



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-6-22-2
April 29, 2022

Desert View Village Planning Committee Meeting Date: May 3, 2022

Planning Commission Hearing Date: June 2, 2022

Request From: S-1 (Ranch or Farm Residence District) (417.33 acres)

Request To: R1-10 (Single-Family Residence District) (388.10 acres), R-2 (Multifamily Residence District) (14.19 acres), and R-3A (Multifamily Residence District) (15.04 acres)

Proposed Use: Single-family and multifamily residential

Location: Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road

Owner: Arizona State Land Department

Applicant: DR Horton, Inc.

Representative: Jason Morris, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>	
<u>General Plan Land Use Map Designation</u>	<p><u>Current</u> Residential 2 to 5 dwelling units per acre Parks/Open Space - Publicly Owned Preserves/2 to 3.5 or 3.5 to 5 dwelling units per acre Future Parks/Open Space or 1 dwelling unit per acre</p> <p><u>Proposed (GPA-1-DSTV-22-2) for 29.48 acres</u> Residential 10 to 15 dwelling units per acre Residential 15+ dwelling units per acre</p>

<u>General Plan Conformity</u>			
<u>Street Map Classification</u>	Cave Creek Road	Major Arterial (Scenic Drive)	Width varies from 33-foot to 73.15-foot west half street
	Desert Peak Parkway	Major Arterial	70-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLES: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village; Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.</i></p> <p>As stipulated, the proposed development will reinforce the character of the area by dedicating land to the City for the Sonoran Preserve, providing a public trail network with access points to the desert park/mountain preserve area, and by maintaining the existing wash and hillside areas within the subdivision as natural features. These design elements enhance the desert character of the Village and incorporate natural features that promote the identity of the Village.</p>			
<p><i>CONNECT PEOPLE AND 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 requested R1-10, R-2, and R-3A zoning districts would allow development of a new residential community that is compatible with surrounding neighborhoods and respectful of local conditions. The overall proposed density of the site is similar to densities in the surrounding neighborhood and as stipulated, the proposal incorporates large setbacks, landscaping, and density limits that prevent the development from having a negative impact on the surrounding area.</p>			

General Plan Conformity

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 proposal will be required to provide shade along the adjacent public sidewalks and trails, in addition to the internal pedestrian pathways. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

North Land Use 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.

Comprehensive Bicycle Master Plan: See Background Item No. 10.

Zero Waste PHX: See Background Item No. 11.

Housing Phoenix: See Background Item No. 12.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1
North	Vacant and recreation area	S-1
South	Single-family residential	S-1 (Approved R1-8), R1-8
East (across Cave Creek Road)	Vacant	S-1 (Approved R1-6, C-2)
West (including across Desert Peak Parkway)	Single-family residential and vacant	R1-18, R1-6, PUD

R1-10 – Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>R1-10 Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	388.10 acres
Total Maximum Number of Units	1,358 units, up to 1,746 with bonus	1,145 units (Met)
Maximum Density	3.5 dwelling units per acre, up to 4.5 with bonus	2.95 dwelling units per acre (Met)
Minimum Lot Width	45 feet	45 feet (Met)
Minimum Lot Depth	None, except 110 feet adjacent to freeway or arterial	100 to 130 feet (Met)
Maximum Building Height	2 stories and 30 feet	2 stories and less than 29 feet (Met)
Maximum Lot Coverage	40 percent, up to 50 percent including attached shade structures	Not specified
Minimum Parking	2 spaces per dwelling unit 2,290 spaces required	Not specified
MINIMUM PERIMETER BUILDING SETBACKS		
Perimeter Streets	15 feet (in addition to landscape setback)	Not specified
Perimeter Property Lines (Side and Rear)	Rear: 15 feet (1-story), 20 feet (2-story) Side: 10 feet (1-story), 15 feet (2-story)	Not specified
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Common landscaped setback adjacent to perimeter streets	15 feet average, 10 feet minimum	Cave Creek Road: 140 feet (Met) Desert Peak Parkway: 15 feet (Met)
Minimum Common Area	5 percent of gross site area	15.76 percent (Met)

R-2 - Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	14.19 acres
Total Maximum Number of Units	149 units, up to 170 with bonus	140 units
Maximum Density	10.5 dwelling units per acre, up to 12 with bonus	9.87 dwelling units per acre (Met)
Maximum Lot Coverage	45 percent	Not specified
Building Height/Stories	2 stories and 30 feet for first 150 feet; 1 foot increase in height for 5 feet of additional building setback, up to 48 feet and 4 stories	2 stories and less than 28 feet (Met)
<i>Minimum Perimeter Setbacks</i>		
Adjacent to public street	20 feet	Not specified
Adjacent to property line	10 feet	Not specified
<i>Minimum Interior Building Setbacks</i>		
Front	10 feet	Not specified
<i>Minimum Perimeter Landscape Setbacks</i>		
Adjacent to public street	20 feet	Not specified
Adjacent to property line	5 feet	Not specified
Minimum Open space	5 percent	Not specified
Minimum parking	1.3 spaces per efficiency unit; 1.5 spaces per 1 or 2 bedroom unit; 2 spaces per 3 or more bedroom unit; 1.0 spaces per unit of less than 600 square feet	Not specified

R-3A - Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	15.04 acres
Total Maximum Number of Units	347 units, up to 397 with bonus	260 units
Maximum Density	23.1 dwelling units per acre, up to 26.4 with bonus	17.29 dwelling units per acre (Met)
Maximum Lot Coverage	45 percent	Not specified
Maximum Building Height	3 stories and 40 feet for 150 feet; 1 foot increase in height for 5 feet of additional building setback, up to 48 feet and 4 stories	3 stories and 33 feet (Met)
<i>Minimum Perimeter Setbacks</i>		
Adjacent to public street	20 feet	Not specified
Adjacent to property line	15 feet	Not specified
<i>Minimum Interior Building Setbacks</i>		
Front	10 feet	Not specified
<i>Minimum Perimeter Landscape Setbacks</i>		
Adjacent to public street	20 feet	Not specified
Adjacent to property line	5 feet	Not specified
Minimum Open space	5 percent	Not specified
Minimum Parking	1.3 spaces per efficiency unit; 1.5 spaces per 1 or 2 bedroom unit; 2 spaces per 3 or more bedroom unit; 1.0 spaces per unit of less than 600 square feet	Not specified

Background/Issues/Analysis

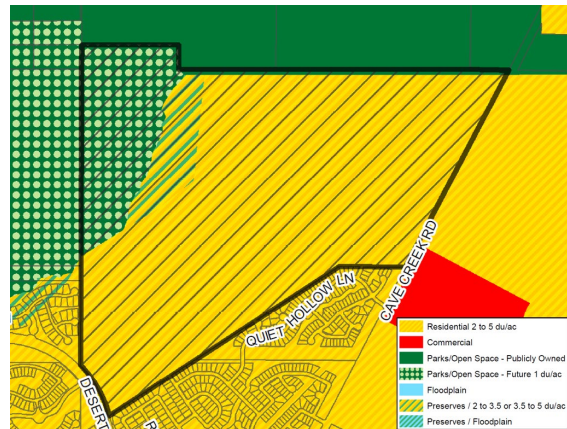
SUBJECT SITE

1. This request is to rezone 417.33 acres located approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road from S-1 (Ranch or

Farm Residence District) to R-10 (Single-Family Residence District), R-2 (Multifamily Residence District), and R-3A (Multifamily Residence District) for a detached single-family residential and two multifamily residential communities. The site is undeveloped vacant land, owned by the Arizona State Land Department, which was recently auctioned. Ownership is in transition to the applicant, DR Horton Inc.

GENERAL PLAN LAND USE MAP DESIGNATIONS

- The majority of the subject site is designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use Map. Additionally, the northwest portion of the site is designated as Future Parks/Open Space or 1 dwelling unit per acre, and Preserves / 2 to 3.5 or 3.5 to 5 dwelling units per acre. Finally, the northern portion of the site contains a narrow portion of land designated as Parks/Open Space – Publicly Owned.



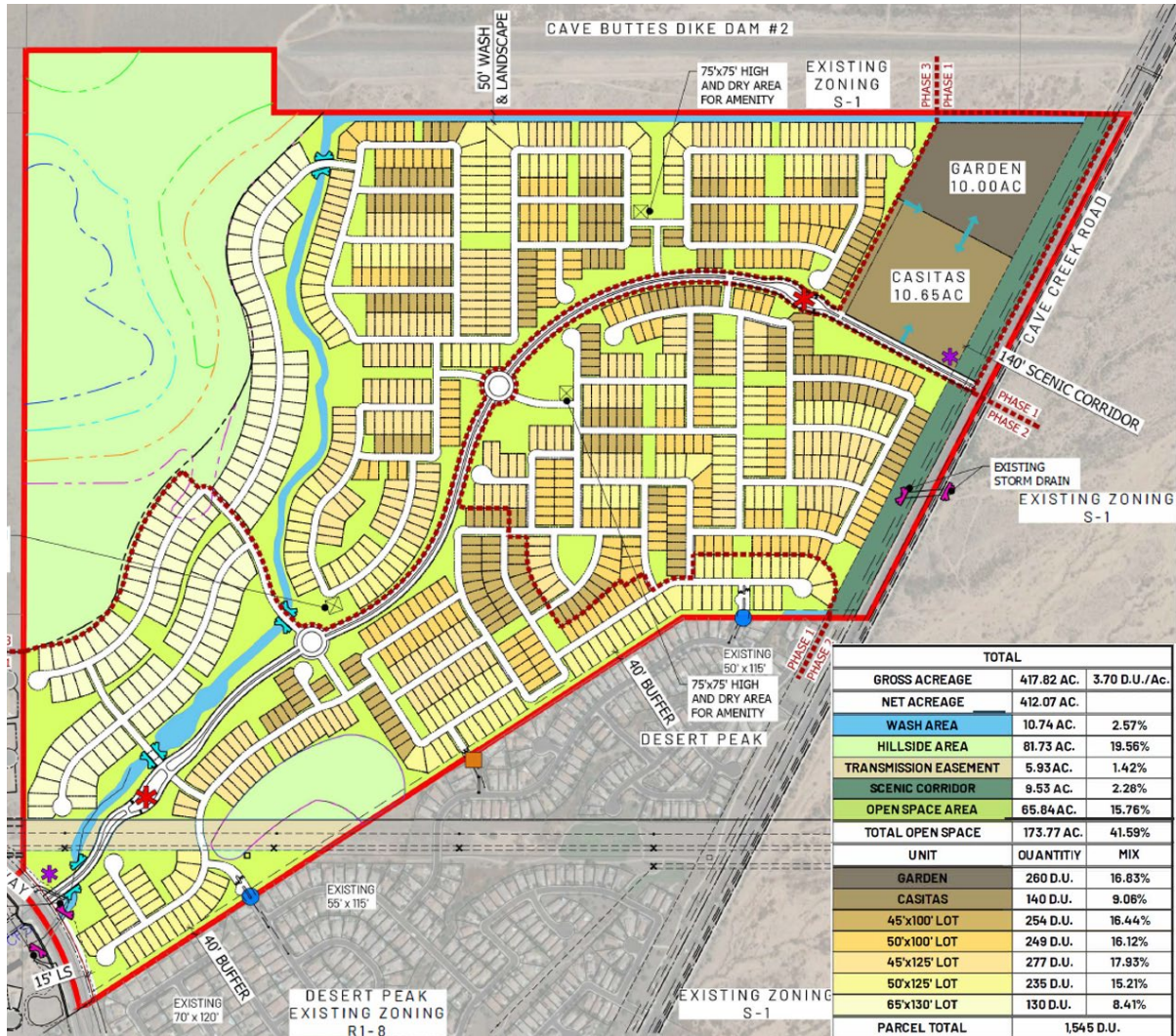
General Plan Land Use Map, Source: Planning and Development Department

The applicant is proposing a minor General Plan Amendment (GPA-DSTV-1-22-2), which would change portions of the northeast corner of the subject site from Residential 2 to 5 dwelling units per acre and Parks/Open Space - Publicly Owned to Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre. These designations would be coterminous with the proposed R-2 and R-3A zoning districts, respectively. The proposed zoning districts are consistent with the proposed General Plan Land Use Map designation.

