most of the area was built up before the 1930's, as shown by the variety of historic housing styles. The balance of the neighborhood was built up during the 40's and early 50's when the scarcity of materials during the war and changing tastes in housing styles led to the construction of the smaller, simpler ranch styles typical of that era.

Prior to adoption of the Zoning Ordinance in 1962 tight controls did not exist on construction. Even then, the Story Addition did not have many homes of an orthodox construction. Most homes were built according to prevailing practices of the day.

During the depression years of the 1930's and later, in the post-World War II housing shortage, some carriage houses and garages were converted to guest houses and rental units to meet the demand for inexpensive rental housing. Most of these additions fit well with the existing residential pattern and did not detract from the neighborhood. Many today are used by the owners for storage or additional living space, rather than being rented to tenants.

During the period of widespread urban decline in the 1960's and 70's, the Story Neighborhood maintained its property values and residential character better than many centrally located neighborhoods. Even the specter of the Papago Freeway has not caused widespread decline. Many people are buying homes and moving into the area because they feel that the Story Neighborhood has the potential to be a safe, attractive, and viable neighborhood.

### **Current Conditions of Existing Housing Stock**

The majority of homes in the Story Neighborhood are currently in good to excellent condition. In many cases, new homebuyers have completed extensive renovations and upgrades. Several of the original owners continue to maintain their homes in nearly original condition. A few of the structures within the boundaries of Story Neighborhood are in fair condition. A very small percentage, if any, could be considered poor or unsound.

### **Adaptations of Roosevelt and McDowell for Professional Offices**

Along Roosevelt Street and McDowell Road, several homes in R-5 zoning have been converted to professional offices. In almost all cases, the conversions to the new uses have been accomplished with remarkable sensitivity to the historical nature of the structures involved and the surrounding residential neighborhood.

### **Transportation**

The Story Neighborhood is defined by: two major streets, McDowell Road on the north, and 7<sup>th</sup> Avenue on the east; one highway, Grand Avenue to the west; and one collector street to the south, Roosevelt Street. It is bisected by one collector street, 15<sup>th</sup> Avenue, and also by the Moreland Corridor, future location of the Papago Freeway.

Even though Roosevelt and 15<sup>th</sup> Avenue are classified as collector streets, they carry larger volumes of traffic daily than many major streets elsewhere in the City.

Below is the average daily count (24 hour period) for the streets within and bordering the Story Neighborhood:

McDowell Road	25,900 vehicles
Grand Avenue	25,300 vehicles
7 <sup>th</sup> Avenue	19,000 vehicles
Roosevelt Street	7,100 vehicles
15 <sup>th</sup> Avenue	10,000 vehicles

Transportation is not a great problem for area residents. Easy access is provided to major streets (which are generally built to maximum standards), Grand Avenue (with its direct route to Downtown and the northwest), and the Black Canyon Freeway one-half mile away.

Bus service along McDowell Road, 7<sup>th</sup> Avenue, 15<sup>th</sup> Avenue and Grand Avenue gives Story residents a transportation option that many people in the metropolitan Phoenix area do not have.

Many of the residents were attracted by the neighborhood's central location which allows them to live close to work and which lessens the need for long daily commuting within the Valley.

One of the main concerns of residents is traffic through the neighborhood. Fifteen avenues bisecting of the neighborhood, the grid pattern and the proximity to busy streets make driving local streets an attractive option to many rush-hour commuters from outside the neighborhood. Construction of the Papago Freeway will break up the flow of traffic north and south through the neighborhood, but the problem should be addressed for the east-west streets. Among possible future actions which could restrict excessive commuter traffic are controls of currently unmarked intersections, enforcement of lower speed limits on smaller streets or possibly closing off streets that intersect with 7<sup>th</sup> Avenue.

### **Services**

The Story Neighborhood benefits from its central location and the resulting proximity to many major institutions such as colleges, government offices, medical facilities and museums. In addition, Story Neighborhood is served by local services such as elementary and high schools, police and fire protection, shopping and recreational facilities. (See Appendix for a list of nearby community services).

## **Problems**

### **A Freeway Through Its Heart**

The single greatest problem in the Story Neighborhood is the threat created by the future Papago Freeway. Already, anticipation of the negative impact of the Papago has caused some property values to drop and has occasionally created difficulty in selling homes.

Residents are confident, however, that their current quality of life can be compatible with the finished freeway... if several potential problems are addressed and resolved.

- There is the potential for the southern section of Story (Latham, Portland and Roosevelt Streets) to deteriorate if cut off from the larger block of homes;
- The proximity of freeway off-ramps could cause severe traffic impact if traffic flow within and around the neighborhood is not managed carefully;
- Residents who have invested a great deal of time, money and energy into preserving the traditional appearance of their homes and landscaping fear that the new freeway design will be incompatible with local architecture, undermining the present appearance, stability and value of the area;
- There is a possibility that the new freeway walls and other structures will create a barren, no-man's-land environment, further undermining the security and value of homes facing the freeway right-of-way.

### **Bisection of Neighborhood by a Collector Street**

Fifteen Avenue will remain a high volume collector street providing a direct link under the freeway overpass to the State Capitol and Government Mall areas. Both local and commuter traffic here will also increase with the closure of other north-south streets in the neighborhood after freeway construction begins. This situation creates safety hazards as well as noise, dirt and pollution problems for nearby residents.

### **Demolition of Homes**

Destruction of housing stock by freeway developers has been a subtle but pervasive problem for residents of Story and, indeed, all of Central Phoenix, since ADOT demolition began in 1968. An already scarce resource has been lost: unique, one-of-a-kind single-family homes in an area close to central city employment, cultural activities and government centers. Even the construction of new condominiums in the Central Urban Village, or of single-family homes in the suburbs of Phoenix, cannot replace the intrinsic value of the historic structures that are lost.

The entire Story Neighborhood suffers from the loss of these buildings and from the presence of acres of open, untended land. Those nearest the vacant land suffer the most from “visual pollution”, negative emotional reactions to the loss of neighboring homes and the very real potential for decreased property values of their own homes.

This loss has been so great and so devastating to Story and surrounding neighborhoods that the residents will resist any plans for transportation or redevelopment programs that would cause the further loss of residential properties within the boundaries of Story Neighborhood.

