



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-3-20-7
October 29, 2020

South Mountain Village Planning Committee Meeting Date: November 10, 2020

Planning Commission Hearing Date: December 3, 2020

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

Request To: R1-6 (Single-Family Residence)
(4.89 acres)

Proposed Use: Single-family residential

Location: Northwest corner of 15th Avenue and Vineyard Road

Owner: VL Family LP

Applicant and Representative: John Fox

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 3.5 dwelling units/acre	
<u>Street Map Classification</u>	15th Avenue	Minor Collector Street	0-feet west half street
	Vineyard Road	Minor Collector Street	0-feet north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>Per historic aerial photography, the subject site has remained vacant and utilized for</p>			

agricultural purposes until the early 2000s. The development would add single-family residential homes on the site at a scale that is compatible with the surrounding land uses and appropriate considering its location on two minor collector streets.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.

The proposal, a single-family residential subdivision, is compatible with surrounding residential subdivisions zoned for single-family residential use and will maintain the character of the area. Most of the surrounding properties are developed and used for single-family uses, except for a large vacant property to the east of the site presently used as a community garden.

CONNECT PEOPLE AND PLACES CORE VALUES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The development provides a reasonable level of intensity that is respectful of local conditions and surrounding neighborhoods, which are predominantly built out and zoned for single-family residential uses, as the proposed development. The proposal will allow for access along two minor collector streets that presently serve other residential uses.

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, as stipulated, will be required to provide shade along pedestrian paths connecting the development to adjacent streets. This will help to encourage walking and to mitigate the urban heat island effect by shading hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives
<u>Rio Montaña Area Plan</u> : See Background Item No. 8.
<u>Tree and Shade Master Plan</u> : See Background Item No. 9.
<u>Complete Streets Guidelines</u> : See Background Item No. 10.
<u>Reimagine Phoenix</u> : See Background Item No. 11.
<u>Housing Phoenix</u> : See Background Item No. 12.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant / Undeveloped	S-1
North	Single-Family Residential	R1-8
South (across Vineyard Road)	Single-Family Residential	R1-6
East (across 15th Avenue)	Single-Family Residential	S-1 (Approved R1-6)
	Vacant / Undeveloped	S-1
West	Single-Family Residential	R1-6

R1-6 – Single-Family Residential (Planned Residential Development Option)		
<u>Standards</u>	<u>R1-6 Requirements</u>	<u>Proposed</u>
Gross Acreage	-	4.89 acres
Total Number of Units	27, or 32 with bonus.	24 units
Maximum Density	Maximum 5.5 dwelling units per acre or 6.5 dwelling units per acre with bonus.	4.91 dwelling units per acre (Met)

<u>Standards</u>	<u>R1-6 Requirements</u>	<u>Proposed</u>
Minimum Lot Width	45 feet minimum	45 feet (Met)
Minimum Lot Depth	None, except 110 feet when adjacent to a freeway or arterial street	127 to 130 feet (Met)
Maximum Building Height	2 stories or 30 feet (except that 3 stories not exceeding 30 feet are permitted when approved by the design advisor for demonstrating enhanced architecture)	Not specified
Maximum Lot Coverage	Primary structure, not including attached shade structures: 40%, Total: 50%	Not specified
<i>MINIMUM BUILDING SETBACKS</i>		
Perimeter Streets: 15th Avenue and Vineyard Road	Street Front: 15 feet, Side: 15 feet (in addition to landscape setback)	15-feet (street front) (Met) 15-feet (side) (Met)
Perimeter Property Line: North	Property Line Rear: 15 feet (1 story); 20 feet (2 stories)	Not specified
Perimeter Property Line: West	Property Line Side: 10 feet (1 story); 15 feet (2 stories)	Not specified
Interior Property Lines	Front: 10 feet Rear: none (established by Building Code); Street side: 10 feet; Sides: none (established by Building Code)	Not specified
<i>MINIMUM LANDSCAPE SETBACKS AND STANDARDS</i>		
Adjacent to Street (Vineyard Road)	15 feet average, 10 feet minimum	Approximately 15-feet (Met)
Minimum Open Space	5% of gross area	7% of gross area (Met)

Background/Issues/Analysis

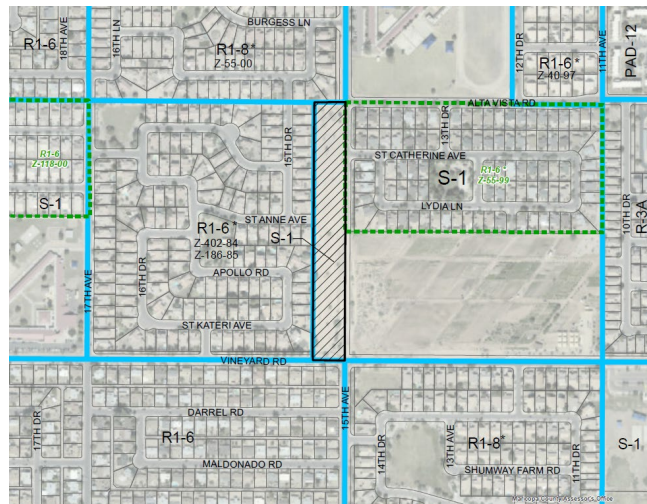
SUBJECT SITE

1. This request is to rezone 4.89 acres at the northwest corner of 15th Avenue and Vineyard Road from S-1 (Ranch or Farm Residence) to R1-6 (Single-Family Residential) for a single-family residential subdivision. The site is presently vacant and undeveloped. The site is adjacent to existing residential subdivisions along the north, south, west and a portion to the east.

SURROUNDING LAND USES AND ZONING

2. The request for R1-6 (Single-Family Residence District) is consistent and compatible with the surrounding zoning and land uses. The surrounding area contains a variety of single-family districts including R1-8 and R1-6, with some multifamily and rural zoning districts. Most of the properties in the area have been developed with single-family residential subdivisions.

Figure A. Site Context and Surrounding Land Uses



Source: Planning and Development Department

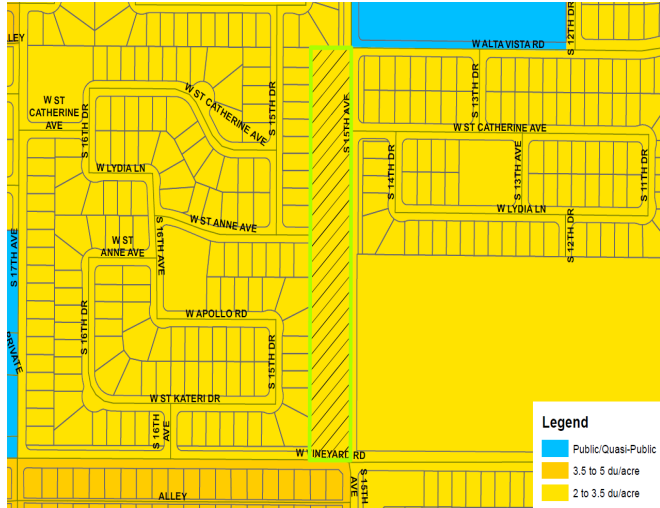
GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Residential 2 to 3.5 dwelling units per acre, within the Traditional Lot housing category. The proposal is consistent with the existing General Plan Land Use map designation, as the R1-6 zoning district is permitted in the Traditional Lot housing category. North, east and west of the site has been designated as Residential 2 to 3.5 dwelling units per acre.

Northeast of the site is a Public/Quasi-Public land use designation for the John R. Davis Elementary School. Further west of the site is the Ignacio Conchos Elementary School, also designated as Public/Quasi-Public in the General Plan.

South of the site is a land use designation of 3.5 to 5 dwelling units per acre, where a residential subdivision is present.

Figure B. General Plan Land Use Map Designation



Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The development proposes a 24-lot single-family residential subdivision, with lots fronting 15th Avenue, to the east which will be developed with the subdivision. Two larger open spaces areas are proposed with this development, one being located at the southwest intersection of 15th Avenue and St. Anne Avenue, while the other open space area is located along the northern perimeter of the site.

Direct access to the proposed subdivision will be from 15th Avenue, which connects to Vineyard Road along the south and Alta Vista Road, which connects to 15th Avenue along the north. Southern Avenue is located approximately a quarter mile to the north.

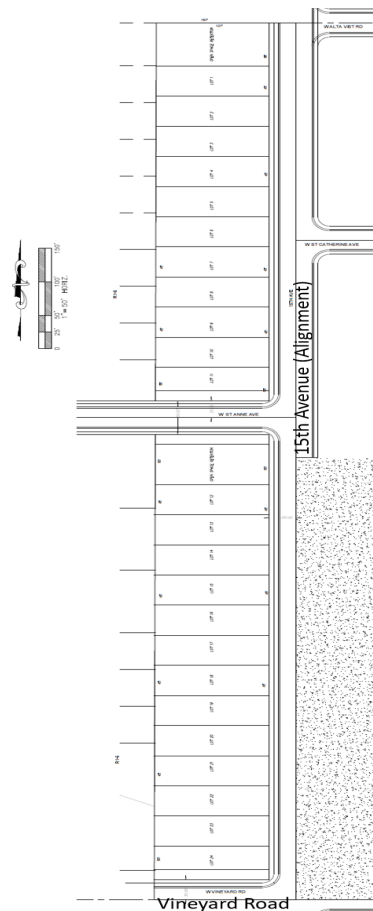


Figure C. Conceptual Site Plan (Left)

Source: William Seymour & Co., Inc. with Planning and Development Department annotations

Staff is not recommending a stipulation to require general conformance to the conceptual site plan to avoid potential utility conflicts due to relocation of an existing open irrigation ditch within the 15th Avenue right-of-way. However, given the unique shape of the property, the current layout may ultimately be constructed.

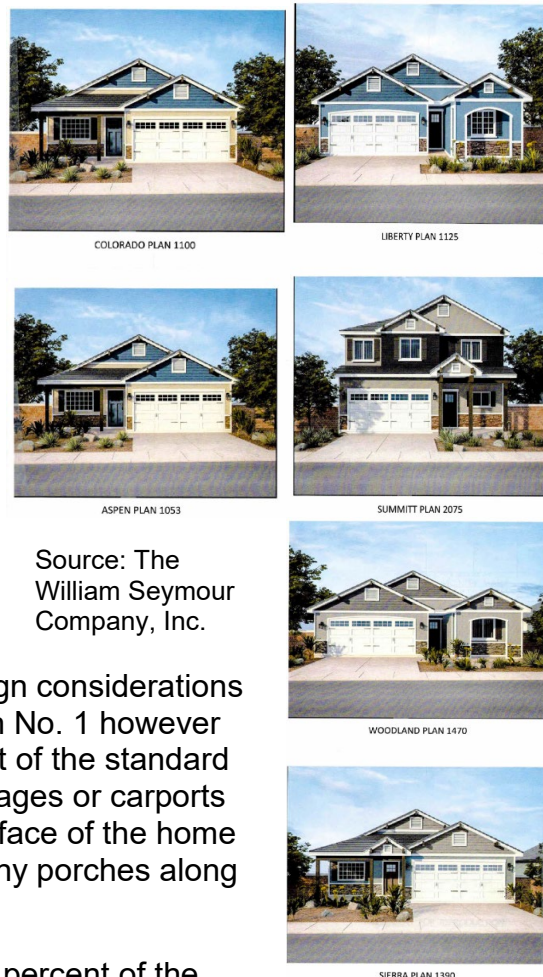
5. Elevations

The development proposes a variety of building elevations that include multiple exterior colors and materials which include wood, stucco and stone veneer. The elevations depict the textural changes mentioned previously in addition to exterior siding, decorative corbels, stained rough sawn beams or posts, exposed pillars, window shutters, bay windows, decorative trim, decorative railing, porches, patios, architectural pop-outs, and four-sided architecture. The residential building elevations proposed depict a height of one and two stories.

Staff is not recommending a stipulation to require general conformance to the building elevations, as the Single-Family Design Review guidelines found in Section 507.Tab.A.II of the Phoenix Zoning Ordinance will help to address design considerations based on unique site conditions. Stipulation No. 1 however would require that a minimum of 50-percent of the standard elevations provided depict front-loaded garages or carports setback a minimum of 5 feet from the front face of the home in order to emphasize the living area and any porches along the frontage.

Stipulation No. 2 requires a minimum of 75 percent of the standard elevations provided shall include porches in the front yard at a minimum of 60 square feet in area and a depth at least of six feet and enclosed on each side with fencing. This will encourage residents to interact with the adjacent streetscape and place “eyes on the street” to promote safety in the neighborhood.

Figure D. Conceptual Front Building Elevations (Below)



Source: The William Seymour Company, Inc.

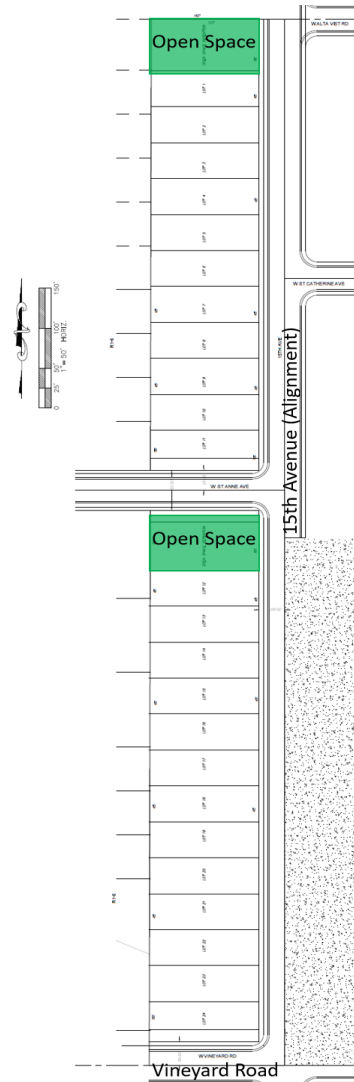
6. Open Space and Amenities

The development features two open space areas, one to far north and another at the center of site. Each of these open space areas is under 10,000 square feet in area, ranging from approximately 7,620 to 8,255 square feet in size. The open space provided by this development is approximately seven percent of the site area, larger than the five percent open space requirement for single-family subdivisions under the Planned Residential Development option in the R1-6 Single-Family Residence District.

In order to promote the utilization of these open space areas, and to further the health of residents, staff is recommending several amenities and enhancements through Stipulation No. 3., which requires a centrally located open space. The amenities and enhancements to the open space areas include:

- One picnic area containing a barbeque grill, shade ramada and a picnic table, to serve as a gathering place for residents to enjoy the outdoors and interact with other residents of the development.
- One community garden area of no less than 1,000 square feet in area that will include a garden tool library, irrigation, one bench and shade structures to enable year-round planting. This amenity will enable residents to learn about gardening and be able to grow plants, including edible species for consumption, in a pleasant setting year-round.
- A pedestrian seating node containing one bench within proximity to the stipulated trail along 15th Avenue will

Figure E. Open space areas (Below)



Source: The William Seymour & Co., Inc. with Planning and Development Department annotations

serve as a resting place for pedestrians and residents walking along the development to a destination.

- Split rail fencing along perimeter open space areas near the street and sides of the development, will promote the rural and equestrian heritage of this area in addition to serving as a barrier between the adjacent streets and pedestrians, particularly children, using these open space areas.
- Drought tolerant shade trees and ground cover will visually enhance these open space areas, in addition to providing shade to residents and pedestrians in order to promote the utilization of open space areas year-round.

Staff is also recommending Stipulation No. 4 to require pedestrian thoroughfares that include five-foot-wide paths connecting amenity and gathering areas with adjacent public sidewalks. These pedestrian thoroughfares, trails and public sidewalks, except for sidewalks along 15th Avenue, are required to be shaded to a minimum 75 percent at full maturity. The sidewalk along 15th Avenue was not stipulated to be shaded due to utility conflicts from SRP utilities.

7. **Streetscape Enhancements**

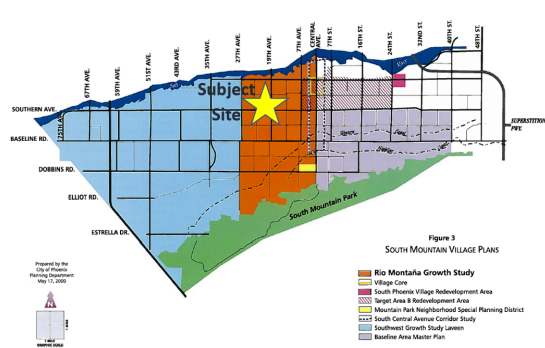
In order to enhance the perimeter streetscape, staff is recommending Stipulation No. 5 which requires an enhanced perimeter landscape area containing shade trees and flowering shrubs to provide seasonal interest. In addition, Stipulation No. 6 would require perimeter walls to include material and textural differences to contribute to an enhanced image for the community.

STUDIES AND POLICIES

8. [Rio Montaña Area Plan](#)

The Rio Montaña Area Plan, depicted in Figure F., encourages preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.

Figure F. Rio Montana Area Plan (Below)



Source: Planning and Development Department

The Rio Montaña Area Plan intended to accomplish this vision through seven goals that include: promoting balanced, high quality development; protecting and improving neighborhoods through maintenance, rehabilitation and infill projects; keeping a distinctive character that reflects the diversity in its equestrian heritage, culture, history and architecture; protecting the rural character, the Sonoran Desert and the riparian potential of the Rio Salado Habitat Restoration Project; promoting future business development and economic growth; developing the tourism industry through a wide range of opportunities; and providing a variety of transportation options.

In reference to the Rio Montaña Area Plan boundaries, this infill site is centrally located and in an area with established single-family residential neighborhoods of similar zoning. The project site will enhance the connectivity in the area by providing street improvements, including sidewalks, along 15th Avenue and Vineyard Road which are presently not fully dedicated or constructed for public use. Similarly, this development will provide approximately one-quarter mile of trail improvements, along 15th Avenue, which will connect to an existing trail north of the site. This is addressed in Stipulation No. 7.

In terms of design, this project incorporates several elements recommended or referenced in the Rio Montaña Area Plan including setting back garages or carports from the front façade of the home in order to emphasize the house front as the prominent architectural feature, addressed in Stipulation No. 1. In addition, Stipulation No. 2 requires porch locations in the front of homes for a minimum of 75 percent of standard elevations in order to emphasize the house

front as the prominent architectural feature and to encourage residents to interact with the adjacent streetscape to promote safety in the neighborhood.

Lastly, enhanced perimeter landscape setback plantings and perimeter wall treatments will help promote an aesthetically pleasing streetscape and encourage walking year-round by providing thermal comfort through shade. This is addressed in Stipulation Nos. 5 and 6.

Other design elements of the Rio Montaña Area Plan will be addressed through the design guidelines of the Phoenix Zoning Ordinance in Chapter 5, Section 507.Tab. A. (Guidelines for Design Review).

9. **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. Staff is recommending several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending stipulations to shade amenity plus gathering areas, pedestrian thoroughfares, multi-use trail and sidewalks adjacent to a perimeter landscape area. Stipulation No. 3.e addresses landscaping within open space areas, requiring minimum two-inch caliper large canopy drought tolerant shade trees arranged to provide the maximum possible shade in gathering, gardening, picnic and seating areas. This will help to encourage the utilization of open space areas by residents by providing thermal comfort.

Stipulation No. 4.b requires large canopy drought tolerant shade trees a minimum of two-inch caliper size and placed 20 feet on center or in equivalent groupings, to shade pedestrian paths a minimum of 75 percent. This will encourage residents to walk by providing thermal comfort along walking paths.

Stipulation No. 5 requires that minimum two-inch caliper large canopy, drought tolerant shade trees be placed a minimum of 20 feet on center or equivalent groupings to provide the maximum possible shade to sidewalks adjacent to perimeter landscape areas. This will encourage residents of the development and in the general area to walk by providing thermal comfort along walking sidewalks.

Stipulation No. 8 requires that one accent tree of minimum two-inch caliper size or evidence of a landscaping incentive package for each front be provided. In addition, trees located in the front yard shall be oriented to provide the maximum shade possible to the multi-use trail adjacent to 15th Avenue. Due to the current

layout of the site, no dedicated landscape setbacks are located along the 15th Avenue perimeter of this development where shade trees can be located. Thus, planting trees within individual lots along 15th Avenue will help to shade the adjacent trail and provide thermal comfort to encourage the utilization of this trail for a variety of transportation modes.

Detached sidewalks were not stipulated as part of this case due to utility conflicts along 15th Avenue involving an existing SRP irrigation channel that will need to be piped and relocated in an easement on the lots.

10. **Complete Streets Guidelines**

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. This development will help to pedestrianize the immediate street frontages by shading sidewalks adjacent to perimeter landscape and open space areas, in addition to shading the multi-use trail along 15th Avenue to encourage walking. Furthermore, a seating node containing one bench, will be located within the development close to the multi-use trail addressed in Stipulation No. 3.c.

11. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling services for 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 had not received any letters in support or opposition to this rezoning application.
14. Phoenix Union High School District provided a response to this rezoning request stating that the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area.

INTERDEPARTMENTAL COMMENTS

15. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code. Lastly, additional access points for emergency responders might be required based on the site layout.
16. The Floodplain Management division of the Public Works Department has indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2215 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
17. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development. However, capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, 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 Public Transit Department provided comments expressing the importance of direct, clearly defined accessible, and well shaded pedestrian pathways on the site. Shaded pathways should connect the public sidewalks with site amenities and gathering areas; this is reflected in Stipulation No. 4.
19. The Parks and Recreation Department requested the dedication of a multi-use trail easement (MUTE) along the west side of 15th Avenue and construction of a 10-foot wide multi-use trail (MUTE) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. A 20-foot wide MUTE has been required in Stipulation No. 7, which extends along the 15th Avenue frontage from Vineyard Road to the adjacent property along the north, where a 20-foot wide

MUTE exists.

20. The Pedestrian Safety Coordinator with the Street Transportation Department commented that detached sidewalks should be located along 15th Avenue, St. Anne Avenue, and Vineyard Roads with shade trees, plus landscaping no taller than 3 feet along 15th Avenue. In addition, appropriate street lighting was recommended.

Due to the utility conflicts with existing SRP facilities that are required to be relocated, staff did not stipulate detached sidewalks for this development. However, the shading of sidewalks adjacent to perimeter landscape areas and open space, except along 15th Avenue, has been addressed in Stipulation Nos. 4 and 5. Street improvements are discussed in more detail in Background Item No. 22.

21. The Street Transportation Department requires the dedication of right-of-way and improvements along 15th Avenue, St. Anne Street and Vineyard Road. In addition, the Street Transportation Department requires the relocation of existing SRP facilities within 15th Avenue and street improvements, including street lights. These are addressed in Stipulation Nos. 9 through 15.

OTHER

22. 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 City of Phoenix Sky Harbor International Airport (PHX) to future owners of the property. Furthermore, that Form 7460-1 be filed for the development and that the development receive a "No Hazard Determination" from the FAA. These are addressed in Stipulation Nos. 16 and 17.
23. The site is not located in an area identified as being archaeologically sensitive. 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 No. 18.
24. 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. This infill development provides a new housing option that is consistent with surrounding developments and policy plans.
2. The development, as stipulated, will improve connectivity in the area in addition to providing street and trail enhancements.
3. With specific regard to the architectural and pedestrian enhancements, the development is generally consistent with policies and the intent of the Rio Montaña Area Plan.

Stipulations

1. A minimum of 50 percent of the standard elevations provided shall depict front-loaded garages or carports setback a minimum of 5-feet from the front face of the home, as approved by the Planning and Development Department.
2. A minimum of 75 percent of the standard elevations provided shall include porches in the front yard at a minimum of 60 square feet in area and at a depth of at least 6 feet and enclosed on each side with fencing, as approved by the Planning and Development Department.
3. A centrally located open space area shall be developed and include the following amenities and elements at a minimum, distributed between the open space area (s), as approved by the Planning and Development Department:
 - a. One picnic area that includes one barbecue grill, one shade ramada and one picnic table.
 - b. One community garden of no less than a combined 1,000 square feet in area that will each include a garden tool library, irrigation, one seating bench and shade structures to enable year-round planting.
 - c. One pedestrian seating node containing at least one bench and located within close proximity to the trail along 15th Avenue.
 - d. Split rail fencing located along the perimeter of active open space areas near the street sides.
 - e. Open space areas shall provide a minimum 50 percent shade and a minimum of 50 percent live vegetative cover (shrubs, grasses, or groundcover plants). Trees shall also be placed to provide the maximum possible shade in

gathering and seating amenity areas.

- f. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
4. A system of clearly defined, accessible pedestrian thoroughfares shall be provided, as described below and as approved by the Planning and Development Department:
 - a. Five-foot wide paths shall be provided, connecting the following via the most direct route:
 - 1) Amenity and gathering areas; and
 - 2) Adjacent public sidewalks.
 - b. Large canopy drought tolerant shade trees a minimum 2-inch caliper size, planted 20 feet on center or in equivalent groupings, shall be used to shade pedestrian paths, including trails and public sidewalks adjacent to open space areas, a minimum of 75 percent at full maturity. The shading requirement shall not apply to the sidewalk along 15th Avenue.
 - c. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
 5. The perimeter landscape areas shall be planted with drought tolerant plant materials including large canopy shade trees a minimum of 2-inch caliper size, planted 20 feet on center, or in equivalent groupings, and five 5-gallon flowering shrubs per tree, providing seasonal interest and achieving a maximum 75 percent live cover. Twenty five percent of the required live cover may be ground cover plants, as approved by the Planning and Development Department. Trees located in perimeter landscape setbacks shall be oriented to provide the maximum shade possible to adjacent sidewalks, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
 6. All perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

7. The developer shall dedicate a 20-foot wide multi-use trail easement (MUTE) along 15th Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement 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 alternate design through the technical appeal process.
8. The development shall provide 3 different front yard plant palettes consisting of one large canopy accent tree, five shrubs and turf or ground cover, or offer evidence of a landscaping incentive package, as approved by the Planning and Development Department. Required front yard trees shall be a minimum of 2-inch caliper size and located to provide the maximum shade possible to the multi-use trail along 15th Avenue, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
9. The developer shall dedicate 30 feet of right-of-way for the west half of 15th Avenue, as approved by the Planning and Development Department.
10. The developer shall dedicate 30 feet of right-of-way for the north half of Vineyard Road, as approved by the Planning and Development Department.
11. The developer shall extend the adjacent right-of-way and street improvements for St. Anne Avenue at the west parcel limit to an intersection with 15th Avenue. The improvement requirements are a local street section, matching improvements to the west, within 50 feet of right-of-way, or as approved by the Planning and Development Department.
12. The developer shall provide 20 feet of paving, from the monument line to face-of-curb, on Vineyard Road and connect to the existing street improvements to the west, as approved by the Planning and Development Department. Development will be responsible for the full width pavement taper for the limits established during the signing and striping review connecting to the existing pavement to the east.
13. The developer shall provide a total of 24 feet of paving, 20 feet from the monument line to the face-of-vertical curb and 4 feet east of the monument line, on 15th Avenue connecting the existing street improvements to the north, as approved by the Planning and Development Department.
14. Existing irrigation facilities along 15th Avenue are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

15. 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.
16. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners of the property. The form and contents of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.
17. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
18. 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.