PROPOSAL

3. Site Plan

The applicant proposes to develop a new residential community, which would include a 1,145-lot detached single-family residential community. The development also proposes two multifamily portions, described as Casitas and Garden on the conceptual site plan, with a total of 400 multifamily units. The overall density would be approximately 3.7 dwelling units per acre. The conceptual site plan depicts a range of lot sizes within the single-family residential portion, from 4,500 square feet to 8,450 square feet.



Conceptual Site Plan, Source: ABLA Studio

Staff does not recommend general conformance to the site plan, as this is a large development, and the specific layout of lots and streets could change during the subdivision and site plan review process. Staff is recommending several stipulations that require certain aspects of the site plan to be maintained, as described below.

The conceptual site plan includes a 74.82-acre hillside area in the northwest portion of the site, which is intended to be conveyed to the City of Phoenix Parks and Recreation Department for development of a future park or mountain preserve. This conveyance is consistent with the General Plan Land Use designation of Future Parks/Open Space or 1 dwelling unit per acre for the northwest hillside area. The developer also intends to provide public access to the preserve area through two access points within the subdivision, including a trail network and the possibility of a

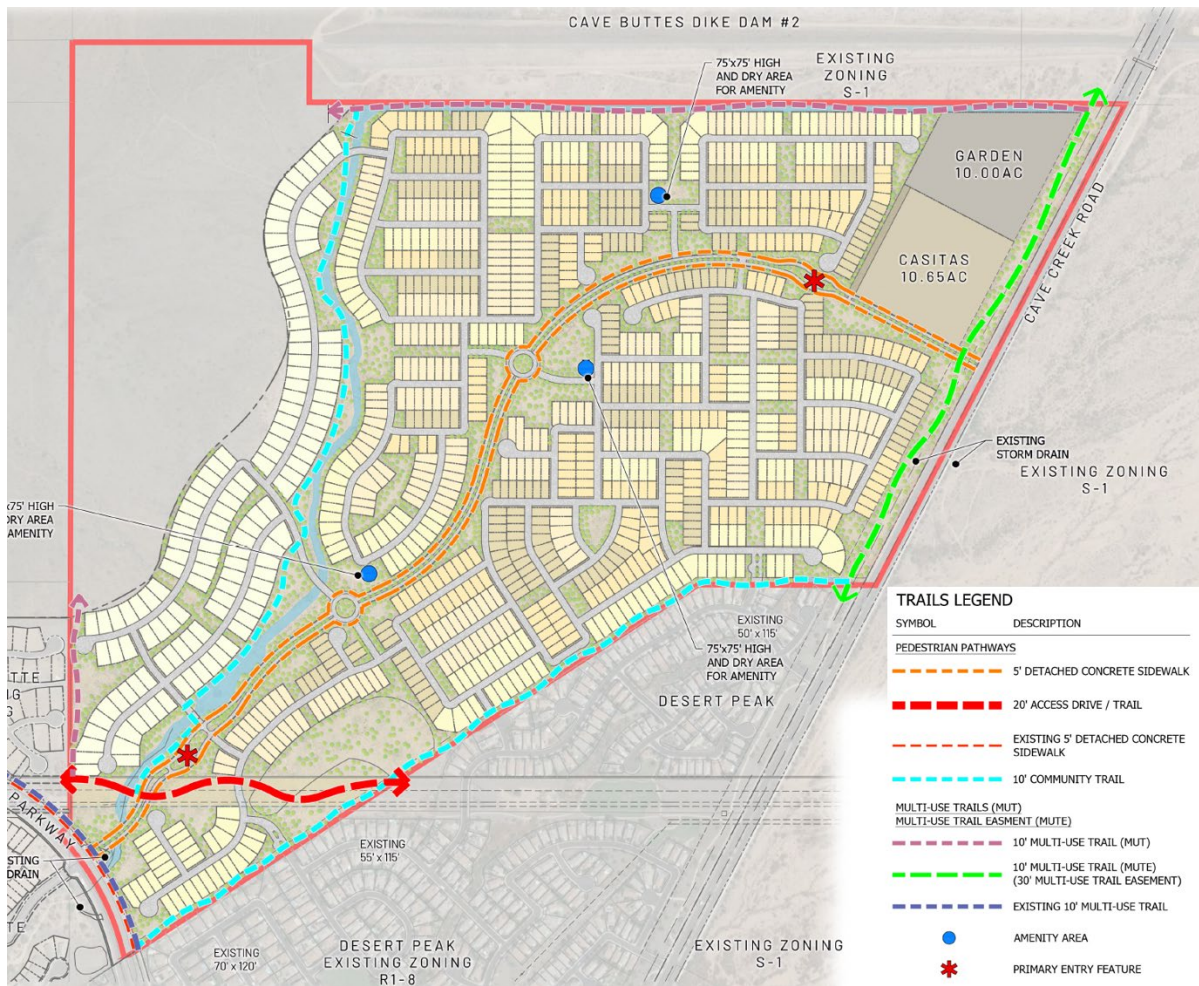
public parking area to ensure the public has access to the preserve. These aspects of the plan are incorporated in Stipulation Nos. 1 and 2.

Staff recommends the following site plan elements to be incorporated:

- A minimum 140-foot landscape setback along Cave Creek Road, consistent with the designation as a scenic corridor (Stipulation No. 3);
- Enhanced landscaping with 70 percent two-inch and 30 percent three-inch caliper trees, planted 20 feet on center and five, five-gallon shrubs per tree within landscape setbacks along Cave Creek Road, Desert Peak Parkway and the perimeter setbacks of the R-2 and R-3A zoned areas (Stipulation No. 4);
- Minimum 15 percent open space (after the dedication of the hillside area) provided within the R1-10 zoned area (Stipulation No. 25);
- Minimum 10 percent open space provided within each of the R-2 and R-3A zoned areas (Stipulation Nos. 28 and 32);
- A minimum of two active and three passive open space areas provided within the R1-10 zoned area (Stipulation No. 26);
- A minimum of five amenities provided within the open space areas for the R-2 and R-3A zoned areas (Stipulation Nos. 29 and 33).

4. **Overall Trails Exhibit**

The applicant has submitted an Overall Trails Exhibit, which depicts the location of a proposed trail network within and surrounding the site. It includes multi-use trails along the entire frontages of Cave Creek Road and Desert Peak Parkway and a combination of multi-use trails, community trails, and detached sidewalks through the site connecting the two frontages along three separate paths. The development does not intend to be closed to pedestrians. Public access easements will be required to meet the public access requirement for the access points to the preserve. It is expected that the internal multi-use trails will contain easements sufficient to fulfill this requirement, but the plan for access will be finalized at a later date in consultation with the Parks and Recreation Department, per Stipulation No. 2.



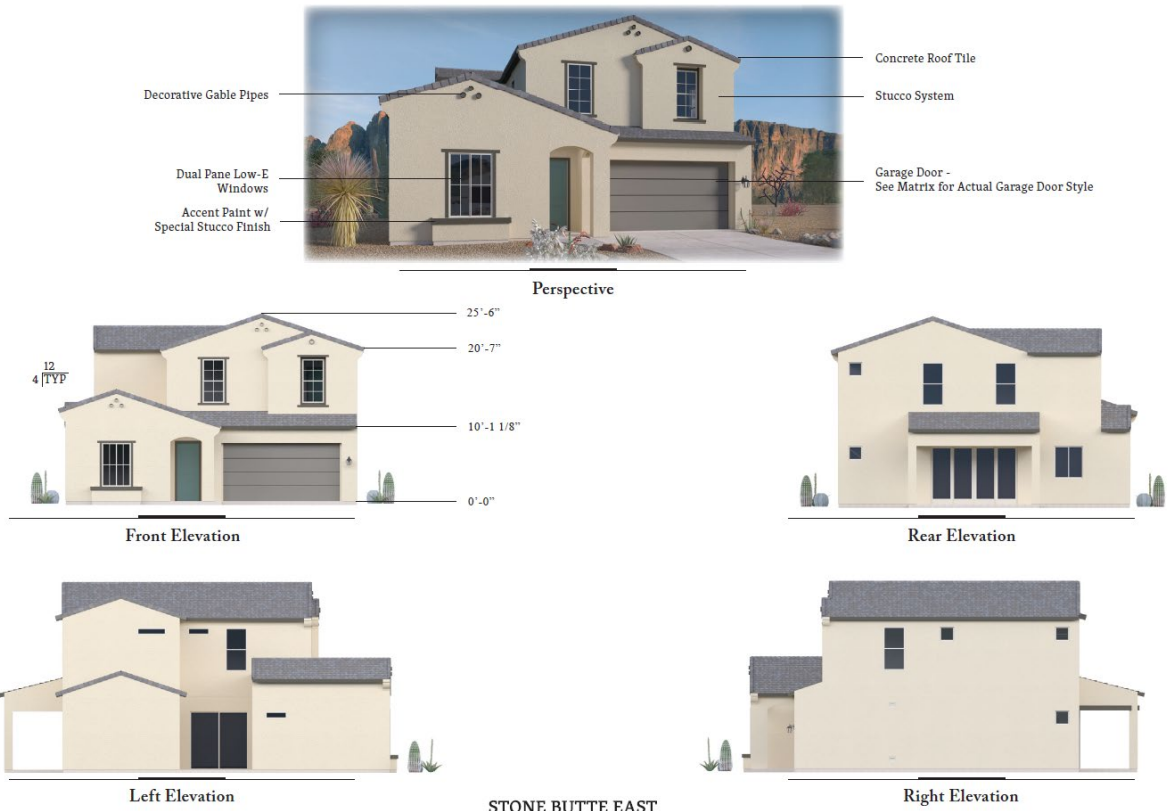
Overall Trails Exhibit, Source: ABLA Studio

Staff recommends the following elements of the Overall Trails Exhibit to be incorporated into the development:

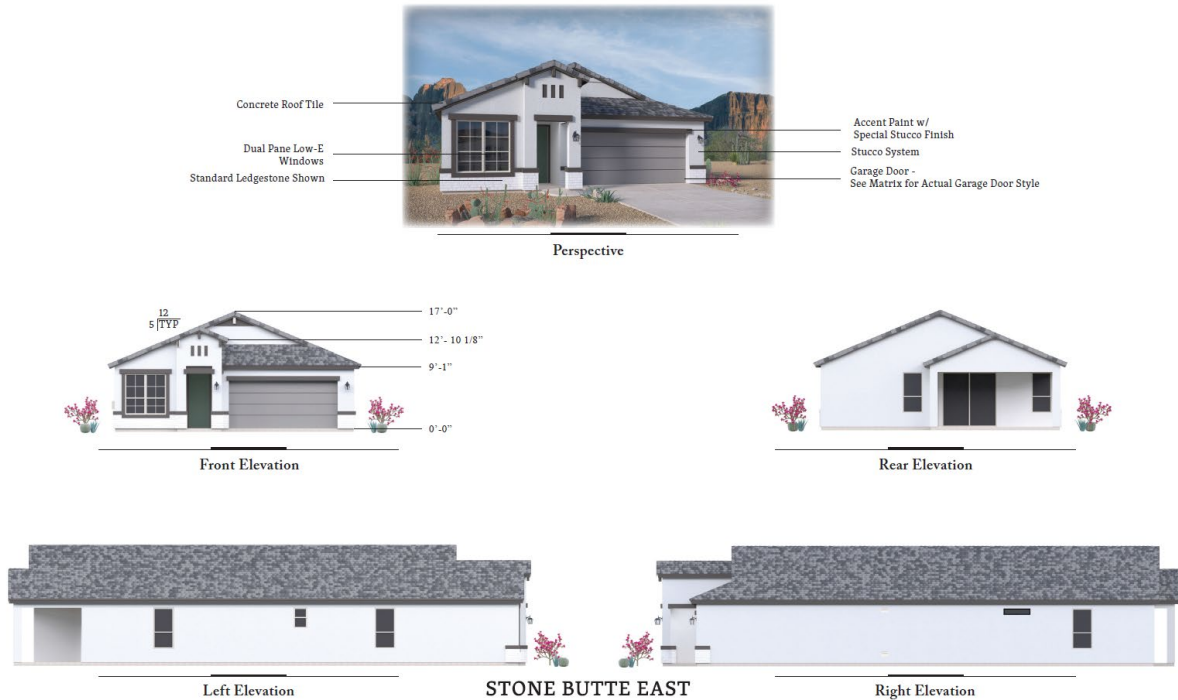
- A 10-foot-wide multi-use trail (MUT) and 30-foot-wide multi-use trail easement (MUTE) shall be provided along both perimeter frontages (Stipulation No. 6);
- Ten-foot-wide community trails and multi-use trails shall be provided within the development, where indicated on the plan (Stipulation No. 7);
- A detached sidewalk shall be provided along the primary roadway through the development, as indicated on the plan, including two-inch caliper shade trees planted 25 feet on center planted between the sidewalk and the back of the curb (Stipulation No. 10).

5. **Single-Family Elevations**

The conceptual building elevations for the single-family homes depict one- and two-story homes with a variety of architectural styles and variation in colors, textures, and facades. Staff recommends enhancing the four-sided architectural component by requiring architectural detailing to the windows on all sides of the buildings (Stipulation No. 24).



Conceptual Single-Family Building Elevations, Source: DR Horton



Conceptual Single-Family Building Elevations, Source: DR Horton

6. **Multifamily Elevations**

Staff recommends general conformance to the multifamily building elevations within both the R-2 zoned areas, labeled "Casitas" on the site plan and elevations, and the R-3A zoned areas, labeled "Garden" on the site plan and "Tuck-Under Multifamily" and "Carriage Multifamily" on the elevations. The elevations depict multifamily buildings with a variety of architectural styles and variation in colors, textures, and facades, as well as four-sided architecture. The Casitas building elevations depict one- and two-story buildings with a maximum height of less than 28 feet. The Garden building elevations depict two- and three-story buildings with a maximum height of 33 feet. These are addressed in Stipulation Nos. 27 and 31.



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



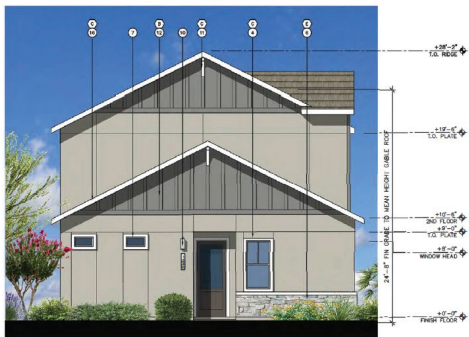
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

Conceptual Building Elevations (Casitas), Source: DHI Communities



BUILDING TYPE 1 - FRONT ELEVATION



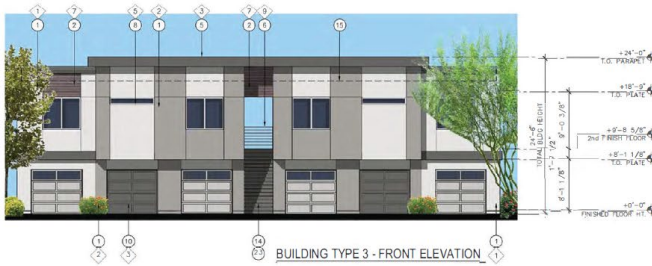
BUILDING TYPE 1 - LEFT SIDE ELEVATION



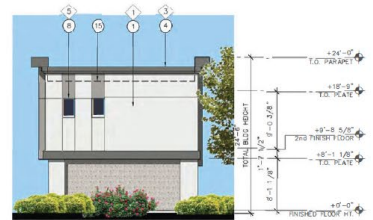
BUILDING TYPE 1 - RIGHT SIDE ELEVATION



BUILDING TYPE 1 - REAR ELEVATION



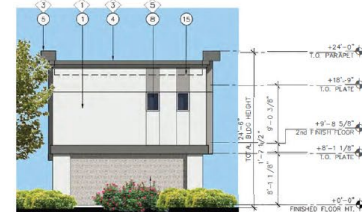
BUILDING TYPE 3 - FRONT ELEVATION



BUILDING TYPE 3 - RIGHT ELEVATION



BUILDING TYPE 3 - REAR ELEVATION



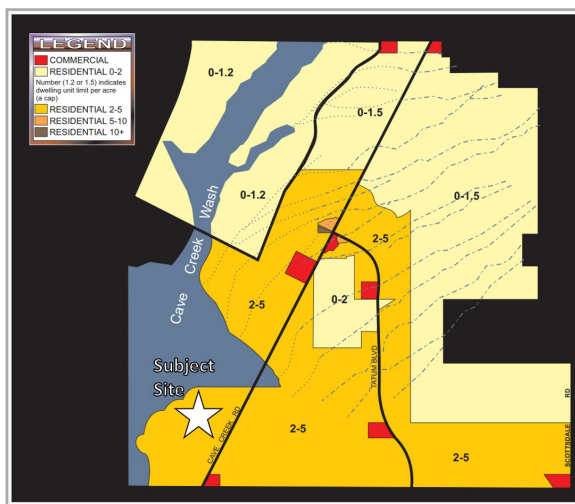
BUILDING TYPE 3 - LEFT ELEVATION

Conceptual Building Elevations (Garden), Source: DHI Communities

STUDIES AND POLICIES

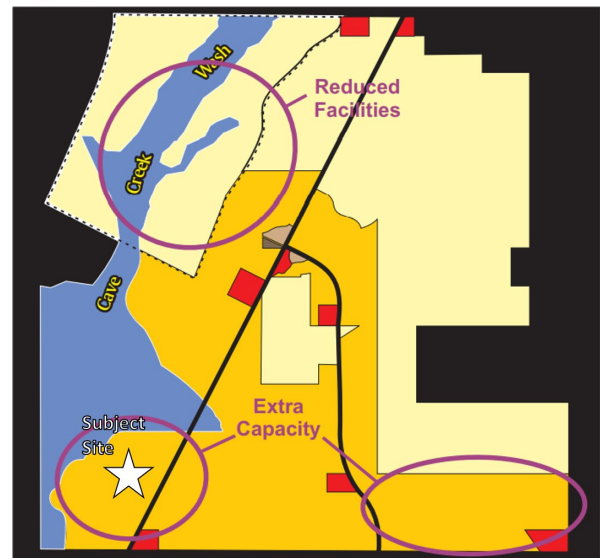
7. North Land Use Plan

In 1996, the Phoenix City Council adopted the North Land Use Plan, which established recommendations for land use and future development for the area generally bounded by Cave Creek Wash to the west, Scottsdale Road to the east, Carefree Highway to the north, and Pinnacle Peak Road to the south. The plan shifted residential density designations from the previous General Plan Land Use Map with the goals of protecting the desert character, recognizing washes as a development constraint, and maximizing infrastructure efficiency. The subject site is designated as Residential 2 to 5 dwelling units per acre in the plan. Figure 22 in the plan also denotes the site as an area containing extra infrastructure capacity, noting that density should be move toward areas of extra capacity to increase infrastructure efficiency.



NORTH LAND USE MAP
Approved by City Council June 1996
#SAVDTV-03-94-2

Figure 22



The proposed development includes a range of densities and a large area to be set-aside for a desert preserve or mountain park. The overall site is proposed at a density of 3.7 dwelling units per acre, which is consistent with the designation in the North Land Use Plan. The site plan shifts density away from the hillside preserve area to the west and closer to the major arterial of Cave Creek Road. While this creates areas within the development that exceeds 5 dwelling units per acre, the overall average density is consistent with the recommendations in the North Land Use Plan, in addition to the preservation of sensitive areas to the west and incorporation of washes as preserved resources within the community.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending the following stipulations designed to provide trees and enhance shade within the development.

- Seventy percent two-inch caliper and 30 percent three-inch caliper trees within the required landscape setbacks (Stipulation No. 4);
- Shaded pedestrian paths, multi-use trails, and sidewalks to provide a minimum of 75 percent shade (Stipulation No. 5);
- The sidewalks along Cave Creek Road and the internal primary roadway through the development shall be detached with landscaped areas between the sidewalk and the back of the curb (Stipulation Nos. 9 and 10).

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. To promote safety and connectivity for pedestrians, bicyclists, and transit users, staff is recommending detached sidewalks along Cave Creek Road and the internal primary roadway, multi-use trails and pedestrian paths on the perimeter streets and within the development, construction and dedication of a new bus stop pad on Cave Creek Road, and bicycle parking in the multifamily portions of the development. These are addressed in Stipulation Nos. 6 through 10, 30, and 34.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking spaces within the multifamily portions of the development, installed per the requirements of the Walkable Urban (WU) Code. This is addressed in Stipulation Nos. 30 and 34.

11. **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 expand its recycling and other waste diversion programs. The City of Phoenix offers

recycling services for single-family residential properties.

12. [Housing Phoenix](#)

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 contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff received eight letters in opposition to this request. The letters cited issues with the proposed density and character of the area, increased traffic, impacts to wildlife, and a lack of nearby retail and open space.

INTERDEPARTMENTAL COMMENTS

14. The Parks and Recreation Department requires the dedication of a multi-use trail easement and construction of a multi-use trail along Cave Creek Road and Desert Peak Parkway adjacent to this development. These comments are addressed in Stipulation No. 6.
15. The Street Transportation Department commented that the developer shall provide detached sidewalks along Cave Creek Road, construct a 24-foot landscaped median island along Desert Peak Parkway, align the primary roadway through the subdivision with the intersection of Desert Peak Parkway and Hillstone Way, and connect to the existing stub streets of Rustling Oaks Lane, 27th Place, and 29th Way. Other comments provided pertained to adjacent right-of-way dedication and street construction, traffic impact study requirement, and other general street improvement requirements. These comments are addressed in Stipulation Nos. 9 and 11 through 16.
16. The Public Transit Department commented that the developer shall dedicate right-of-way and construct one bus stop pad along southbound Cave Creek Road, meeting the requirements of the City of Phoenix. This comment is addressed in Stipulation No. 8.

