



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-35-22-7
August 3, 2022

[Laveen Village Planning Committee](#) Meeting Date: August 8, 2022

[Planning Commission](#) Hearing Date: September 1, 2022

Request From: [S-1 PCD](#) (Ranch or Farm Residence, Planned Community District) (7.54 acres)

Request To: [R1-10](#) (Single-Family Residence District) (7.54 acres)

Proposed Use: Single-family residential

Location: Approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road

Owner: 43rd Ave & Baseline Development, LLC

Applicant/Representative: Brennan Ray, Burch & Cracchiolo, P.A.

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	Baseline Road	Major Arterial (Scenic Drive)	55-foot north half street
	43rd Avenue	Arterial	55-foot east half street
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposal for a single-family detached residential development is consistent with other single-family uses in the area. The development will incorporate open space areas and enhanced landscaping, which will mirror existing residential properties and respect local conditions.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.

The proposed development will provide a multi-use trail along its western and southern perimeters, connecting to existing trails surrounding the site along Baseline Road and 43rd Avenue. This will help promote the connectivity of the overall trail system in the Laveen Village.

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

The development, as stipulated, will provide shade along sidewalks on 47th Avenue, Baseline Road, and internal to the site. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians and alternative transportation users along the sidewalks.

Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study](#) – See Background Item No. 4.

[Housing Phoenix Plan](#) – See Background Item No. 7.

[Tree and Shade Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Retention area	S-1 PCD
North	Retention basin and drainage channel	S-1 PCD
South (directly adjacent)	Vacant (proposed clinic)	C-O
South (across Baseline Road)	School, church	S-1
East	Retention basin and drainage channel	S-1 PCD
West (across 43rd Avenue)	Single-family residential	R1-8

R1-10 Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	7.54 acres
Maximum Total Number of Units	26; 34 with bonus	34 (Met)
Maximum Density (dwelling unit/acre)	3.5; 4.5 with bonus	4.5 (Met)
Minimum Lot Width	45 feet	45 feet (Met)
Minimum Lot Depth	None, 110 feet adjacent to a freeway or arterial	110 feet (Met)
Maximum Lot Coverage	40%, up to 50% including attached shade structures	40%, total 50% (Met)
Maximum Building Height	2 stories and 30 feet (3 stories not exceeding 30 feet, when approved by the design advisor for demonstrating enhanced architecture)	2 stories and 30 feet (Met)
MINIMUM BUILDING SETBACKS		
Perimeter Streets: (South – Baseline Road and West – 43rd Avenue)	15 feet	South: 20 feet (Met) West: 60 feet (Met)
Interior Perimeter Property Lines: (North, East, South - adjacent to C-O, and West - adjacent to C-O)	Rear: 15 feet, 1 story; 20 feet, 2 stories Side: 10 feet, 1 story; 15 feet, 2 stories	North, East, South, West: Not specified*
MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Adjacent to Street: (South – Baseline Road and West – 43rd Avenue)	15 feet average, 10 feet minimum	South: 20 feet (Met) West: Not specified*
Minimum Common Area	5% of gross site area	9.8% (Met)

*Variance or Site Plan modification needed.

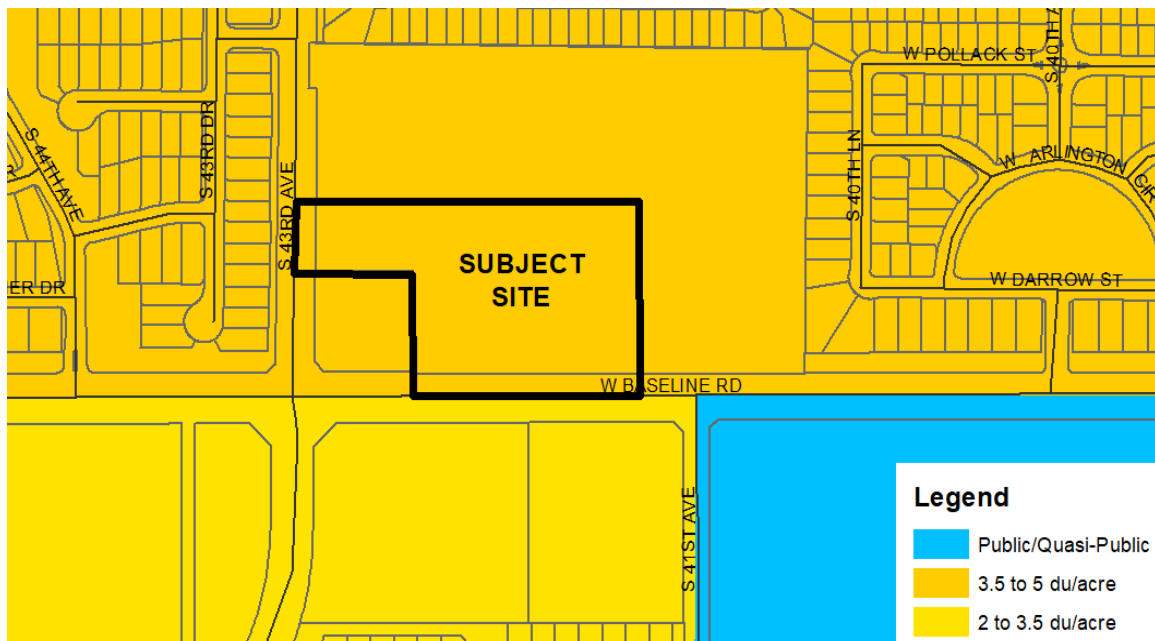
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 7.54 gross acres approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road from S-1 PCD (Ranch or Farm Residence, Planned Community District), to R1-10 (Single-Family Residence District) to allow a detached single-family residential subdivision.