### **Proximity to Grand Avenue**

The conflict of incompatible land uses on the west side of the neighborhood has created problems for residents, especially those living nearest 17<sup>th</sup> Avenue:

- Trucks and other Grand Avenue traffic occasionally get “lost” on neighborhood streets, damaging road beds, endangering children and pets, and generating noise and fumes;
- Open storage of industrial materials, while legal under existing zoning, is visible from some homes nearby, lowering property values and creating an incompatible, unattractive appearance for a residential neighborhood; Some Grand Avenue commercial businesses which attract customers from outside the neighborhood (e.g., an adult bookstore) have made residents feel unsafe.

### **Poor Maintenance**

Within Story Neighborhood there are a few instances of “visual blight” of individual properties. Weeds, bare lawns and dead or dying trees and bushes can be seen surrounding some vacant properties, those with absentee landlords or those whose inhabitants are unwilling or unable to maintain their landscaping. Deterioration of buildings, including worn roofs, peeling paint, torn screens, and/or boarded-up windows, among other problems, can be seen in a small percentage of Story residences.

The presence of vacant lots within the boundaries of Story lead to further problems, becoming a source of weeds and broken glass, and leading to speculation among residents and prospective homebuyers about future uses. Another aspect of visual blight in Story is the occasional presence of abandoned vehicles, probably encouraged by the open streets and barren land of the Papago Freeway strip.

### **Uncertainty about the Future**

The threat of intrusion of inappropriate commercial or multi-family development on land within or near the Story Neighborhood has caused some homebuyers and prospective homebuyers a great deal of concern about the future of the neighborhood. This attitude of uncertainty has contributed

to lowered property values and caused some property owners to neglect appropriate maintenance and improvements.

Deterioration of some nearby residential neighborhoods has also provided cause for concern among Story residents. The proximity of institutions such as halfway houses, drug rehabilitation centers and a prison trustee facility further weaken the community.

### **Traffic**

In recent years, commuter traffic on major streets, collector streets and neighborhood streets has increased to the point of becoming a safety problem for residents. Speed limits along 15<sup>th</sup> Avenue have not been strictly enforced, resulting in several serious accidents.

The Coliseum to the north of Story Neighborhood occasionally causes severe traffic problems when visitors to fairs and other major activities use the streets of Story Neighborhood for parking. (These visitors' littering of streets and lawns is a related problem.)

## **CHAPTER THREE: GOALS AND OBJECTIVES**

The overall goal of the Story Preservation Association is to maintain and improve the quality of life within the Story Neighborhood. The residents of the neighborhood have agreed upon a list of goals to help achieve this quality of life. These goals and objectives have been developed through neighborhood meetings, committee meetings, and face-to-face interviews with residents.

Following is a list of goals, coupled with specific objectives relating to them. Some of these objectives are already pursued by neighborhood residents, either singly or as a group, while others will require the help of outside organizations such as the City Council, ADOT and others.

### **COMMUNITY COHESION**

The Story Neighborhood already enjoys strong community cohesion. The following objectives should be sought to maintain this sense of unity in the future:

#### ***Goal***

Facilitate Social Interaction among the residents of the neighborhood. Some specific activities which contribute to this objective are already in place within the neighborhood:

#### ***Objectives***

Support neighborhood organizations such as Block watch and the subcommittees of the Story Preservation Association;

Support the "Story Time" newsletter, which serves to inform residents of community actions, problems and planned activities;

Conduct home tours and invite residents and the general public;

Encourage informal activities, such as summer block parties, holiday caroling and other events planned and attended by neighborhood residents.

#### ***Goal***

Foster neighborhood pride among residents. This feelings of pride extends beyond one's individual home to enjoyment of and pride in the surrounding areas. Some ways to foster these feelings in residents are:

#### ***Objectives***

Create clean-up committees;

Use the newsletter as a platform for promoting the area:

Send press release for publicity about neighborhood activities and features of interest to the general public;

Conduct home tours and invite residents and the general public;

Secure National Historic status, State of Arizona Historic status and Phoenix Historical Properties Register status for the neighborhood;

Make classes or literature on restoring and maintaining older homes available to residents;

Create a welcoming committee to meet newcomers and share with them the residents' enthusiasm for the neighborhood;

Secure public art or architectural structures to be placed at entrances to the neighborhood, clearly designating it as the Story Neighborhood (design could be developed by architecture and art students in a public competition sponsored by the Story Preservation Association and/or a public arts agency);

Work with ADOT to build a broad footbridge across the freeway, which would serve as a focal point for the neighborhood (again, unique feature relating to the neighborhood could be chosen by means of a design competitions).

#### ***Goal***

Establish effective communications between Story Neighborhood and decision makers in the community at large to favorable impact on the neighborhood's future.

### **Objectives**

Participate in City of Phoenix or other governmental citizens' advisory committees impacting on Story Neighborhood, including, but not limited to, the Deck Park Committee, Governmental Mall Committee and Central Village Planning Committee.

### **Goal**

Support local schools which will further serve to unite those residents with school-age children, while providing value to the general population of the Central Village area, including access to schools' facilities for adult education and recreation.

### **Goal**

Establish a community center for the Story Neighborhood and surrounding neighborhoods which would provide a meeting place and a source of pride to residents. Some ideas regarding the Community Center area:

### **Objectives**

Consider adapting the Franklin School building to use as a Community Center. Its historic architectural style makes it an important visual contribution to the neighborhood, while its location, near the intersection of Grand Avenue and McDowell Road, would be convenient not only for Story Neighborhood residents, but also for people living in surrounding areas.

If established, the Community Center could offer evening adult education classes such as art, photography, dancing, health-related topics and other subjects of interest to Central City Village residents. Facilities for lectures, meetings, classes, a photographic darkroom and offices for City Parks and Recreation administrative employees could be provided.

## **PHYSICAL ENVIRONMENT / LAND USE**

The physical environment of homes and other structures is a significant factor in residents' efforts to protect and preserve the neighborhood. Goals and objectives which would help to maintain the visual appearance and relative stability of the neighborhood are listed below:

### **Goal**

Maintain single-family residential character of the neighborhood;

### **Objectives**

The Story Preservation Association has as a major goal the preservation of all existing housing and residential use within its boundaries. The only exception would allow the conservation of residential properties which are no longer viable for their current uses to office space, provided this would not alter the essentially residential character of the neighborhood.