17. The Water Services Departments commented that a water and sewer main extension will be required and a water and sewer master plan will need to be submitted during the development review process. However, no stipulations are required for the rezoning case. Furthermore, capacity is a dynamic condition that can change over time due to a variety of factors. The City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.
18. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. Furthermore, that an aviation easement is dedicated to the City of Phoenix as this property is within the Deer Valley Airport traffic pattern airspace and seeking noise sensitive land uses. Lastly, that a No Hazard Determination for the proposed development be provided from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process. These are addressed in Stipulation Nos. 17 through 19.
19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 20 through 22.
20. The Floodplain Management division of the Public Works Department did not have any comments on this case.
21. The Fire Department commented that there were no anticipated problems with the referenced case and that the water supply will be required to meet fire flow standards in the fire code.

OTHER

22. 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. 23.

23. 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 requested R1-10, R-2, and R-3A zoning districts produce an overall density and development pattern that is consistent with the character of the surrounding area.
2. As stipulated, the proposed development appropriately shifts density away from sensitive natural resources and closer to the major arterial of Cave Creek Road and provides design elements that protect the surrounding natural and built environment.
3. As stipulated, the proposed development enhances connectivity in the immediate vicinity, including multi-modal transportation options with shade elements, and improves public access to the adjacent natural resources.

Stipulations

OVERALL SITE

1. Prior to the issuance of Final Site Plan approval, the landowner shall convey approximately 74 acres (or an area mutually agreed upon by the city and the owner) of hillside land selected by the City of Phoenix and located in the area depicted as "Hillside Area" on the site plan date stamped February 4, 2022, to the City of Phoenix for the use as a City of Phoenix desert park and/or mountain preserve, as modified and approved by the Planning and Development Department and the Parks and Recreation Department.
2. The developer shall work with the City of Phoenix Parks and Recreation Department to determine a maximum of two access points to the desert park or mountain preserve area prior to issuance of preliminary site plan approval. The access points shall be made accessible to the public through a trail network, within and/or bounding the site, as approved or modified by the Planning and Development Department. In conjunction with the electric utility provider, the

developer shall also explore the possibility of providing a public access parking lot in the utility easement area with access to the preserve trail network.

3. A minimum landscaped setback of 140 feet shall be provided along the Cave Creek Road frontage.
4. The required landscape setbacks along Cave Creek Road, Desert Peak Parkway, and the perimeter setbacks for the R-2 and R-3A zoned portions of the site where adjacent to single-family residential zoning shall be planted with a minimum of 70 percent 2-inch caliper and 30 percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved or modified by the Planning and Development Department.
5. Within the development and along Cave Creek Road and Desert Peak Parkway, all pedestrian paths, multi-use trails, and sidewalks, excluding sidewalks along internal streets, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75 percent shade, as approved or modified by the Planning and Development Department.
6. The developer shall dedicate 30-foot-wide multi-use trail easements (MUTE) along the east side of Desert Peak Parkway and the west side of Cave Creek Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easements in accordance with the MAG supplemental 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 alternative design through the technical appeal process.
7. The developer shall construct minimum 10-foot-wide community trails and multi-use trails, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, as approved or modified by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning Section on an alternative design through the technical appeal process.
8. The developer shall dedicate right-of-way and construct one bus stop pad along southbound Cave Creek Road. The bus stop pad shall be constructed according to the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and be located from the intersection of the main access point on Cave Creek Road according to City of Phoenix Standard Detail P1258, as approved or modified by the Planning and Development Department or the Public Transit Department.

9. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 11-foot-wide landscape area between the back of curb and sidewalk along Cave Creek Road, planted to the following standards and as approved or modified by the Planning and Development Department or Street Transportation Department.
 - a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

10. The developer shall construct minimum 5-foot-wide detached sidewalks with minimum 5-foot-wide landscape areas between the back of curb and sidewalks along the primary roadway through the subdivision, as generally depicted on the Overall Trails Exhibit, date stamped April 15, 2022, planted with minimum 2-inch caliper shade trees, 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
11. The developer shall dedicate 65 feet of right-of-way along Cave Creek Road, as approved by the Planning and Development Department.
12. The developer shall construct a 24-foot-wide landscaped median island along Desert Peak Parkway from Hillstone Way to 23rd Street, as approved or modified by the Planning and Development Department.
13. The developer shall align the primary roadway through the subdivision with the intersection of Desert Peak Parkway and Hillstone Way and shall be responsible for any modifications to the existing drainage facility and access ramp, as approved or modified by the Planning and Development Department.
14. The developer shall connect to the existing stub streets of Rustling Oaks Lane, 27th Place, and 29th Way, as depicted on the site plan date stamped February 4, 2022 and as approved or modified by the Planning and Development Department.

15. The developer shall submit a Traffic Impact Study, including a Cave Creek Road Traffic Corridor Analysis from Sonoran Desert Drive south to the 101 Freeway to evaluate the overall level of service and corridor conditions with impacts associated with the proposed 1,545 dwelling units. The developer shall be responsible for regional mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
16. 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.
17. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
18. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
19. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
20. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
21. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
22. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot

radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

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

R1-10 ZONED AREA

24. Building elevations shall depict architectural detailing applied to windows on all sides of the homes, as approved by the Planning and Development Department.
25. A minimum of 15 percent of the gross site area for the R1-10 zoned portion of the site, after dedication of the hillside area to the city, shall be retained as open space, including washes and internal hillside areas, as approved by the Planning and Development Department. This requirement shall not be applied to individual phases of the overall development.
26. A minimum of two distinct active open space areas and a minimum of three passive open space areas shall be provided within the overall R1-10 zoned area, as approved by the Planning and Development Department.

R-2 ZONED AREA

27. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department.
28. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.
29. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.
30. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U~and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

R-3A ZONED AREA

31. The development shall be in general conformance with the building elevations date stamped February 4, 2022, as approved by the Planning and Development Department.
32. A minimum of 10 percent of the gross site area shall be retained as open space, including washes, as approved by the Planning and Development Department.
33. There shall be a minimum of 5 amenities within the open space areas, such as but not limited to benches, picnic tables, ramadas, and/or playground equipment, as approved by the Planning and Development Department.
34. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, inverted U-and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

Writer

Anthony Grande
April 29, 2022

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

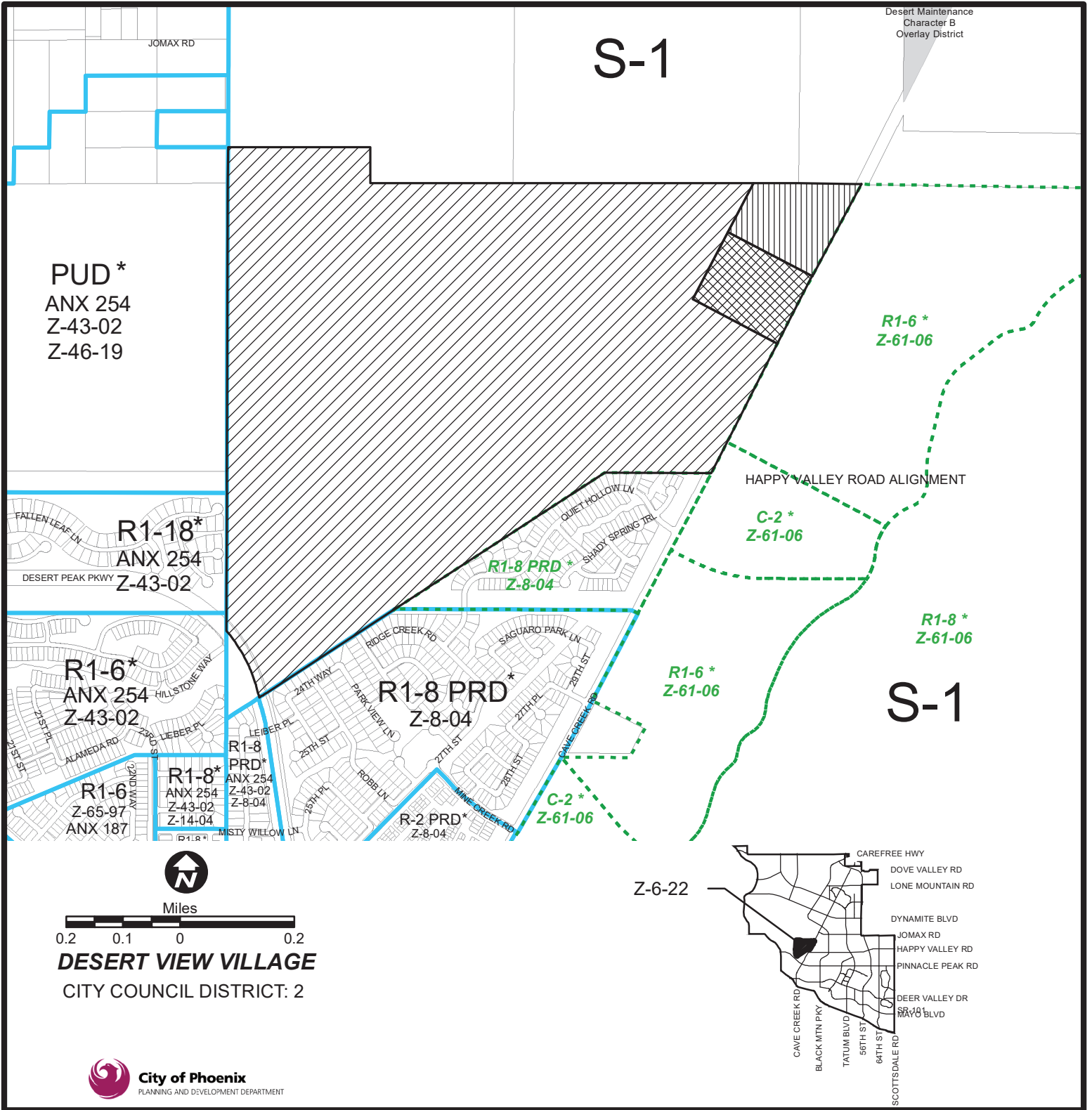
Aerial sketch map

Conceptual Site Plan date stamped February 4, 2022 (1 page)

Conceptual Overall Trails Exhibit date stamped April 15, 2022 (1 page)