The site is currently part of the Arlington Estates PCD, Rezoning Case No. Z-109-98, and is designated as a portion of a Maricopa County retention basin. Per the PCD, the developer was to improve the retention basin as an open space amenity. Water flows have been channelized east and north of the site, ensuring that the site can be developed. Additionally, through zoning research, it was determined that development and removal of the site from the PCD will not impact the remainder of the Arlington Estates PCD, which has already been built out.

2. The subject site is designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The proposal is consistent with the designation since the Residential 3.5 to 5 dwelling unit per acre land use category and R1-10 zoning district are both considered under the traditional lot category.



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

The proposal is compatible with the General Plan Land Use Map designations surrounding the site. The surrounding designations are as follows:

North, East, South, West

Residential 3.5 to 5 dwelling units per acre

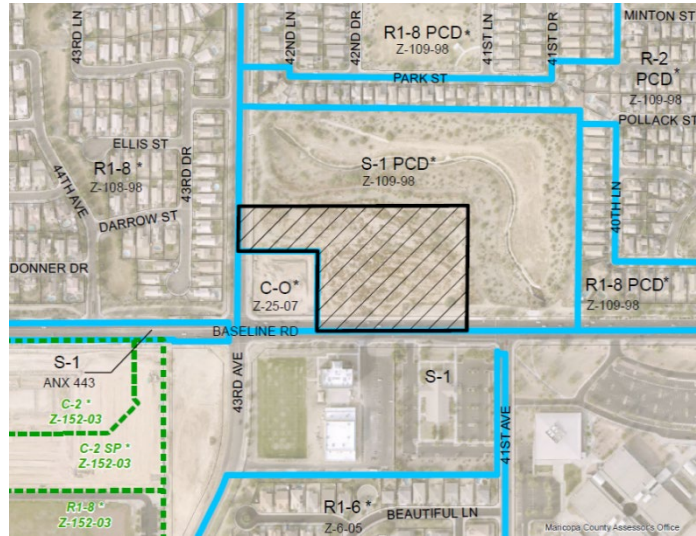
South (across Baseline Road)

Residential 2 to 3.5 dwelling units per acre

SURROUNDING LAND USES AND ZONING

3. The subject site is a portion of a retention basin currently zoned S-1 PCD (Ranch or Farm Residence, Planned Community District). The rezoning request will remove the site from the Arlington Estates PCD, Rezoning Case No. Z-109-98.

North and east of the subject site is developed with a retention basin and drainage channel zoned S-1 PCD (Ranch or Farm Residence District, Planned Community District). This area is subject to the Arlington Estates PCD.



Zoning Sketch Map; Source: City of Phoenix Planning and Development Department

Directly south of the subject site, at the northeast corner of 43rd Avenue and Baseline Road, is an outparcel zoned C-O (Commercial Office – Restricted Commercial). The site is currently vacant, but proposed to be a family clinic. South of the subject site, across Baseline Road, is a school and church zoned S-1 (Ranch or Farm Residence).

West of the subject site, across 43rd Avenue, is a single-family residential subdivision zoned R1-8 (Single-Family Residence District).

ADOPTED AREA PLANS

4. **Laveen Southwest Growth Study**

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly

annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

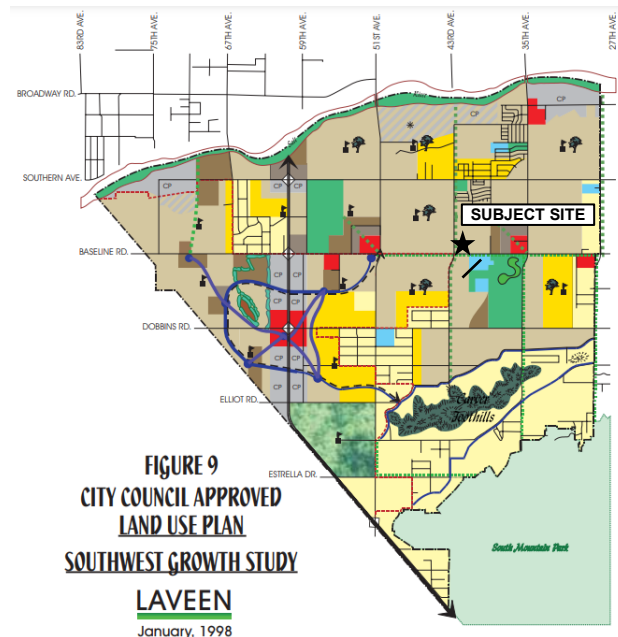
This plan designates the project site as Residential 2 to 5 dwelling units per acre. In addition to being consistent with this designation, the development will also incorporate enhanced landscaping, per Stipulation No. 3, an element proposed in the study to minimize the impact of housing adjacent to public rights-of-way.

The Laveen Southwest Growth Study provides a framework for an overall multi-use trail system which connects major community assets such as the Laveen Conveyance Channel, public parks and open space areas, and the South Mountain Preserve. This proposed development will provide a multi-use trail along 43rd Avenue and Baseline Road, which will connect to the existing trails surrounding the site and promote overall trail connectivity in Laveen. This is addressed in Stipulation Nos. 4 and 5.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of developments that will enhance Laveen’s built environment while remaining respectful of its agricultural heritage. The study encourages all new developments to use durable, high-quality building materials and to provide enhanced building design that will contribute to the character of the area. The applicant has not submitted elevations with their application, but staff is recommending Stipulation No. 2 and sub-stipulations 2.a through 2.e to ensure future elevations exhibit high quality architectural design and are consistent with the architectural style found in the Laveen area.