### **Goal**

Ensure that new construction is compatible with existing uses.

### **Objectives**

Encouraging infill with residential buildings, preferably older houses moved from other sites, in areas currently zoned R1-6;

Request site plan review for any planned commercial or multi-family development;

Encourage redevelopment of inappropriate multi-family uses to good quality commercial or industrial uses;

Seek and obtain National Historic Status, State of Arizona; Historic Status and City of Phoenix Historic Register status for the neighborhood;

Preserve the historic Foursquare Church structure.

### **Goal**

Encourage local retail commercial services in acres already zoned commercial.

### **Objectives**

(Note: residents hope to have an opportunity to work with developers in an effort to unify any new construction with the architectural and visual character of the existing neighborhood, as well as to ensure that the new businesses would be compatible with nearby residential uses.)

Encourage inclusion of retail and consumer services in development plans for commercial/industrial areas near Grand Avenue.

Support compatible businesses, when possible, with their patronage.

Further promote patronage of local businesses with free ads or publicity stories on the firms in the "Story Time" newsletter.

### **Goal**

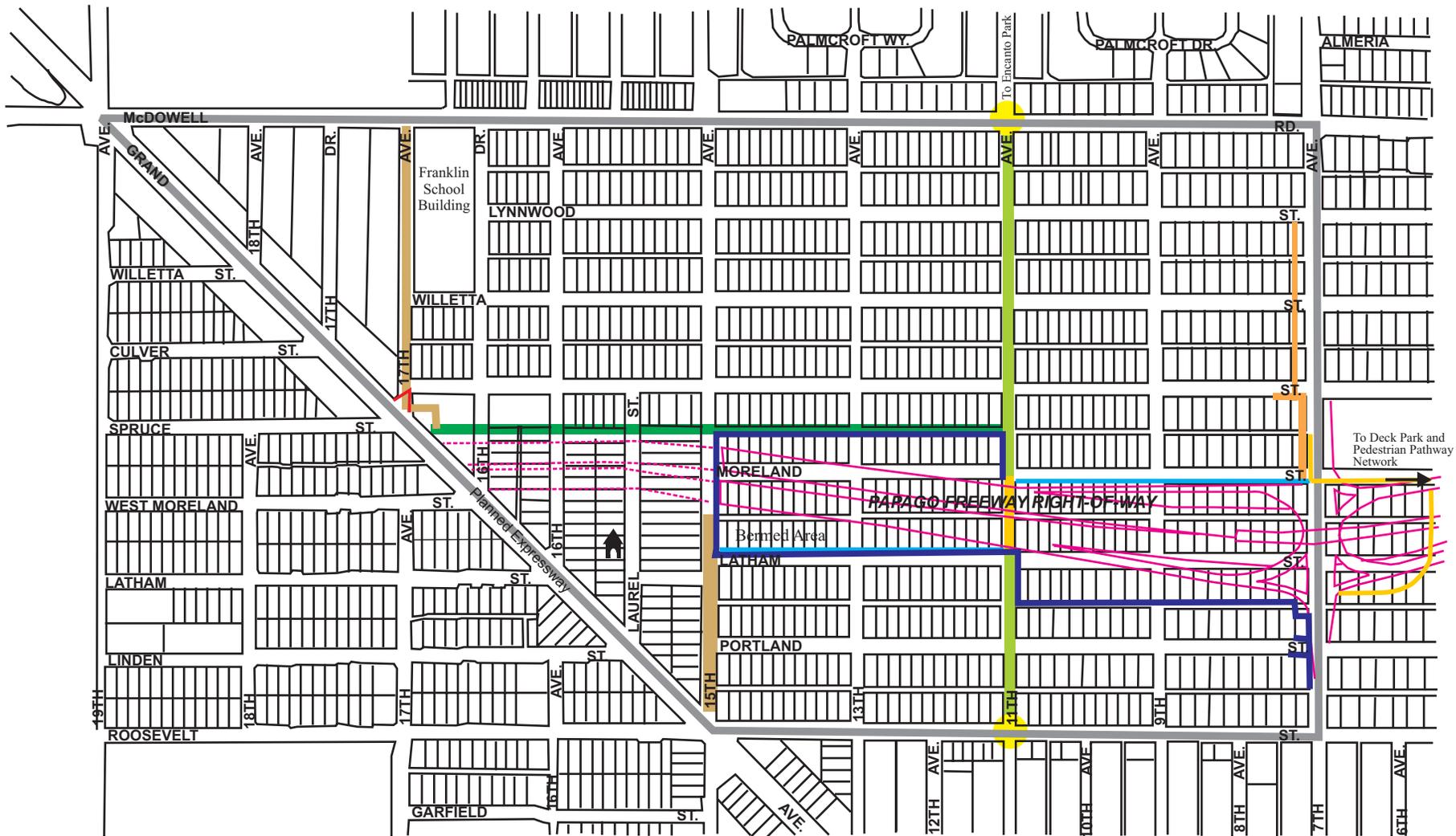
Generate recreational opportunities for neighborhood residents and others using Encanto Park, the Freeway Deck Park and other nearby facilities.