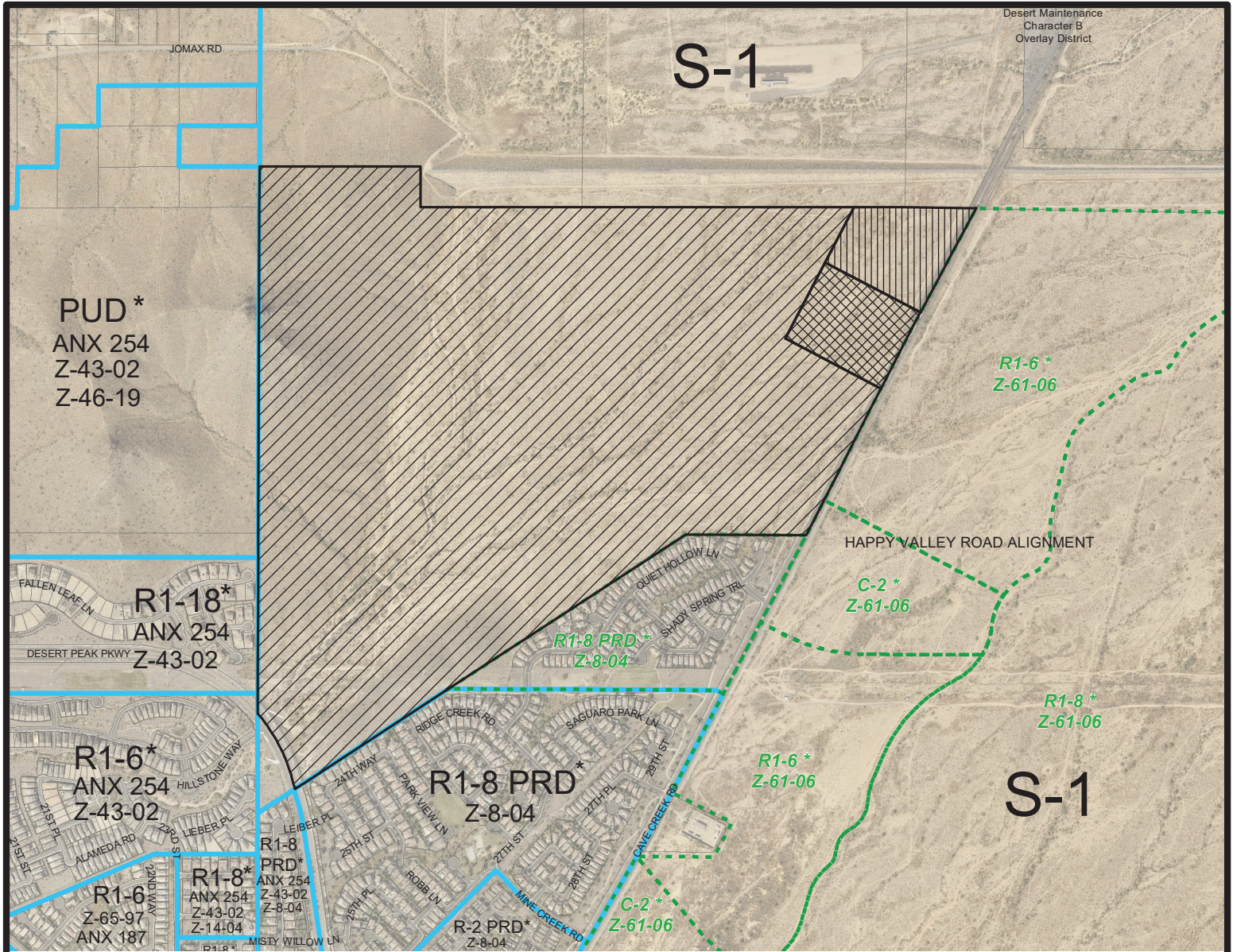
Conceptual Building Elevations and renderings date stamped February 4, 2022 (35 pages; note: not all elevations submitted are included herein but are available to view as part of the rezoning case file)


Community Correspondence (8 pages)

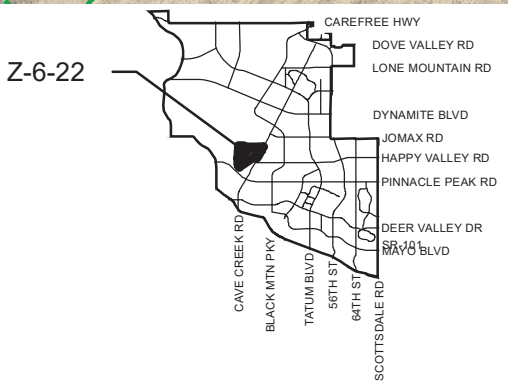





APPLICANT'S NAME: DR Horton, Inc.		REQUESTED CHANGE: FROM: S-1 (417.33 a.c.) TO: R-10 (388.10 a.c.) R-3A (15.04 a.c.) R-2 (14.19 a.c.)	
APPLICATION NO. Z-6-22	DATE: 4/14/2022 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 417.33 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 46-33, 46-34, 47-33, 47-34, 48-33		
MULTIPLES PERMITTED S-1 R1-10, R-3A, R-2	CONVENTIONAL OPTION 417 1358, 331, 142	* UNITS P.R.D. OPTION N/A 1746, 397, 170	

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




 Miles
 0.2 0.1 0 0.2
DESERT VIEW VILLAGE
 CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: DR Horton, Inc.		REQUESTED CHANGE: FROM: S-1 (417.33 a.c.) TO: R-10 (388.10 a.c.)  R-3A (15.04 a.c.)  R-2 (14.19 a.c.) 	
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MULTIPLES PERMITTED S-1 R1-10, R-3A, R-2		CONVENTIONAL OPTION 417 1358, 331, 142	
		* UNITS P.R.D. OPTION N/A 1746, 397, 170	

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

DATA TABLE	
PHASE 1	
GROSS ACRES	148.89 AC
NET ACRES	144.79 AC
WASH AREA	3.58 AC
WASH AREA	2.82%
TRANSITION W/ ASPEN	5.99 AC
SCENIC CORRIDOR	5.99 AC
OPEN SPACE AREA	28.97 AC
TOTAL OPEN SPACE	47.97 AC
QUANTITY	28.29%
PHASE 2	
GROSS ACRES	75.94 AC
NET ACRES	73.93 AC
WASH AREA	2.01 AC
WASH AREA	2.67%
TRANSITION W/ ASPEN	1.97 AC
SCENIC CORRIDOR	1.97 AC
OPEN SPACE AREA	19.84 AC
TOTAL OPEN SPACE	21.81 AC
QUANTITY	28.93%
PHASE 3	
GROSS ACRES	83.90 AC
NET ACRES	82.80 AC
WASH AREA	3.62 AC
WASH AREA	4.32%
TRANSITION W/ ASPEN	8.94 AC
SCENIC CORRIDOR	8.94 AC
OPEN SPACE AREA	26.34 AC
TOTAL OPEN SPACE	35.28 AC
QUANTITY	42.05%
TOTAL	
GROSS ACRES	312.73 AC
NET ACRES	301.52 AC
WASH AREA	9.20 AC
WASH AREA	2.97%
TRANSITION W/ ASPEN	16.90 AC
SCENIC CORRIDOR	16.90 AC
OPEN SPACE AREA	75.15 AC
TOTAL OPEN SPACE	115.94 AC
QUANTITY	37.24%

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- LEGEND**
- MAJOR ENTRY MONUMENT
 - MINOR ENTRY MONUMENT
 - FULL ACCESS GATED CONNECTION TO EXISTING PARCEL
 - EGRESS ONLY GATED CONNECTION TO EXISTING PARCEL
 - HIGH AND DRY AREA FOR PARK
 - PROPOSED HEADWALL
 - EXISTING HEADWALL

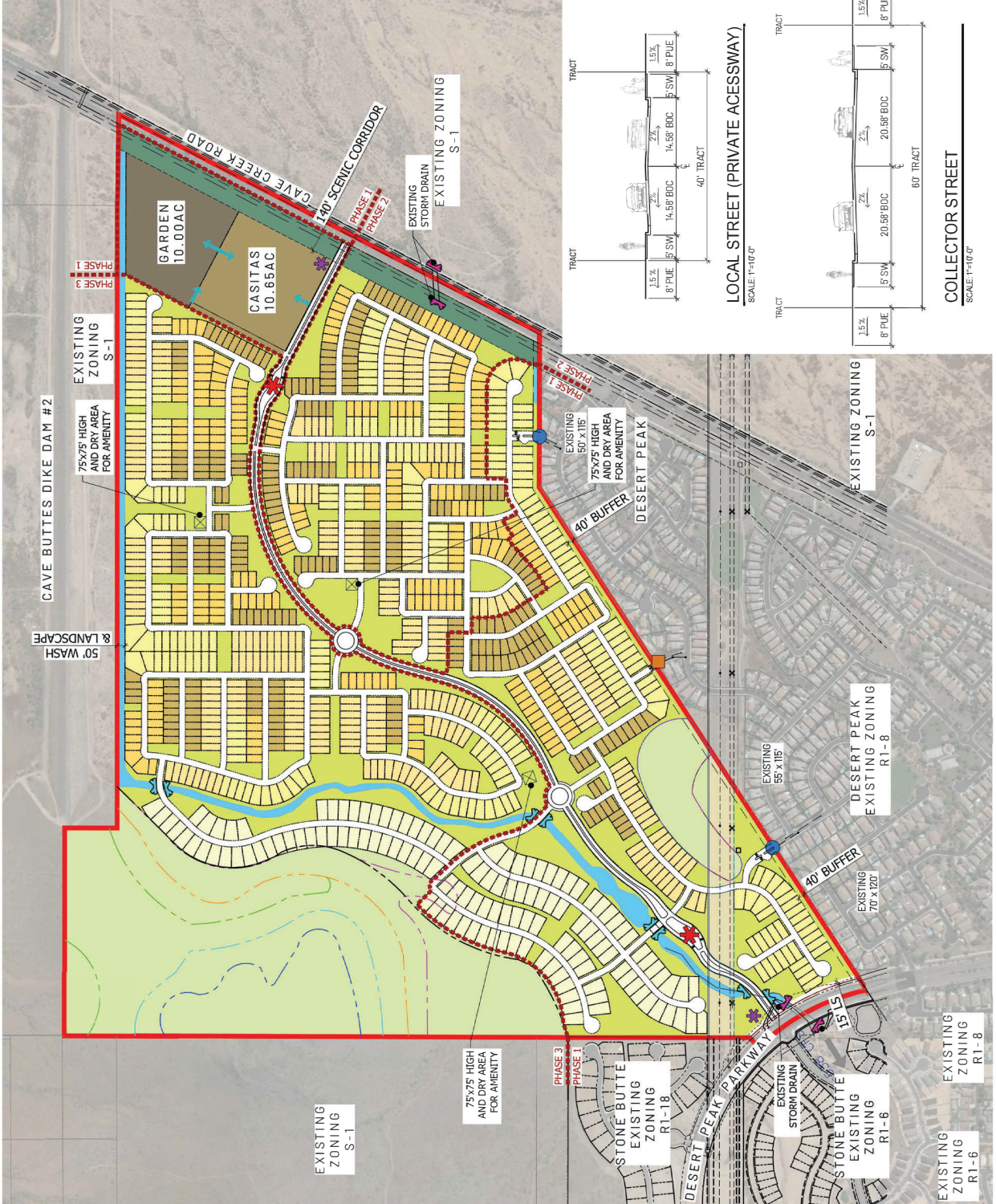
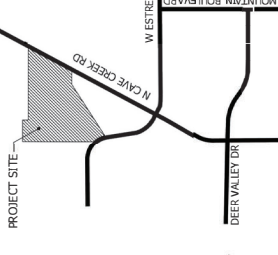
planner / landscape architect:
 ABLA
 310 e. rio salado parkway
 tempe, arizona 85281
 p. 480.530.0077
 contact: alex fish

client:
 D.R. Horton
 20410 n. 19th avenue, suite 100
 phoenix, arizona 85027
 o. 480.368.1081
 c. 480.266.9211
 contact: dan bonow

site data
 address:
 located north and south of the happy valley alignment and west of cave creek road in phoenix, arizona