PROPOSAL

5. The conceptual site plan proposes 34 single-family detached lots. The lots along 43rd Avenue and Baseline Road will be behind a 30-foot multi-use-trail easement, per Stipulation Nos. 4 and 5, and sidewalks with landscaping, per Stipulation No.



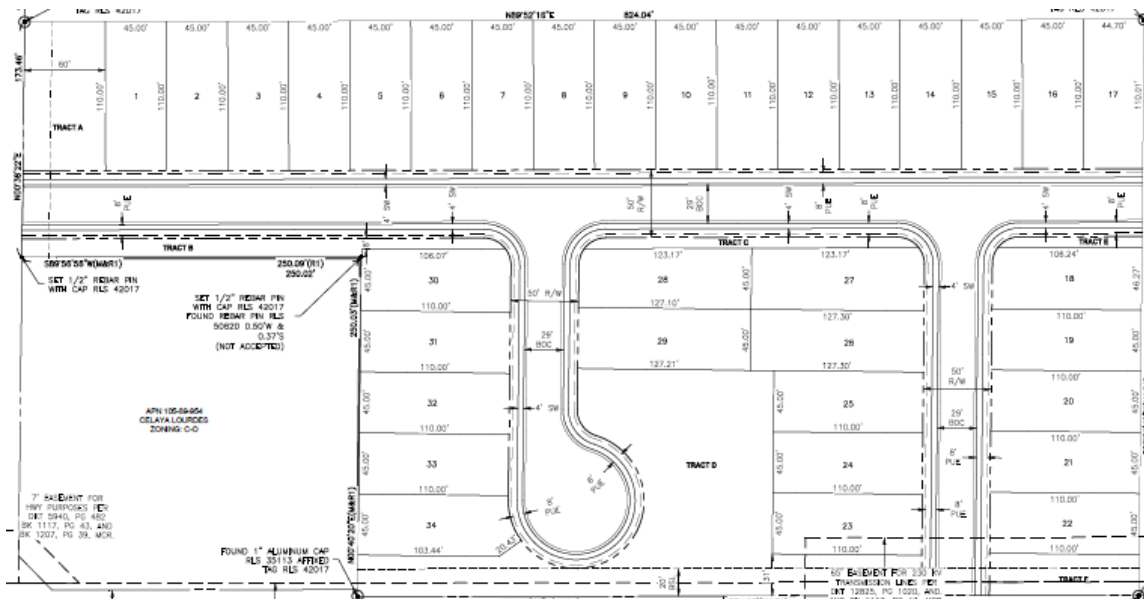
LEGEND

- 0-1 DU/ACRE
- 0-2 DU/ACRE
- 2-5 DU/ACRE
- 5-10 DU/ACRE
- 10-15 DU/ACRE
- COMMERCIAL
- COMMERCE PARK
- PUBLIC/QUASI-PUBLIC
- HILLSIDE
- PARKS/OPEN SPACE
- CONSERVATION COMMUNITY
- SCHOOL
- WATER COURSE/MULTI-USE TRAIL
- PARKWAY
- PLANNED COMMUNITY
- MULTI-USE TRAIL
- Existing Sand & Gravel to transition to Residential
- OPEN SPACE FEATURE

Laveen Southwest Growth Study Land Use Map; Source: City of Phoenix Planning and Development Department

7. These requirements will provide buffering from the street and the opportunity for tree and groundcover plantings. The site plan also depicts centrally located open space as Tract D and additional open space at the northwest corner as Tract A.

Staff is not recommending general conformance to the site plan because the applicant is continuing to work with the Street Transportation Department regarding access and internal circulation. Staff is instead recommending Stipulation No. 1 requiring the applicant to go through the Planning Hearing Officer public hearing process. This stipulation will ensure that the Laveen Village Planning Committee has an opportunity to review the site plan.



Proposed Site Plan; Source: CVL Consultants

Additionally, each home will incorporate a 22-foot setback for driveways, per Stipulation No. 6, to accommodate the oversized vehicles and desired character for Laveen.

6. Since the applicant did not submit building elevations, staff is recommending Stipulation No. 2 requiring the applicant to go through the Planning Hearing Officer public hearing process. This stipulation will ensure that the Laveen Village Planning Committee has an opportunity to review the elevations. Stipulation Nos. 2.a through 2.e ensure that the future elevations will have a cohesive design style that is compatible with the Laveen area by incorporating architectural detailing and embellishments, various materials, a minimum of 25 percent of non-stucco accent material on front elevations, and patios and/or covered porches.

PLANS, OVERLAYS, AND INITIATIVES

7. [Housing Phoenix Plan](#)

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 a 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 providing an opportunity for 34 single-family residential lots to be developed near the intersection of an arterial and major arterial road.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards within required landscape setbacks, per Stipulation No. 3. Additionally, the developer will also be required to replenish the existing streetscape along 43rd Avenue and Baseline Road with large caliper trees in the landscape strip between the sidewalk and back of curb. This is addressed in Stipulation No. 7.

9. **Complete Streets Guiding Principles**

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. In addition to the enhanced landscaping standards, staff is requiring a multi-use trail along 43rd Avenue and Baseline Road. This is addressed in Stipulation Nos. 4 and 5.

10. **Zero Waste PHX**

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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The applicant's submittal documents indicated that residences will have recycling containers. Additionally, recycling service is provided by the City to single-family residential developments.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff had not received any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

12. **Fire Prevention, Fire Department**

Fire Prevention does not anticipate any problems with the referenced case. However, the project team should be aware of the requirements for a fire apparatus access road, turning radius, and width. Additionally, the fire apparatus access road shall be marked in accordance with Chapter 5 of the 2018 Phoenix Fire Code. The site and or building(s) shall comply with the 2018 International Fire Code (IFC) with Phoenix Amendments. Currently, the water supply (GPM and PSI) for the referenced case is unknown. The water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendments.