### **Objectives**

Complete the original sidewalk plan by adding north-south sidewalks on all neighborhood streets;

Create a system of pathways for bicycling, walking and jogging along the freeway right-of-way, connecting with the pathway/park network developed for the long-term plan for Central Phoenix;

Install drinking fountains along the pathways;



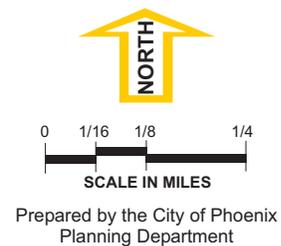
**MAP 4**  
**Story Neighborhood Conservation Plan**  
**STREET AND PEDESTRIAN PATHWAY PLAN**

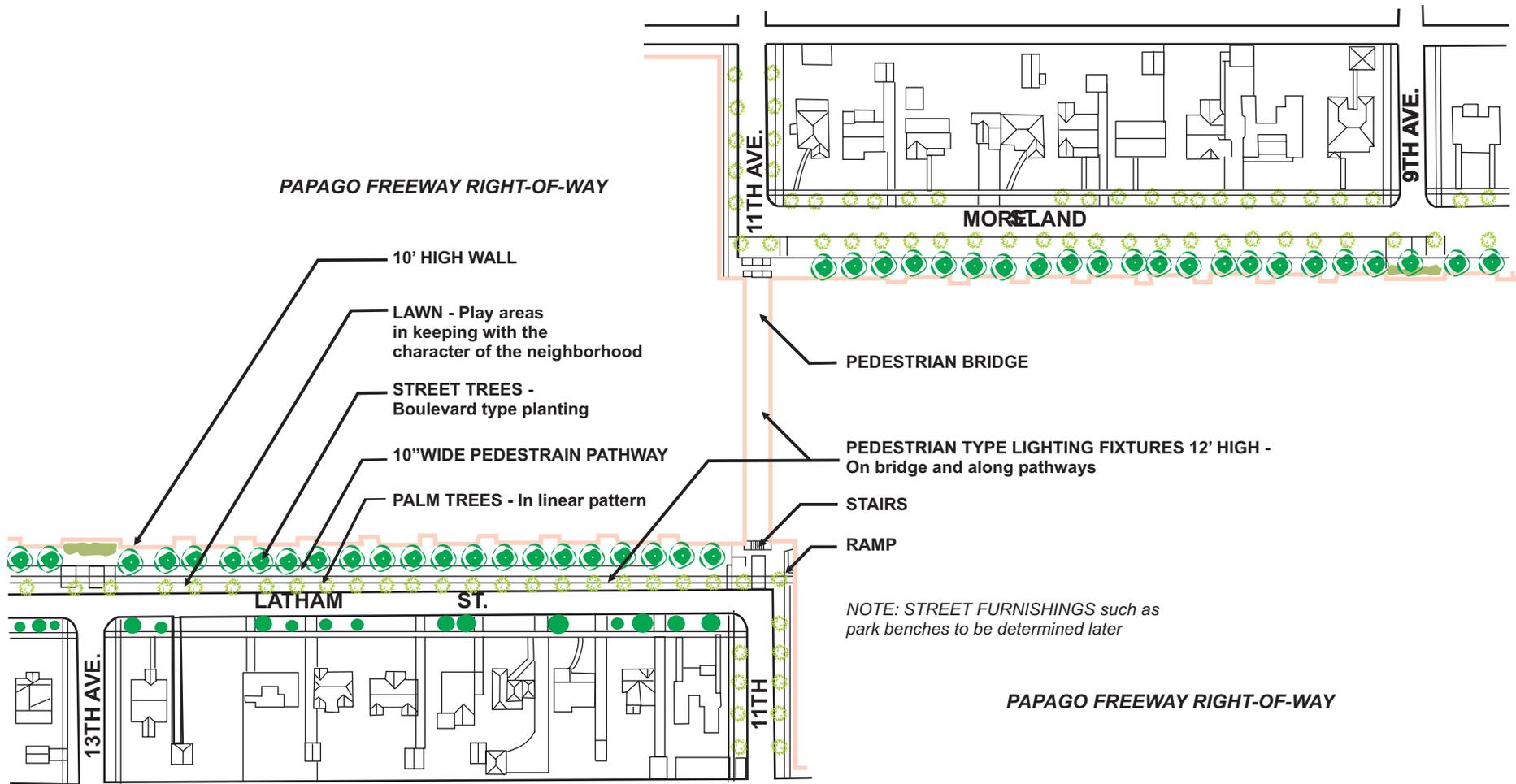
**LEGEND**

-  Story Neighborhood Conservation Plan Boundary
-  Future Streetscape Improvements (North - South Sidewalks, Linear Palm Tree Planting, Signage and Pedestrian Type Lighting Fixtures)

-  Foursquare Gospel Church - Historic Site
-  Abandon Street
-  High Wall
-  Pedestrian Bridge
-  Visual Screen

-  Screen Wall
-  High Planting to Screen Bridge (i.e. Eucalyptus)
-  Streetscape Elements and Pedestrian Pathway
-  Future Neighborhood Entrance (Public Art, Signage, etc.)





**MAP 5**  
**Story Neighborhood Conservation Plan**  
**STREETSCAPE PLAN DETAIL**



NO SCALE

Prepared by the City of Phoenix  
 Planning Department

Create a green open space near the freeway right-of-way, from 15<sup>th</sup> Avenue to 11<sup>th</sup> Avenue on Latham from 11<sup>th</sup> Avenue to 7<sup>th</sup> Avenue on Moreland, with 30' setbacks for the ADOT sound walls;

Install an exercise/fitness par course in the open space so created;

In cooperation with ADOT, design and build a broad footbridge connecting the north and south sections of the neighborhood, and linking the southern portion with the 11<sup>th</sup> Avenue pedestrian route to Encanto Park. (See **Maps 4 and 5.**)

### **Goal**

Preserve neighborhood property values.

### **Objectives**

Work with local realtors to inform them and their clients about the quality of life and the availability of housing within the Story Neighborhood;

Send regular press releases to local newspapers and home/lifestyles magazines to create awareness of Story Neighborhood and the current Phoenix area in the minds of Valley homebuyers;

Encourage regular landscape maintenance among residents;

Invite friends and associates to purchase homes in the neighborhood;

Establish an exchange system among neighbors for the loaning of tools needed for home maintenance.

Encourage relocation of the Coliseum;

Encourage creation of and participate in a citizens' AD Hoc Committee to determine the best future use of the land.

## **VISUAL IMPROVEMENT**

**Map 4**, Street and Pedestrian Pathway Plan is based on existing plans for development of the Papago Freeway and the resulting traffic and pedestrian circulation patterns. Along with **Map 5**, Streetscape Plan Detail, it represents the neighborhood's concept for the best method of buffering residential areas adjacent to the freeway. It suggests future streetscape improvements, future neighborhood entrances, and visual screening adjacent to industrial areas.

### **Goal**

Create visual unity for the neighborhood streetscapes.