Writer

Enrique Bojórquez-Gaxiola
October 29, 2020

Team Leader

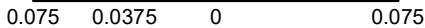
Samantha Keating

Exhibits

Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped October 22, 2020 (1 page)
Conceptual Elevations date stamped July 23, 2020 (54 pages)

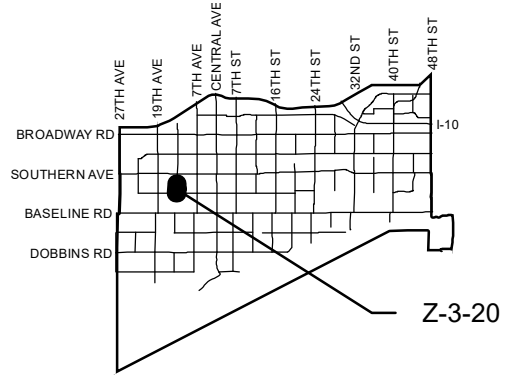


Miles



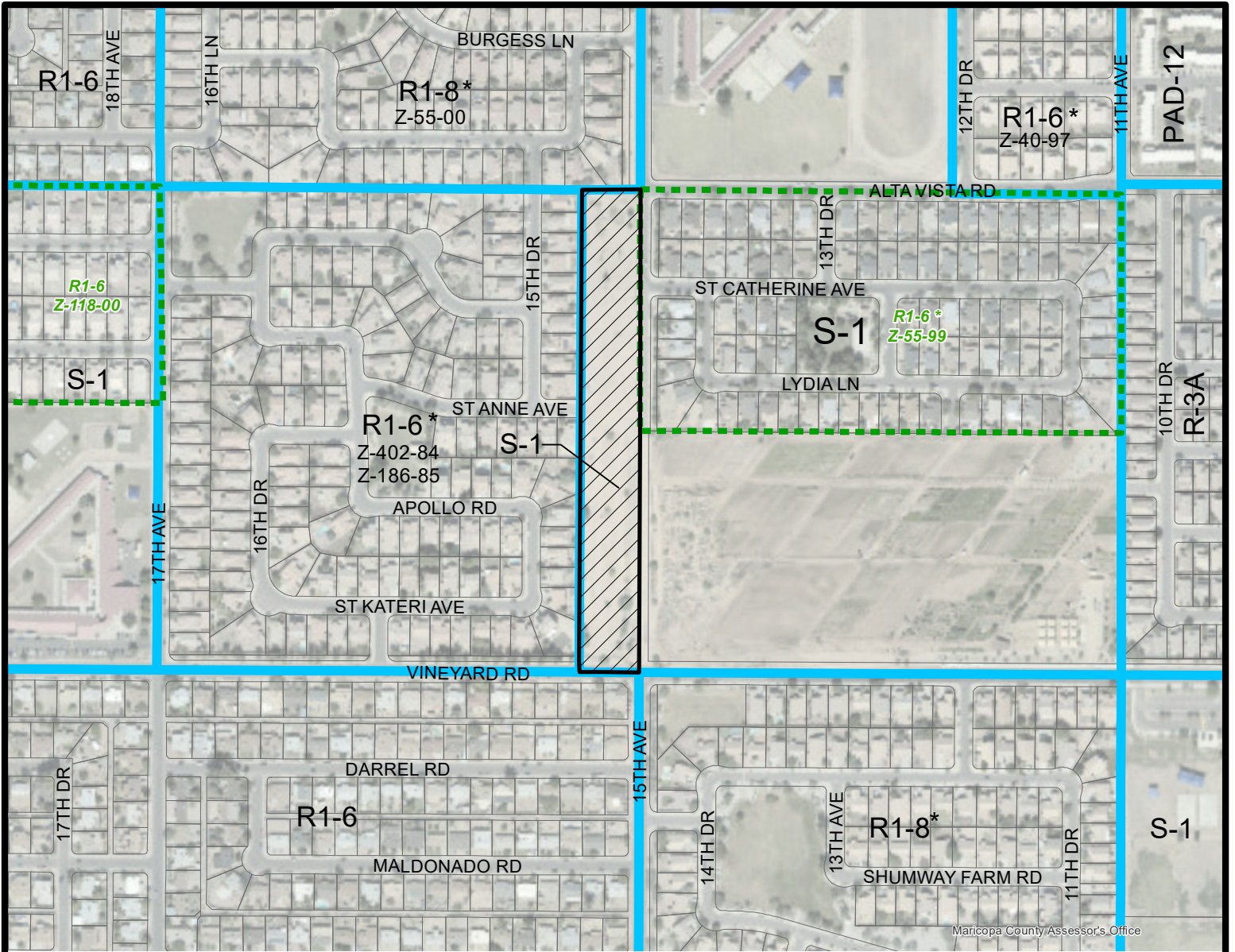
SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: John Fox		REQUESTED CHANGE:	
APPLICATION NO. Z-3-20		FROM: S-1 (4.89 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 4.89 Acres		<small>DATE:</small> 7/29/2020 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 2-25		<small>ZONING MAP</small> D-7	
TO: R1-6 (4.89 a.c.)			
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
S-1		N/A	
R1-6		32	

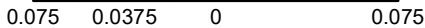
* Maximum Units Allowed with P.R.D. Bonus



MariCopa County Assessor's Office



Miles

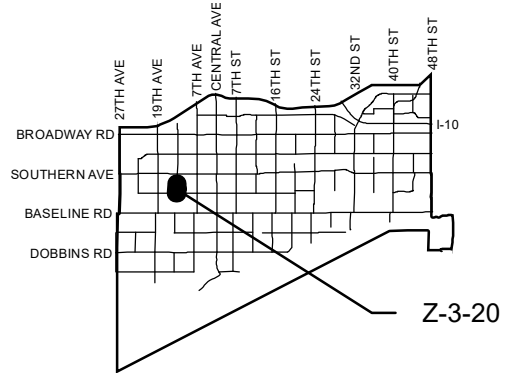


SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: John Fox		REQUESTED CHANGE:	
APPLICATION NO. Z-3-20		FROM: S-1 (4.89 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 4.89 Acres		<small>DATE:</small> 7/29/2020 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 2-25		<small>ZONING MAP</small> D-7	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
S-1		N/A	
R1-6		32	

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

UPDATED PRE-APPLICATION SITE PLAN 15TH AVE AND VINEYARD RD PRD SUBDIVISION SUBJECT TO SINGLE FAMILY DESIGN REVIEW

A PORTION OF THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP
1 NORTH, RANGE 3 EAST, G&SRM, MARICOPA CO, AZ

CITY OF PHOENIX

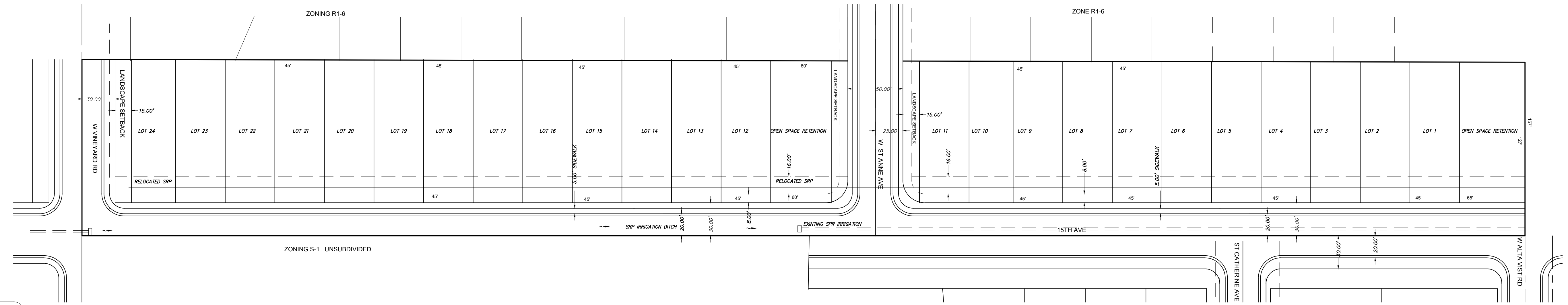
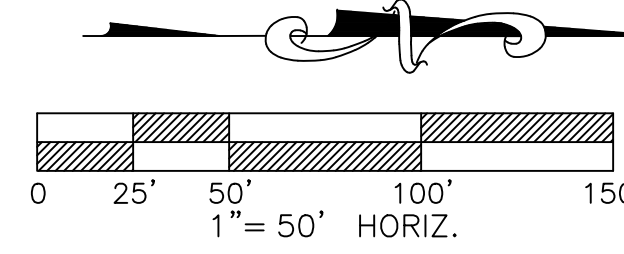
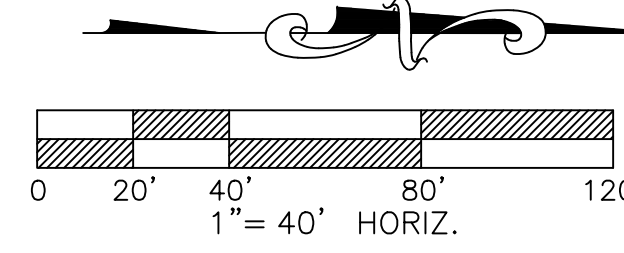
OCT 22 2020

Planning & Development
Department

WILLIAM SEYMOUR CO, INC
JOHN K. FOX
428 E THUNDERBIRDS RD #234
PHOENIX, ARIZONA 85022
PHONE: (602) 573-2895
E-MAIL: WSCING@COX.NET

NOTES:

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES."
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND." "ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS."
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE."
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS."
7. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'." (THIS NOTE IS TO BE USED AT ALL
8. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS
9. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF ~~FIFTY FOUR DWELLING~~ UNITS WITH IN THE ENTIRE SUBDIVISION
10. A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM THE BACK OF THE SIDEWALK TO THE FACE OF THE GARAGE DOOR
11. GARAGE DOOR CAN NOT EXCEED 50% OF THE WIDTH OF THE HOME.



NO.	DATE	APP.	DESCRIPTION

DESIGNED:	
DRAWN:	
CHECKED:	
DATE:	MARCH, 2020
SCALE:	1"=20'
PROJECT:	
FILE NAME:	
SHT:	

2 WORKING DAYS BEFORE YOU DIG
 CALL FOR THE BLUE STAKE
602-263-1100
 BLUE STAKE CENTER
 CALL COLLECT

KVA# 15-1345 SDEV# 1500239 PAPP# 15001933 QS# 2-25

PRELIMINARY SITE PLAN
W6 RANCH
HOUSE ELEVATION EXHIBIT



COLORADO PLAN 1100



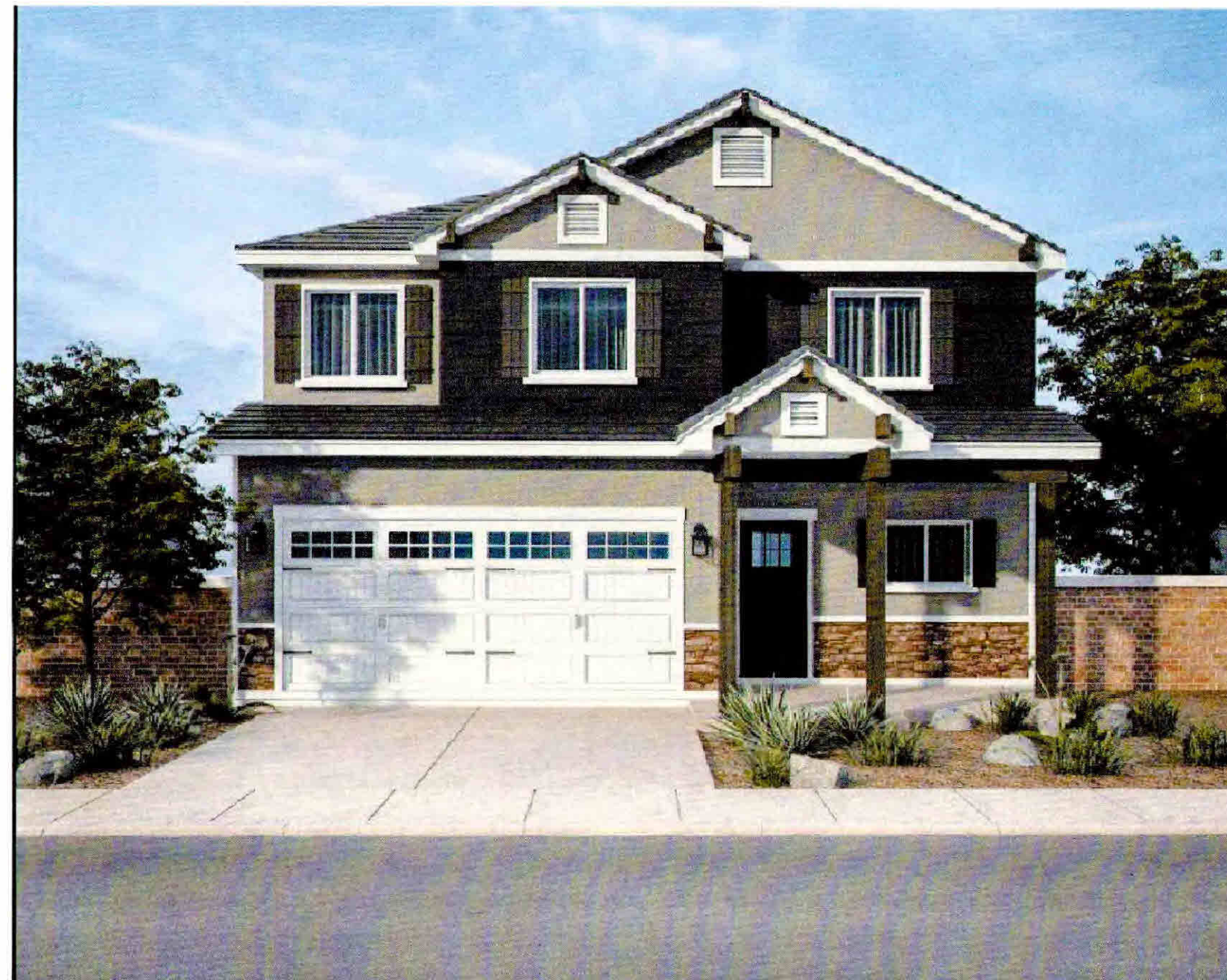
LIBERTY PLAN 1125



WOODLAND PLAN 1470



ASPEN PLAN 1053



SUMMITT PLAN 2075



SIERRA PLAN 1390

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OR REPRODUCED
WITHOUT WRITTEN
PERMISSION

By	
Revision	
Date	

For more information call for the BLUE STAVES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

THE WILLIAM SEYMOUR COMPANY
438 EAST TRINDBERD ROAD
SUITE 1034 AVONDA, ARIZONA 85002
PHONE: (602) 571-2985
FAX: (602) 942-1131
EMAIL: WSC@SCBOX.NET
WSCD L.L.C.

W6 RANCH
PRELIMINARY SITE PLAN
LAVEN, ARIZONA

CITY OF PHOENIX

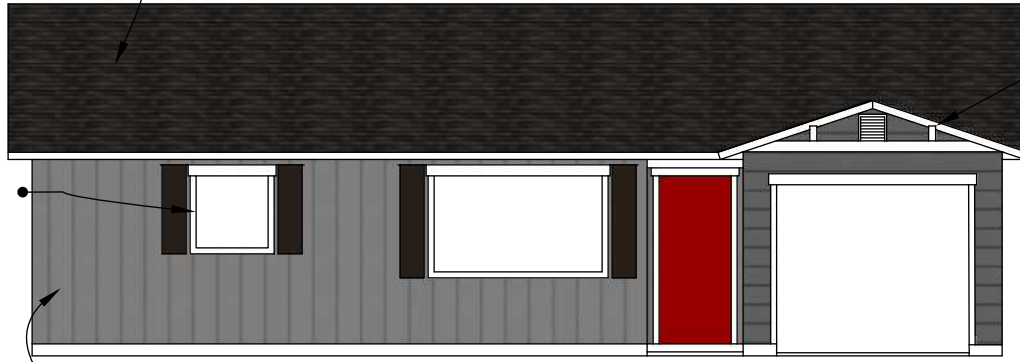
JUL 23 2020

Planning & Development
Department

Scale:
Horizontal: 1"=50'
Vertical: N/A
Design: CD
Checked: JGP
Date: 10/14/2019
Job Number:
17100
C:\p\p

COMPOSITE SHINGLES

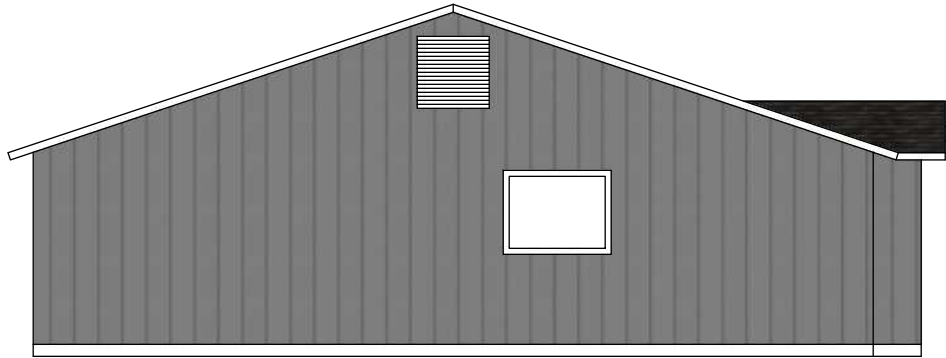
DECORATIVE CORBELS



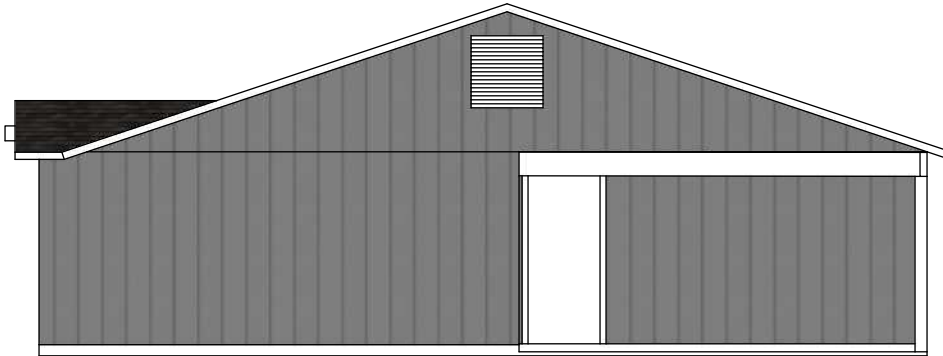
TRIM AT WINDOWS

FRONT

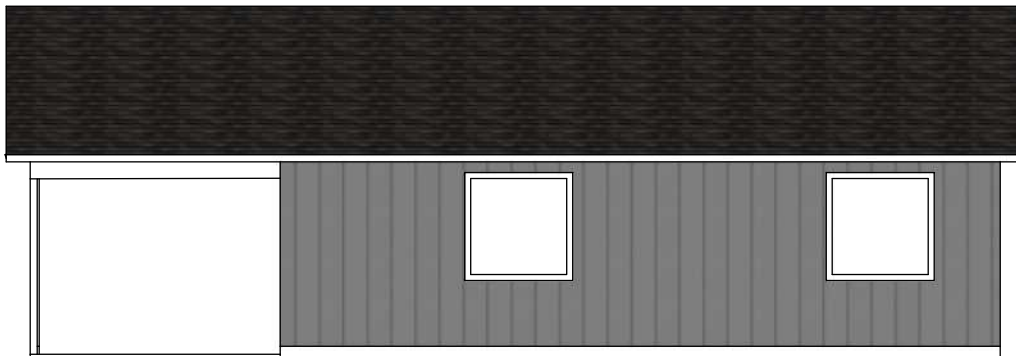
EXTERIOR SIDING



LEFT



BACK



RIGHT

ELEVATION A.1 FLOOR PLAN 6

SCALE:

1/8" = 1'

CITY OF PHOENIX

JUL 23 2020

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Department

COMPOSITE SHINGLES

DECORATIVE CORBELS

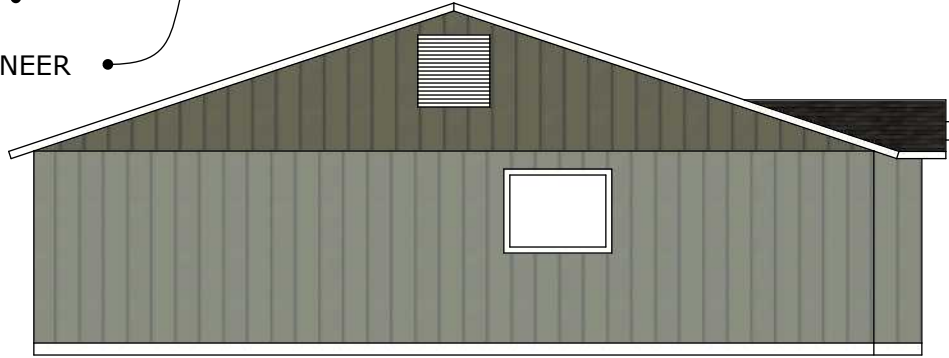
TRIM AT WINDOWS

EXTERIOR SIDING

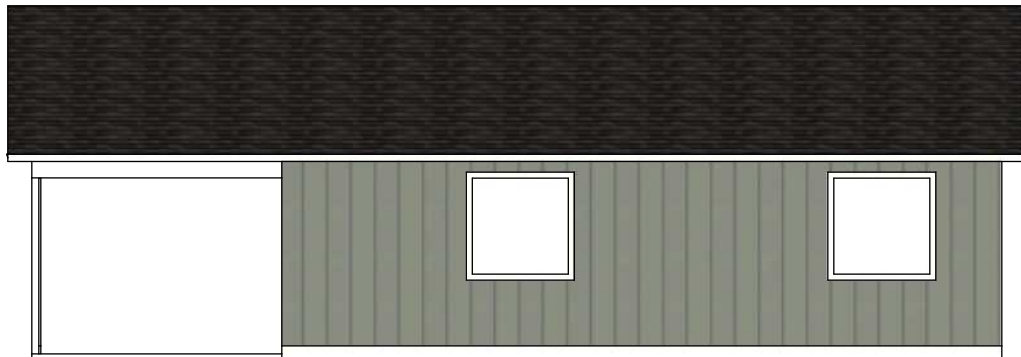
STONE VENEER



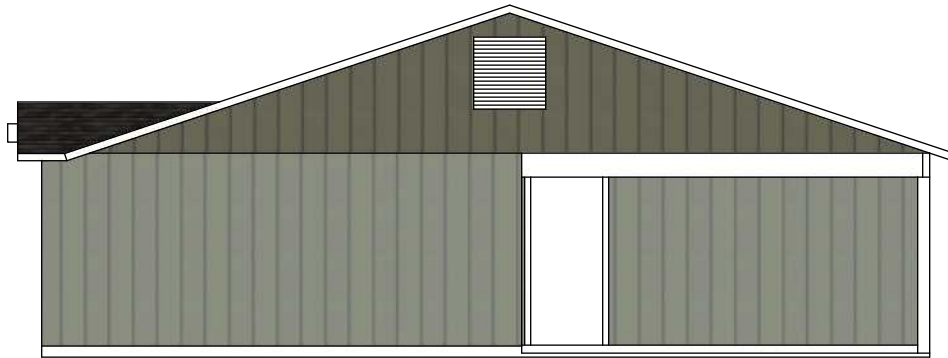
FRONT



LEFT



BACK



RIGHT

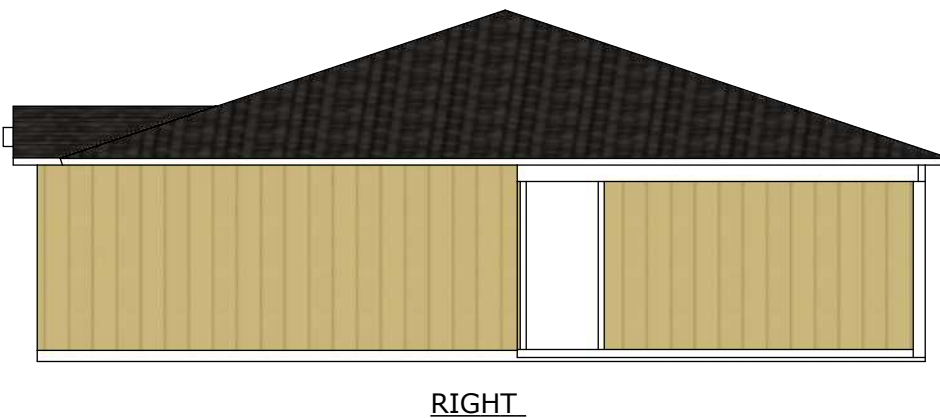
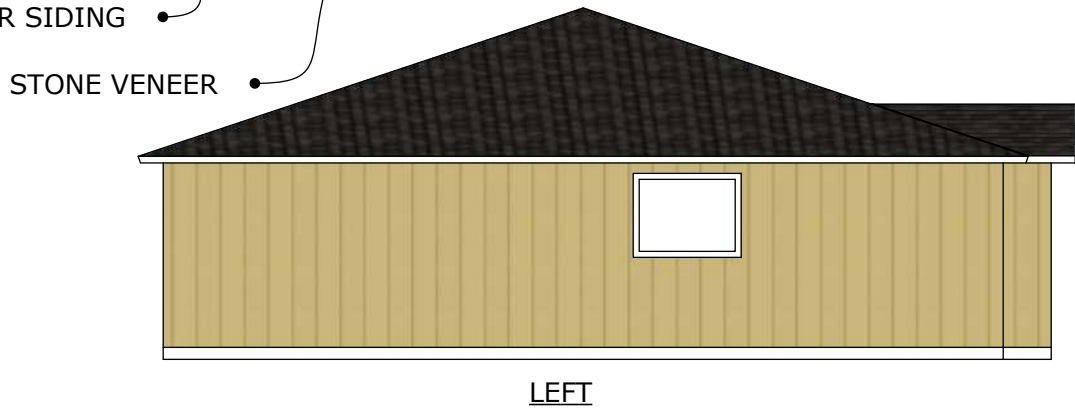
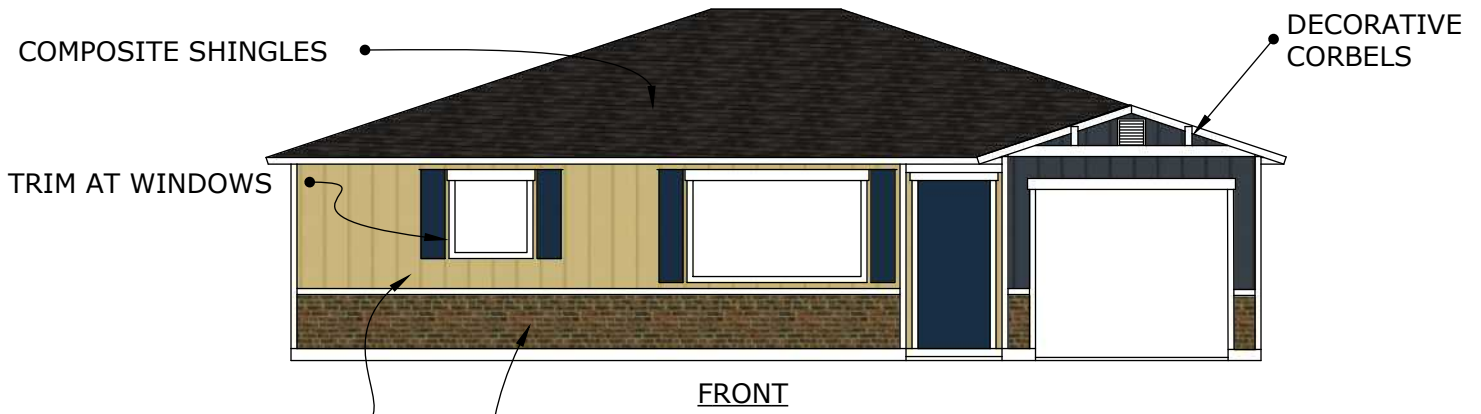
ELEVATION A.2 FLOOR PLAN 6

SCALE:
1/8" = 1'

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**Planning & Development
Department**