13. **Street Transportation Department**

The Street Transportation Department has provided the following comments:

- 43rd Avenue is classified as a D Cross-Section Roadway on the City Council approved Street Classification Map. The roadway dedication and detached sidewalks have been constructed. However, the developer will be required to replenish the streetscape zone. This is addressed in Stipulation No. 7.
- Baseline Road is classified as a CM Cross-Section Roadway on the City Council approved Street Classification Map. The roadway dedication, detached sidewalks and landscaped median island have been constructed. However, the developer will be required to replenish the streetscape zone. This is addressed in Stipulation No. 7.
- A multi-use trail (MUT) is identified along the east side of 43rd Avenue and north side of Baseline Road. The developer shall provide appropriate easements and construct the MUTs per the approved standards. This is addressed in Stipulation Nos. 4 and 5.
- The developer shall underground all existing overhead power lines along Baseline Road and coordinate with the affected power company for design and approval. This is a requirement per the Subdivision Ordinance and would not require a stipulation.
- The developer shall provide appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation No. 8.

14. **Water Services Department**

The Water Services Department determined that a water and sewer main extension will be required to serve the development. This information is based on

existing conditions and circumstances and available capacity is a dynamic condition that can change over time due to a variety of factors. For that reason, the City of Phoenix is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval, building permit, or PCD master plan approval.

OTHER

15. 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. 9.
16. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 10.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed development is compatible with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre, as well as with the Laveen Southwest Growth Study Land Use Map designation of Residential 2 to 5 dwelling units per acre. It is also compatible in scale and design with the existing single-family residential developments near the site.
2. The proposal will provide a high quality single-family residential development which will help alleviate the housing shortage in Phoenix.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations

1. The conceptual site plan shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This is legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The conceptual elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This is legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 - a. All elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
 - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
 - d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.
 - e. A minimum of 75% of the standard elevations provided shall include patios and/or covered porches in the front yard at a minimum of 60 square feet in area and a depth of at least six feet, and clearly separated from the front yard with fencing, subject to the Phoenix Zoning Ordinance.
3. Required landscape setbacks shall be planted with minimum 50% 2-inch caliper and 50% 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with 5, 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot-wide multi-

use trail (MUT) within the easement in accordance with the MAG supplement detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

5. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the east side of 43rd Avenue and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplement detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
6. A minimum 22-foot garage setback, measured from the back of the sidewalk shall be provided for each home in the development, as approved by the Planning and Development Department.
7. The existing streetscape on both sides of the sidewalk along 43rd Avenue and Baseline Road shall be replenished to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees placed to provide a minimum of 75% shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
8. 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.
9. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County

Staff Report: Z-35-22-7

August 3, 2022

Page 13 of 13

Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Julianna Pierre

August 3, 2022

Team Leader

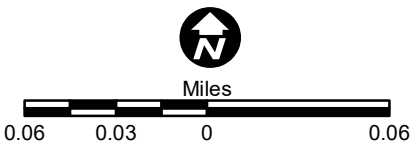
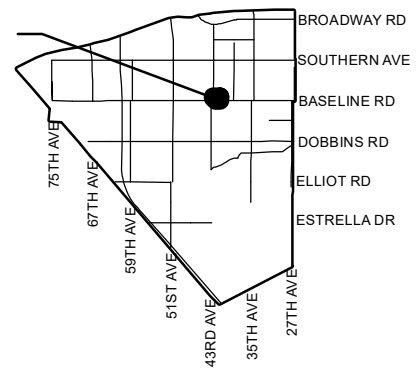
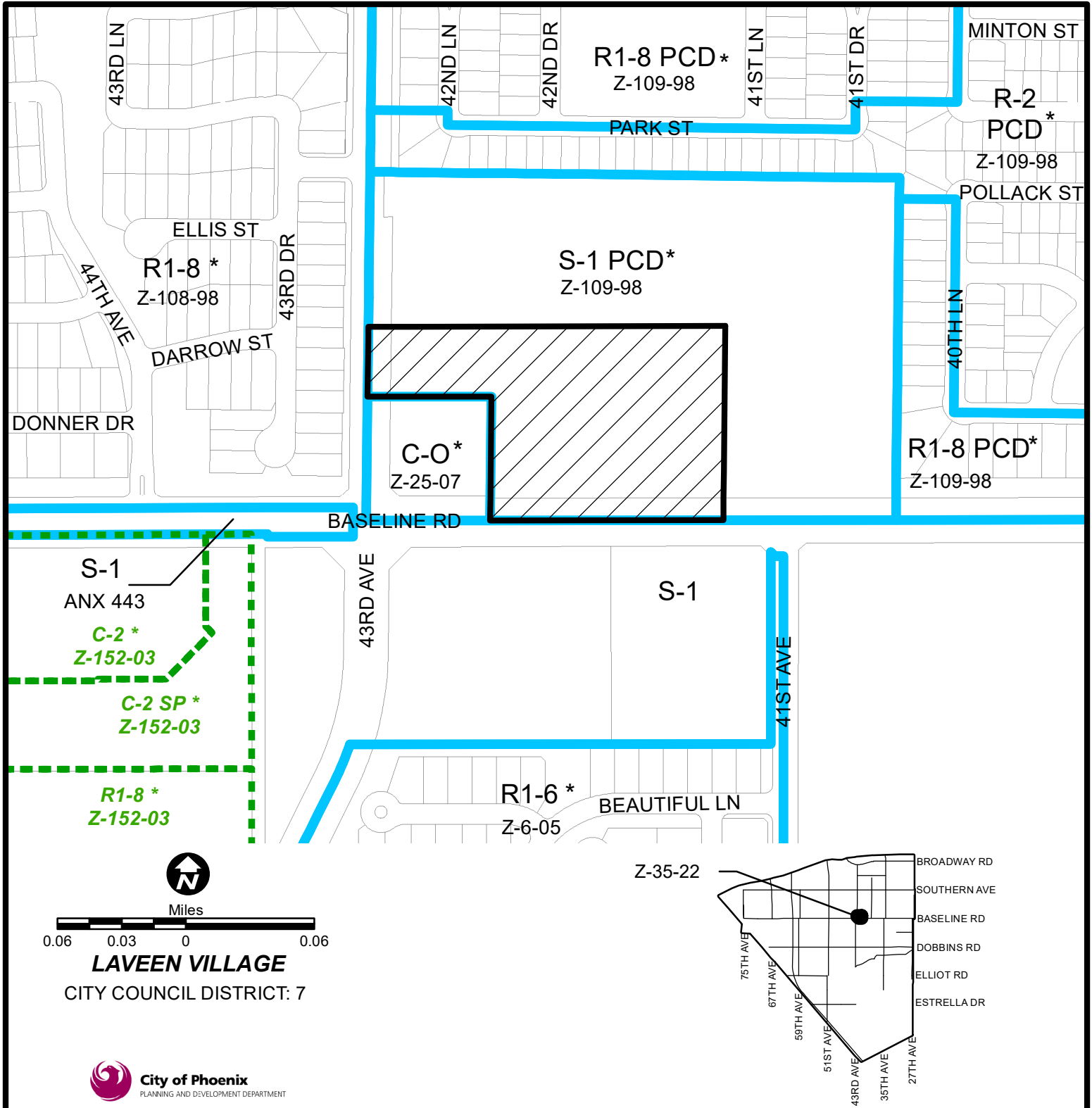
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Exhibits