applicant:
 ABLA
 alex fish

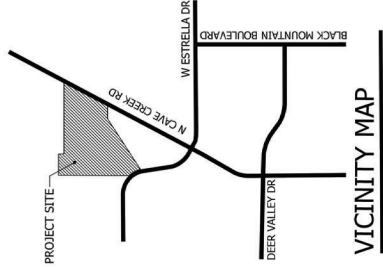
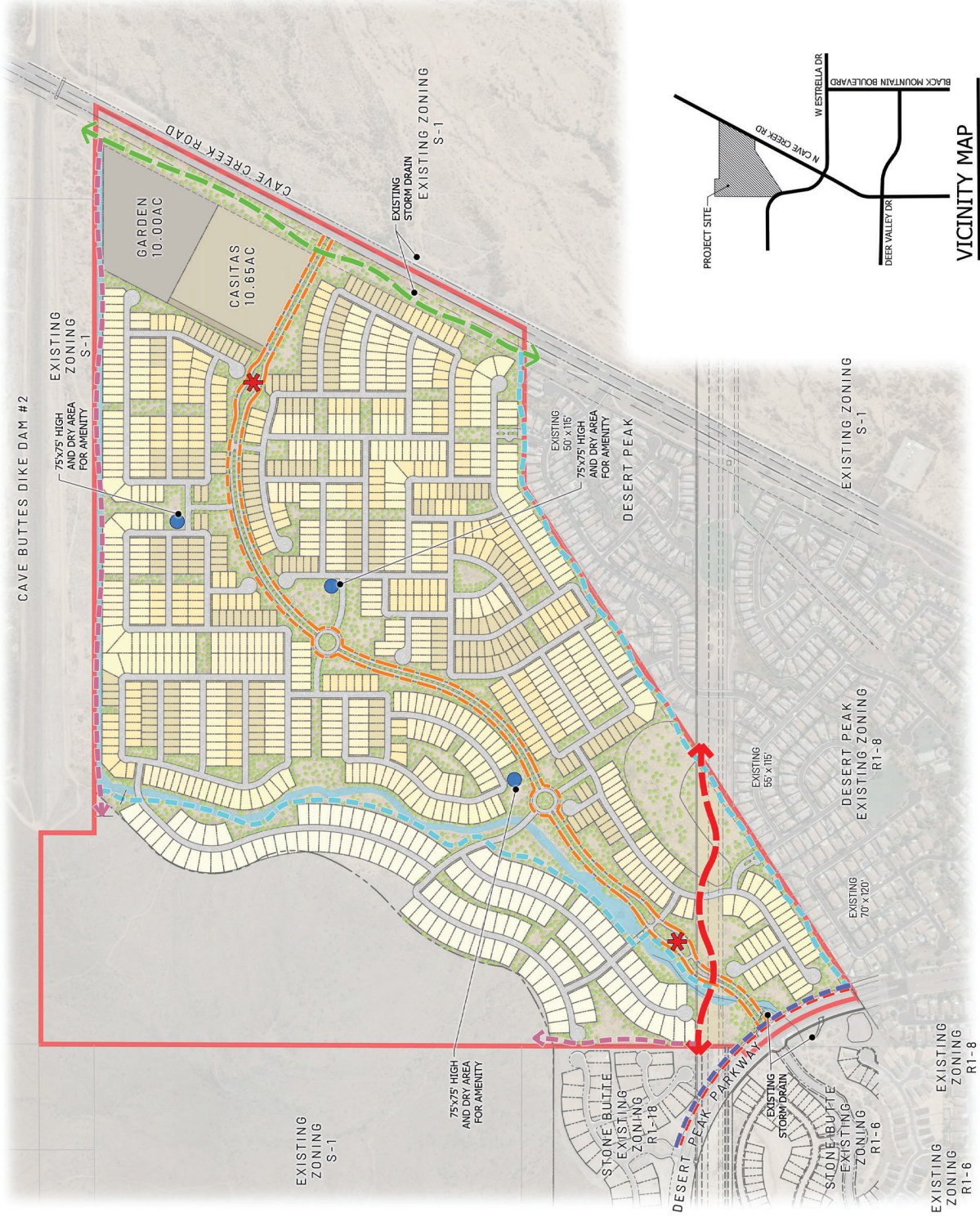
existing zoning: S-1
proposed zoning: R1-10 PRD, R-3A PRD, R-2 PRD
gross acreage: 417.82 ac.



TRAILS LEGEND

SYMBOL	DESCRIPTION
PEDESTRIAN PATHWAYS	
	5' DETACHED CONCRETE SIDEWALK
	20' ACCESS DRIVE / TRAIL
	EXISTING 5' DETACHED CONCRETE SIDEWALK
	10' COMMUNITY TRAIL
MULTI-USE TRAILS (MUTE)	
	MULTI-USE TRAIL EASEMENT (MUTE)
	10' MULTI-USE TRAIL (MUTE)
	10' MULTI-USE TRAIL (MUTE) (30' MULTI-USE TRAIL EASEMENT)
	EXISTING 10' MULTI-USE TRAIL
	AMENITY AREA
	PRIMARY ENTRY FEATURE

ALL TRAILS AND SIDEWALKS SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED BASED ON FINAL ENGINEERING AT TIME OF FINAL CONSTRUCTION DOCUMENTS.



CITY OF PHOENIX

APR 15 2022

Planning & Development
Department



CAVE CREEK ROAD & HAPPY VALLEY ROAD

Overall Trails Exhibit





CITY OF PHOENIX

FEB 04 2022

Planning & Development
Department

Stone Butte East - Tuck-Under Multifamily



BUILDING TYPE 1 - FRONT ELEVATION



BUILDING TYPE 1 - LEFT SIDE ELEVATION



BUILDING TYPE 1 - RIGHT SIDE ELEVATION



BUILDING TYPE 1 - REAR ELEVATION

Stone Butte East - Tuck-Under Multifamily



BUILDING TYPE 2 - FRONT ELEVATION



BUILDING TYPE 2 - LEFT SIDE ELEVATION



BUILDING TYPE 2 - RIGHT SIDE ELEVATION



BUILDING TYPE 2 - REAR ELEVATION

Stone Butte East - Tuck-Under Multifamily



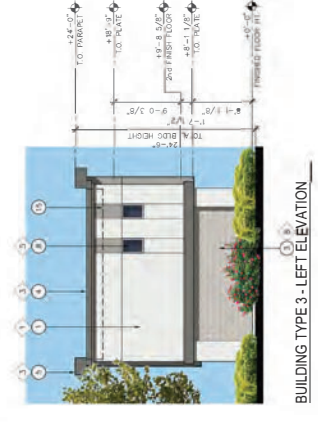
BUILDING TYPE 3 - FRONT ELEVATION



BUILDING TYPE 3 - RIGHT ELEVATION



BUILDING TYPE 3 - REAR ELEVATION



BUILDING TYPE 3 - LEFT ELEVATION

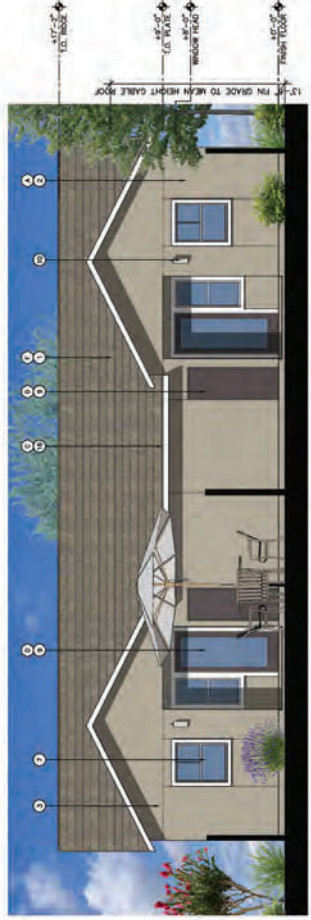
Stone Butte East - Carriage Multifamily



Stone Butte East - Casita Multifamily

CITY OF PHOENIX
FEB 04 2022
Planning & Development
Department

Stone Butte East - Casita Multifamily



4 REAR ELEVATION



3 RIGHT ELEVATION



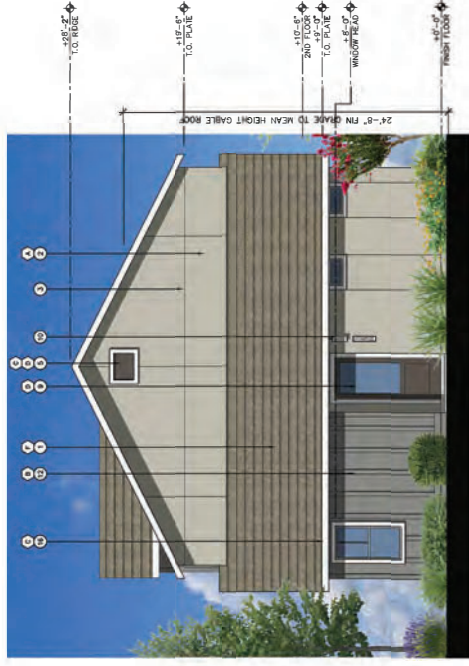
2 LEFT ELEVATION



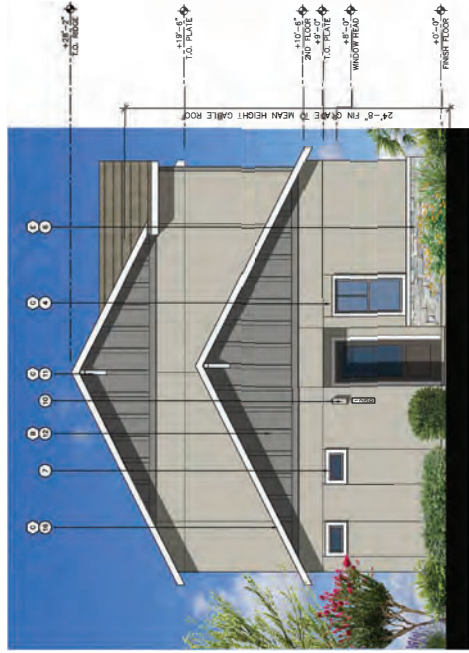
1 FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