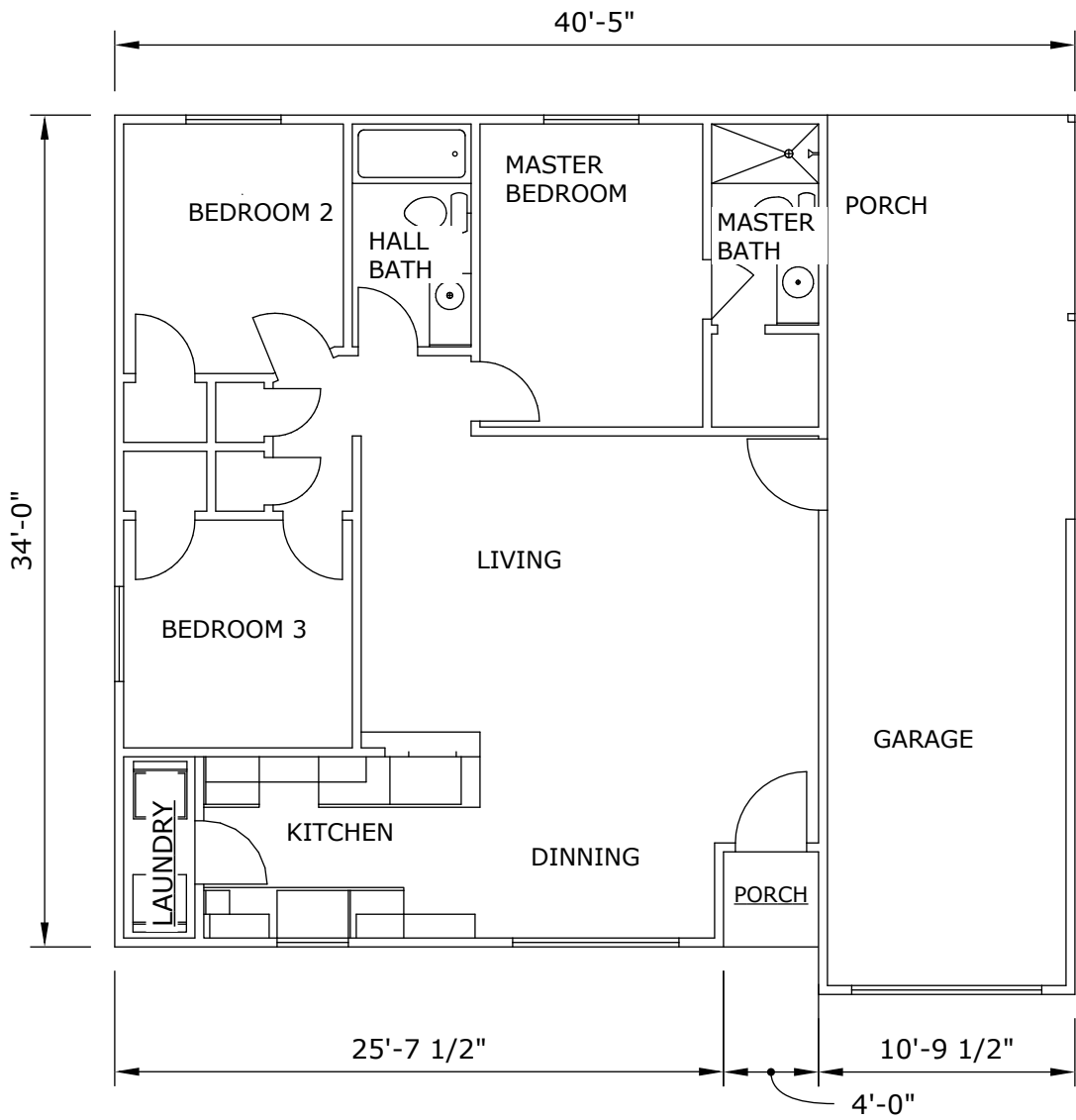
ELEVATION B FLOOR PLAN 6

SCALE:
1/8" = 1'

CITY OF PHOENIX

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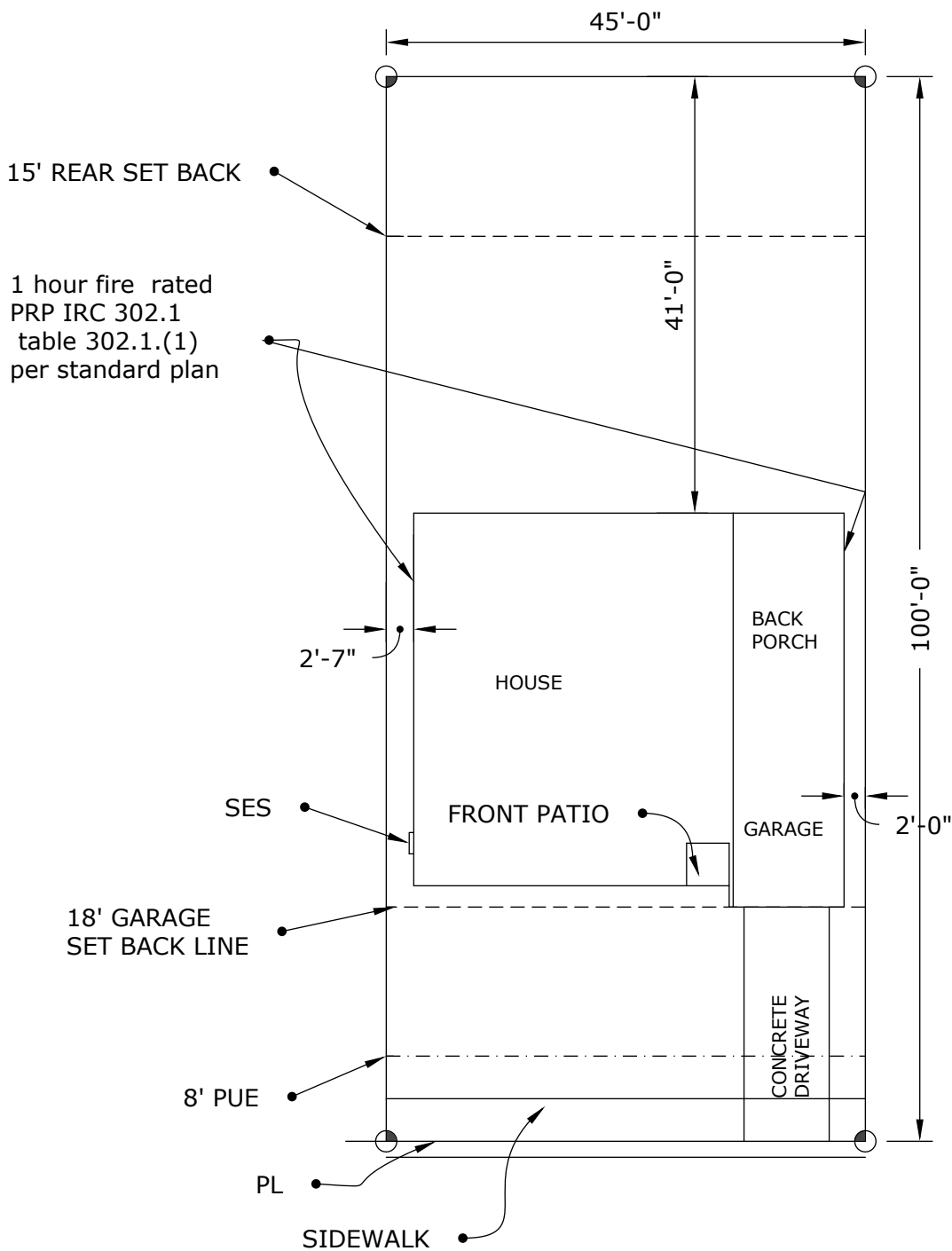


FLOOR PLAN 6
SCALE:
1/8" = 1'

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 Department



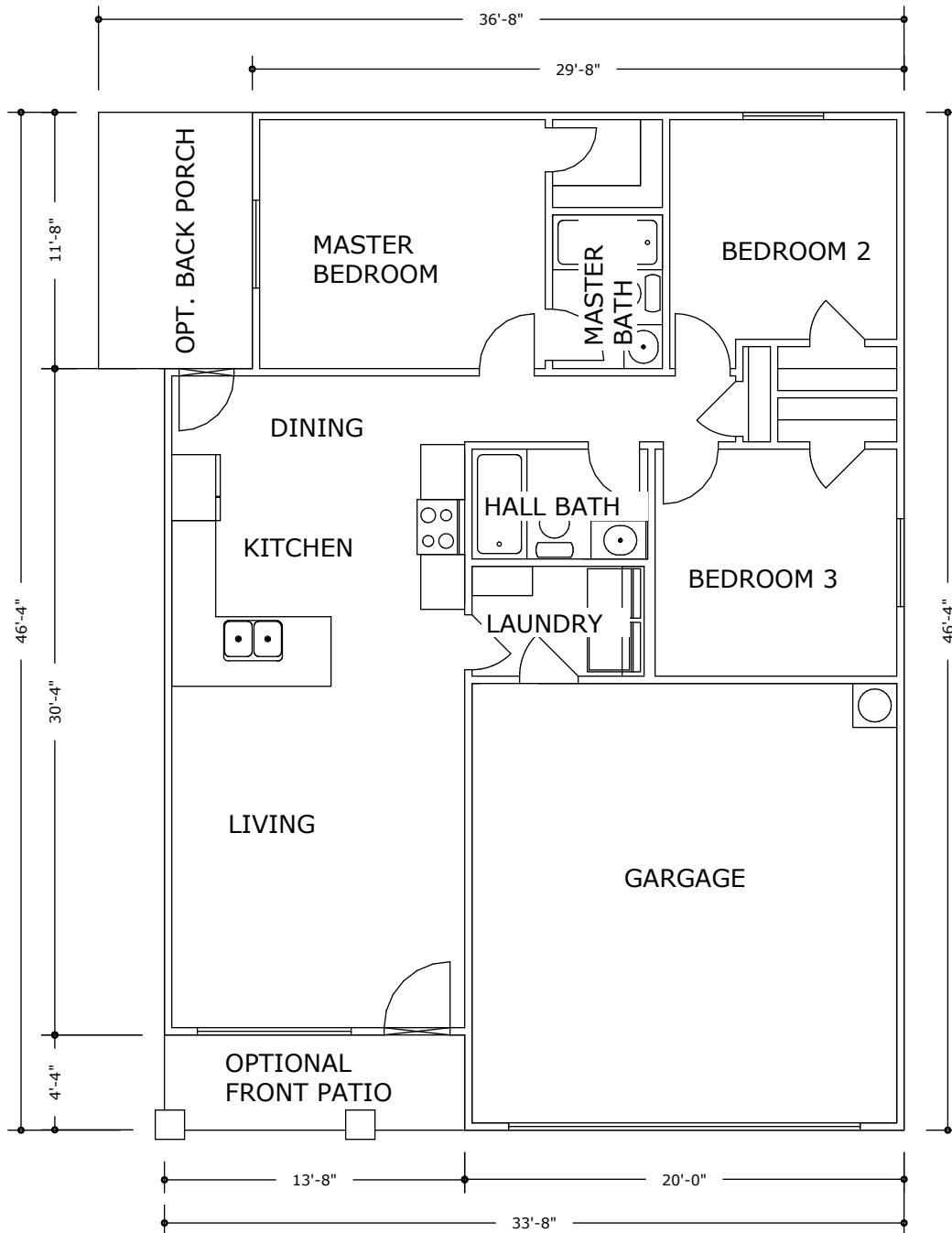
TYPICAL PLOT PLAN FLOOR PLAN 6

SCALE:
1/16"=1'

CITY OF PHOENIX

JUL 23 2020

Planning & Development
Department

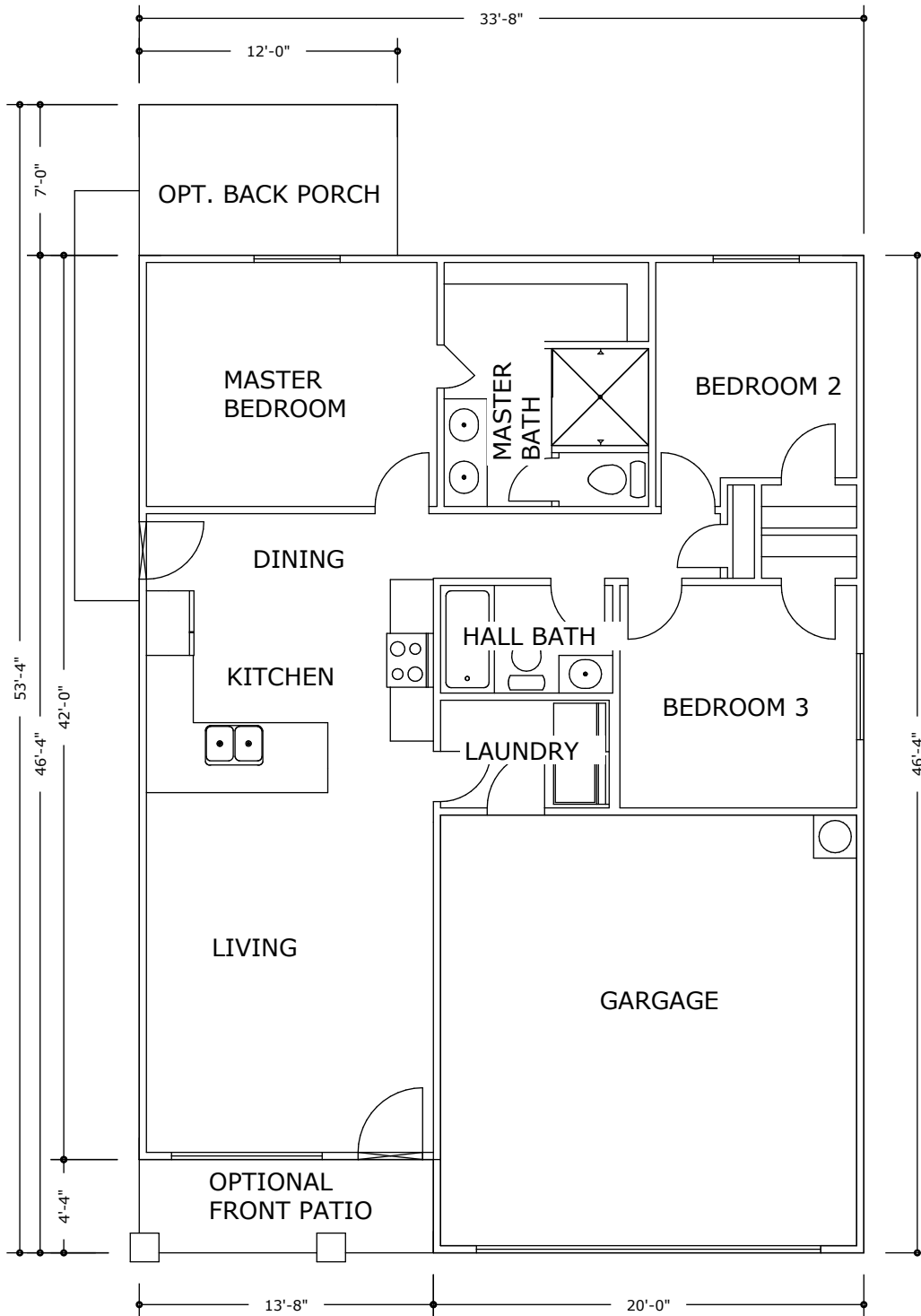


FLOOR PLAN 2.1
SCALE 1/8" = 1'

CITY OF PHOENIX

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Planning & Development
 Department



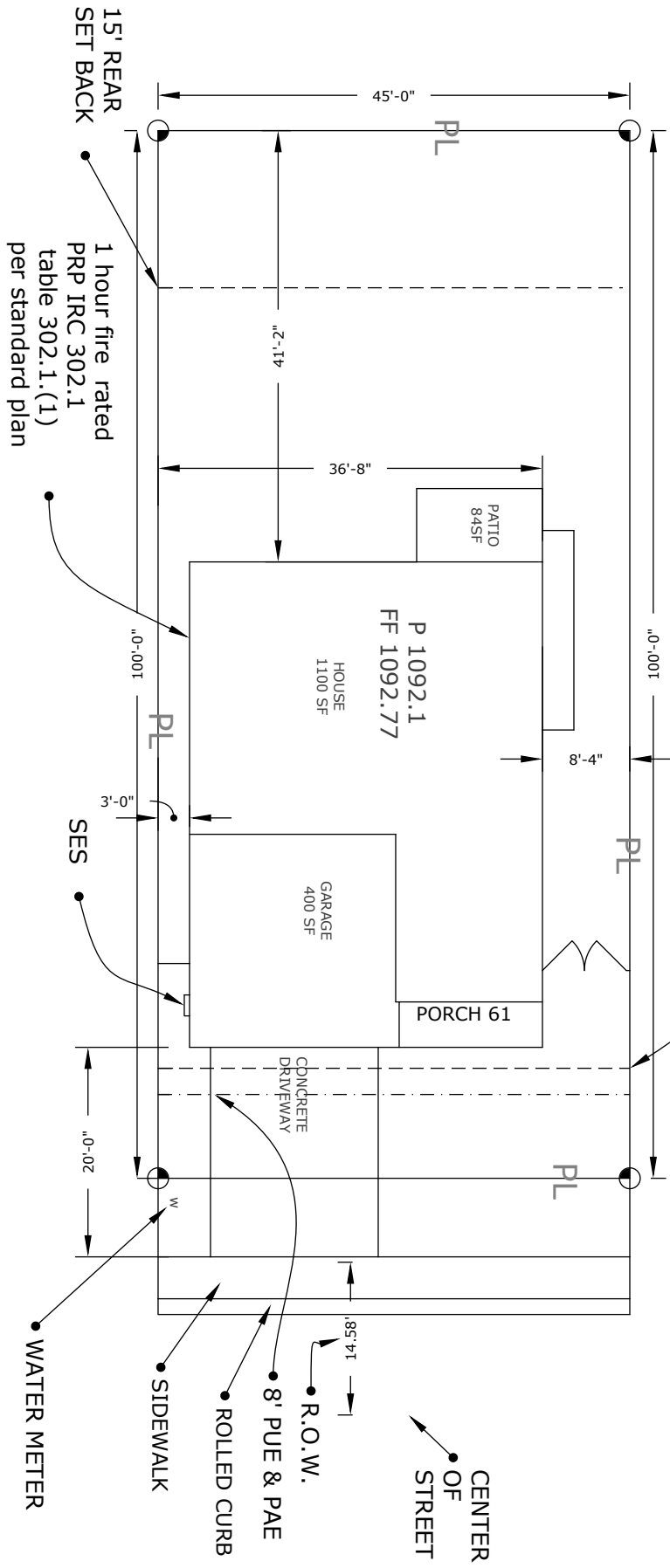
FLOOR PLAN 2.2
SCALE 1/8" = 1'

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JUL 23 2020

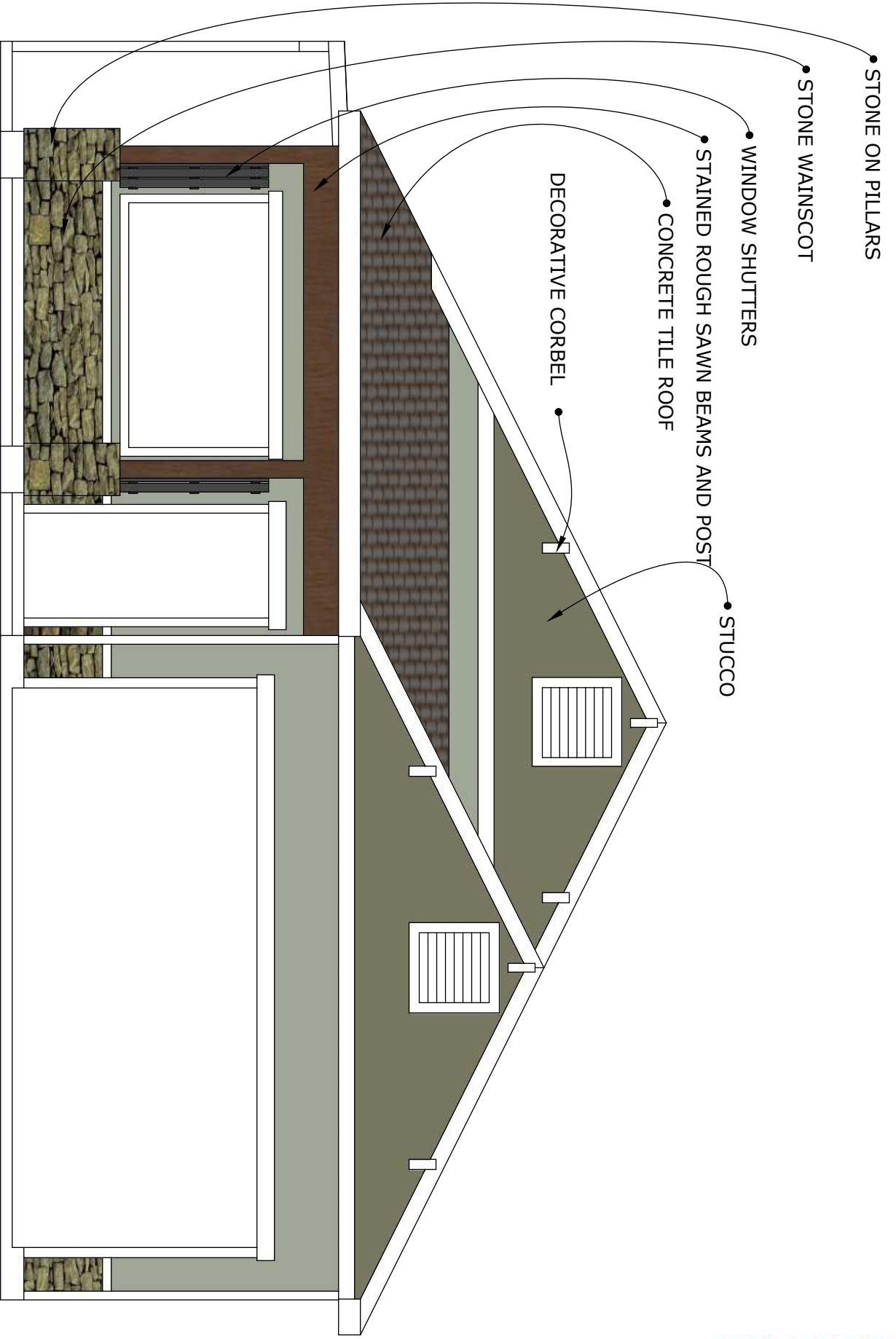
Planning & Development
 Department

MIN 18' FRONT SET BACK
TO GARAGE FROM SIDE WALK



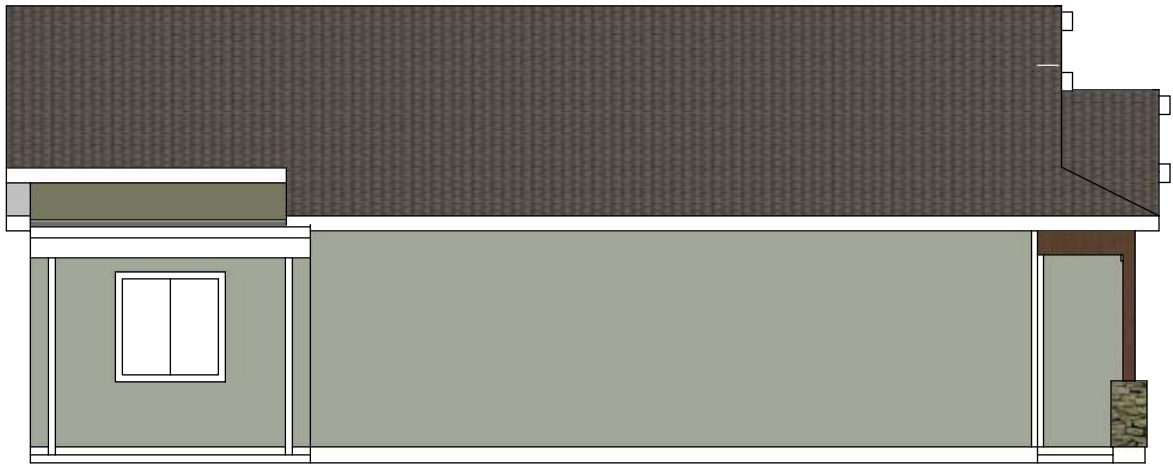
TYPICAL PLOT PLAN PLAN 1

SCALE 1/16"=1'

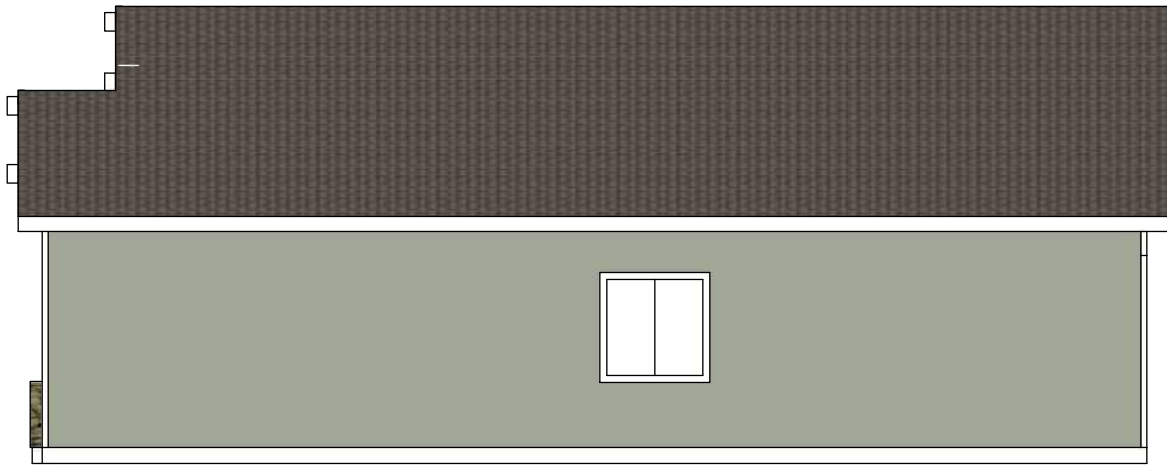


FLOOR PLAN 2.1 ELEVATION B 9' OPTION WITH STUCCO AND TILE ROOF

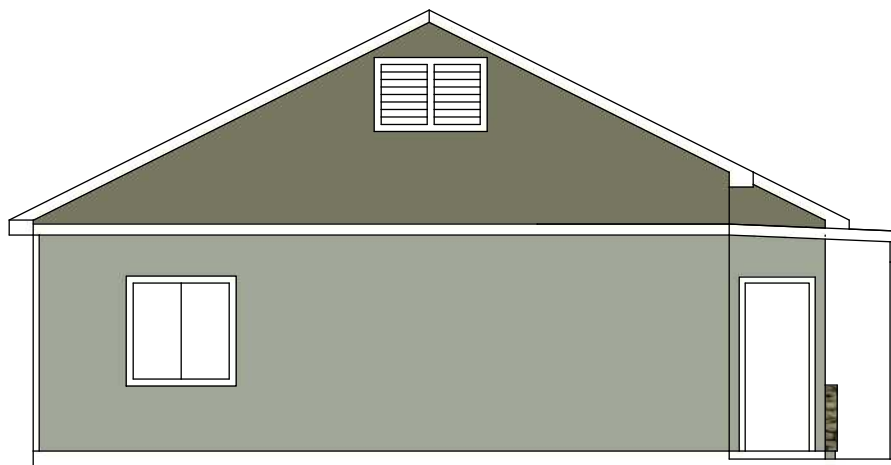
FLOOR PLAN 2.1 ELEVATION B 9' OPTION WITH STUCCO AND TILE ROOF



LEFT SIDE 1/8"=1'



RIGHT SIDE 1/8"=1'

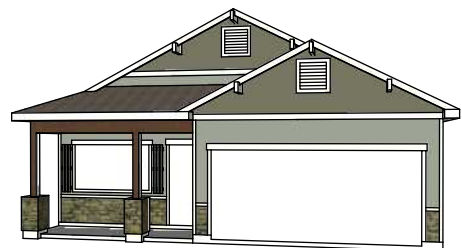


REAR 1/8" = 1'