### **Objectives**

Stage a design competition and invite artists, architectural students and other designers to submit ideas for street lamps, benches, trash receptacles, entrance markers, landscaping and other installations which would unify appearance of neighborhood, creating a unique historic identity.

Raise funds to implement the design ideas through a combination of donations, grants and special events.

### **Goal**

Encourage maintenance and upgrades of housing stock, especially in areas that are unsafe, and/or deteriorating.

### **Objectives**

Conduct seminars at the Community Center or other public place, instructing homeowners in appropriate techniques for maintaining and upgrading historic homes;

Encourage compliance with existing building codes and zoning restrictions;

Create a Clean-up Committee to help residents who are unable to perform basic yard work and repairs for themselves, and to clean up streets, yards and vacant lots.

### **Goal**

Minimize visual impact of freeway.

### **Objectives**

Conduct walls along freeway to serve as visual and sound barriers;

Establish green open spaces along boundaries of freeway right-of-way;

Include landscaping compatible with existing neighborhood landscaping (i.e. palm trees, green ground covers, etc.) along freeway right-of-way;

Support use of landscaping underneath the overhead section of freeway at 15<sup>th</sup> Avenue (facing Grand Avenue) accessible to residents for walking, bicycling, racquet sports, etc. (Note: the design for this under-freeway recreation area could be included in the Story Design Competition);

Seek a setback on 15<sup>th</sup> Avenue along the freeway right-of-way which will allow for planting of trees to present a unified appearance with other neighborhood streets;

Create a broad footbridge spanning the Papago Freeway at 11<sup>th</sup> Avenue to visually and physically link the two halves of the neighborhood. (See **Maps 4 and 5.**)

### **Goal**

Encourage compatibility between commercial and residential properties.

### **Objectives**

Create a visual barrier, such as walls or landscaping, between residences and the commercial uses west of 17<sup>th</sup> Avenue near Grand Avenue;

Work with developers and architects of new commercial construction to ensure compatibility of styles and scale with existing structures;

Work with the City in tailoring existing zoning ordinances to allow for compatible conversion of R-1 zoning along 15<sup>th</sup> Avenue no longer suitable for residential use.

## **SECURITY**

### ***Goal***

Encourage pedestrian activity.

### ***Objectives***

Create a broad, open and attractive footbridge to span the freeway at 11<sup>th</sup> Avenue and facilitate its use by residents for recreational walking and jogging;

Create green, open spaces along the freeway right-of-way, including sidewalks and/or bicycle/jogging paths;

Complete construction of north-south sidewalks throughout the neighborhood.

### ***Goal***

Improve street lighting.

Replace existing street lamps with short, old-fashioned streetlights along all streets.

### ***Goal***

Reduce crime and fire.

### ***Objectives***

Support the existing Block Watch program;

Establish a system of Block Captains to disseminate information about the neighborhood and to keep informed of their neighbors' concerns;

Oppose construction of the 9<sup>th</sup> Avenue Pedestrian Walkway proposed by ADOT and the resulting “dead” corners at 11<sup>th</sup> Avenue at Moreland and Latham Street, all of which could provide hiding places for gangs or undesirable individuals;

Alert City of Phoenix officials regarding any abandoned buildings to ensure that they are secured from entry by unauthorized people;

Discourage introduction of new group homes or correctional facilities within or near the neighborhood.

## **TRANSPORTATION/CIRCULATION**

Due to the nearness of Story Neighborhood to downtown Phoenix and major transportation arteries, excessive traffic through the neighborhood is a problem for many residents. At unmarked intersections, several residents

have been in collisions with drivers from outside the area who were unaware of the neighborhood traffic flow. Especially during morning and afternoon high-traffic periods, pedestrians, including school children, are in danger from motorists traversing the area in an effort to avoid nearby crowded streets.

For safety, as well as for the peace and quiet to be gained by reducing traffic, residents of the Story Neighborhood have established the control of traffic and circulation as a major goal. Objectives which will help to reach that goal are listed below:

### ***Goal***

Minimize negative impact of excessive traffic.

### ***Objectives***

Post and enforce additional “No trucks” signs both north and south on 15<sup>th</sup> Avenue.

Request assistance from City of Phoenix Streets and Traffic Department to determine most effective way of eliminating or at least minimizing commuter traffic flow through residential streets; Possible solutions include:

- Cul-de-sac for all east-west streets at 7<sup>th</sup> Avenue;
- Speed bumps on all east-west streets;
- Consideration of pedestrian crossing lights and/or traffic signals at strategic intersections of neighborhood streets with 7<sup>th</sup> Avenue, 15<sup>th</sup> Avenue, 15<sup>th</sup> Avenue, McDowell Road and Roosevelt Street;
- A lower posted speed limit within Story Neighborhood;
- Increased police patrols during rush hour;
- Cobblestone texture applied to street surface to slow traffic;
- Diagonal traffic diverters in busy intersections.

Work with ADOT and City of Phoenix Streets and Traffic Department to minimize negative impact of Papago Freeway on traffic loads on neighborhood streets;

Support efforts to move the Coliseum to another location, eliminating the excessive traffic through the neighborhood that occurs during the State Fair, concerts and other major events there;

Complete north/south sidewalk system within neighborhood;

Create a system of pedestrian and bicycle paths to nearby major streets, parks and neighborhoods, allowing Story residents to access these locations without using their cars and without danger from auto traffic;

Install bicycle/wheelchair/stroller ramps at sidewalks curbs.

## Goal

Improve public transit connections to the neighborhood.

## Objectives

Support efforts to develop a rapid transit system in central Phoenix;

Encourage better bus connection between Story Neighborhood and other areas of Phoenix;

Install covered bus stop benches compatible with neighborhood architecture.

# CHAPTER FOUR: PLAN REGULATIONS

## INTRODUCTION

These regulations will control the use and development of land within the Story Neighborhood conservation district. The plan regulations will apply to new construction or redevelopment.

## REGULATIONS

**Map 6**, Proposed Land Use, designates Areas A, B, C, D and R1-6, which will be referred to in the regulations that follow. This map also indicates the proposed future land uses for the area. Land within the future route of the Papago Freeway is not discussed in this document, as control over uses of freeway roadbed and right-of-way is under the jurisdiction of the State of Arizona and the Arizona Department of Transportation, and will not be affected by City of Phoenix regulations.