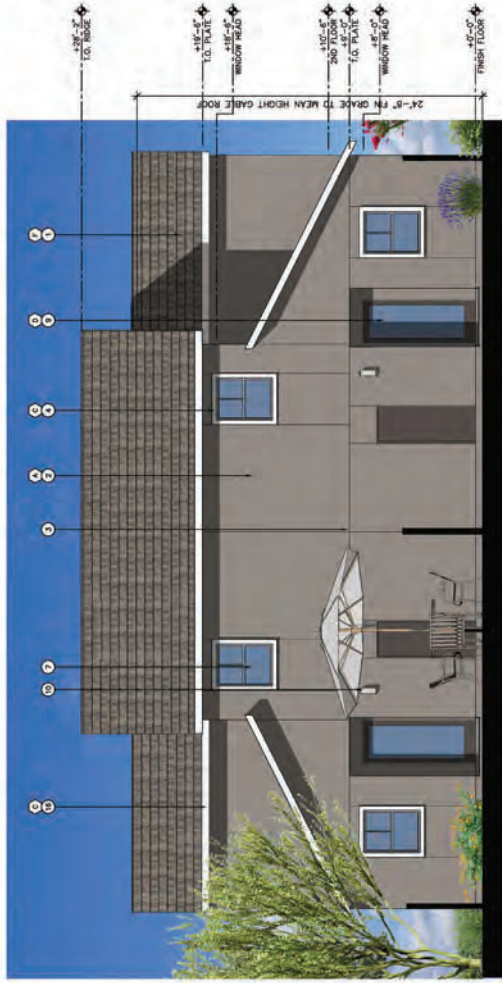


LEFT ELEVATION

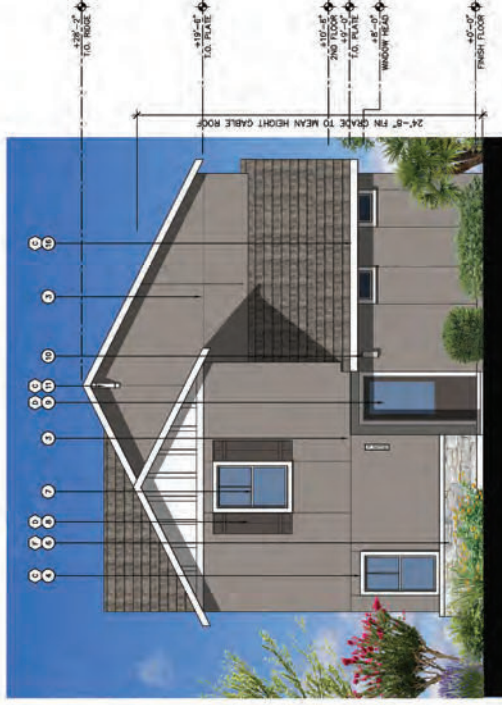


FRONT ELEVATION

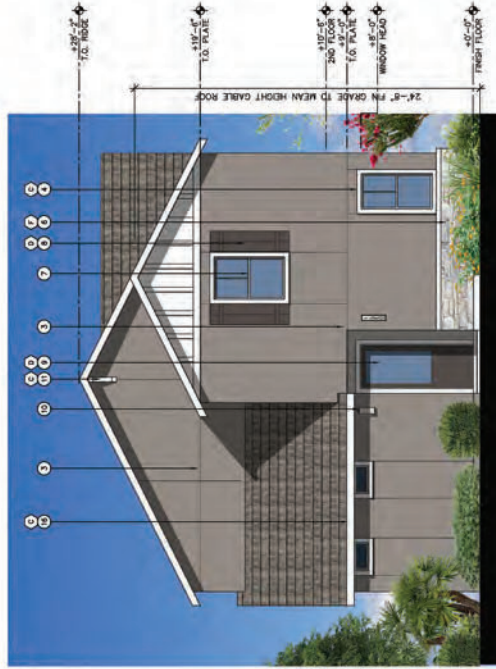
Stone Butte East - Casita Multifamily



4 REAR ELEVATION



5 RIGHT ELEVATION



2 LEFT ELEVATION



1 FRONT ELEVATION

Stone Butte East - Casita Multifamily



Perspective

12
4 TYP



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

CITY OF PHOENIX
FEB 04 2022
Planning & Development
Department



Plan 4091 B



Concrete Roof Tile

Dual Pane Low-E Windows

Stucco System

Accent Paint w/ Special Stucco Finish

Garage Door - See Matrix for Actual Garage Door Style

Perspective

12
6 TYP



26'-4 1/8"

20'-7"

10'-1 1/8"

0'-0"

Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

CITY OF PHOENIX
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Planning & Development
Department



Plan 4091 F



Stucco System

Concrete Roof Tile

Accent Paint w/
Special Stucco Finish

Dual Pane Low-E
Windows

Garage Door -
See Matrix for Actual Garage Door Style

Standard LedgeStone Shown

$\frac{12}{4}$ TYP

Perspective

25'-4 3/4"

20'-7"

10'-1 1/8"

0'-0"



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Dual Pane Low-E Windows

Stucco System
 Garage Door -
 See Matrix for Actual Garage Door Style
 Accent Paint w/
 Special Stucco Finish

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



CITY OF PHOENIX

FEB 04 2022
 Planning & Development
 Department

Plan 3534 A



Decorative Gable
Pipe Detail

Dual Pane Low-E
Windows

Accent Paint w/
Special Stucco Finish

Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



- Concrete Roof Tile
- Dual Pane Low-E Windows
- Standard LedgeStone Shown
- Accent Paint w/ Special Stucco Finish
- Stucco System
- Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST





Concrete Roof Tile

Dual Pane Low-E Windows

Standard Ledgerstone Shown

Board and Batton System

Garage Door - See Matrix for Actual Garage Door Style

Perspective



12
5 TYP

17'-0"

12'-1"

9'-1 1/8"

0'-0"

Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST





- Accent Paint w/
Special Stucco Finish
- Dual Pane Low-E
Windows
- Standard Ledge Stone Shown
- Concrete Roof Tile
- Stucco System
- Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST





Decorative Gable Pipes

Dual Pane Low-E Windows

Accent Paint w/ Special Stucco Finish

Concrete Roof Tile

Stucco System

Garage Door - See Matrix for Actual Garage Door Style

Perspective



$\frac{12}{4}$ TYP

25'-6"

20'-7"

10'-1 1/8"

0'-0"

Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Dual Pane Low-E Windows

Stucco System

Accent Paint w/ Special Stucco Finish

Garage Door - See Matrix for Actual Garage Door Style

Perspective



12
6 TYP

Front Elevation



Left Elevation



Rear Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Dual Pane Low-E Windows

Standard LedgeStone Shown

Stucco System

Accent Paint w/ Special Stucco Finish

Garage Door - See Matrix for Actual Garage Door Style

Perspective



$\frac{12}{4}$ TYP

Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Dual Pane Low-E Windows

Stucco System

Accent Paint w/ Special Stucco Finish

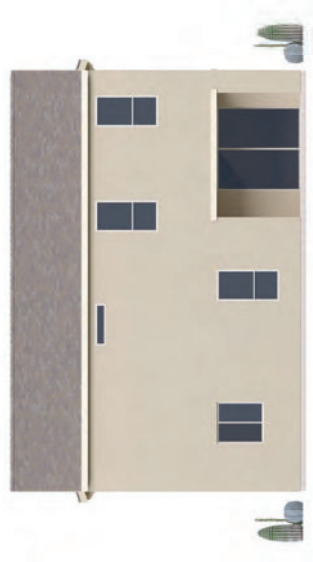
Garage Door - See Matrix for Actual Garage Door Style

12
4 | TYP

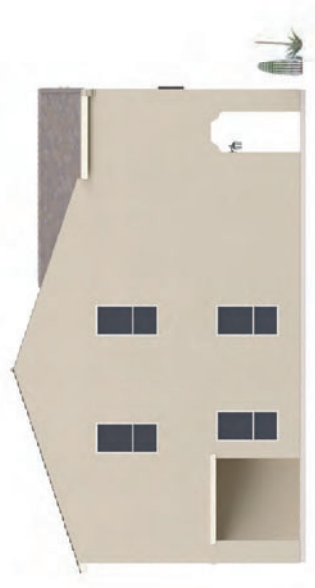
Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Perspective

- Concrete Roof Tile
- Dual Pane Low-E Windows
- Decorative Wooden Shutters
- Accent Paint w/ Special Stucco Finish
- Standard Ledgestone Shown
- Stucco System
- Garage Door - See Matrix for Actual Garage Door Style

12
5 | TYP



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST





Concrete Roof Tile

Dual Pane Low-E Windows

Standard LedgeStone Shown

Stucco System

Decorative Wooden Shutters

Accent Paint w/
Special Stucco Finish

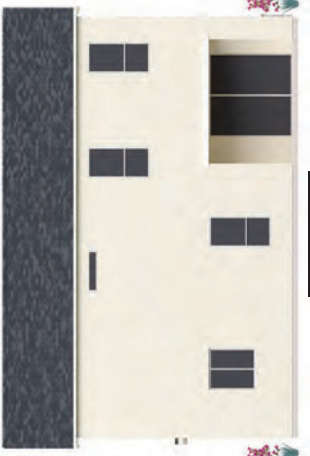
Garage Door -
See Matrix for Actual Garage Door Style

12
4 | TYP

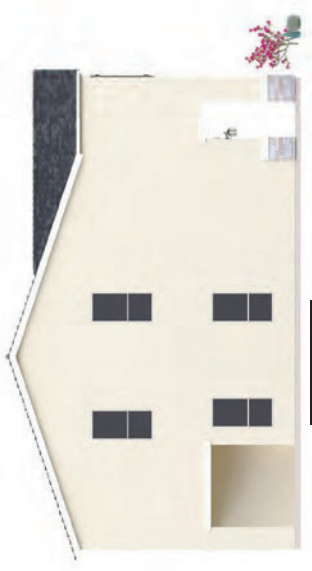
Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Decorative Gable Pipe Detail

Dual Pane Low-E Windows

Stucco System

Accent Paint w/ Special Stucco Finish

Garage Door - See Matrix for Actual Garage Door Style

12
4 | TYP

Perspective



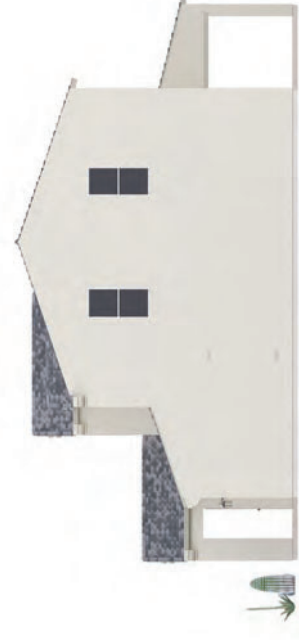
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Stucco System

Accent Paint w/
Special Stucco Finish

Dual Pane Low-E
Windows

Standard Ledgestone Shown

Garage Door -
See Matrix for Actual Garage Door Style

12
6 || TYP

Perspective

28'-3 3/4"

20'-7"

10'-1 1/8"

0'-0"



Rear Elevation



Right Elevation



Left Elevation

Front Elevation

STONE BUTTE EAST



CITY OF PHOENIX

FEB 04 2022
Planning & Development
Department

Plan 4095 F



Concrete Roof Tile

Dual Pane Low-E Windows

Standard Ledgestone Shown

Stucco System

Accent Paint w/ Special Stucco Finish

Garage Door - See Matrix for Actual Garage Door Style

12
4 | TYP

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



CITY OF PHOENIX

FEB 04 2022
Planning & Development
Department

Plan 4095 C



Concrete Roof Tile

Dual Pane Low-E Windows

Decorative Wooden Shutters

Decorative Wrought Iron Detail

Stucco System

Garage Door -

See Matrix for Actual Garage Door Style

Accent Paint w/

Special Stucco Finish

Perspective

12
5 TYP

16'-11 3/4"

11'-1 1/8"

9'-1 1/8"

0'-0"



Rear Elevation

Front Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Dual Pane Low-E Windows

Accent Paint w/ Special Stucco Finish

Decorative Gable Pipe

Stucco System

Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



CITY OF PHOENIX

FEB 04 2022
Planning & Development Department

Plan 3507 B



Concrete Roof Tile

Dual Pane Low-E Windows

Stucco System

Accent Paint w/ Special Stucco Finish

Optional LedgeStone Available

Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Dual Pane Low-E
Windows

Decorative Wooden
Shutters

Standard Ledgesstone Shown

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

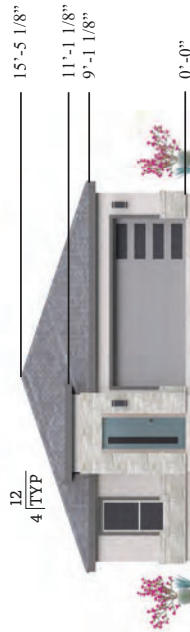
STONE BUTTE EAST





- Concrete Roof Tile
- Dual Pane Low-E Windows
- Optional LedgeStone Available
- Stucco System
- Accent Paint w/ Special Stucco Finish
- Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