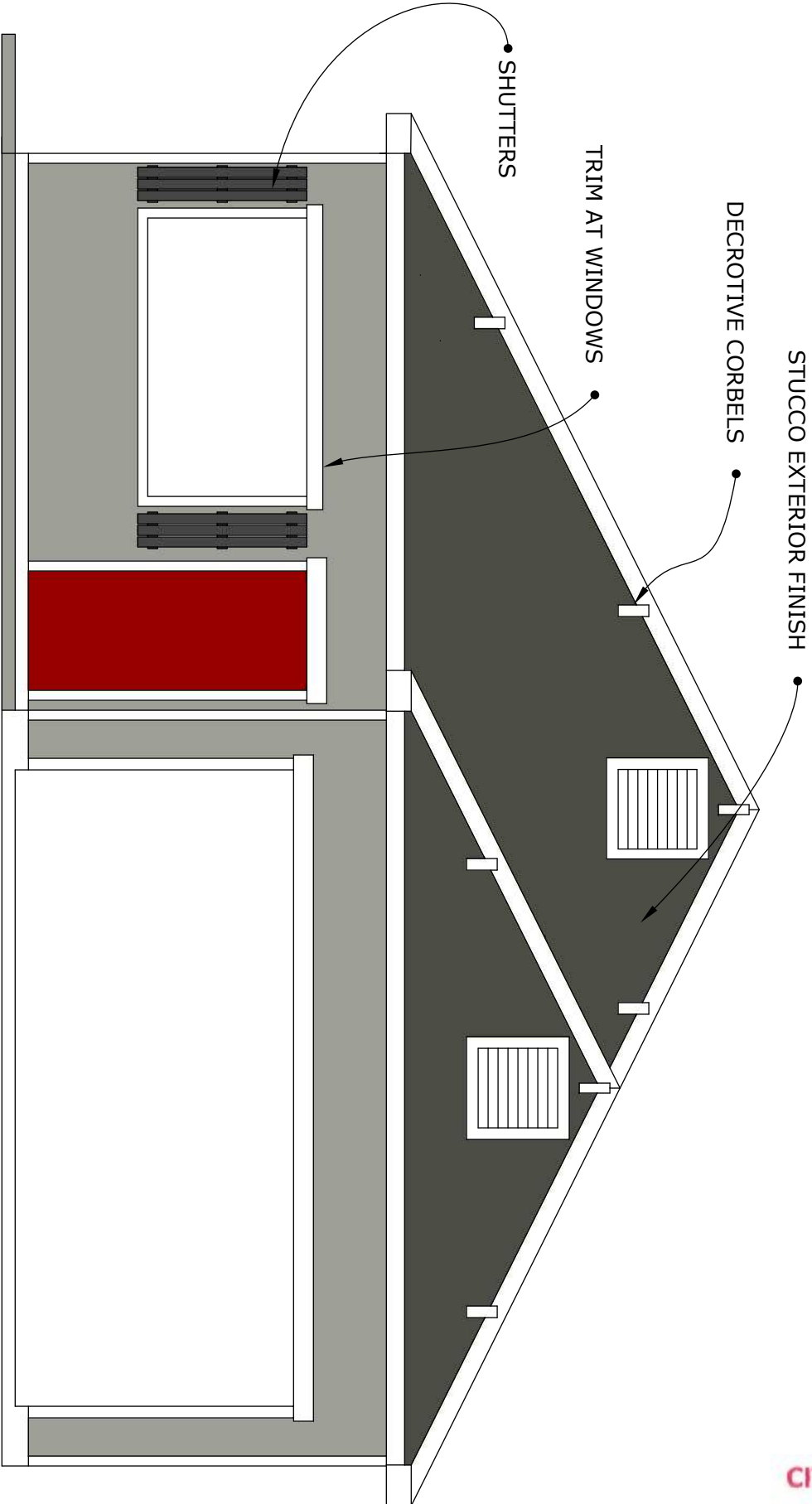
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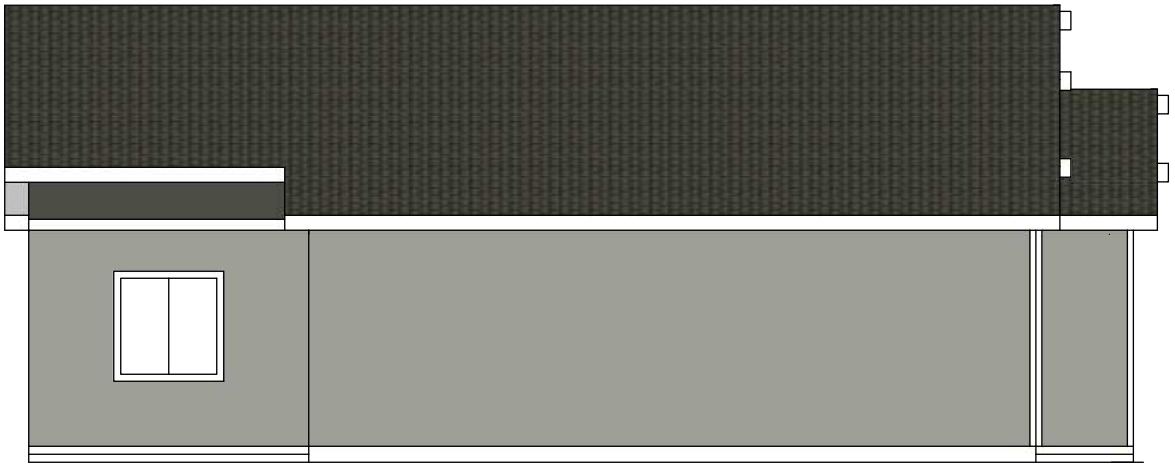


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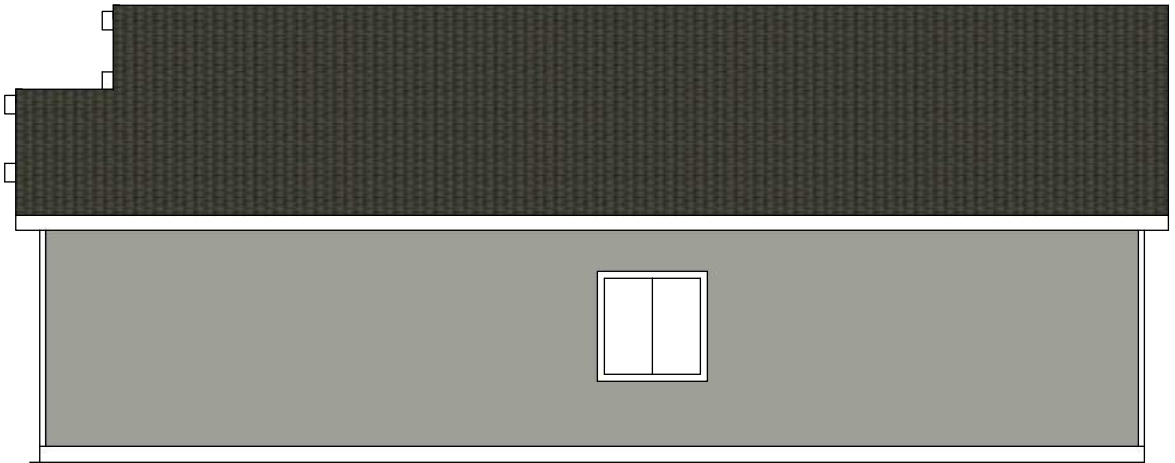


FLOOR PLAN 2.1 9' OPTION WITH STUCCO NO MASTER SHOWER NO PORCHES NO STONE

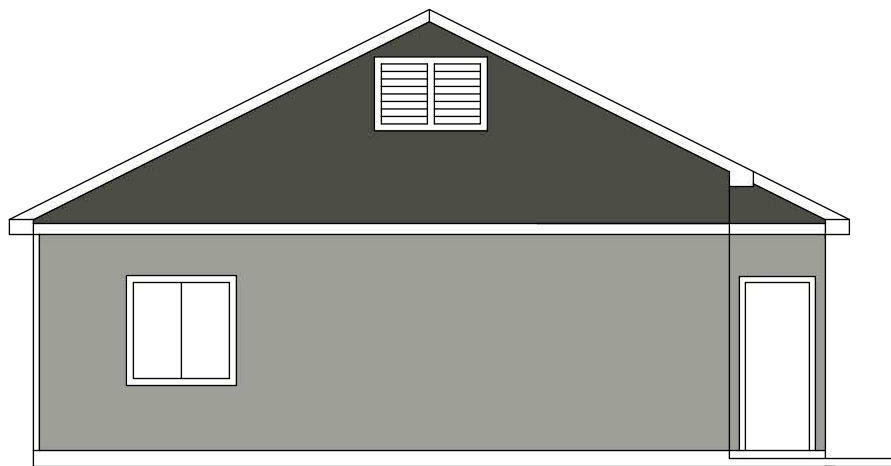
FLOOR PLAN 2.1 9' OPTION WITH STUCCO NO MASTER SHOWER NO PORCHES NO STONE



LEFT



RIGHT



BACK

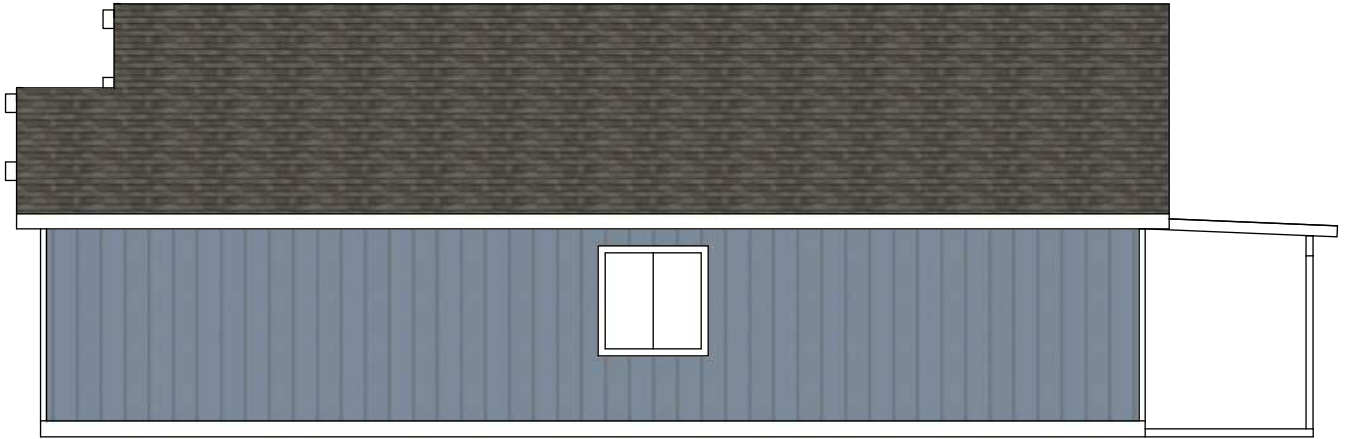


FLOOR PLAN 2.2 8' OPTION A WITH SIDING COMPOSITE SHINGLE AND MASTER SHOWER SUITE

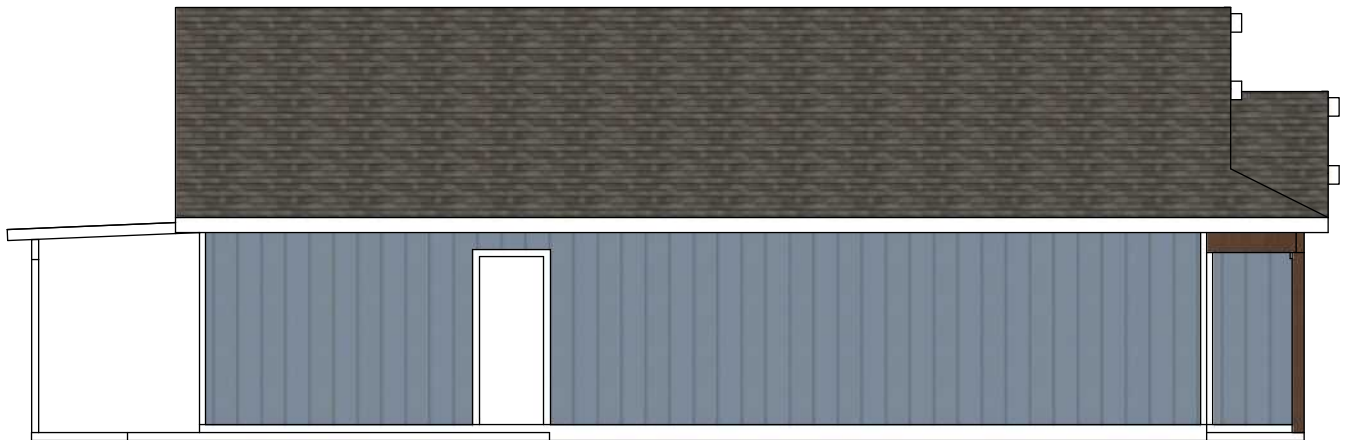
FLOOR PLAN 2.2.8' OPTION A WITH SIDING COMPOSITION SHINGLE AND MASTER SHOWER SUITE



BACK



LEFT SIDE

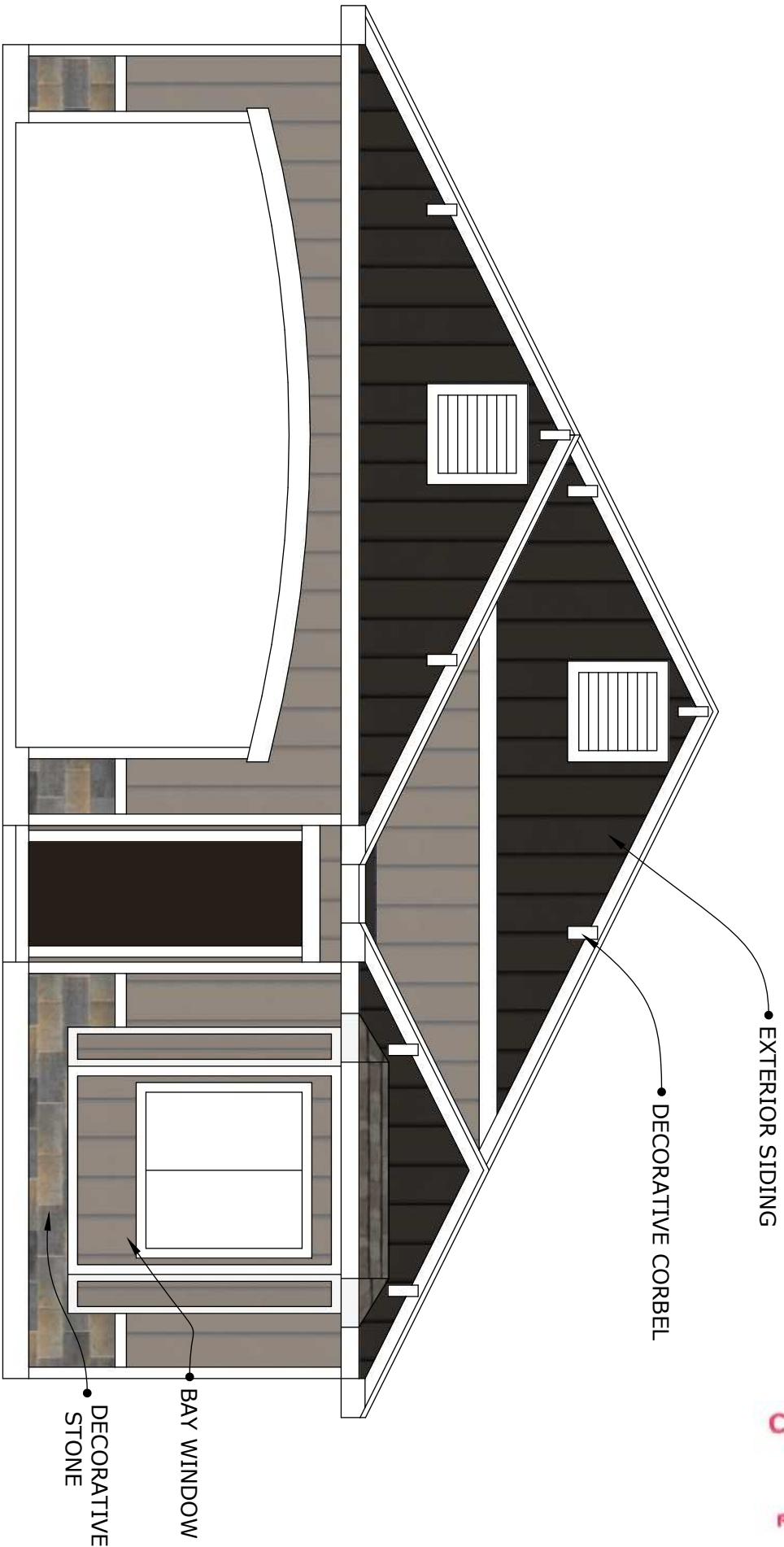


RIGHT SIDE

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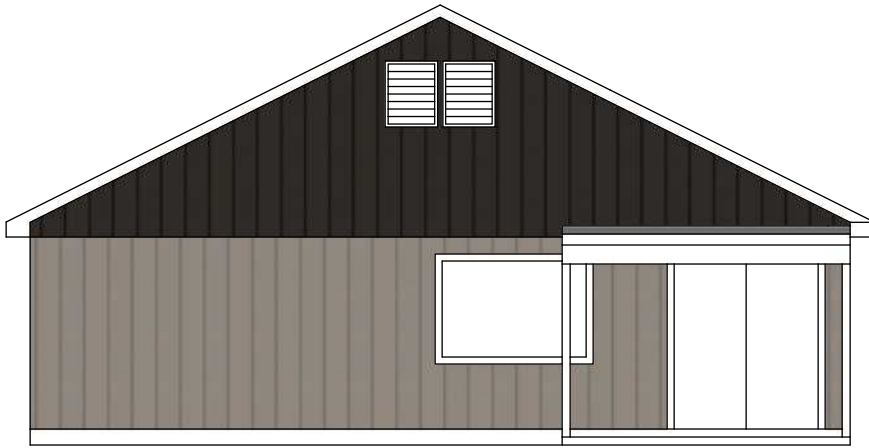
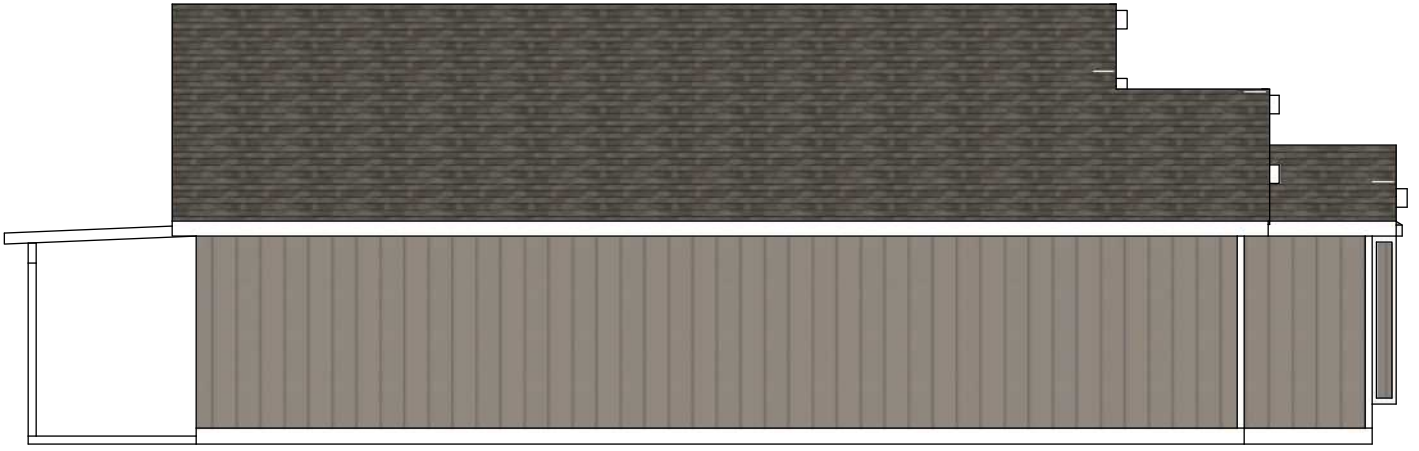
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Department

ELEVATION A FLOOR PLAN 3.1.1.1

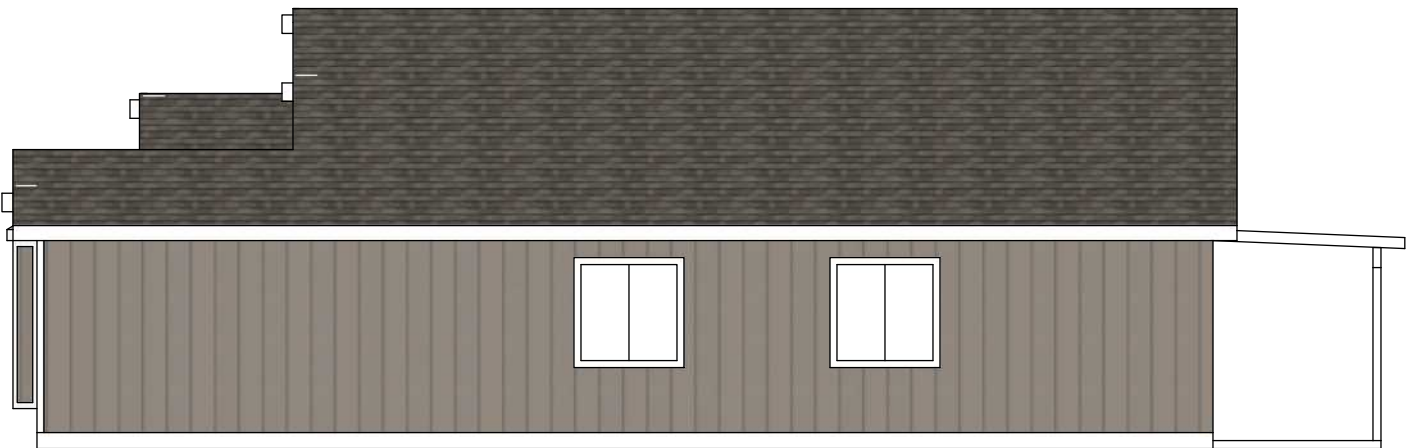
SCALE: 1/8"=1'



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ELEVATION A FLOOR PLAN 3.1.1

SCALE: 1/8"=1'



ELEVATION A FLOOR PLAN 3.1

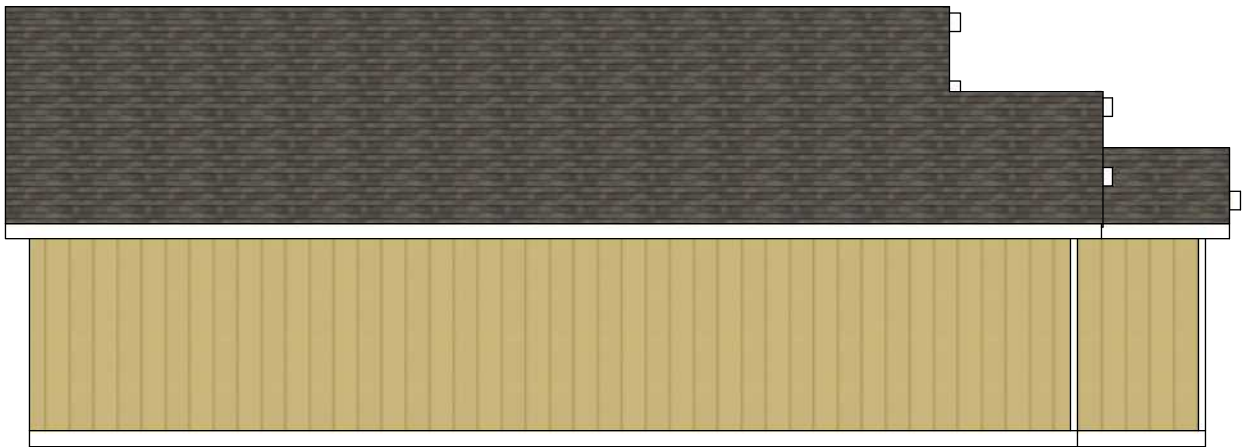
SCALE: 1/8"=1'



LEFT



BACK



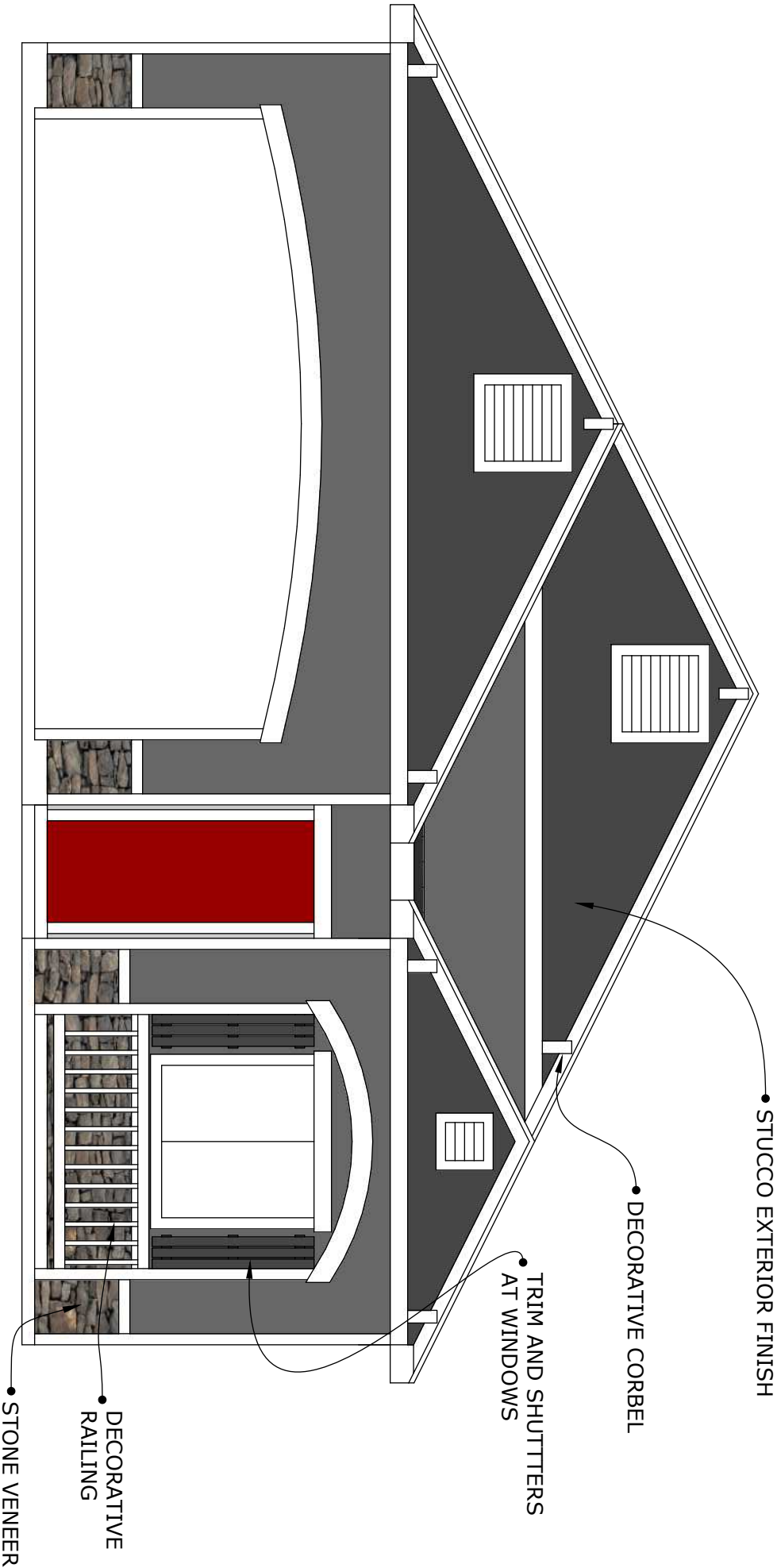
RIGHT

ELEVATION A FLOOR PLAN 3.1
SCALE: 1/8=1'