Sketch map

Aerial map

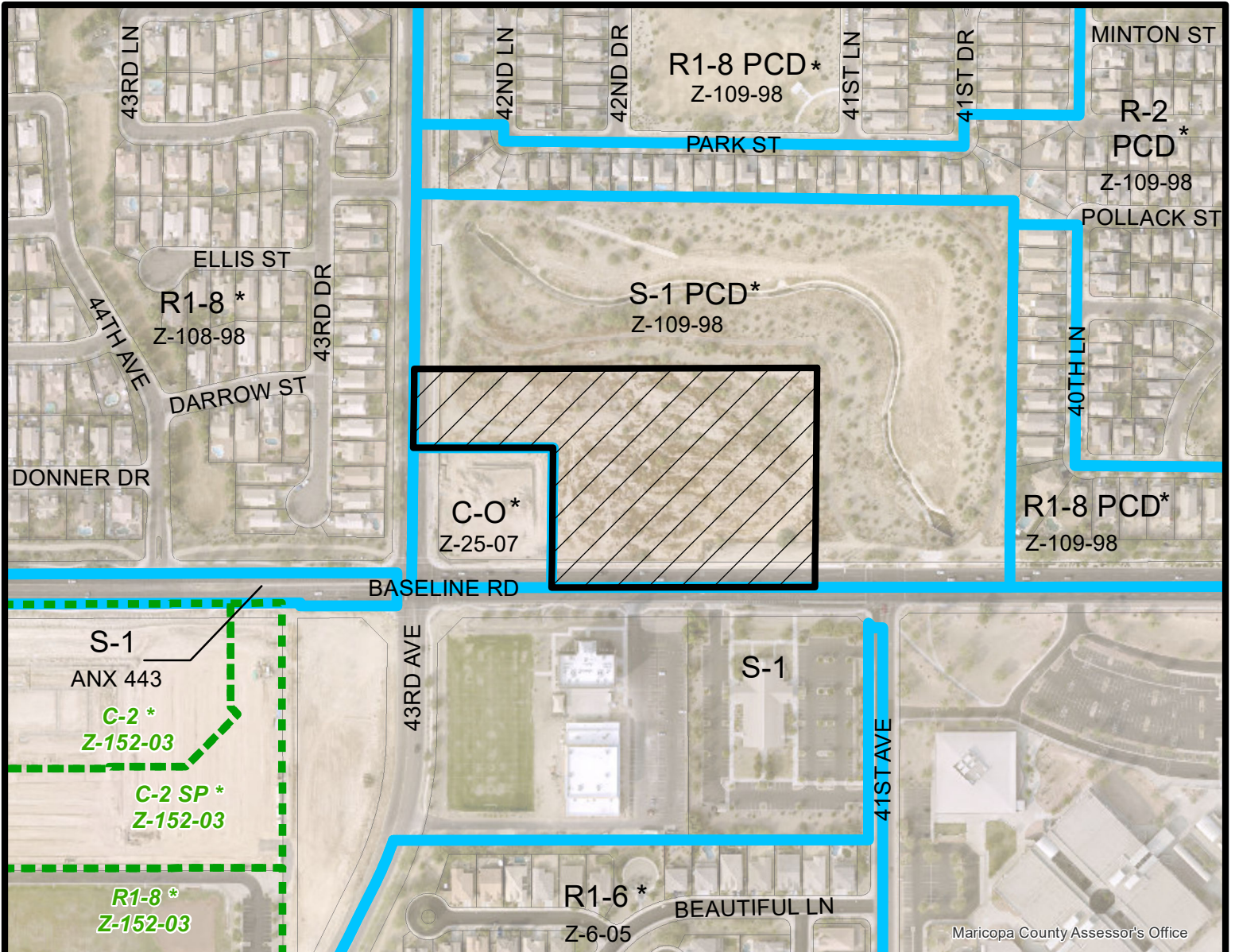
Site plan date stamped April 28, 2022



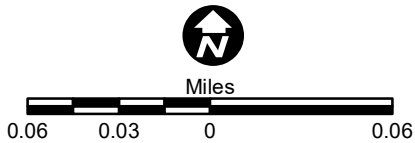
LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



