

Special District Plan



Mountain Park Neighborhood

SPECIAL DISTRICT PLAN

FOR THE

MOUNTAIN PARK NEIGHBORHOOD

**Final City Council Adoption
July 15, 1987**

**City of Phoenix
Planning Department**

INTRODUCTION:

On July 11, 1978, the Phoenix City Council adopted an ordinance allowing the establishment of a Special Planning District (SPD). An SPD allows residents of small geographic areas the opportunity to converse, revitalize, or generally upgrade their neighborhoods.

The SPD is an overlay zoning district that provides the neighborhood residents with a guide to help assure that future development and other important changes in the neighborhood will be compatible with the existing uses and the goals of the community.

Concerned residents of Mountain Park began the process of establishing an SPD by collecting signatures expressing support for establishment of an SPD for the area. In September of 1985, the Phoenix Planning Commission held a public hearing and gave its consent to the residents of the Mountain Park Neighborhood to begin development of an SPD Plan. The Phoenix City Council gave its approval to begin plan development on November 6, 1985. Since that time, concerned Mountain Park residents have established a Neighborhood Planning Committee to identify the needs of the area, and to establish goals and objectives for the neighborhood.

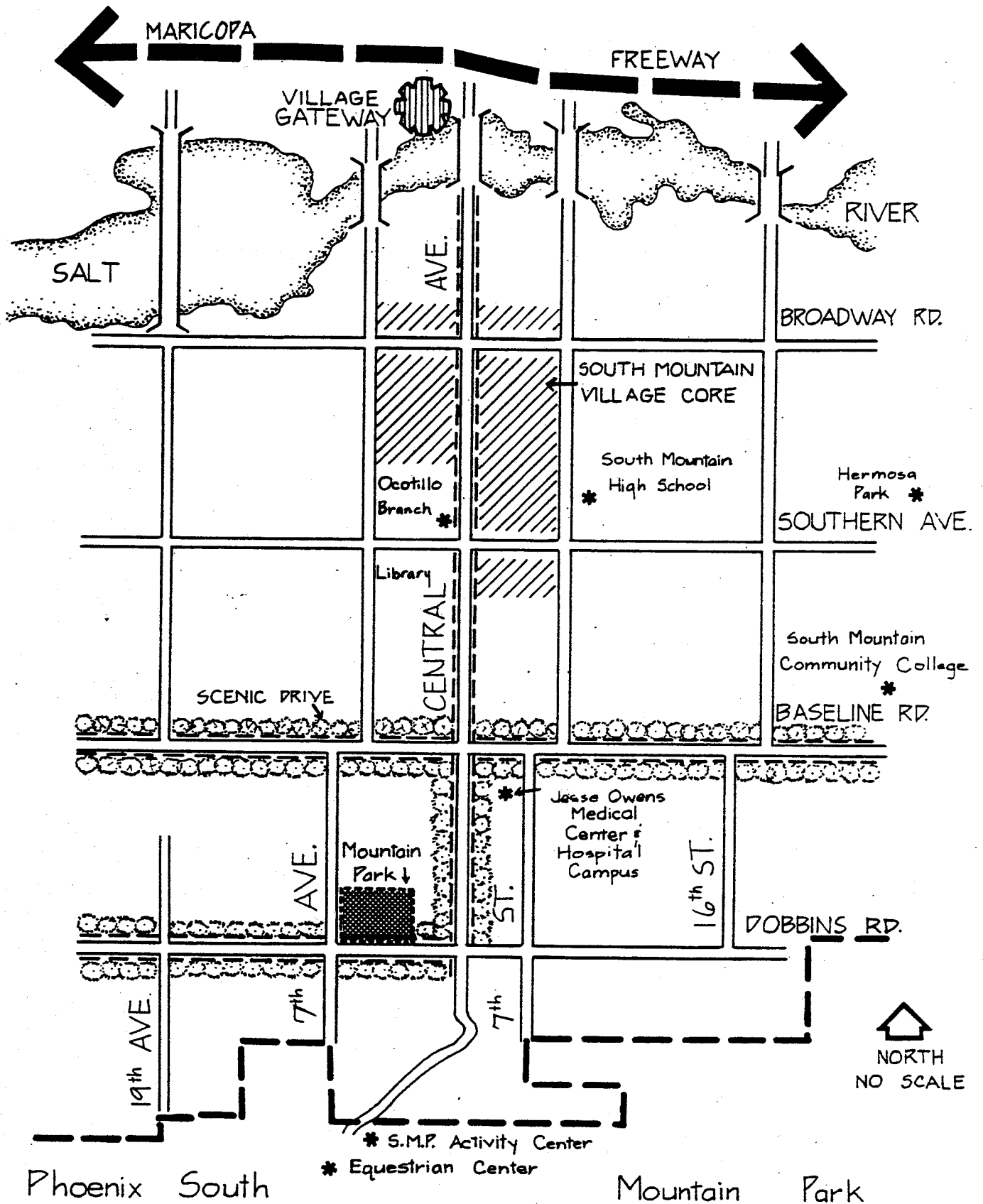
THE NEIGHBORHOOD:

Mountain Park is a neighborhood consisting primarily of single-family homes on large lots, many with equestrian facilities providing a rural lifestyle within the City of Phoenix. The area is bounded by Dobbins Road on the south, Euclid Avenue on the north, 7th Avenue on the west, and 1st Avenue extended on the east. (See Map 1, Vicinity Map).

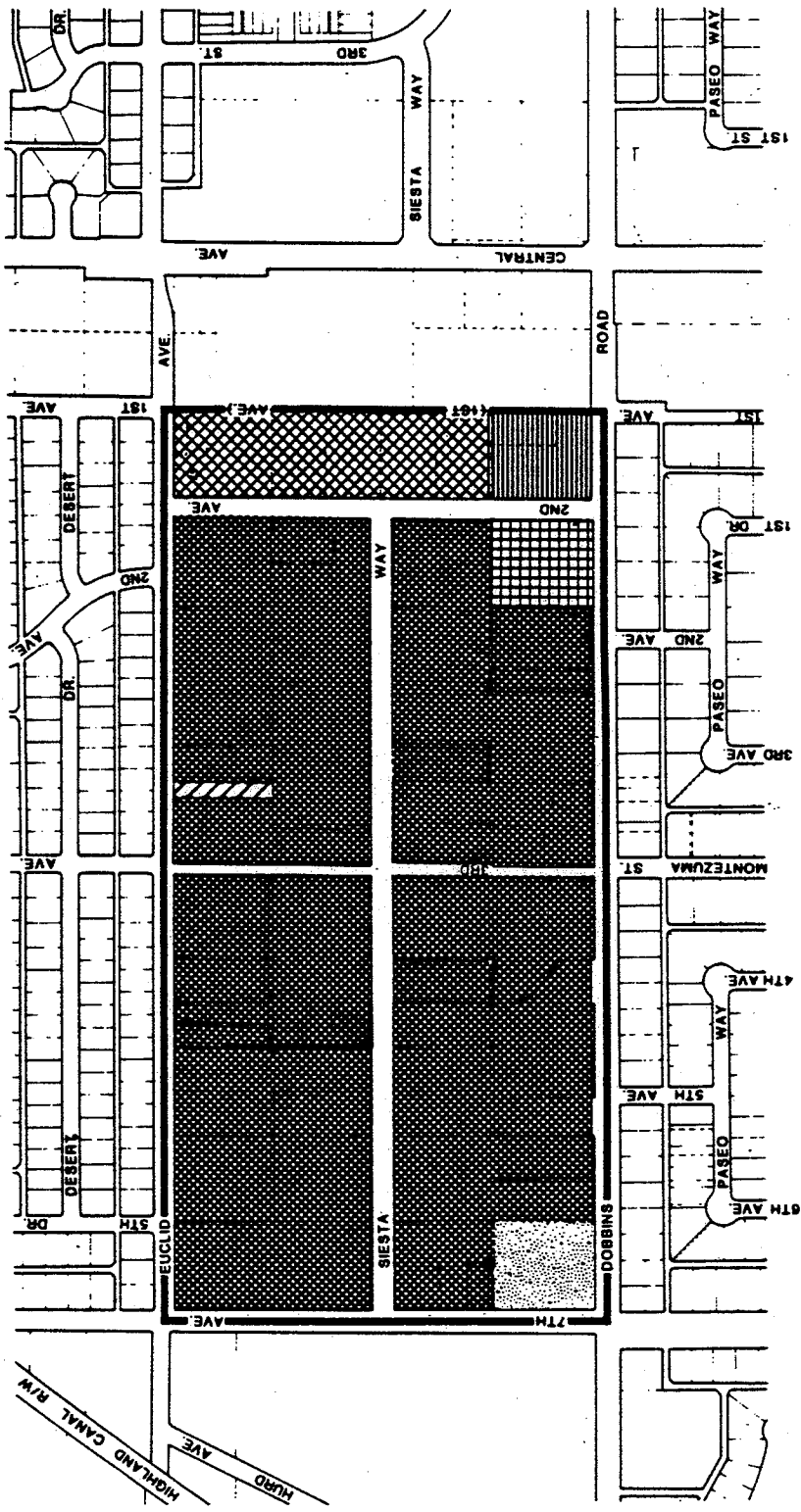
Mountain Park is zoned R1-6 (single-family residential), except for a C-2 (Commercial) parcel on the northeast corner of Dobbins Road and 7th Avenue, and R-4 (apartments) along the east side of 2nd Avenue (See Map 2, Existing Zoning). Recent development of apartments in an area zoned R-4, just east of 2nd Avenue and in other areas nearby, has caused concern that the integrity and character of Mountain Park will be lost.