CITY OF PHOENIX

JUL 23 2020

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Department**



• STUCCO EXTERIOR FINISH

• DECORATIVE CORBEL

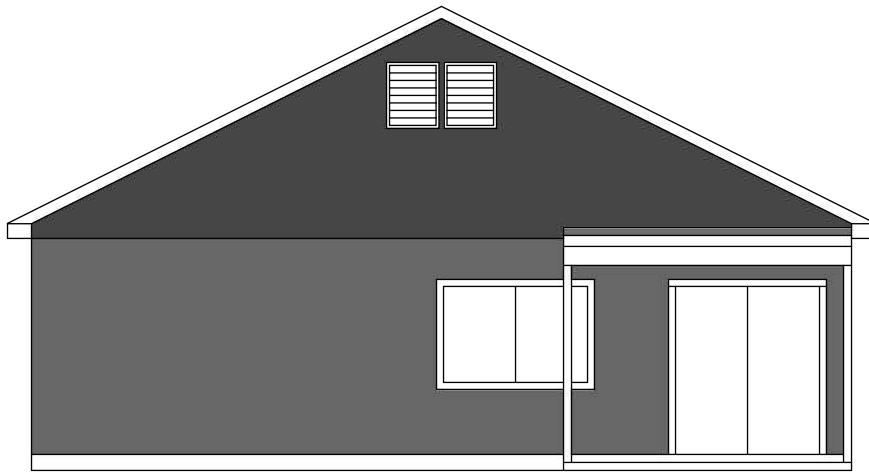
• TRIM AND SHUTTERS
 AT WINDOWS

• DECORATIVE
 RAILING

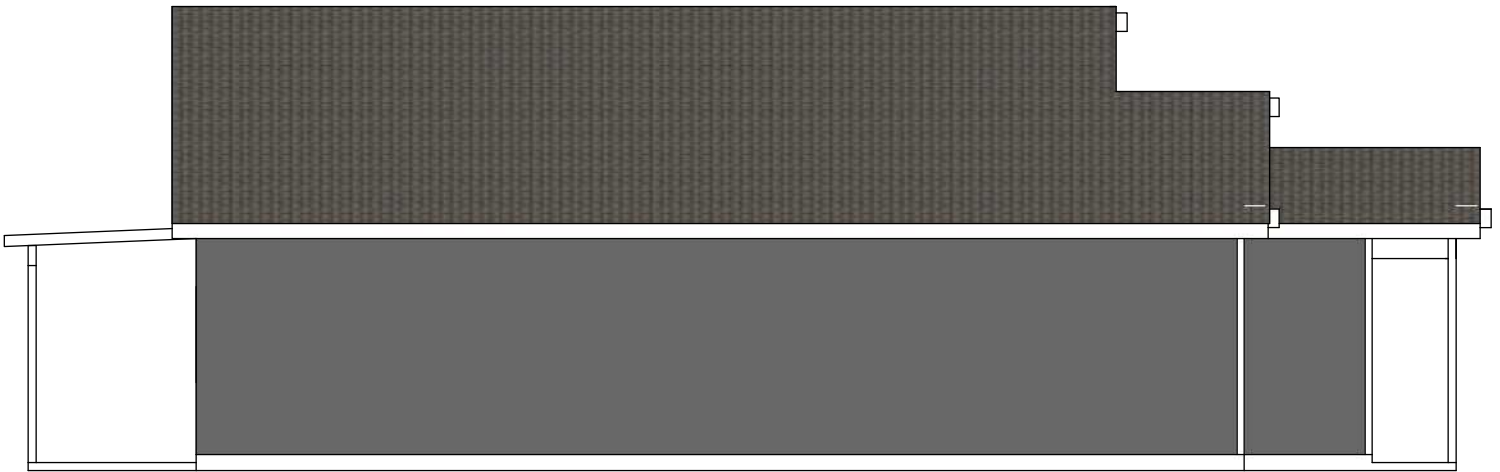
• STONE VENEER

ELEVATION B FLOOR PLAN 3.2

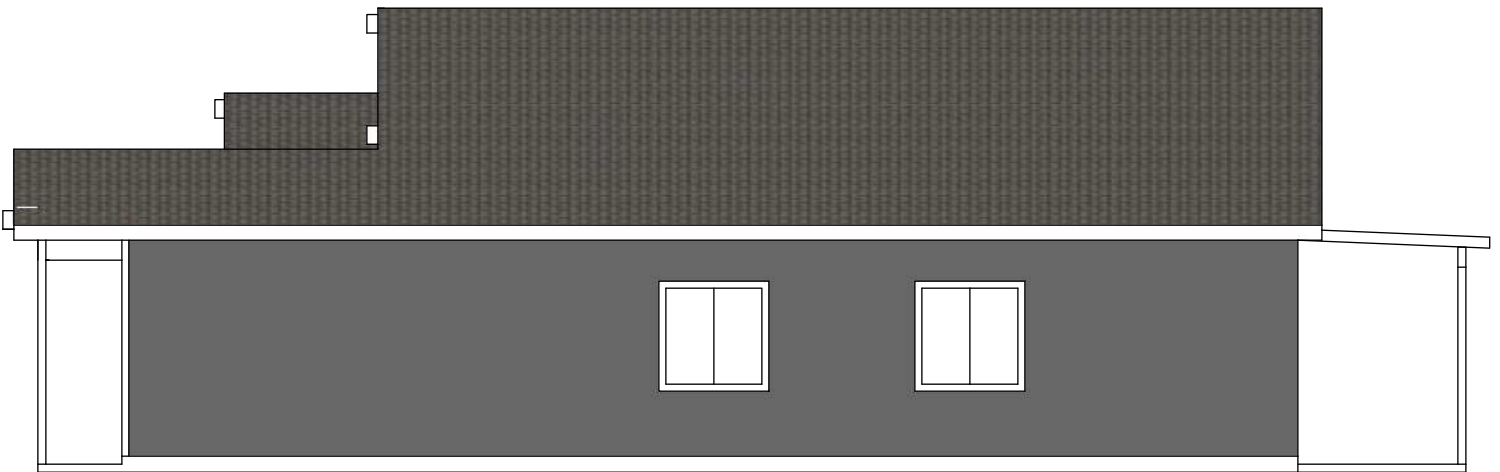
SCALE: 1/8"=1'



BACK



LEFT SIDE



RIGHT SIDE

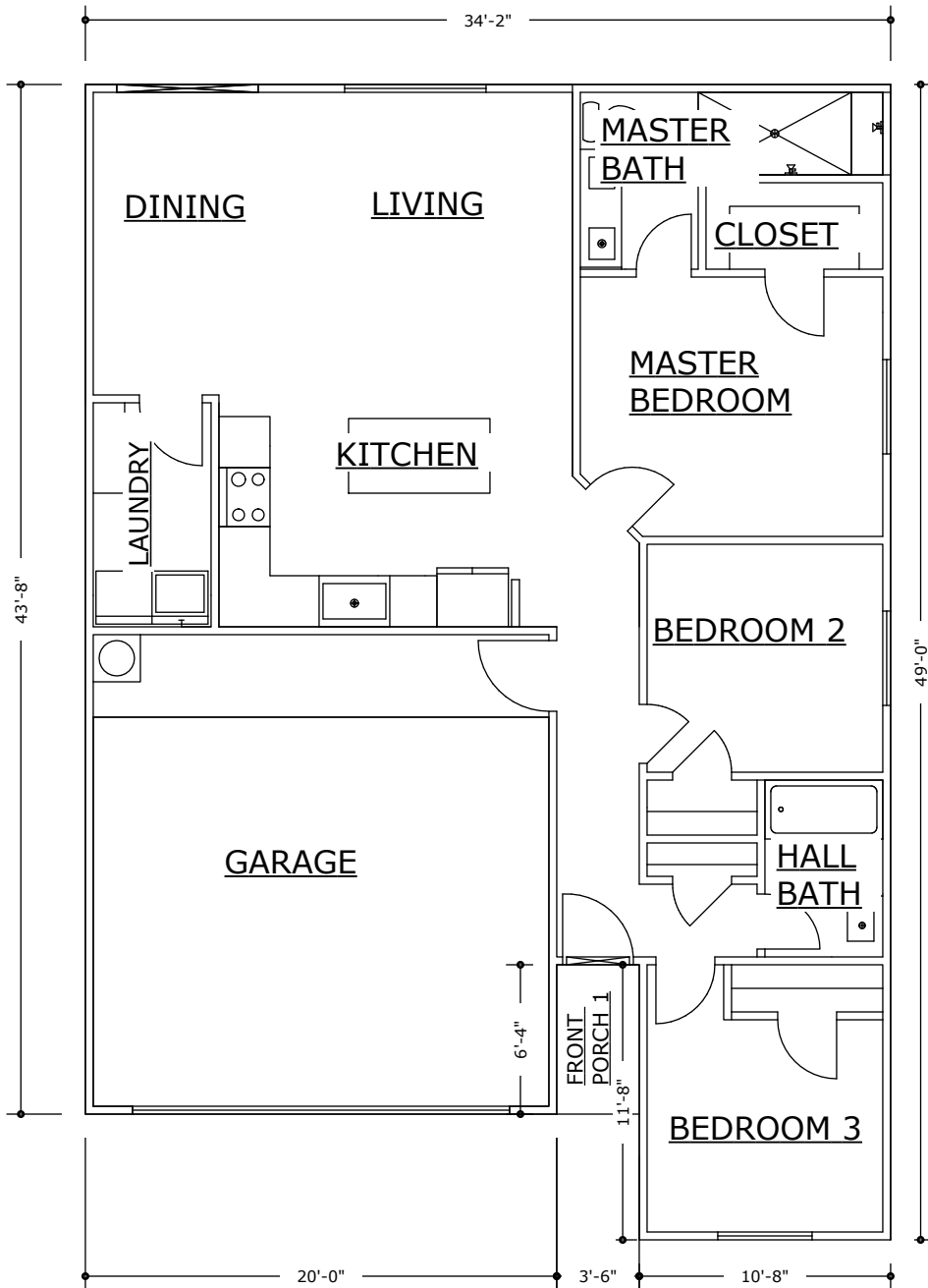
ELEVATION FLOOR PLAN 3.1

SCALE: 1/8"=1'

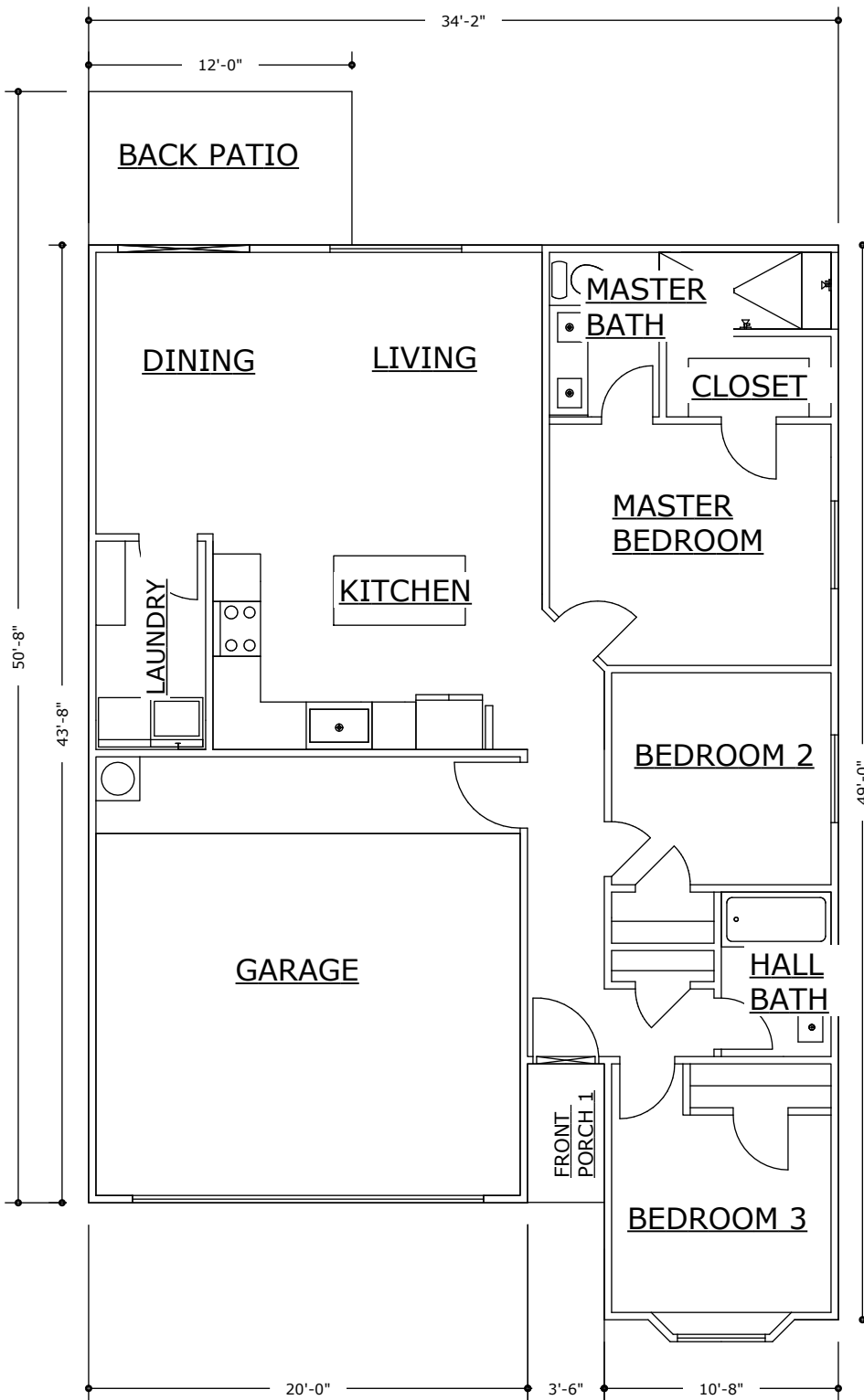
CITY OF PHOENIX

JUL 23 2020

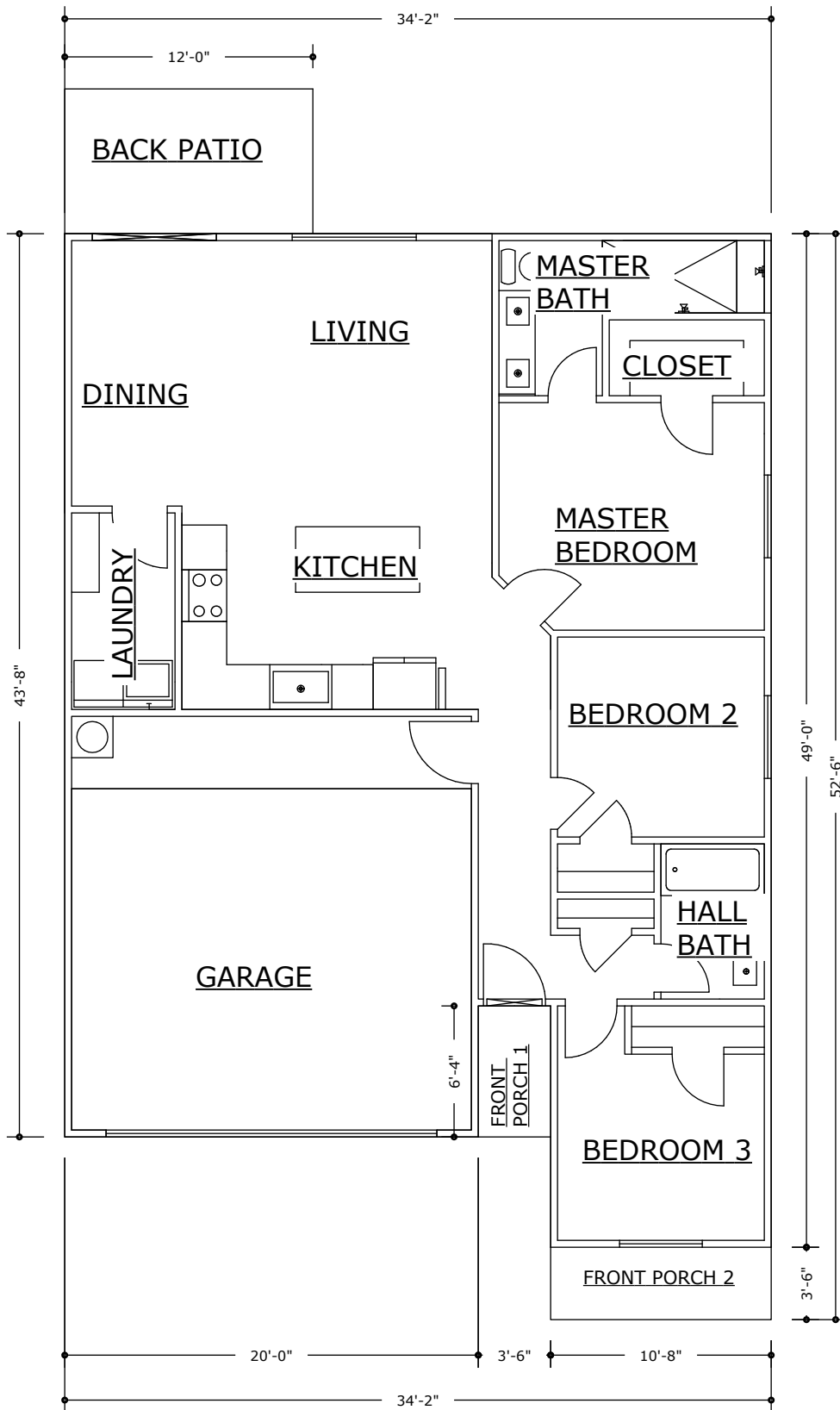
Planning & Development
Department



FLOOR PLAN 3.1
 SCALE: 1/8" = 1'



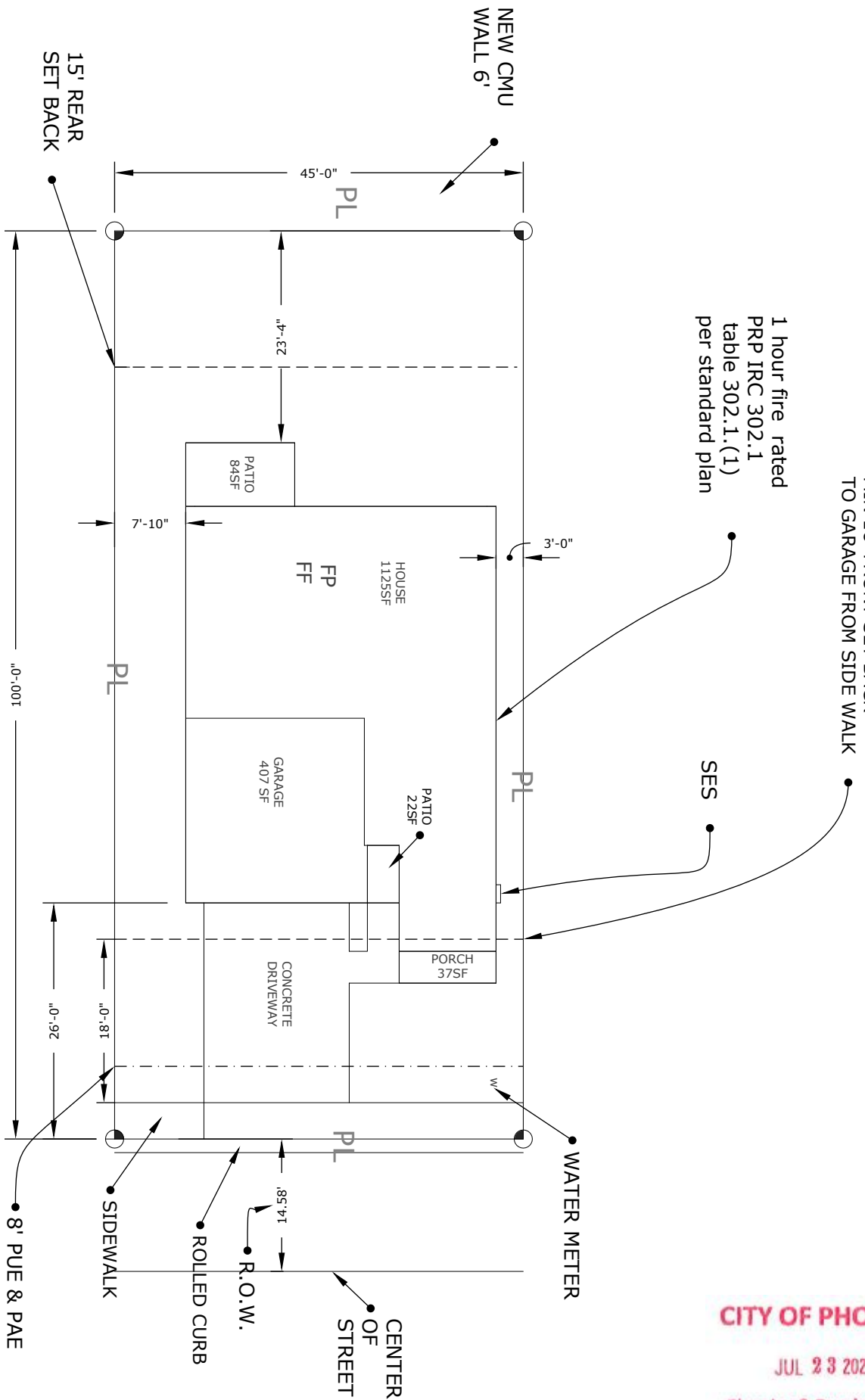
FLOOR PLAN 3.1.1 BAY WINDOW
 SCALE: 1/8" = 1'



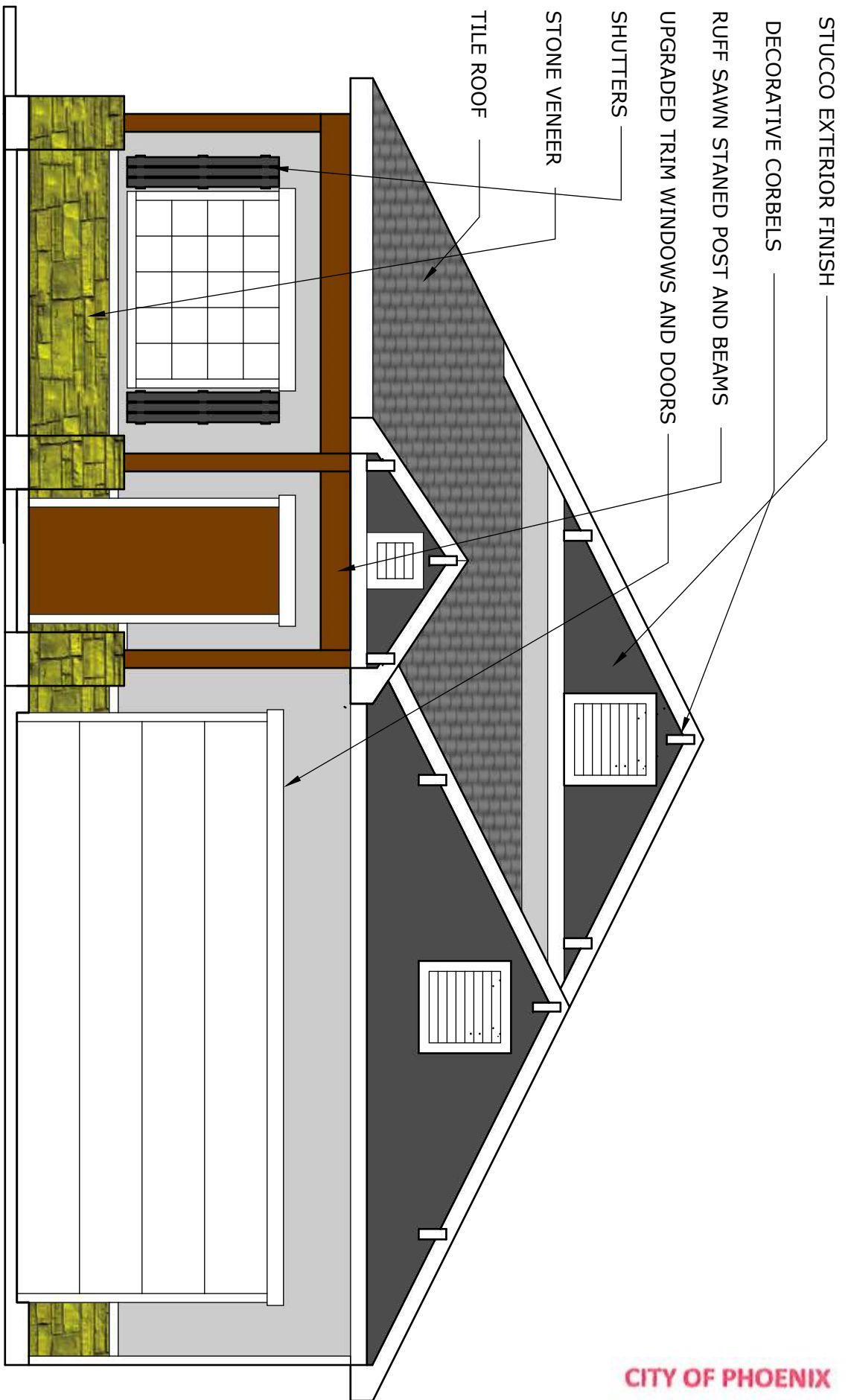
FLOOR PLAN 3.2
SCALE: 1/8" = 1'

1 hour fire rated
 PRP IRC 302.1
 table 302.1.(1)
 per standard plan

MIN 18' FRONT SET BACK
 TO GARAGE FROM SIDE WALK

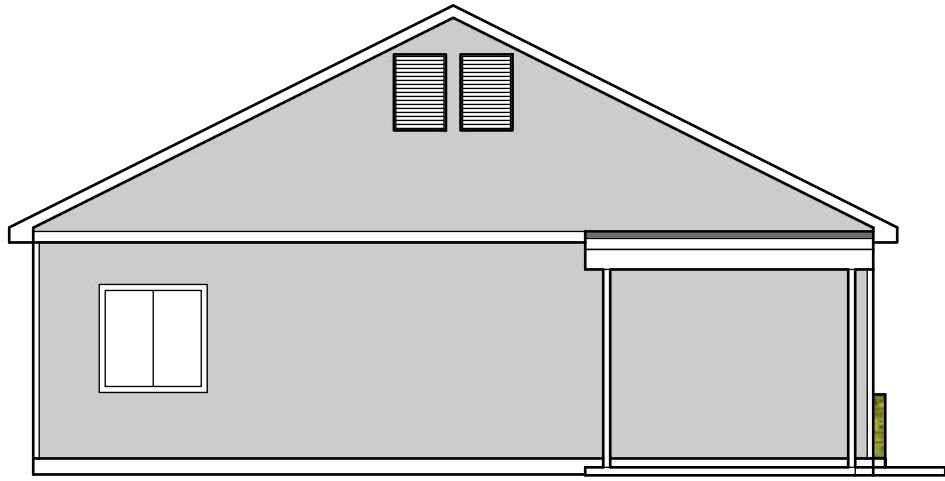


TYPICAL PLOT PLAN FLOOR PLAN 3
 SCALE 1/16"=1'

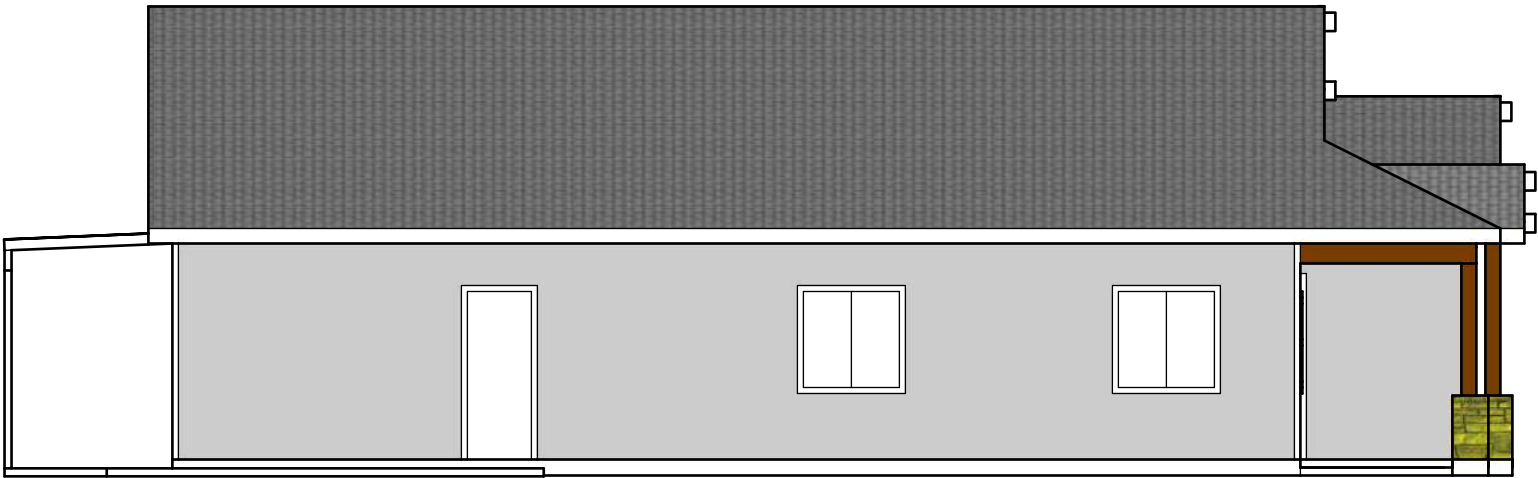


ELEVATION B 9' PLATE FLOOR PLAN 4.1

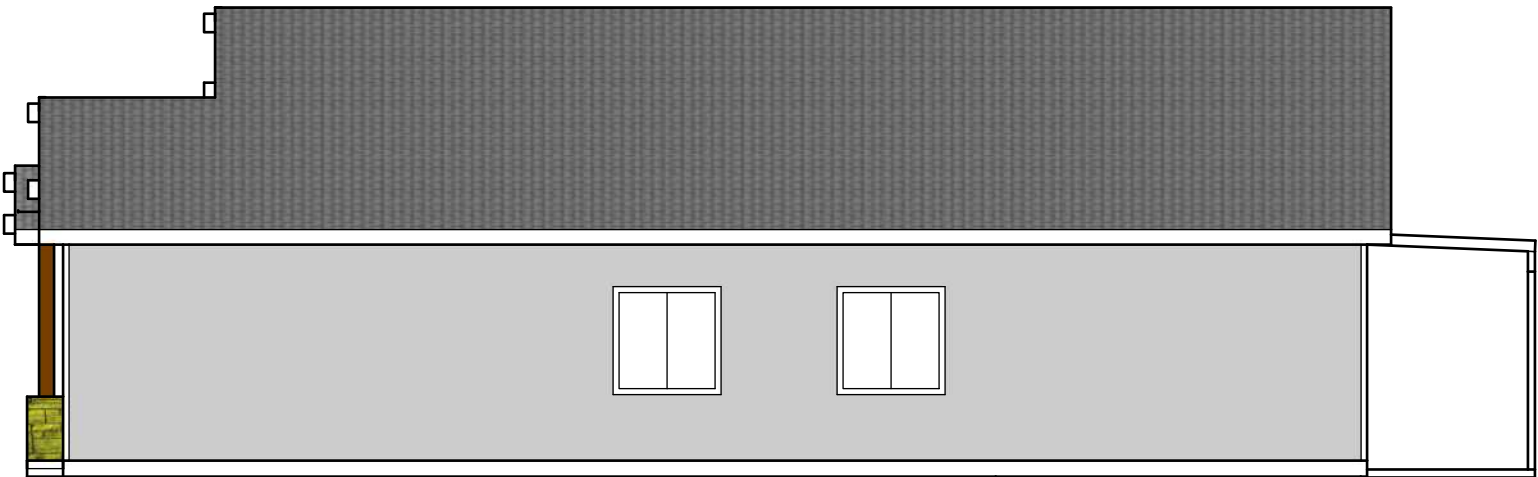
SCALE:
1/8" = 1'