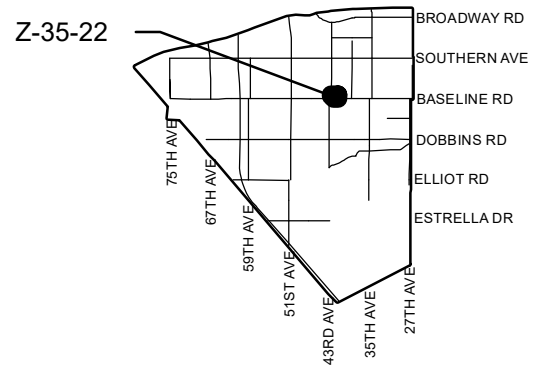
APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-35-22		FROM: S-1 PCD (7.54 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 7.54 Acres		TO: R1-10 (7.54 a.c.)	
<small>DATE:</small> 5/11/2022 <small>REVISION DATES:</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-19	
<small>MULTIPLES PERMITTED</small> S-1 PCD R1-10		<small>CONVENTIONAL OPTION</small> 7 26	
<small>* Maximum Units Allowed with P.R.D. Bonus</small>		<small>* UNITS P.R.D. OPTION</small> N/A 34	



Maricopa County Assessor's Office



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-35-22		FROM: S-1 PCD (7.54 a.c.)	
DATE: 5/11/2022 <small>REVISION DATES:</small>		TO: R1-10 (7.54 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 7.54 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-19	
		<small>ZONING MAP</small> D-6	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
S-1 PCD		N/A	
R1-10		34	
CONVENTIONAL OPTION			
7			
26			

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

SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPE WITHIN A TRIANGLE MEASURED BACK 10- FEET FROM THE PROPERTY LINE AND 20- FEET FROM THE PROPERTY LINE ON EACH SIDE OF THE PROPERTY LINE WILL BE PLACED TO BE MAINTAINED WITHIN THE LIGHT OF THE ADJACENT. ANY LIGHTING WILL BE PLACED TO BE MAINTAINED WITHIN THE LIGHT OF THE ADJACENT.
- RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, VIBRATION OR LIGHT POLLUTION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, LIGHT, OR VIBRATION EMPLOYED BY USES OUTSIDE OF THE SITE. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE ROOFTOP.
- ALL SERVICE AREAS WILL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DECKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE ALONG THE WEST LINE THEREOF, NORTH 00 DEGREES 30 MINUTES 58 SECONDS EAST, A DISTANCE OF 861.00 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 1306.00 FEET;

THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 34, SOUTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, A DISTANCE OF 844.00 FEET TO THE SOUTH LINE OF SAID SECTION 34;

THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 48 MINUTES 42 SECONDS WEST, A DISTANCE OF 1306.10 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST AND THE SOUTH 55 FEET THEREOF; AND

ALSO EXCEPT THE EAST 250 FEET OF THE WEST 305 FEET OF THE NORTH 250 FEET OF THE SOUTH 305 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 34; AND

ALSO EXCEPT THAT PORTION OF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, FROM WHICH THE WEST QUARTER CORNER BEARS NORTH 00 DEGREES 39 MINUTES 22 SECONDS EAST, A DISTANCE OF 2828.36 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 1306.75 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS WEST TO A POINT ON THE NORTH LINE OF THE SOUTH 55 FEET OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 37 MINUTES 34 SECONDS EAST, A DISTANCE OF 789.00 FEET TO A REBAR WITH A CAP STAMPED "RLS #25087";

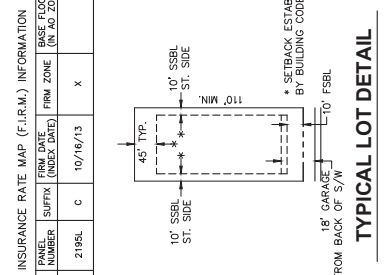
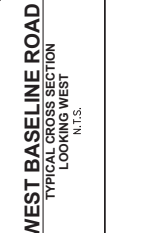
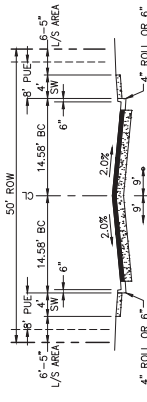
THENCE NORTH 89 DEGREES 19 MINUTES 51 SECONDS WEST TO A POINT ON THE EAST LINE OF THE WEST 55 FEET OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1250.86 FEET TO A REBAR WITH A CAP STAMPED "RLS #35113";

THENCE ALONG THE EAST LINE OF SAID WEST 55 FEET, SOUTH 00 DEGREES 38 MINUTES 22 SECONDS WEST, A DISTANCE OF 387.73 FEET TO A REBAR AND 2-INCH ALUMINUM CAP STAMPED "RLS #25087";

THENCE NORTH 89 DEGREES 52 MINUTES 17 SECONDS EAST, A DISTANCE OF 824.11 FEET TO A REBAR AND 2-INCH ALUMINUM CAP STAMPED "RLS #25087";

THENCE SOUTH 00 DEGREES 31 MINUTES 49 SECONDS WEST TO A POINT ON THE NORTH LINE OF THE SOUTH 55 FEET OF SAID SOUTHWEST QUARTER, A DISTANCE OF 424.44 FEET TO A REBAR AND 2-INCH ALUMINUM CAP STAMPED "RLS #25087";

THENCE ALONG THE NORTH LINE OF SAID SOUTH 55 FEET, NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 426.23 FEET TO THE POINT OF BEGINNING.



FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FRM DATE (INDEX DATE)	FRM ZONE (IN AD ZONE USE DEPTH)	X
04013	2184L	C	10/16/13	X	N/A

FLOODPLAIN DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD; AND AREAS OF 1% ANNUAL CHANCE FLOOD WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 0401302195L, DATED OCTOBER 16, 2013.

FLOOD NOTE

ZONE "X" SHADDED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

BENCHMARK

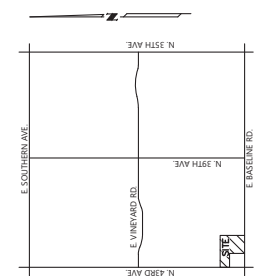
CITY OF PHOENIX BRASS CAP IN HANDHOLE FOUND AT THE INTERSECTION OF 43RD AVENUE & BASELINE ROAD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1035.59 (NGVD 29 DATUM)

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N89°56'00"W. (ASSUMED BEARING)

PRELIMINARY SITE PLAN FOR VILLAS AT 43RD SECTION 34, TOWNSHIP 01 NORTH, RANGE 02 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PRELIMINARY SITE PLAN FOR VILLAS AT 43RD



R1-10 DEVELOPMENT STANDARDS - PRD

STANDARDS	PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED STANDARD
MIN LOT WIDTH (IN THE EVENT OF HORIZONTAL PROPERTY, TO BE MAINTAINED WITHIN THE WIDTH OF THE STRUCTURE AND EXCLUSIVE USE AREA)	45 MINIMUM UNLESS APPROVED BY EITHER THE DESIGN AUTHOR OR THE BOARD FOR DEMONSTRATING ENHANCED ARCHITECTURE THAT MINIMIZES THE IMPACT OF THE CHANGE.	45
MINIMUM LOT DEPTH	THREE (3) FEET (TO ADJACENT TO PREVIOUS) OR INTERIOR	TYP
MINIMUM FRONT YARD SETBACKS	MINIMUM FRONT YARD SETBACKS: 33'-03" WITH BONUS	4.5 DU/AC
MIN. REAR YARD BUILDING SETBACKS	STREET FRONT REAR OR SIDE: 10' (IN ADDITION TO LANDSCAPE SETBACK); FRONT YARD REAR: 15' (1-STORY), 20' (2-STORY), 15' (3-STORY); PROPERTY LINE (SIDE): 10' (1-STORY) 15' (2-STORY) 15' (3-STORY)	
COMMON LANDSCAPE SETBACK ADJACENT TO PREMIUM STREETS	15' AVERAGE; 10' MINIMUM (DOES NOT APPLY TO PREMIUM STREETS OR FRONTER STREET)	
MIN. INTERIOR BUILDING SETBACK	FRONT: 10' REAR: NONE (ESTABLISHED BY CITY OF PHOENIX); NONE (ESTABLISHED BY BUILDING CODE)	
MIN. BUILDING SEPARATION	NONE	
MIN. GARAGE SETBACK	FRONT: 10' REAR: NONE (FOR FRONT-LOADED GARAGES); PROPERTY FOR SIDE-LOADED GARAGES	
MIN. GARAGE WIDTH	FOR LOTS: 40'-2 CAR WIDTHS FOR LOTS 2-90 TO 70'-3 CAR WIDTHS FOR LOTS 71-100 MINIMUM	
MAXIMUM HEIGHT	2-STORIES AND 30' (EXCEPT THAT 3-STORIES NOT EXCEEDING 30' ARE PERMITTED WHEN DEMONSTRATING ENHANCED ARCHITECTURE)	
LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TO 50%	
COMMON AREAS	MINIMUM 5% OF GROSS AREA	
ALLOWED USES	SINGLE FAMILY DETACHED	
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 507; SUBDIVISION TO CREATE 4 OR MORE LOTS	
STREET STANDARDS	PUBLIC STREET OR PRIVATE ACCESSWAY (W/)	
ON LOT AND COMMON AREAS	COMMON AREAS SHALL BE MAINTAINED OR IMPROVED FOR GRADING AND DRAINAGE REQUIREMENTS	
LANDSCAPE STANDARDS	FRONTER COMMON TREES SPACED A MAXIMUM OF 20 TO 30 FEET ON CENTER GROUPINGS, AND 5 SHRUBS PER TREE	



CITY OF PHOENIX
APR 28 2022
Planning & Development Department

PROPOSED DEVELOPMENT
THIS PROPOSAL INTENDS TO SUBDIVIDE THE 6.59 ACRE PROPERTY INTO 34 SINGLE FAMILY LOTS. THESE LOTS WILL BE DEVELOPED UNDER R1-10 ZONING STANDARDS, PRD DEVELOPMENT STANDARDS.