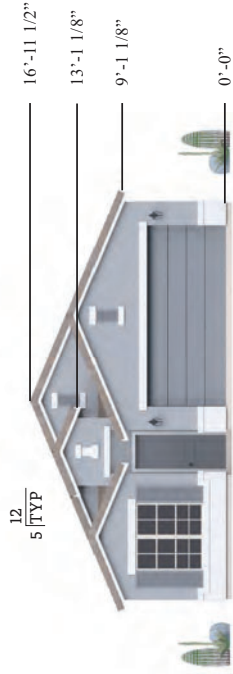


Concrete Roof Tile

Dual Pane Low-E Windows

Stucco System
 Garage Door -
 See Matrix for Actual Garage Door Style
 Accent Paint w/
 Special Stucco Finish

Perspective



$\frac{12}{5}$ TYP

16'-11 1/2"

13'-1 1/8"

9'-1 1/8"

0'-0"

Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Perspective

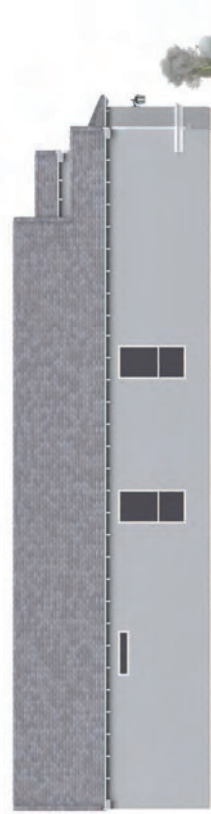
- Concrete Roof Tile
- Dual Pane Low-E Windows
- Accent Paint w/ Special Stucco Finish
- Decorative Gable Pipe Detail
- Stucco System
- Garage Door - See Matrix for Actual Garage Door Style



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST





- Concrete Roof Tile
- Decorative Wrought Iron Detail
- Dual Pane Low-E Windows
- Standard LedgeStone Shown
- Accent Paint w/ Special Stucco Finish
- Stucco System
- Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST





Concrete Roof Tile

Dual Pane Low-E Windows

Standard LedgeStone Shown

Board and Batton System

Garage Door - See Matrix for Actual Garage Door Style

Perspective



12
5 TYP

16'-11 1/2"

12'-1 1/8"

9'-1 1/8"

0'-0"

Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Shown

Stucco System
Accent Paint w/
Special Stucco Finish
Garage Door -
See Matrix for Actual Garage Door Style

Perspective

$\frac{12}{5}$ TYP

15'-6"

12'-1 1/8"

9'-1 1/8"

0'-0"



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

STONE BUTTE EAST

From: [Natalie Heylen](#)
To: [Julianna Pierre](#)
Subject: Raining for stone butte east
Date: Monday, February 28, 2022 3:54:34 PM

What is the case number for this? I see lots of numbers everywhere.
Application number z-6-22
Dsd#21-5799

I want to make my feelings known I am not ok with this rezoning. What will happen to all the hiking trails around here?

From: [Lauren Prole](#)
To: [Julianna Pierre](#)
Subject: Stone Butte East - Concerns
Date: Wednesday, March 2, 2022 2:13:54 PM

Good afternoon Julianna,

I am a concerned resident of Desert Peak, just south of the proposed Stone Butte East project. I wanted to reach out to you to find out how community concerns can be heard. We had a neighborhood meeting with the developers of the project yesterday, but they did not provide any specific responses to questions that were asked and many responses included pointed towards the City of Phoenix.

One of my biggest issues is traffic, since the current infrastructure barely handles the traffic of the residents that live here, adding 1,500 homes is concerning. Here are a couple examples:

- Cave Creek between Pinnacle and 51 freeway is congested almost all hours of the day.
- Excessive speed on Cave Creek as well as Desert Peak Parkway - I'm extremely concerned for the children crossing Desert Peak Parkway with no clear pedestrian crosswalks.
- On Pinnacle/Desert Peak Parkway as traffic is heading west at the intersection of Cave Creek Rd and Pinnacle there is already a huge problem with traffic backing up with no turn lane.

Are any of these issues going to be addressed with the planning of Stone Butte East? I appreciate your time and look forward to your response.

Thank you,
Lauren Prole

Anthony M Grande

From: Anthony M Grande
Sent: Wednesday, April 13, 2022 6:04 PM
To: Anthony M Grande
Subject: FW: Stone Butte East

From: M.J. Westfall <mjwestfall@gmail.com>
Sent: Tuesday, April 5, 2022 1:13 PM
To: Julianna Pierre <julianna.pierre@phoenix.gov>; PDD North Gateway VPC <northgatewayvpc@phoenix.gov>
Cc: ben@withey.com
Subject: Stone Butte East

I am contacting you to respectfully request that you reconsider the rezoning requests for Z-6-22-2, the proposed project of Stone Butte East.

Out of consideration for the existing residents in the area, I am asking that you please consider significantly increasing the proposed 40' landscape buffer between the Shea neighborhood, Northview at Stone Butte, and the west side of phase 1. The residents who purchased homes in this area did so for the open space and the surrounding natural desert. Increasing the distance between these residential complexes will help to maintain the open, natural feel of the area and help to protect the existing habitats of the local wildlife. I feel that the existing plan does not properly accommodate for preserving the natural aspect of the area, the very thing that makes this location desirable to your future potential buyers.

Additionally, I am requesting that you please reconsider the requested zoning changes for the multifamily residential units. The area is already grossly over-congested and cramming more people into this area is irresponsible considering that we do not have the roads, stores, etc. to support the growth. Furthermore, the multifamily units bring an undesirable element that will likely impact home values with both the new build homes and the existing homes.

I'd be happy to discuss further and sincerely hope that the concerns of the existing residents will be considered.

Best Regards,
Melissa Westfall
619-518-5973

Anthony M Grande

From: Niranjan Dravid <n_dravid@yahoo.com>
Sent: Sunday, April 24, 2022 12:28 PM
To: Anthony M Grande
Subject: Desert View Village Planning committee meeting - Stone butte East

HELLO Anthony,

We were told by some of our residents to contact you in order to get our objections for the public meeting notice that is going to be held on May 3 (Village planning) & June 2 (Planning rezoning) .

We want to strongly OBJECT to the proposal due to the below reasons

1. This will simply destroy the ecosystem of the animals living in this area & will put them in danger .
2. This proposal will put a direct impact on our home prices. The high density of homes is 6 times more denser than the existing homes that are built in Stone butte.
3. The whole area will become a concrete jungle without any parks. There are no parks near Stone butte at all, why can't the City consider to use and redevelop this land and built parks for the families so that the kids and adults can enjoy walks, pickle ball, tennis, baseball . We strongly feel that building so many homes is profitable for the builder and they will mint a lot of money, but what about the general public who needs parks and recreations near this area ? Is anyone thinking about them ?

We also do not have grocery stores, Gym etc near by, use this land to develop that instead and not allow using such a dense population of homes which will have a negative impacts on eco system, prices & the existing families.

We OBJECT to this proposal and would appreciate if you can take our vote for objection,

Shea Homes resident

Anthony M Grande

From: Smitha Kundur <smithakundur@gmail.com>
Sent: Monday, April 25, 2022 2:49 PM
To: Anthony M Grande
Subject: Reference to Stone Butte East, Case Nos Z-6--22 & GPS-DSTV-1-22
Attachments: Stone Butte.jpg

Hello Anthony,

I am a resident of the Desert Peak neighborhood located on the northwest corner of Pinnacle Peak Road and Cave Creek Road.

I understand there is a zoning conversion hearing for Stone Butte East development as referenced above. We obtained a proposed site plan (see attached) that shows 3 connections to the existing Desert Peak community. I am a resident that lives adjacent to one of these connections and I am very concerned with the amount of traffic the new development will add to our neighborhood. The way their site plan is laid out, most of the traffic from the houses located along the southern property limits of Stone Butte will most likely access the existing Desert Peak community adding a lot of traffic burden on our roadways.

I would also like to request any traffic study/circulation study the developer submitted as part of the zoning conversion documents. I am a traffic engineer by profession and would like to see the amount of traffic the proposed community is generating as a whole and how much of it will be accessing our neighborhood.

Thank you for your time. I can be reached at 479-871-4110 or via email if you have any questions.

Thanks,
Smitha.

Anthony M Grande

From: Maruth Kumar Mulakala <maruthkumar@gmail.com>
Sent: Thursday, April 28, 2022 11:25 AM
To: Anthony M Grande
Subject: Ref Stone Butte East Case nos: Z-6-22 & GPA-DSTV-1-22

Hello Anthony,

I am a resident of the Desert Peak neighborhood located on the northwest corner of Pinnacle Peak Road and Cave Creek Road.

I understand there is a zoning conversion hearing for Stone Butte East development as referenced above. We obtained a proposed site plan (see attached) that shows 3 connections to the existing Desert Peak community. I am a resident that lives adjacent to one of these connections and I am very concerned with the amount of traffic the new development will add to our neighborhood. The way their site plan is laid out, most of the traffic from the houses located along the southern property limits of Stone Butte will most likely access the existing Desert Peak community adding a lot of traffic burden on our roadways.

Thank you for your time. I can be reached at 480 677 0026 or via email if you have any questions.

Please let me know if there is anything we can do to avoid such an intrusive plan.

Thanks
Maruth Mulakala

Anthony M Grande

From: Anunori <anunori@yahoo.com>
Sent: Thursday, April 28, 2022 12:51 PM
To: Anthony M Grande
Subject: Stone Butte East - Cases No Z-6-22 & GPA-DSTV-1-22

Hello Anthony,

I am a resident of the Desert Peak neighborhood located on the northwest corner of Pinnacle Peak Road and Cave Creek Road.

I understand there is a zoning conversion hearing for Stone Butte East development as referenced above. We obtained a proposed site plan that shows 3 connections to the existing Desert Peak community. I am a resident that lives adjacent to one of these connections and I am very concerned with the amount of traffic the new development will add to our neighborhood. The way their site plan is laid out, most of the traffic from the houses located along the southern property limits of Stone Butte will most likely access the existing Desert Peak community adding a lot of traffic burden on our roadways.

This is a concern for us.

Thank you for your time and listening to us.

Regards,
Anuradha

Anthony M Grande

From: Lalitha K <lalitha.kagithapu@gmail.com>
Sent: Thursday, April 28, 2022 1:41 PM
To: Anthony M Grande
Subject: Regarding zoning for Desert View village
Attachments: 2c7ca7fa-031c-4515-89b0-96e09fee80a4.jpg

Hello Anthony,

I am a resident of the Desert Peak neighborhood located on the northwest corner of Desert Peak Road and Cave Creek Road.

I understand there is a zoning conversion hearing for Stone Butte East development as referenced above. We obtained a proposed site plan (see attached) that shows 3 connections to the existing Desert Peak community. I am a resident that lives adjacent to one of these connections and I am very concerned with the amount of traffic the new development will add to our neighborhood. The way their site plan is laid out, most of the traffic from the houses located along the southern property limits of Stone Butte will most southern property limits of Stone Butte will most likely access the existing Desert Peak community adding a lot of traffic burden on our roadways.

We are already impacted by Stone Butt west and North View Shea construction and with hazardous traffic conditions.

Thank you for your time. I can be reached at 305 798 2625 or via email if you have any questions.

Thanks,
Lalitha