BACK



LEFT



RIGHT

CITY OF PHOENIX

JUL 23 2020

Planning & Development
Department

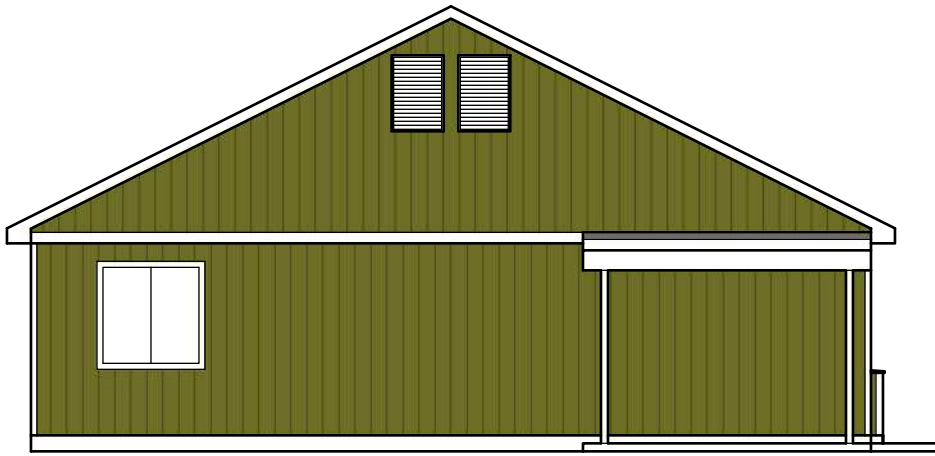
ELEVATION B 9' PLATE FLOOR PLAN 4.1

SCALE:
1/8" = 1'

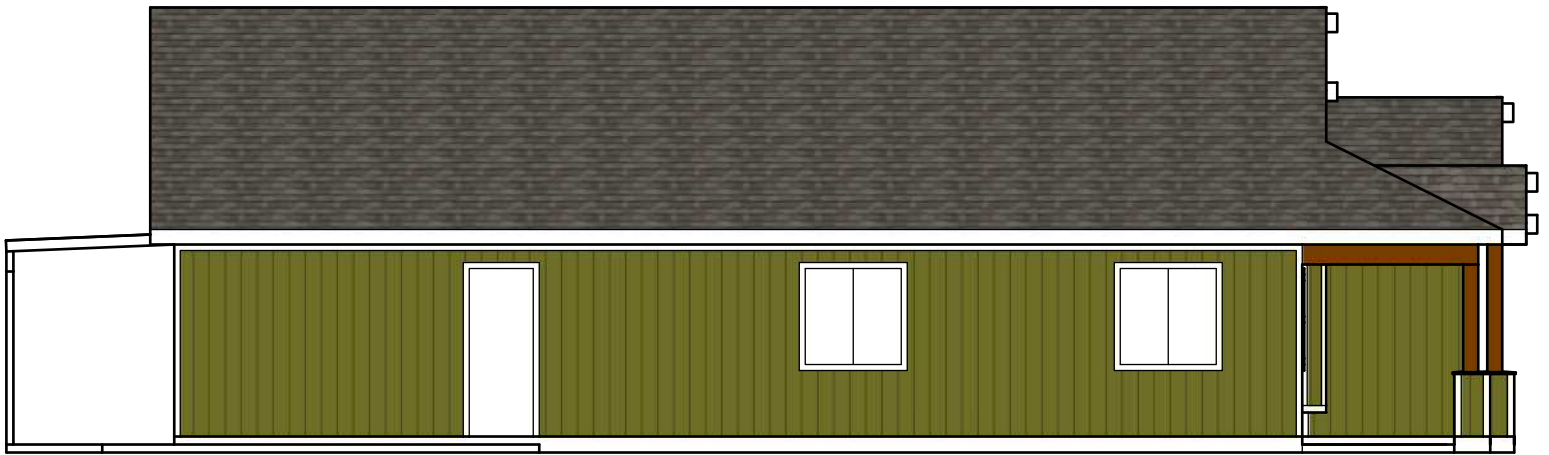


ELEVATION A 8' PLATE FLOOR PLAN 4.1.1

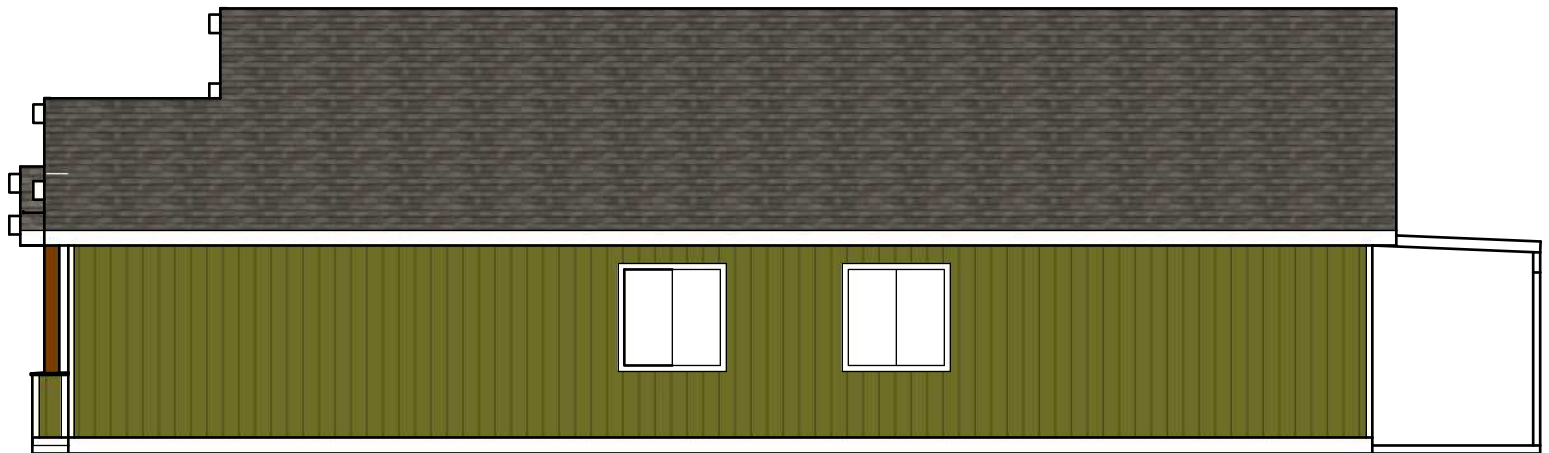
SCALE:
1/4" = 1'



BACK



LEFT



RIGHT

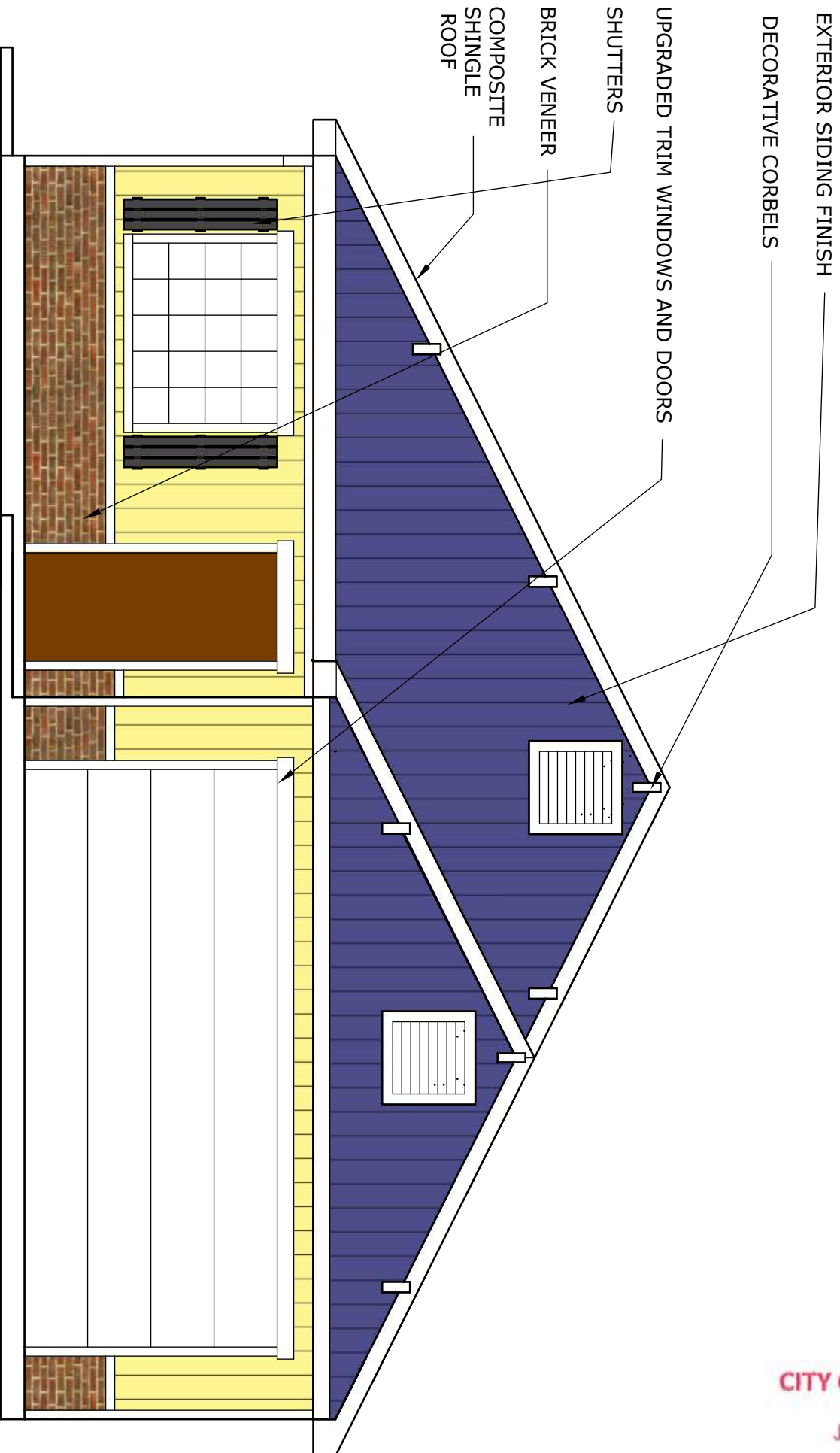
ELEVATION FLOOR PLAN 4.1.1

SCALE:
1/8" = 1'

CITY OF PHOENIX

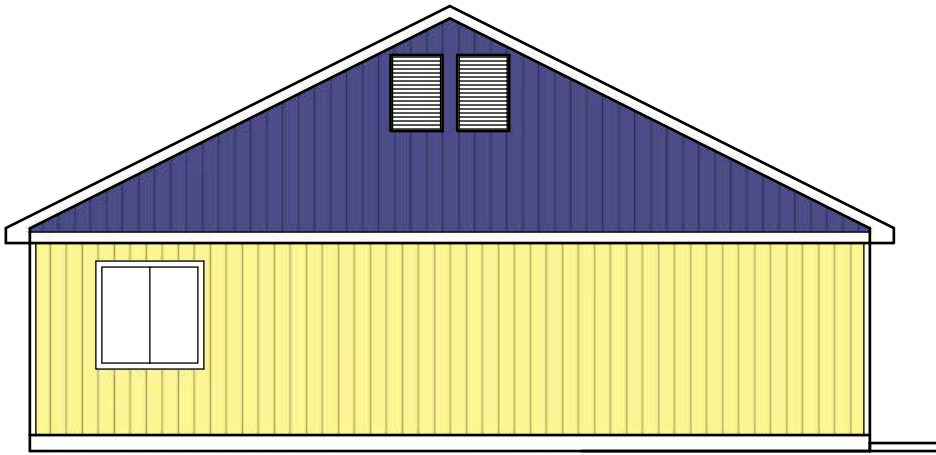
JUL 23 2020

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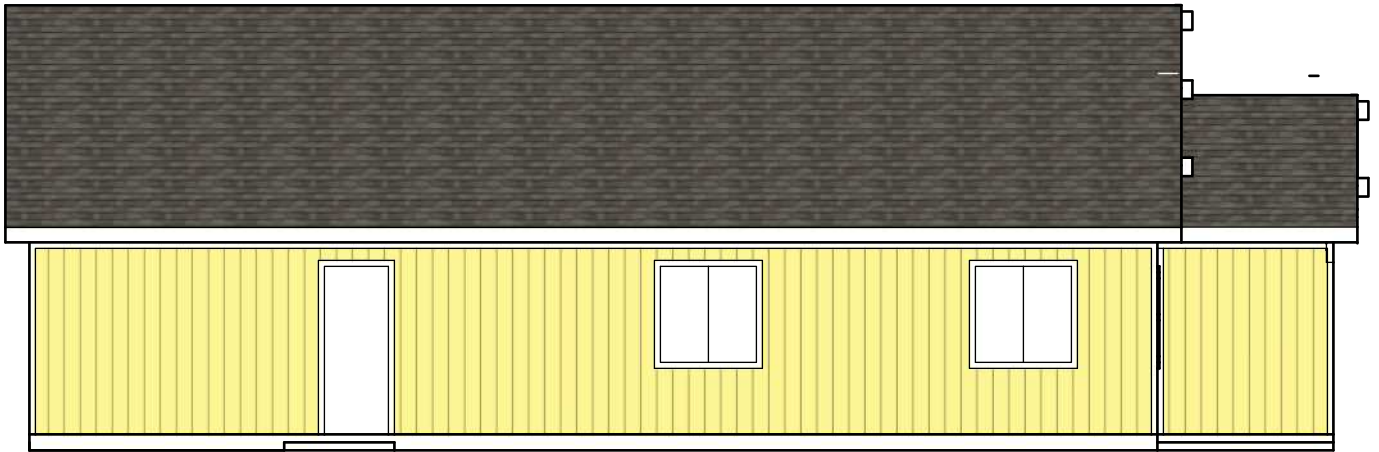


ELEVATION B 8' PLATE FLOOR PLAN 4.2

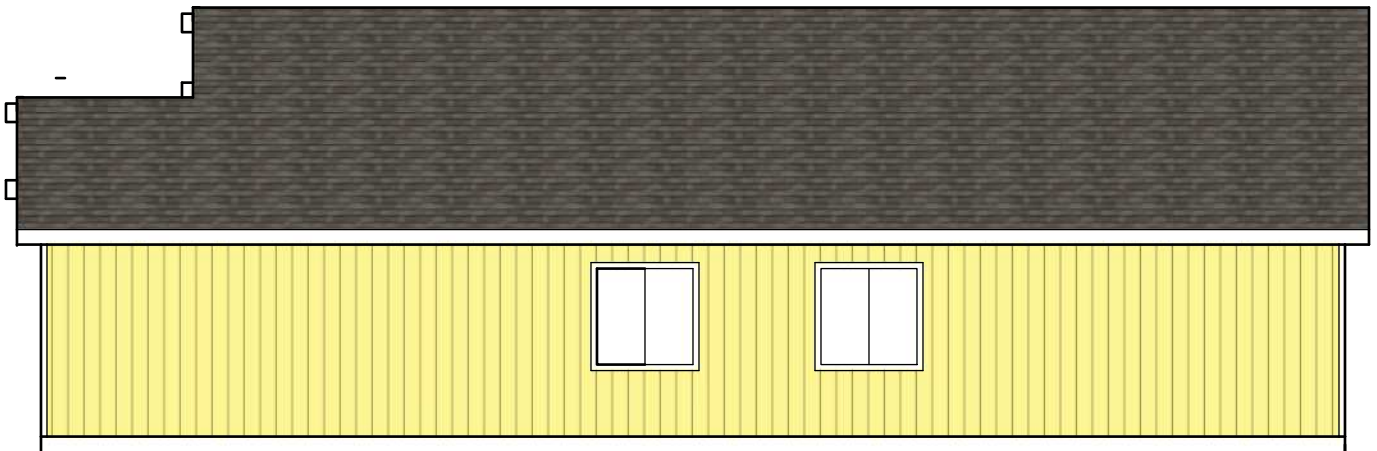
SCALE:
1/4" = 1'



BACK



LEFT



RIGHT

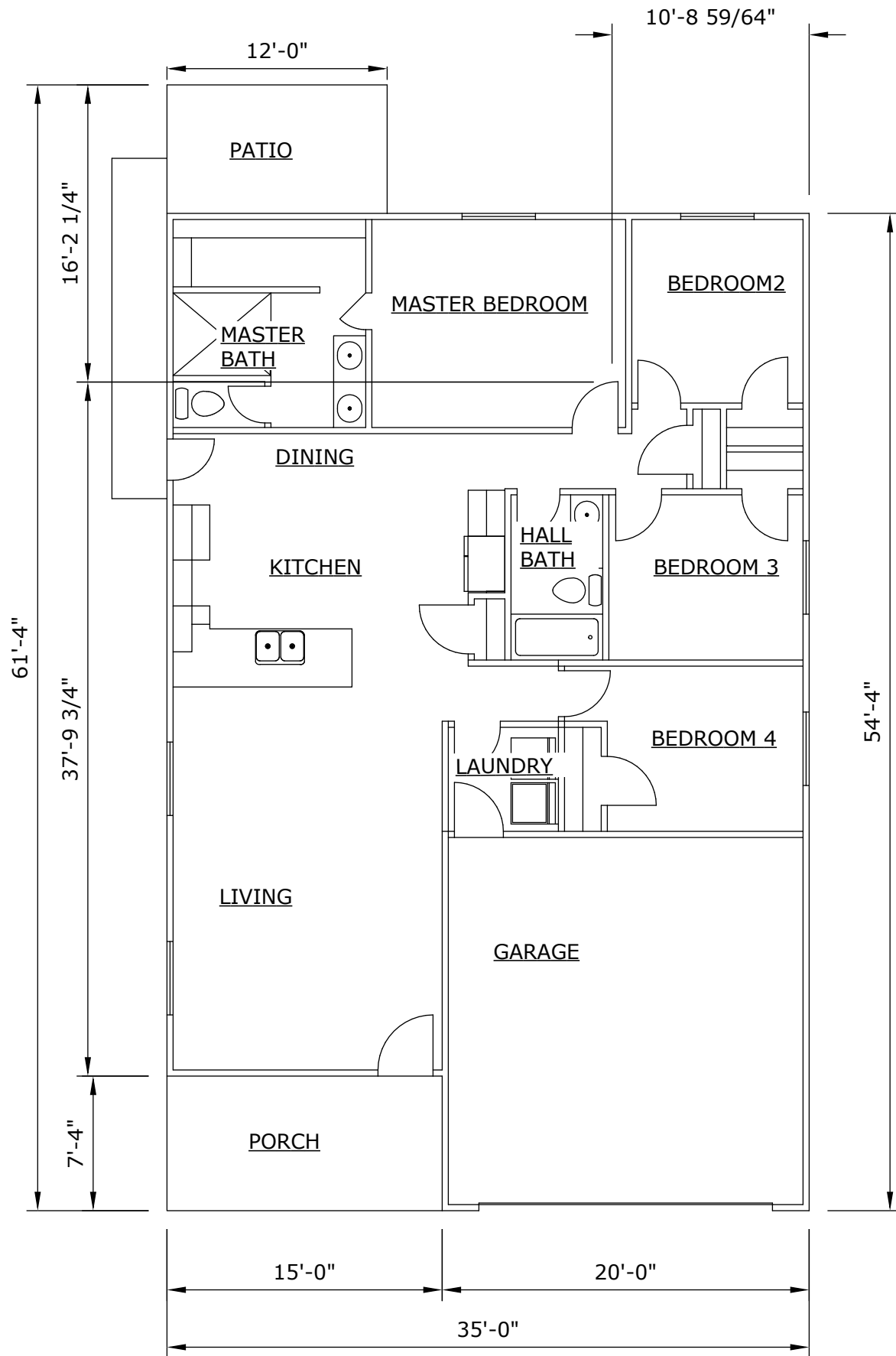
ELEVATION FLOOR PLAN 4.2

SCALE:
 $\frac{1}{8}'' = 1'$

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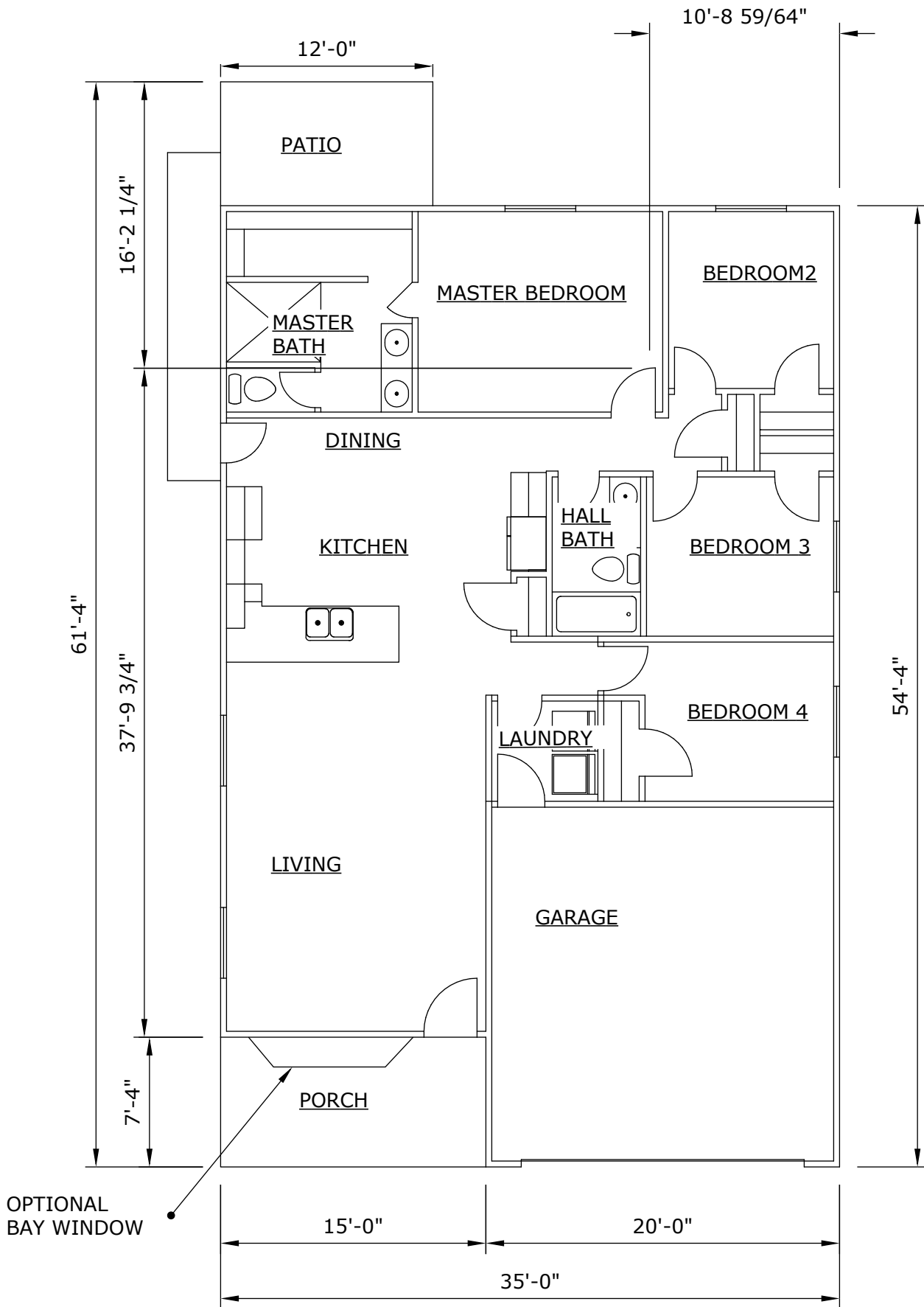
FLOOR PLAN 4.1

SCALE :
1/8" = 1"

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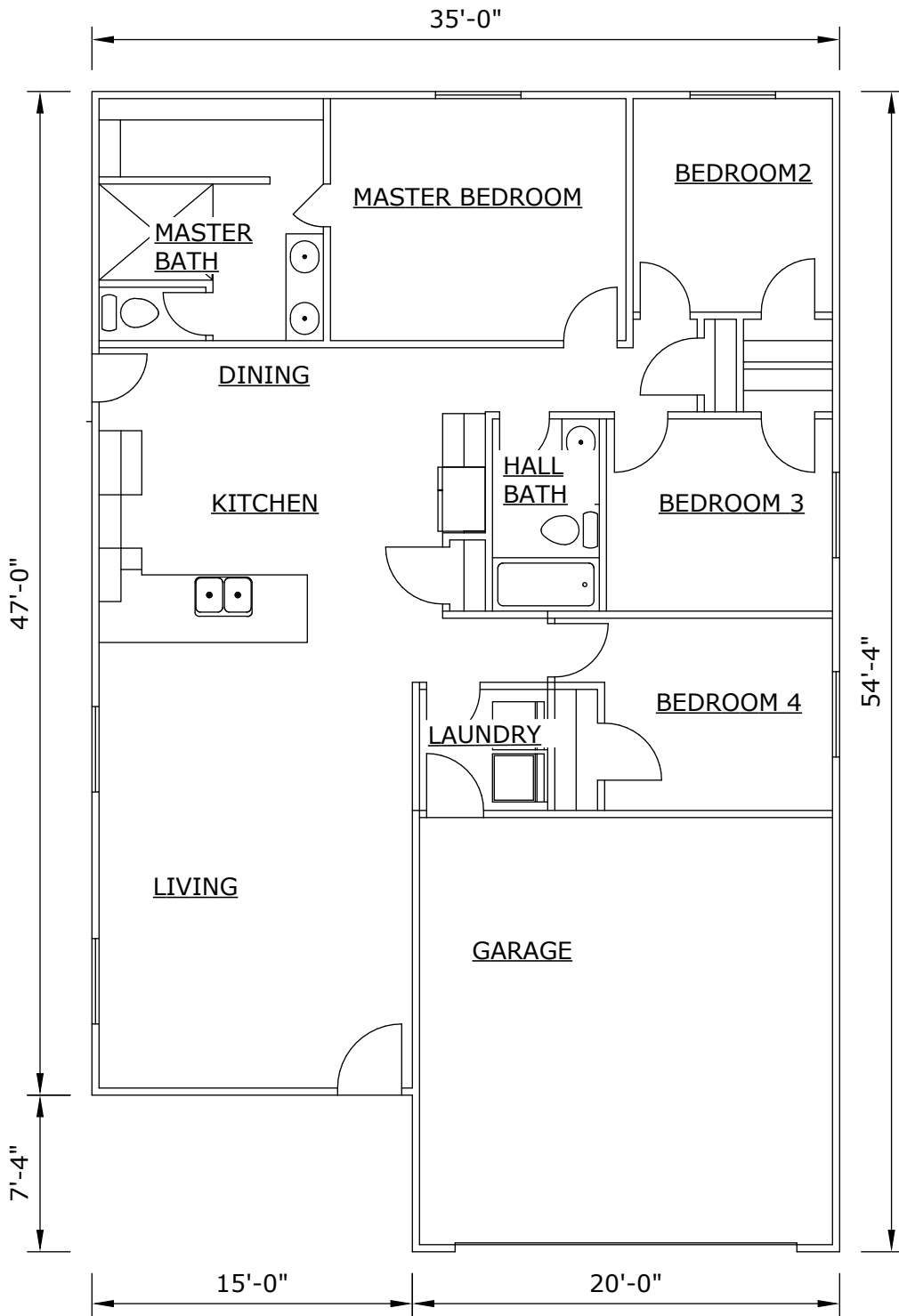
FLOOR PLAN 4.1.1