The regulations governing the uses of land and structures, the height of buildings, and requirements for lot area, width and yards within the Story Special Conservation District shall be as set forth in the underlying zoning districts except as expressly modified by the following regulations. In some cases, Development Coordination Office site plan review under Section 511 of the Zoning Ordinance is provided as an option for new development in Areas, A, B, C, and D. A Story Neighborhood representative will be invited to participate in the DCO site plan review. Additional landscaping, screening and greater setbacks should be a consideration in site plan approval.

### A. AREAS A & B

Area A includes the land on the south side of McDowell Road between 7<sup>th</sup> Avenue and 16<sup>th</sup> Drive. Area B includes the land on the north side of Roosevelt Street between 7<sup>th</sup> Avenue and 15<sup>th</sup> Avenue.

1. The following regulations apply specifically to Areas A & B:

- a. The building height on all new construction in these areas shall be limited to a maximum of two stories.

- b. Rear setbacks for all new construction shall be a minimum of 15 feet from the property line. This shall not reduce setbacks required by the underlying zoning.
- c. The height and setback listed in a. and b. above shall not apply to existing commercially zoned (C-1, C-2, C-3) properties which submit plans for Development Coordination Office site plan review under Section 511 of the Zoning Ordinance.
- d. For any new commercial development or redevelopment, including R-5, landscaping shall be at least equal to that in Section 407-C, 1-a, b, c, and C-4 (See Appendix II) of the Phoenix Zoning Ordinance.
- e. No new billboards may be constructed

### B. AREAS C & D

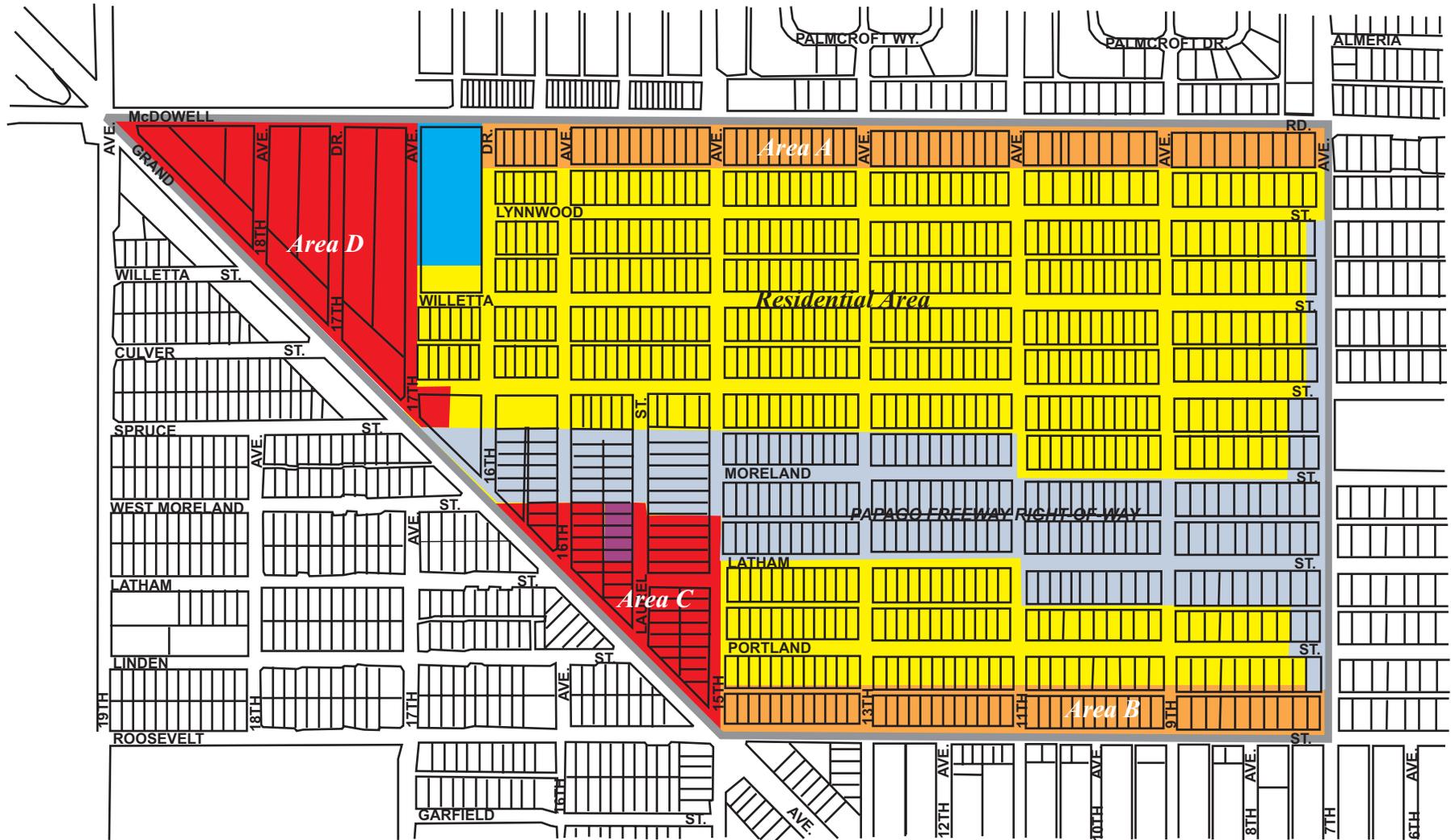
Area C includes the land bordered on the north by the Papago Freeway, on the east by 15<sup>th</sup> Avenue and on the southwest by Grand Avenue. Area D includes the land bordered on the north by McDowell Road, on the east by 17<sup>th</sup> Avenue, on the southwest by Grand Avenue, and three commercially zoned lots on Culver immediately east of 17<sup>th</sup> Avenue.