Mountain Park is located in South Mountain Village, and is characterized by its rural atmosphere and feeling of open space. This character is enhanced by desert landscaping, unpaved local streets, the proximity of South Mountain Park and the scenic parkways along Dobbins and Baseline Roads. (The Dobbins Road Scenic Parkway borders the neighborhood on the south; it was approved by City Council in 1985 and extends between Central and 51st Avenues.)

VICINITY MAP









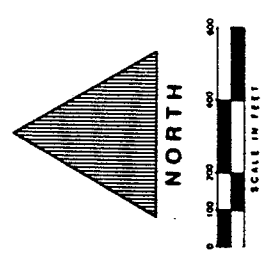
MAP 1



MOUNTAIN PARK

EXISTING AND PROPOSED LAND USE

-  SINGLE FAMILY OR VACANT
-  EXISTING SINGLE FAMILY (ALLOWS MULTI-FAMILY USES)
-  MULTI-FAMILY
-  COMMERCIAL
-  MOBILE HOME
-  CHURCH



Statement of Goals and Objectives:

Residents of Mountain Park enjoy the benefits of their neighborhood's rural atmosphere and open space. This atmosphere contributes to a unique lifestyle not experienced by a majority of Phoenicians. Residents of Mountain park value the image of their neighborhood as rural area, characterized by large lots and equestrian activities. Concerned that new development and increased traffic threaten the character and integrity of the neighborhood, residents initiated this plan to retain and reinforce the rural character of the neighborhood.

The Plan promotes development at a scale, quality, and location that is sensitive to existing uses and natural conditions. Elements to limit building heights, preserve existing topographical conditions, and to control traffic are all designed to conserve the rural character of the neighborhood.