SCALE :
1/8" = 1"

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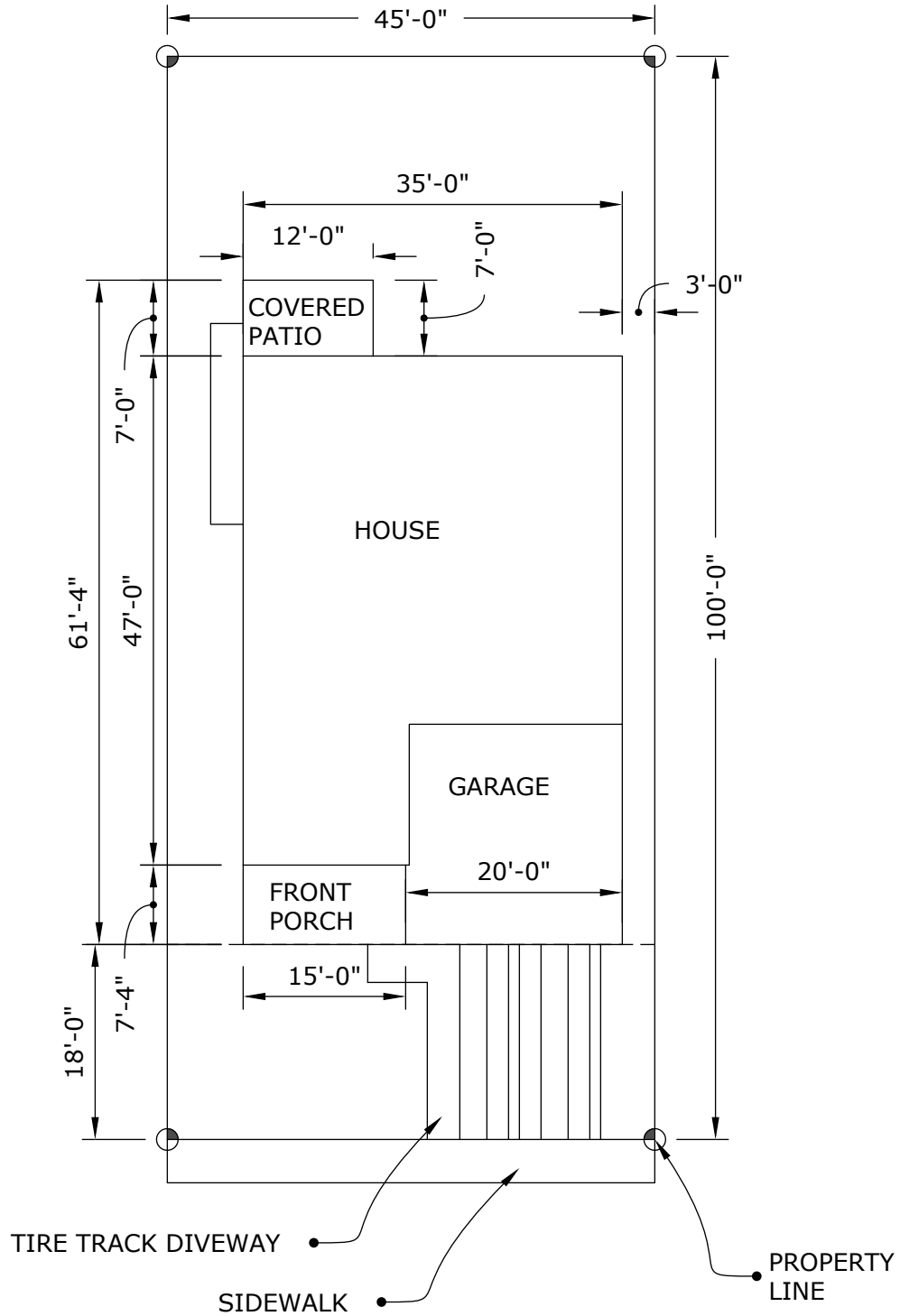
FLOOR PLAN 4.2

SCALE :
1/8" = 1"

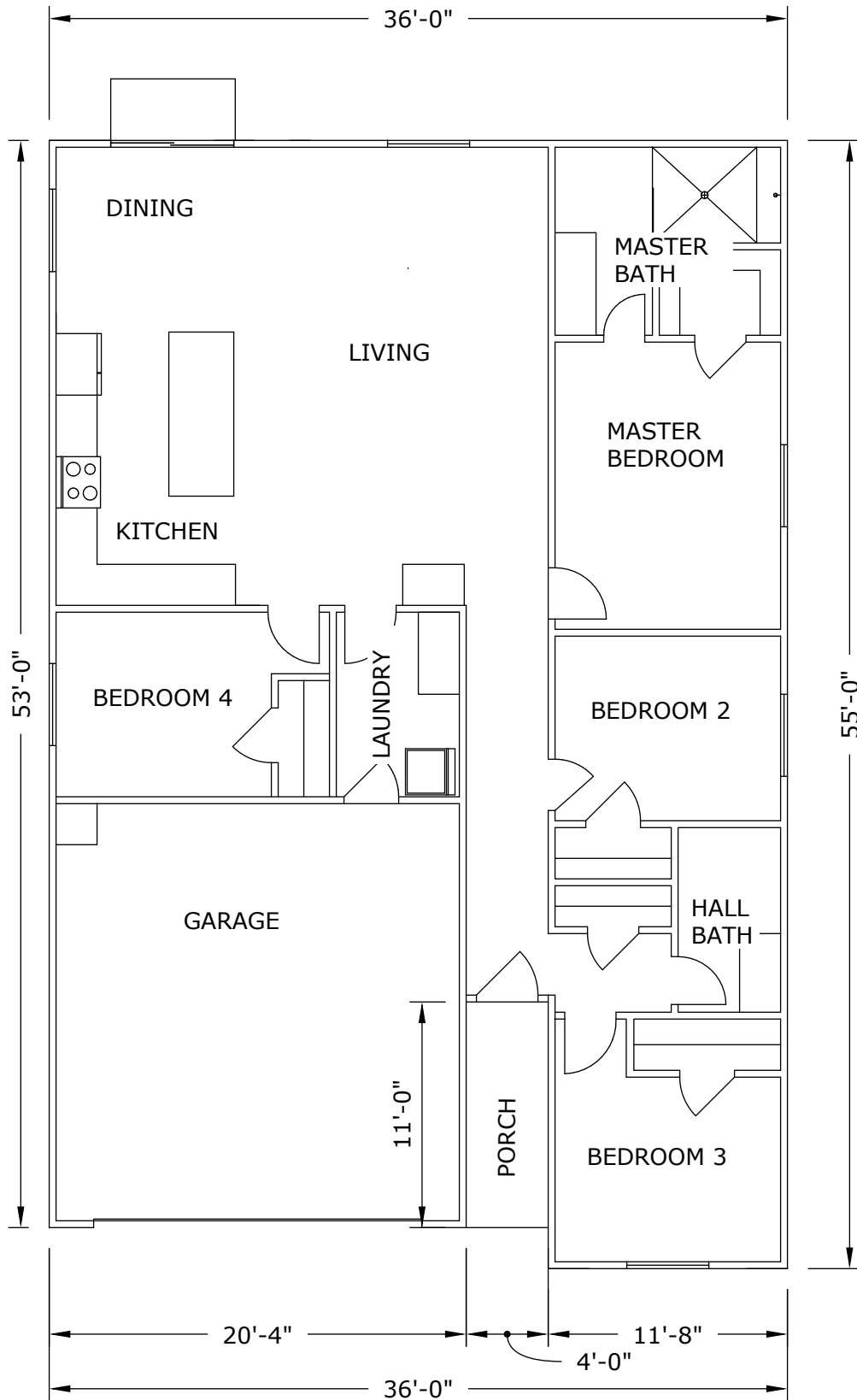
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TYPICAL PLOT PLAN FLOOR PLAN 4
SCALE:
 1/16"=1"



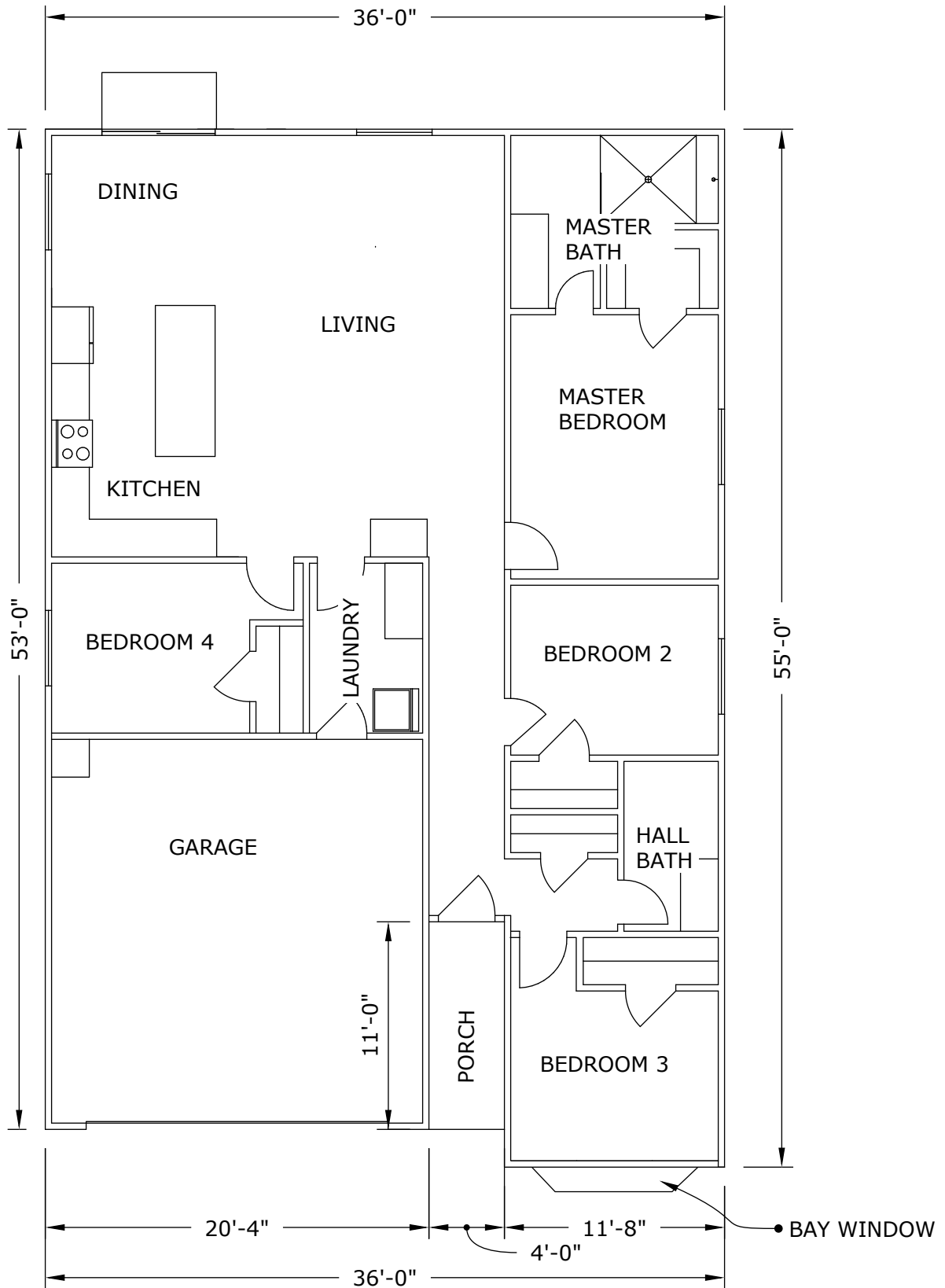
FLOOR PLAN 5.1

SCALE:
1/8"=1"

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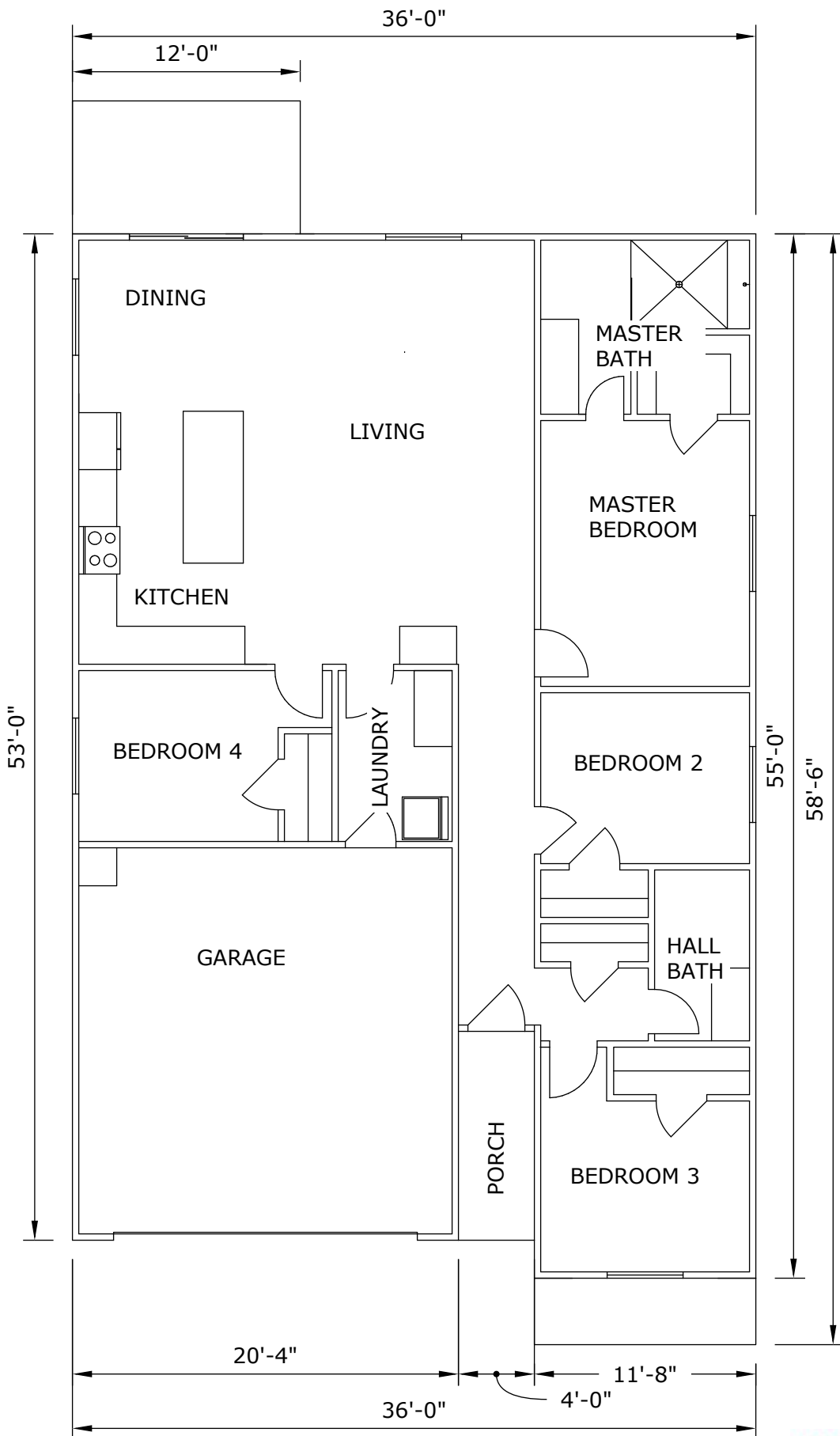
FLOOR PLAN 5.1.1

SCALE:
1/8"=1"

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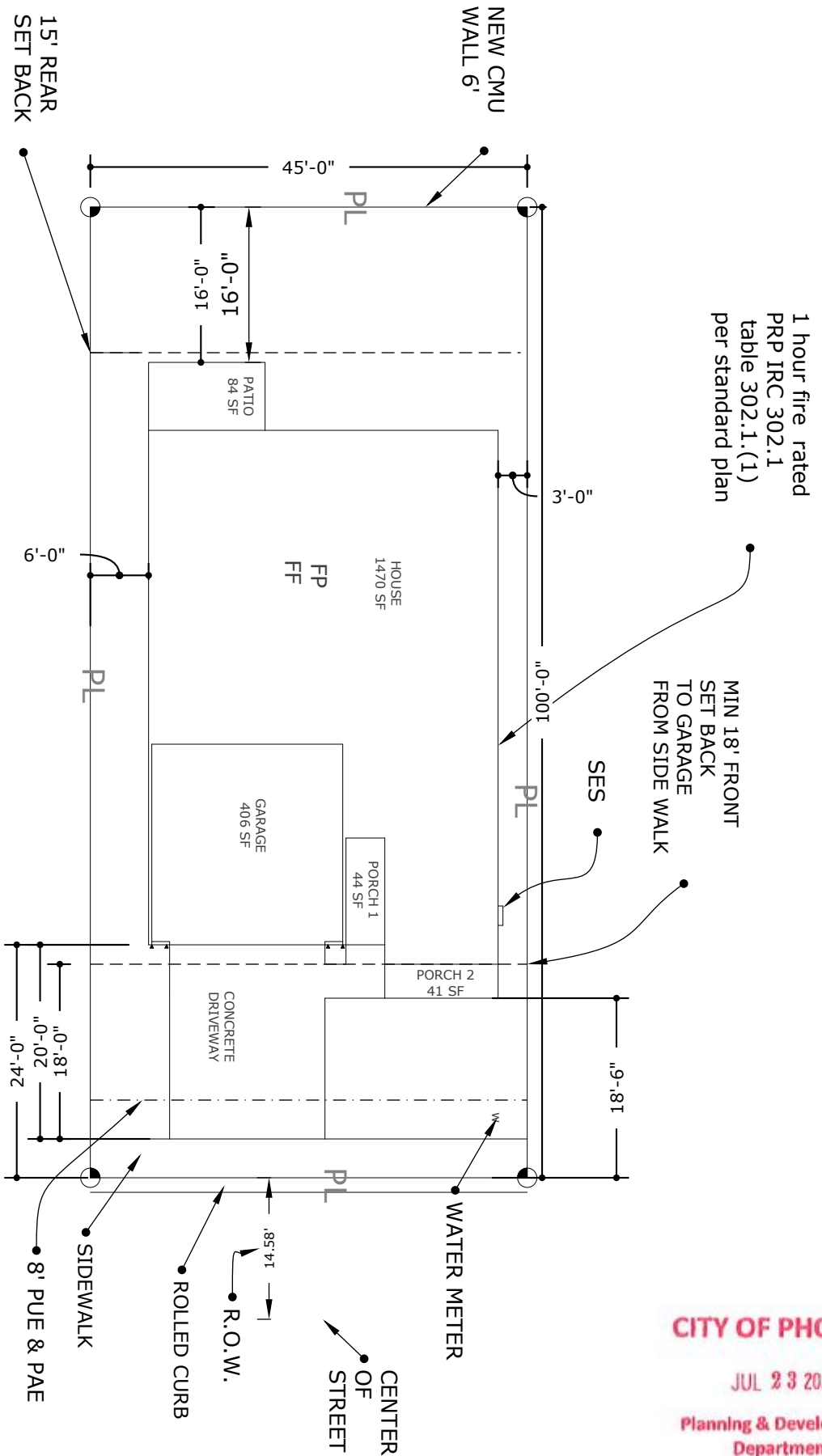
FLOOR PLAN 5.2

SCALE:
1/8"=1"

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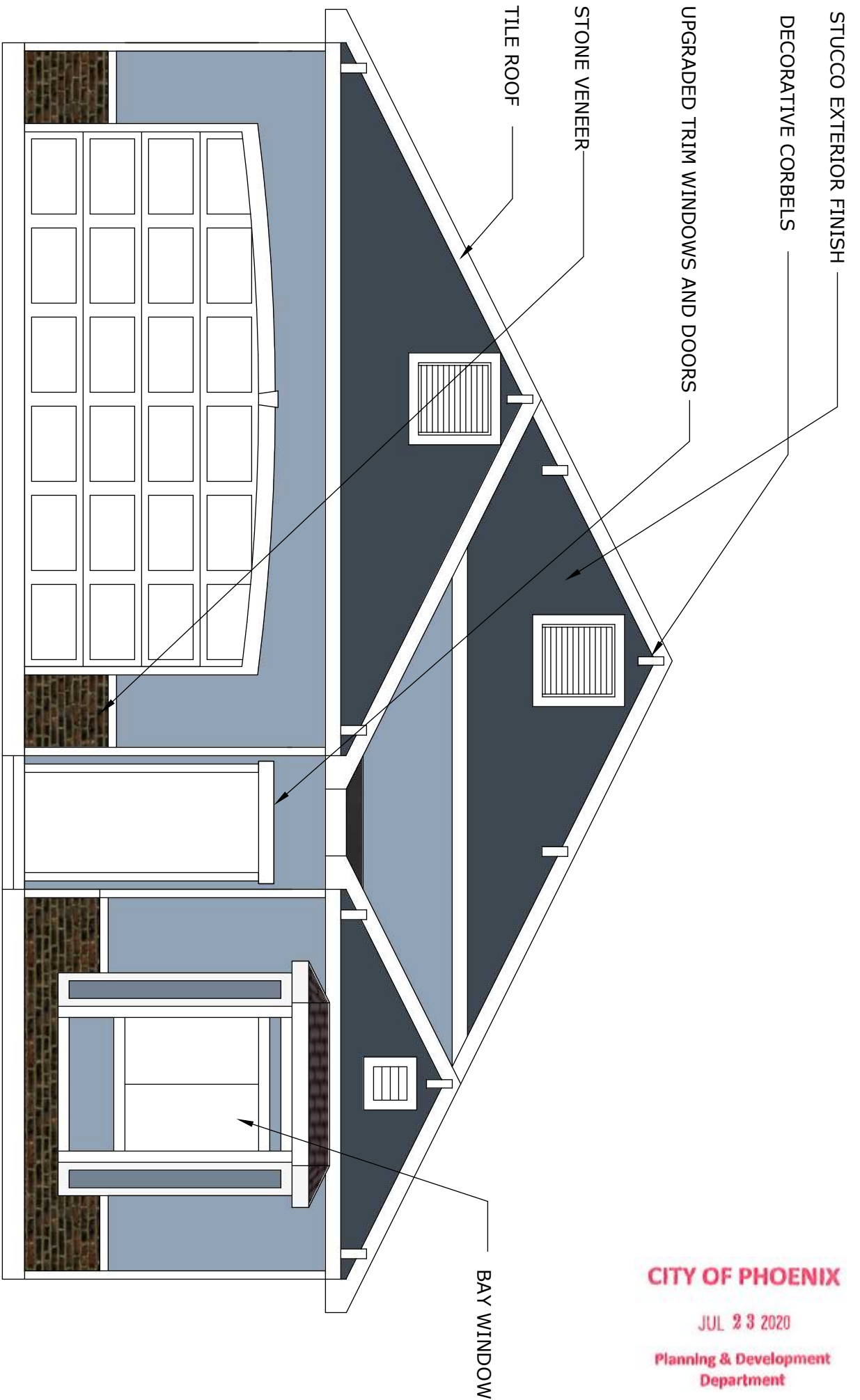
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TYPICAL PLOT PLAN FLOOR PLAN 5

SCALE:
1/8"=1"



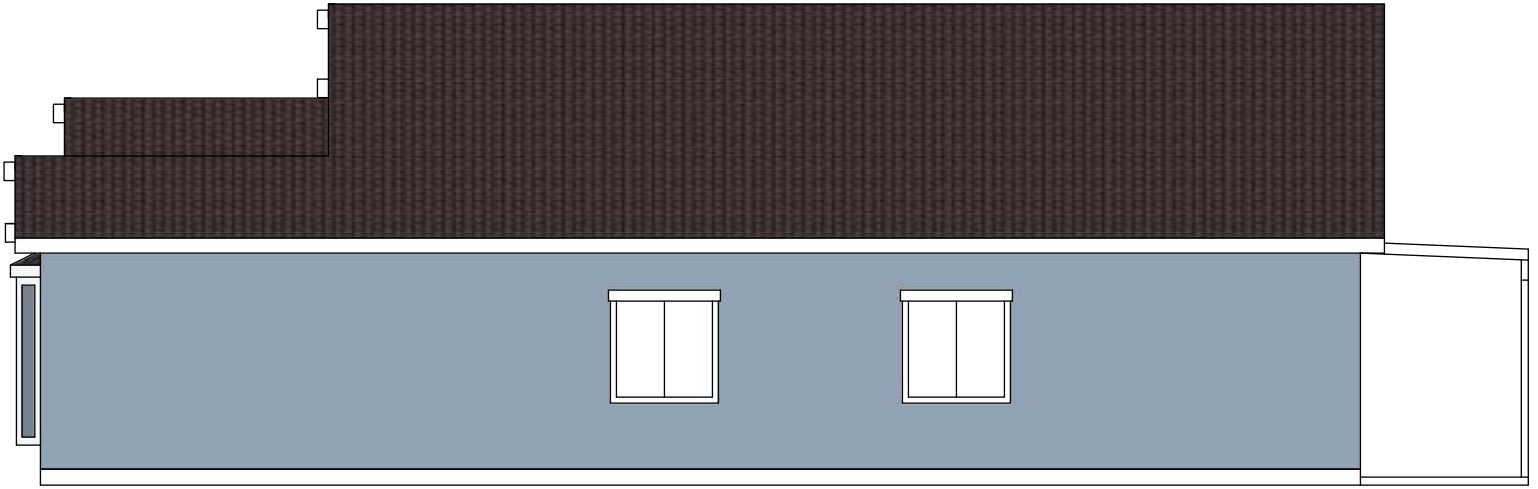
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ELEVATION B FLOOR PLAN 5.1.1

SCALE:
1/4"=1"