1. The following regulations apply specifically to Areas C & D:

- a. An 8' maximum height shall be permitted for side and rear yard walls and fences (which are currently permitted 6' maximum height) for properties along 15<sup>th</sup> Avenue. (**See Map 7**) This will provide a visual barrier between residential properties and other uses, including the Papago Freeway.
- b. For any new commercial development or redevelopment, including R-5, landscaping shall be at least equal to that in Section 407-C, 1-a, b, c, and C-4 (See Appendix II) of the Phoenix Zoning Ordinance.
- c. All new developments on 15<sup>th</sup> Avenue shall have a minimum 5' landscaped strip at the property line along 15<sup>th</sup> Avenue. A decorative wall shall be placed behind that landscaping strip. This wall shall be a minimum of 3' high if development fronts on 15<sup>th</sup> Avenue, or a minimum of 6' high for side or rear yards along 15<sup>th</sup> Avenue.
- d. No new billboards may be constructed.

### C. RESIDENTIAL AREA

This area includes all land within the boundaries of Story Neighborhood not included in Areas A, B, C, or D and not set aside by ADOT for Papago Freeway right-of-way. Properties within these sections are primarily zoned R1-6, Single-family Residential. As shown on **Map 2**,



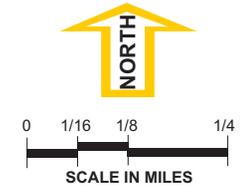
**MAP 6**  
**Story Neighborhood Conservation Plan**  
**PROPOSED LAND USE**

**LEGEND**

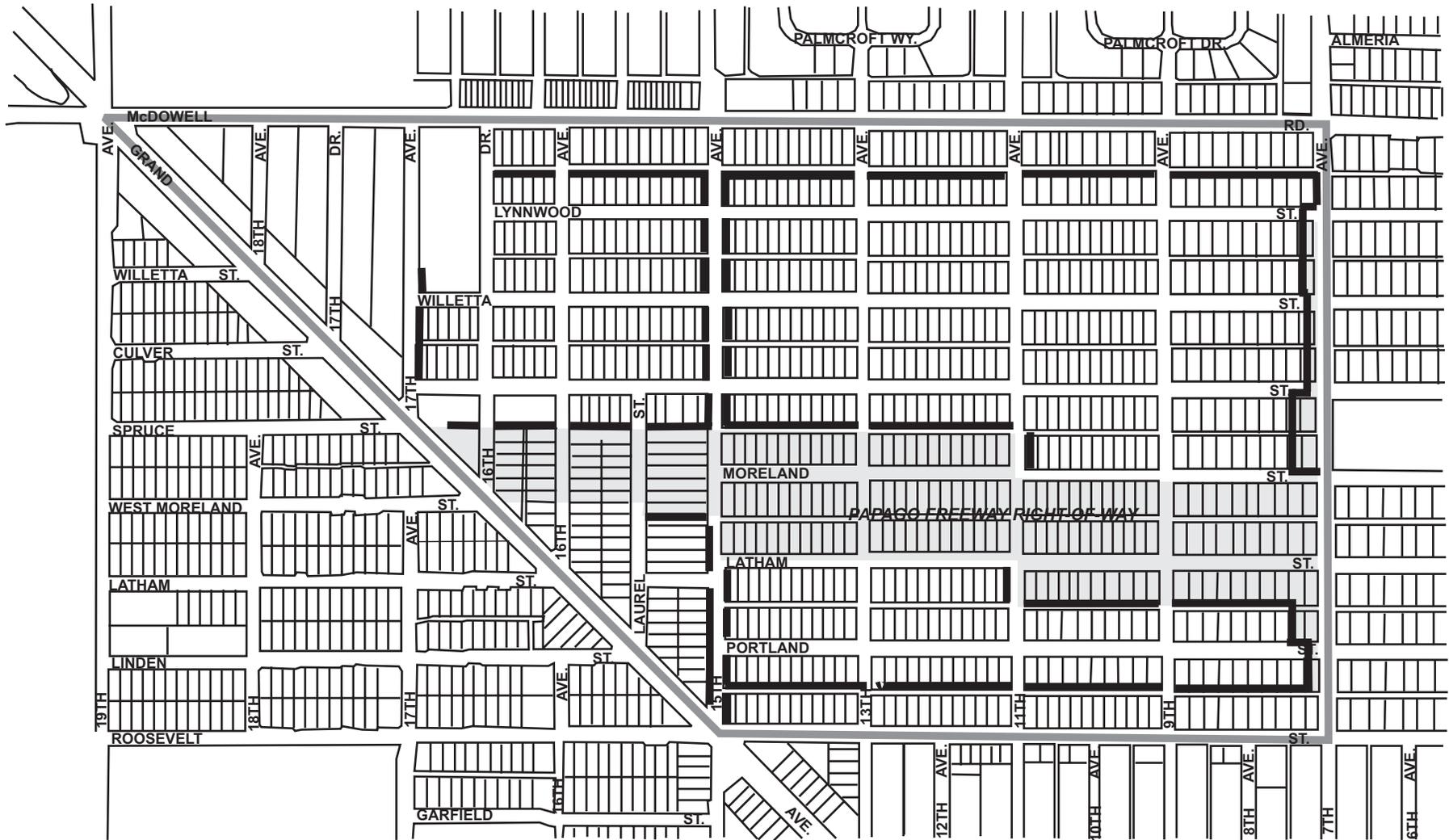
-  Story Neighborhood Conservation Plan Boundary
-  Low Scale Commercial and Office, Residential

-  Commercial, Light Industrial
-  Residential Area

-  School
-  Church



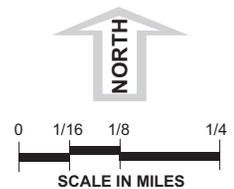
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**MAP 7**  
**Story Neighborhood Conservation Plan**  
**AREAS ALLOWING INCREASED WALL HEIGHTS**

LEGEND

-  Story Neighborhood Conservation Plan Boundary
-  Maximum 8' Allowed in Area of Side and Rear Yards which Currently Allow 6'



Prepared by the City of Phoenix  
 Planning Department

Existing Zoning, some properties along the periphery have multi-family, parking, or R-5 zoning (allowing offices). This plan does not change or restrict the use of those parcels. The following regulations apply specifically to the Residential Area:

1. An 8' maximum height shall be permitted for walls and fences in locations which now permit 6' maximum height on residential properties adjacent to the Papago Freeway right-of-way, busy streets, and commercial property. See **Map 7** for specific areas allowing this increased wall height.