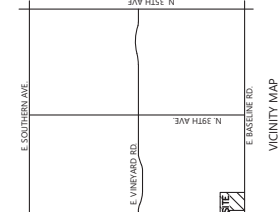
SERVICE PROVIDERS
CITY OF PHOENIX
SEWER
WATER
FIRE
ELECTRIC
SALT RIVER PROJECT

PROJECT DESCRIPTION
A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 34 SINGLE FAMILY
TOTAL GROSS ACRES = 7.53 AC
TOTAL NET ACRES = 6.59 AC

SITE SUMMARY
GROSS SITE AREA: 108,199 S.F. (1.54 ACRES)
NET SITE AREA: 28,684 S.F. (0.59 ACRES)
EXISTING ZONING: S-1
PROPOSED NO. UNITS: 34
PROPOSED DENSITY: 3.4 U/LU WITH BONUS
PROPOSED DENSITY: 34 DU / 2.55 AC
ALLOWABLE LOT COVERAGE: 45%
PROPOSED BLDG COVERAGE: 17,482 SF = 52.25%
PROPOSED OPEN SPACE: 16,210 SF = 5%
PROPOSED OPEN SPACE: 32,061 SF = 9.3%

APPLICANT
RED PINE INVESTMENTS, LLC
367 E. 280 SOUTH
ALPINE, UT 84004
PHONE: 435.734.1446
CONTACT: GARRETT SEELY

ENGINEER
BFH GROUP
3707 EAST SOUTHERN AVENUE
PHOENIX, ARIZONA, 85026
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN



PRELIMINARY SITE PLAN

PROJECT: VILLAS AT 43RD

PHONE: ARIZONA, 85026

JOB NO. 00002110150

PRELIM SITE PLAN SHEET NO. 1

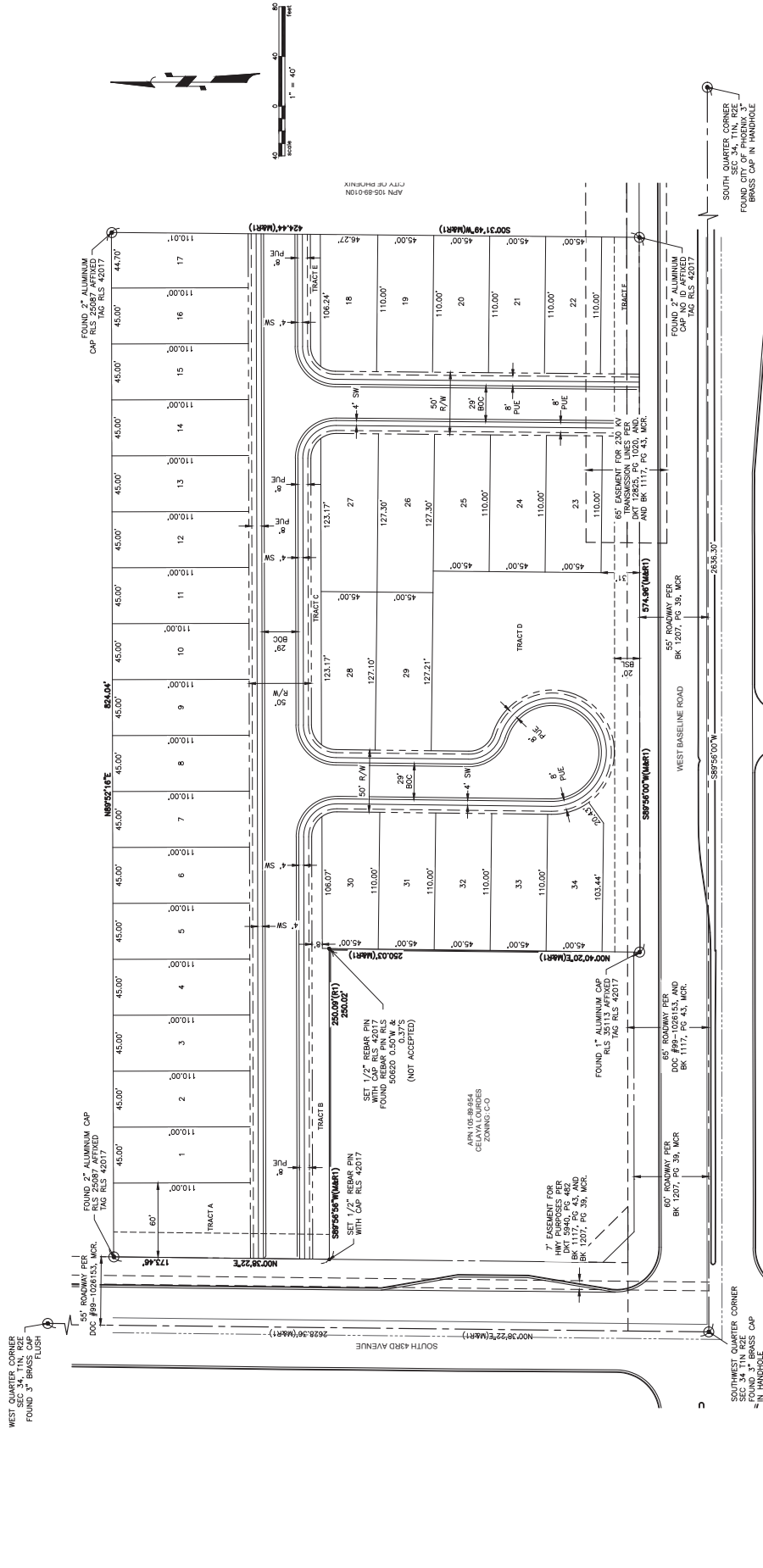
1 OF 2

BFH Group

3707 EAST SOUTHERN AVENUE
PHOENIX, ARIZONA, 85026
PHONE: 480.734.1446

PROJECT: VILLAS AT 43RD
 SHEET NO. 2
 DATE: 02/22/2022

CITY OF PHOENIX
 PLANNING DEPARTMENT
 APR 28 2022
 SHEET NO. 2
 2 OF 2



CITY OF PHOENIX
 APR 28 2022
 Planning & Development
 Department