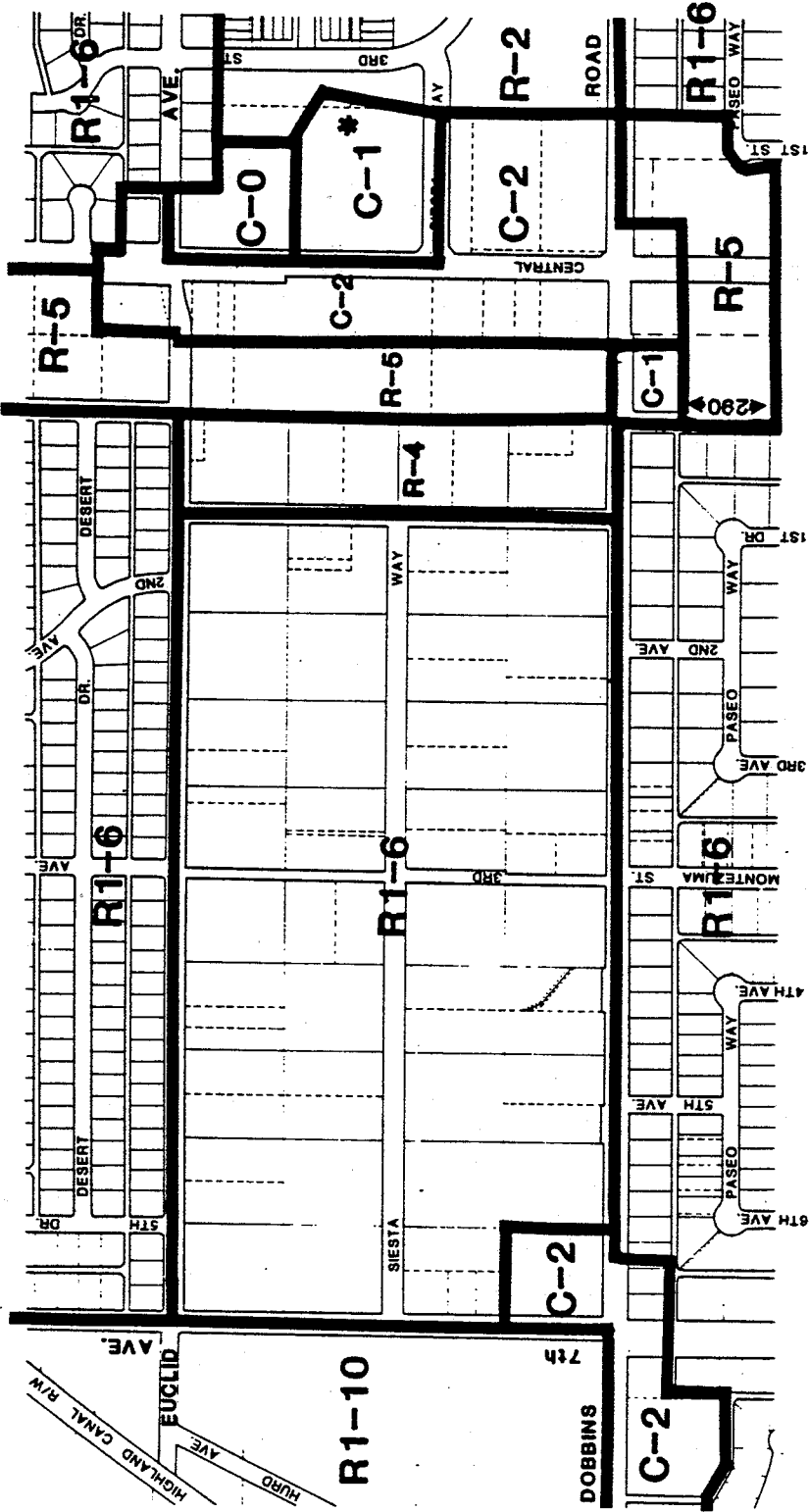
Other elements in the plan are also designed with the ultimate goal being directed at retaining the character of Mountain Park. Map 3, Existing and Proposed Land Use shows the low density, predominantly single-family character of existing development in the area. This proposed land use map should also serve as a decision-making guide for future rezoning applications.

Goal:

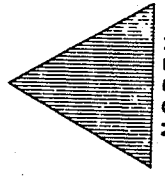
- Protect the rural character and integrity of the neighborhood.
- Minimize negative traffic impacts on the neighborhood.
- Promote quality development that is sensitive to the existing scale and natural conditions of the neighborhood.

General Policies:

- Encourage installation of a cul-de-sac on 3rd Avenue at the utility easement between Siesta Way and Euclid Road.
- Encourage installation of a cul-de-sac on 2nd Avenue at the utility easement between Siesta Way and Dobbins Road.
- Encourage the City to consider rural design standards for improvement districts in the area.
- Discourage illegal outside storage (i.e., junk).
- Discourage grading that will alter the natural topography of the land.



MOUNTAIN PARK - EXISTING ZONING



Regulations:

The regulations governing the uses of land and structures, the height of buildings, and requirements for lot area, width and yards within the Mountain Park Special Planning District shall be as set forth in the underlying zoning districts except as expressly modified by the following regulations.

- Single-family attached and detached development shall be limited to two stories, with a maximum height of 25' above natural grade.
- Multi-family development shall be limited to a single story. Multi-family developments shall conform to the natural grade of the land, and shall not exceed the minimal grading allowed by the Engineering Department.
- Open fences shall be allowed in the front yard up to 6' (no slats or barbed wire in the required front yard), and walls and fences up to 7' shall be allowed in the side and rear yards.
- New construction of a principal structure shall have a minimum 50 foot front setback and a minimum 25 foot side setback.

Purpose of Plan:

This plan requires no new or special expenditures by the City or private property owners. Its purpose is to preserve the quality and character of this predominantly single-family neighborhood by maintaining the existing zoning and providing that new development is compatible.