**SUMMARY OF SPECIAL CONSERVATION DISTRICT REGULATIONS**

	<b>AREAS A &amp; B</b>	<b>AREAS C &amp; D</b>	<b>RESIDENTIAL AREA</b>
Wall Heights	--- 8' walls permitted where indicated on Map 7 ---		
Building Heights	2 Stories (or DCO review for existing commercial zones)	n/c*	n/c*
Setbacks	Minimum 15' in rear for new development (or DCO review for existing commercial zones)	5' landscaped strip and wall on 15 <sup>th</sup> Avenue for new development	n/c*
Landscaping	New office or commercial; Section 407-C, 1-a, b, c, and C-4	Section 407-C, 1-a, b, c, and C-4 for new development	n/c*
Billboards	Not permitted	Not permitted	n/c*

*n/c\*: No change from existing requirements.*

**CHAPTER FIVE: IMPLEMENTATION**

**ACTION REQUIRED**

Implementation of Story Neighborhood SCD Plan should be a cooperative effort among residents, landowner, developer, City officials and City staff. The first step in the process will be the adoption of this plan and the policies contained herein regarding setbacks, height restrictions, site plan review, landscaping, and other requirements as set forth.

These regulations shall modify and supercede the requirements of the Zoning Ordinance for the area within the boundaries of Story Neighborhood unless the SCD Plan states otherwise. When the SCD requirements and the regulations of the Zoning Ordinance are in conflict, provisions of the SCD Plan shall take precedence.

As applications are filed with the City for projects within the Story PCD, they will be reviewed and approved subject to compliance with the provisions of this plan and other applicable City Ordinances.

Traffic studies and limited street improvements are requested in the Goals and Objectives section of the Plan. Many of the recommended improvements are critical for the safety and transportation needs of the area and should be implemented as soon as possible, as part of the regular City street improvement program.

Other goals of the Plan, involving interaction of the residents and ongoing Story Preservation Association activities, will be formally adopted by the Story Preservation Association as a part of its character to preserve and protect the neighborhood and the quality of life within it. No legislative action is required by City Council on these neighborhood goals and objectives.

**COST**

The Story Neighborhood Special Conservation District Plan proposes minimal expenditure of public funds. No new taxes or any increase in taxes is anticipated from adoption of this Plan. Consequently, the Plan depends heavily on cooperation among City and other government agencies, neighborhood residents and landowners. The Plan proposes to reduce the burden of those developers required to go through Development Coordination Office Site Plan Review by waiving the fees for the review unless otherwise required by ordinance.

The Plan does not require that street improvements be funded by a special assessment or other emergency funding measure.

Other portions of the Plan which may require funding (i.e. research and application for inclusion in the National Register of Historic Places, regular publication of the "Story Times" newsletter, etc.) will be paid for by private contributions, grants, or neighborhood fund-raising events.

It should be emphasized, however, that the major components of the Plan rely upon appropriate land use planning and neighborhood awareness of new projects, neither of which should involve any public or neighborhood expenditures.

## **APPENDIX**

### **I. NEARBY COMMUNITY SERVICES**

#### **SCHOOLS**

Brophy College Preparatory School  
4701 North Central Avenue  
(602) 264-5291

Kennilworth Elementary School  
1210 North 5<sup>th</sup> Avenue  
(602) 257-3889

Phoenix Central High School  
4525 North Central Avenue  
(602) 251-3961

#### **MEDICAL**

Good Samaritan Hospital  
1111 East McDowell Road  
(602) 239-2000

Phoenix Memorial Hospital  
1201 South 7<sup>th</sup> Avenue  
(602) 258-5111

St. Joseph's Hospital  
350 West Thomas Road  
(602) 285-3000

#### **CULTURAL**

Arizona Museum of Science & Technology  
80 North 2<sup>nd</sup> Street  
(602) 256-9388

The Heard Museum  
1625 North Central Avenue  
(602) 257-1880

Heritage Square  
7<sup>th</sup> Street & Adams  
(602) 262-5029

#### **CULTURAL, continued**

McDoffin Gallery  
902 West Roosevelt  
(602) 254-6401

Palace West Theater  
203 West Adams  
(602) 254-6401

Phoenix Art Museum  
1625 North Central Avenue  
(602) 254-2151

Phoenix Little Theater  
25 East Coronado  
(602) 254-2151

Phoenix Performing Arts Theater  
1202 North 3<sup>rd</sup> Street  
(602) 256-3341

Phoenix Symphony Hall  
225 East Adams  
(602) 262-7272

#### **PARKS**

Encanto Park  
15<sup>th</sup> Avenue & Encanto Boulevard  
(602) 261-8994

University Park  
10<sup>th</sup> Avenue & Van Buren Street  
(602) 262-6800

#### **SHOPPING**

Park Central Mall  
3121 North 3<sup>rd</sup> Avenue  
(602) 264-5575

## SOCIAL SERVICES

Easter Seal Society  
903 North 2<sup>nd</sup> Street  
(602) 252-6061

March of Dimes  
316 West McDowell Road  
(602) 257-9275

OK Community Center  
502 West Roosevelt Street  
(602) 254-7293

St. Mary's Food Bank  
213 South 11<sup>th</sup> Avenue  
(602) 252-6403

St. Vincent de Paul Society  
119 South 2<sup>nd</sup> Street  
(602) 258-5619

### II. SECTION 407-C, 1-a.b.c. AND C-4 OF THE PHOENIX ZONING ORDINANCE

#### C. LANDSCAPING STANDARDS

1. Adjacent to public street right-of-way the required building setbacks are to be landscaped and maintained except for driveway entrances and sidewalks in the following manner:
  - a. One (1) minimum 15-gallon drought resistant tree for each 500 square feet of required setback area, less driveways and sidewalks.
  - b. One (1) minimum 5-gallon drought resistant shrub for each 100 square feet of required setback area, less driveways and sidewalks.
  - c. Ground cover shall be selected from at least two of the following:
    - (1). Turf or low growing evergreen vegetation.
    - (2). Flowering vegetation
    - (3). Man-made or natural art or sculpture, rock, decomposed granite or similar material, maximum of 3" diameter, when used in conjunction with landform sculpting.
- C. 4. Each landscaped area shall be provided a water source with an appropriate permanent water distribution system.