LEFT



REAR

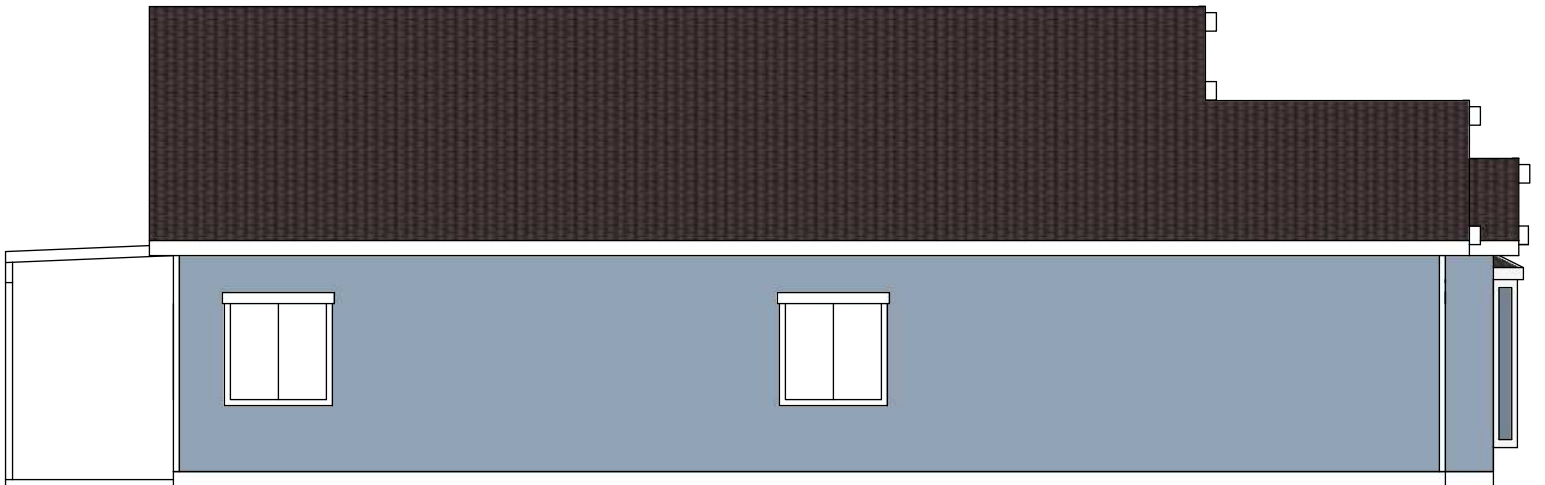
ELEVATION B FLOOR PLAN 5.1.1

SCALE:
1/4"=1"

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RIGHT



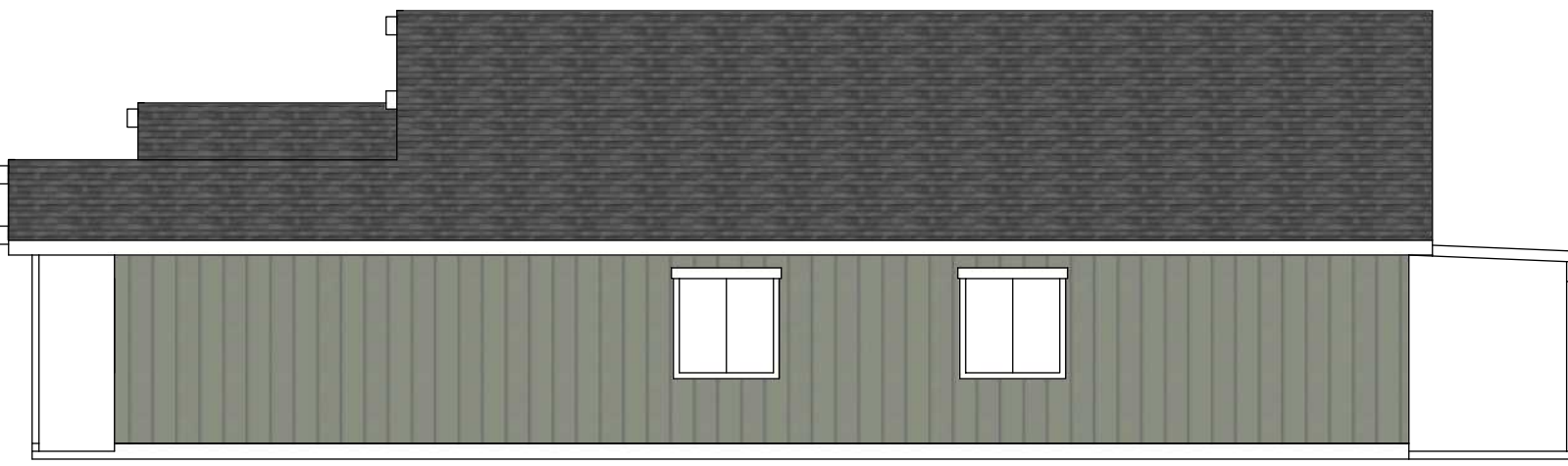
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ELEVATION B FLOOR PLAN 5.2

SCALE:
1/4"=1"



LEFT



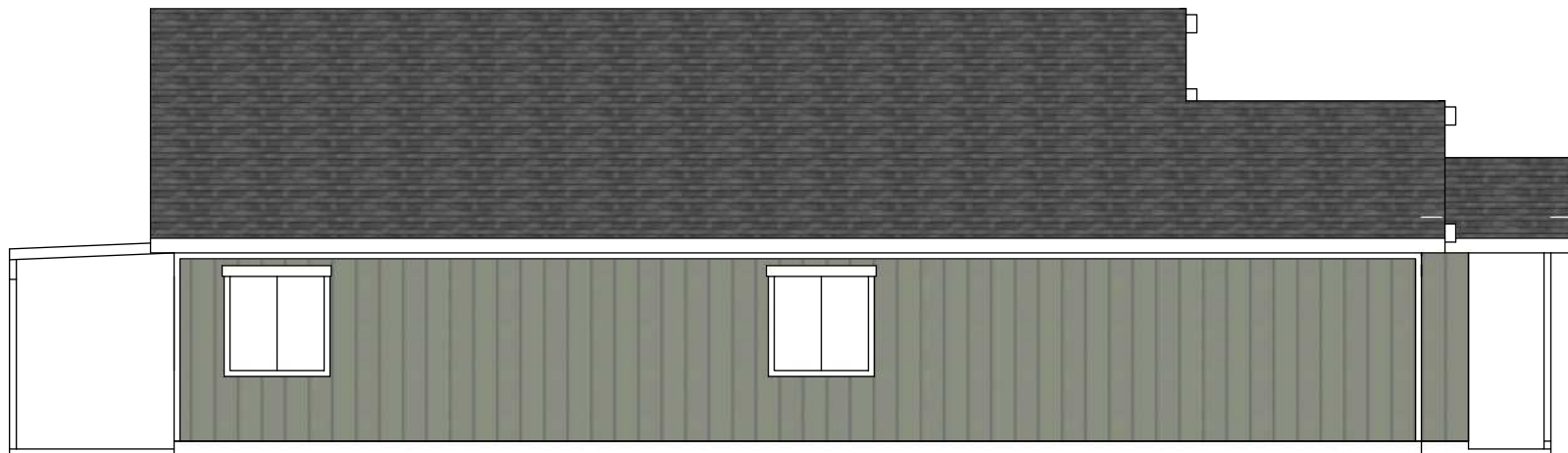
REAR

ELEVATION B FLOOR PLAN 5.2
SCALE:
1/4"=1"

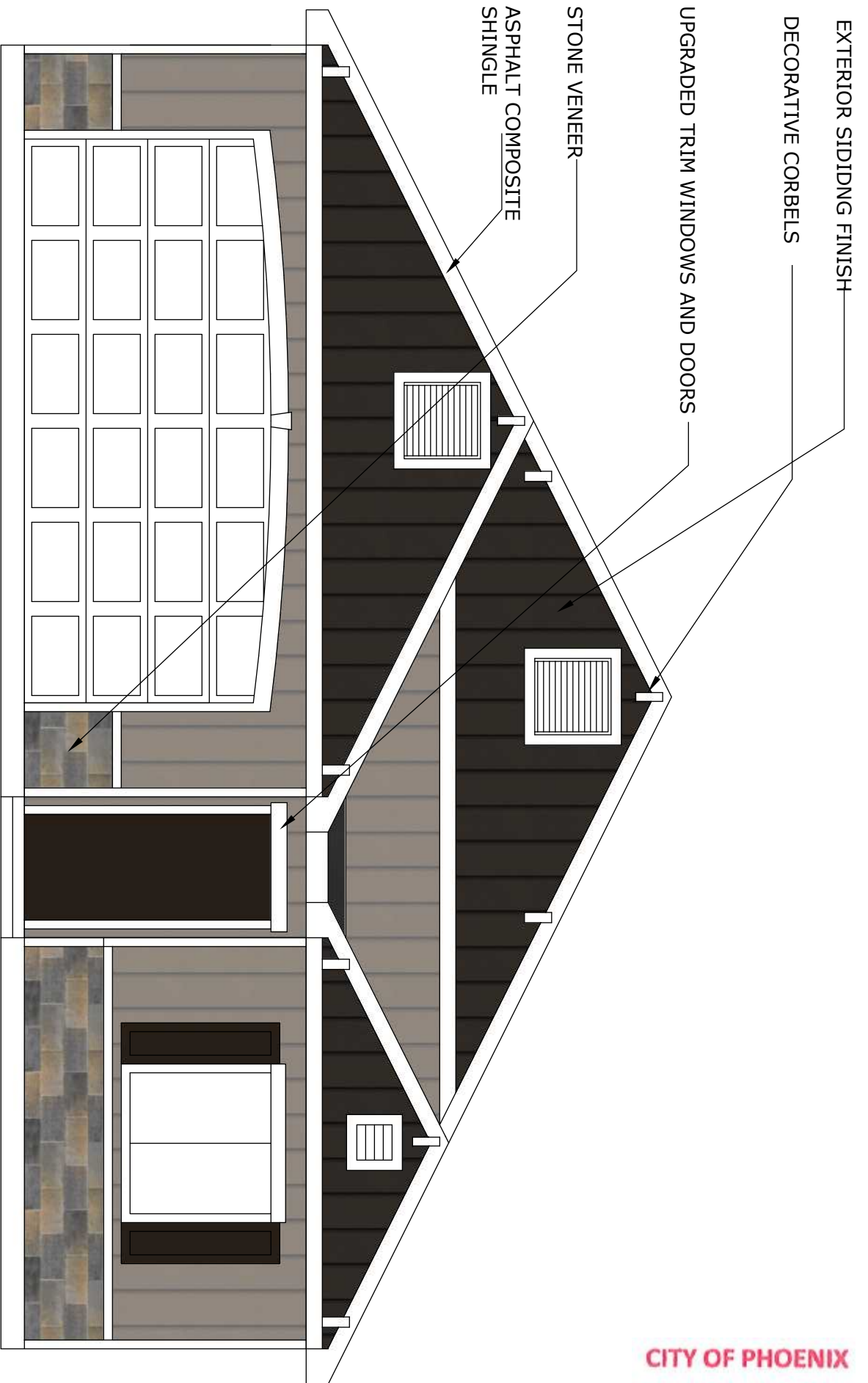
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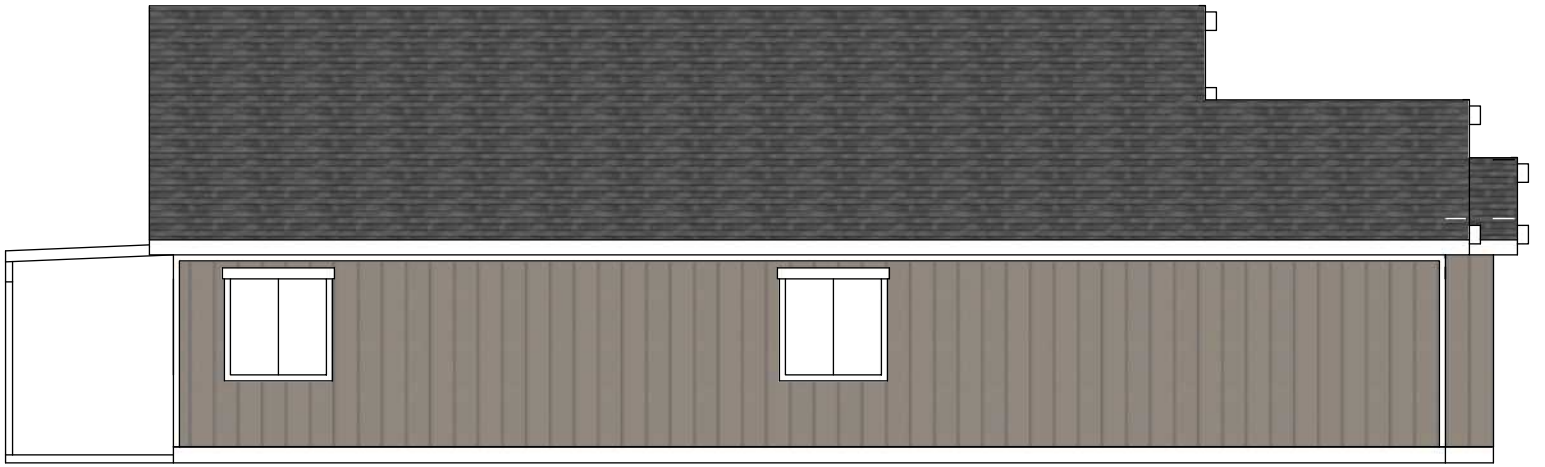


RIGHT



ELEVATION B FLOOR PLAN 5.2

SCALE:
1/4"=1"



LEFT

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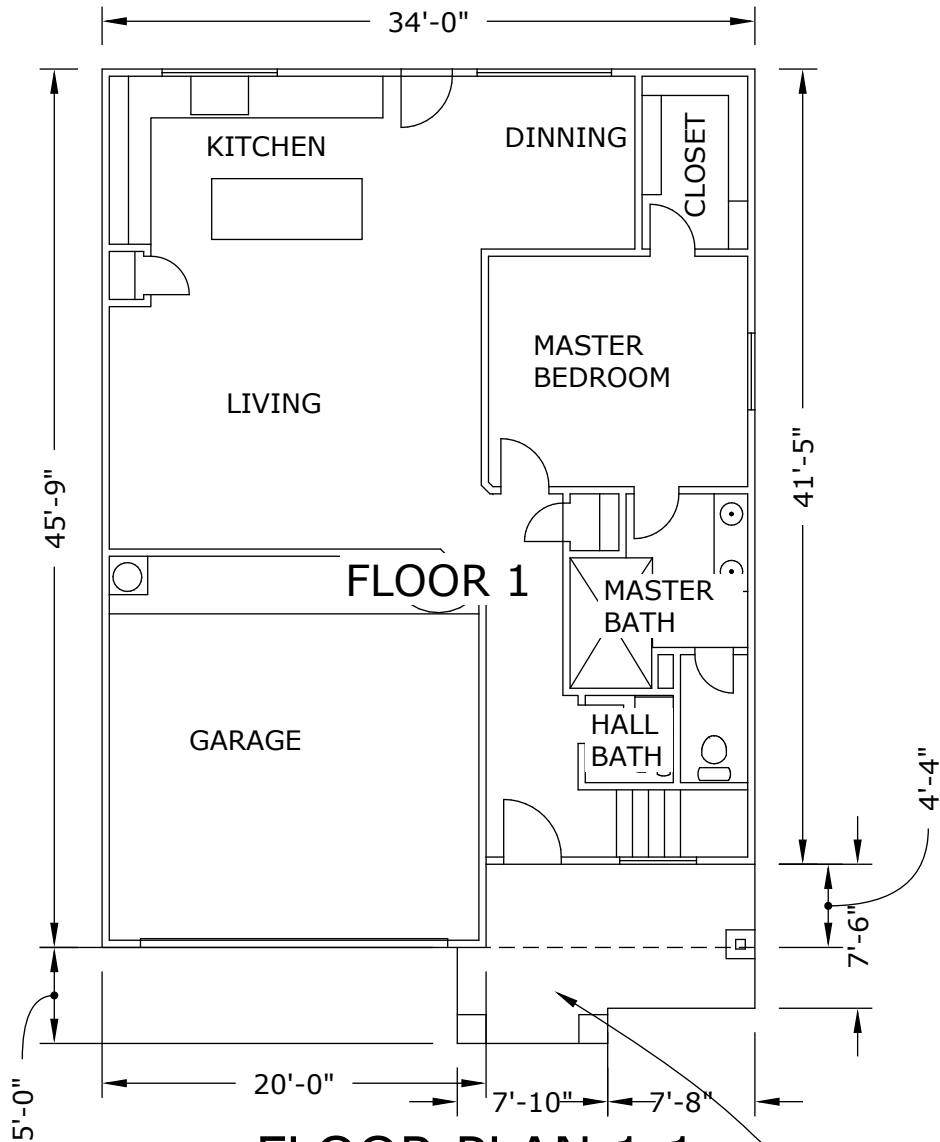
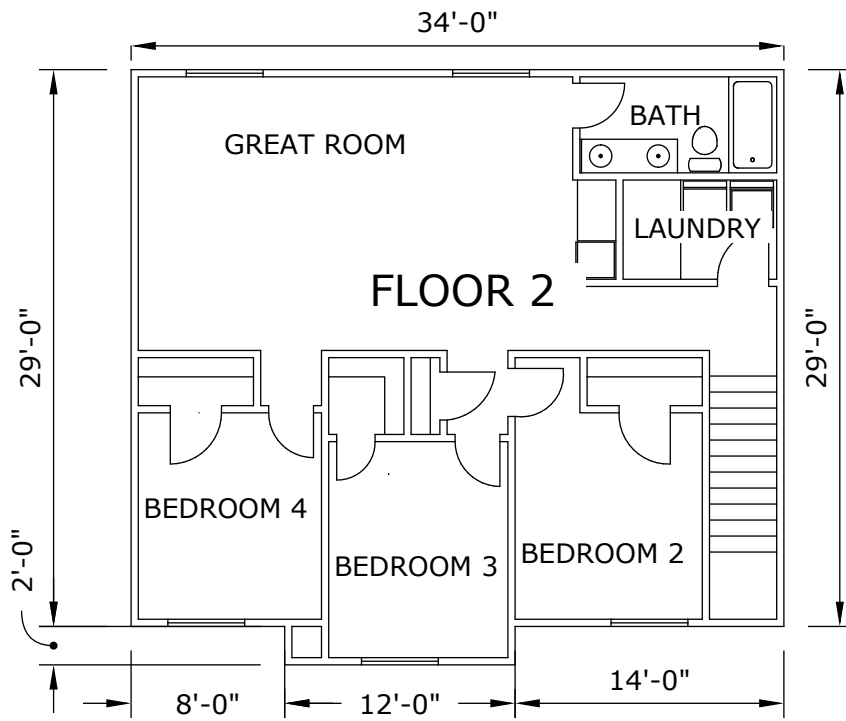


REAR

ELEVATION B FLOOR PLAN 5.2
SCALE:
1/4"=1"



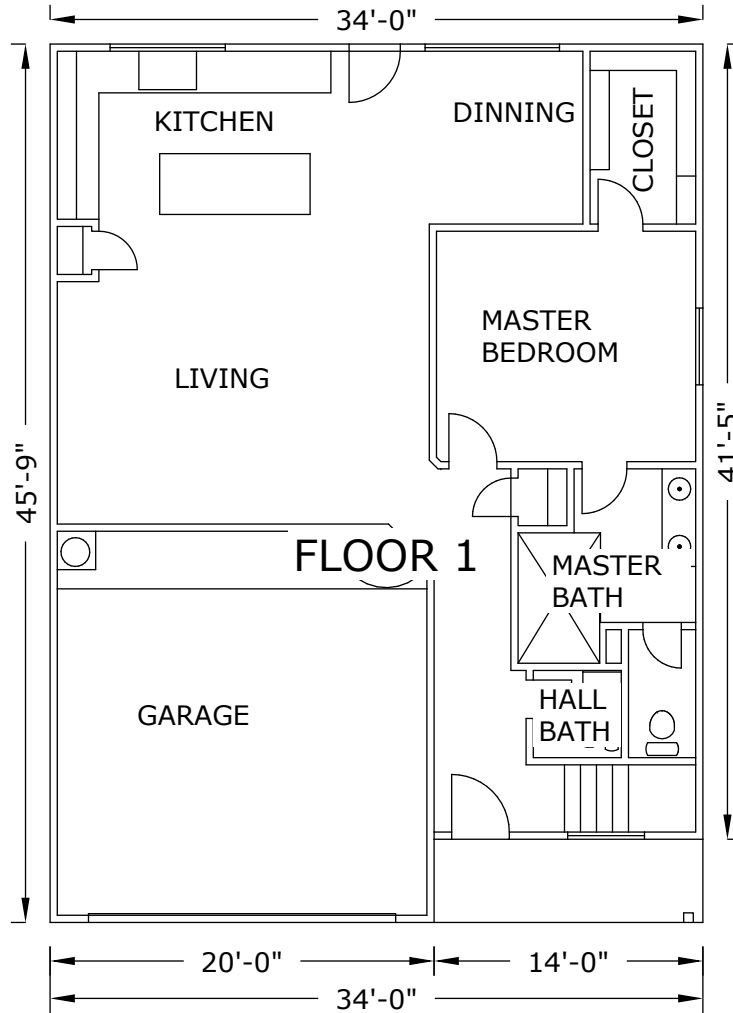
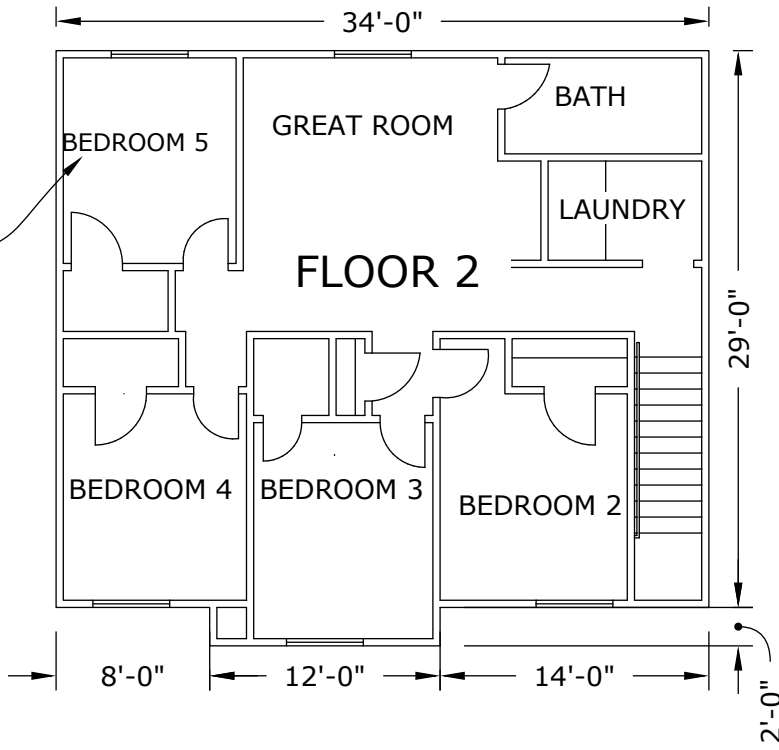
RIGHT



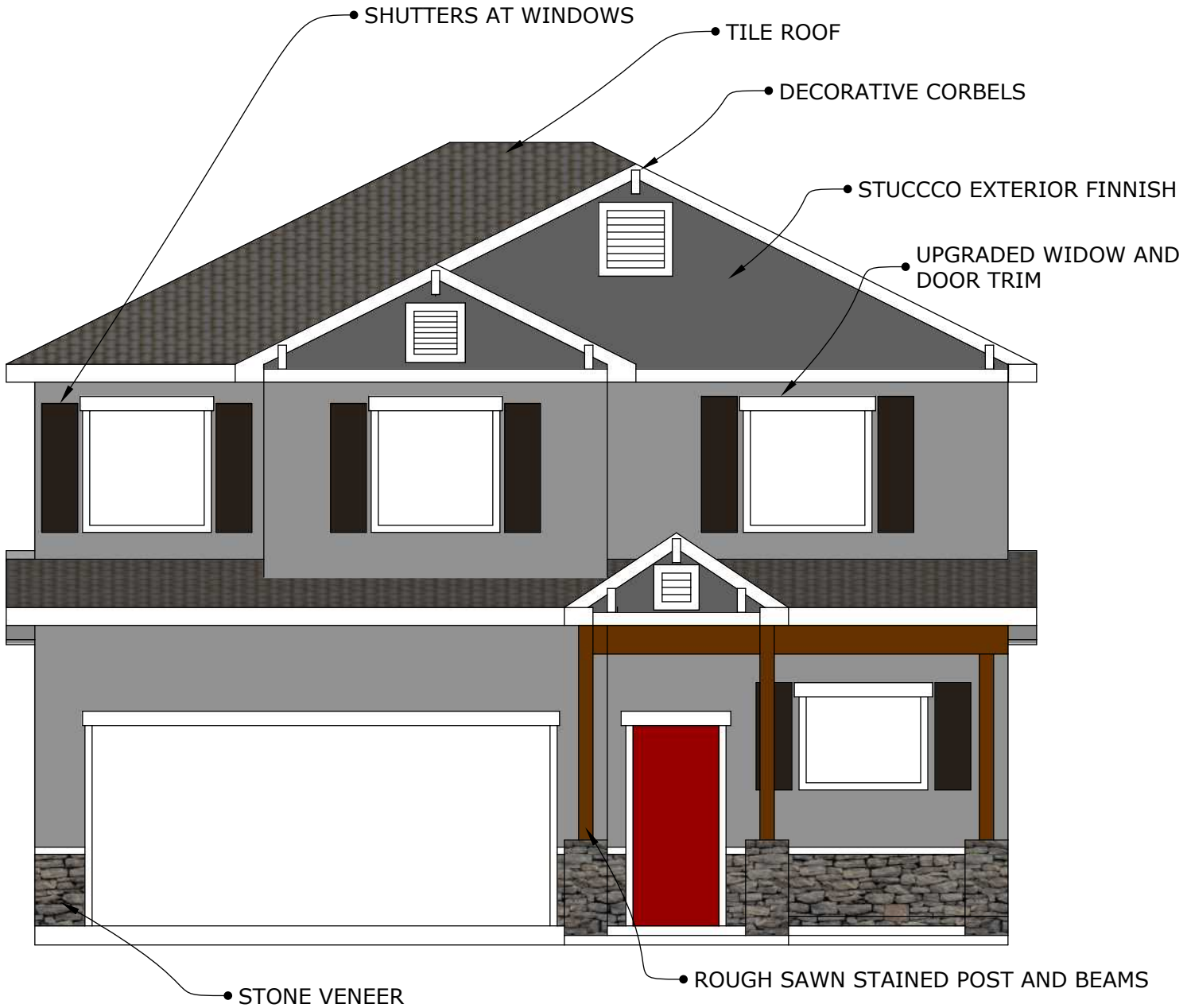
FLOOR PLAN 1.1
 SCALE:
 1/10"=1'

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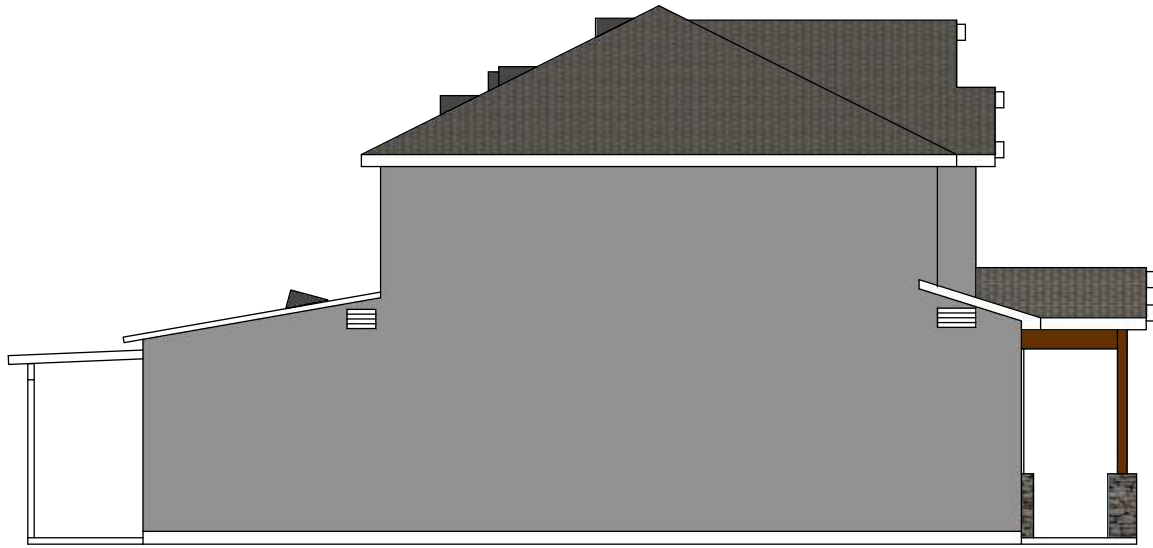
OPTIONAL 5TH
BEDROOM



FLOOR PLAN 1.2.1
SCALE:
1/10"=1'



FRONT ELEVATION FLOOR PLAN 1.1
 SCALE 3/16" = 1'



LEFT



BACK



RIGHT

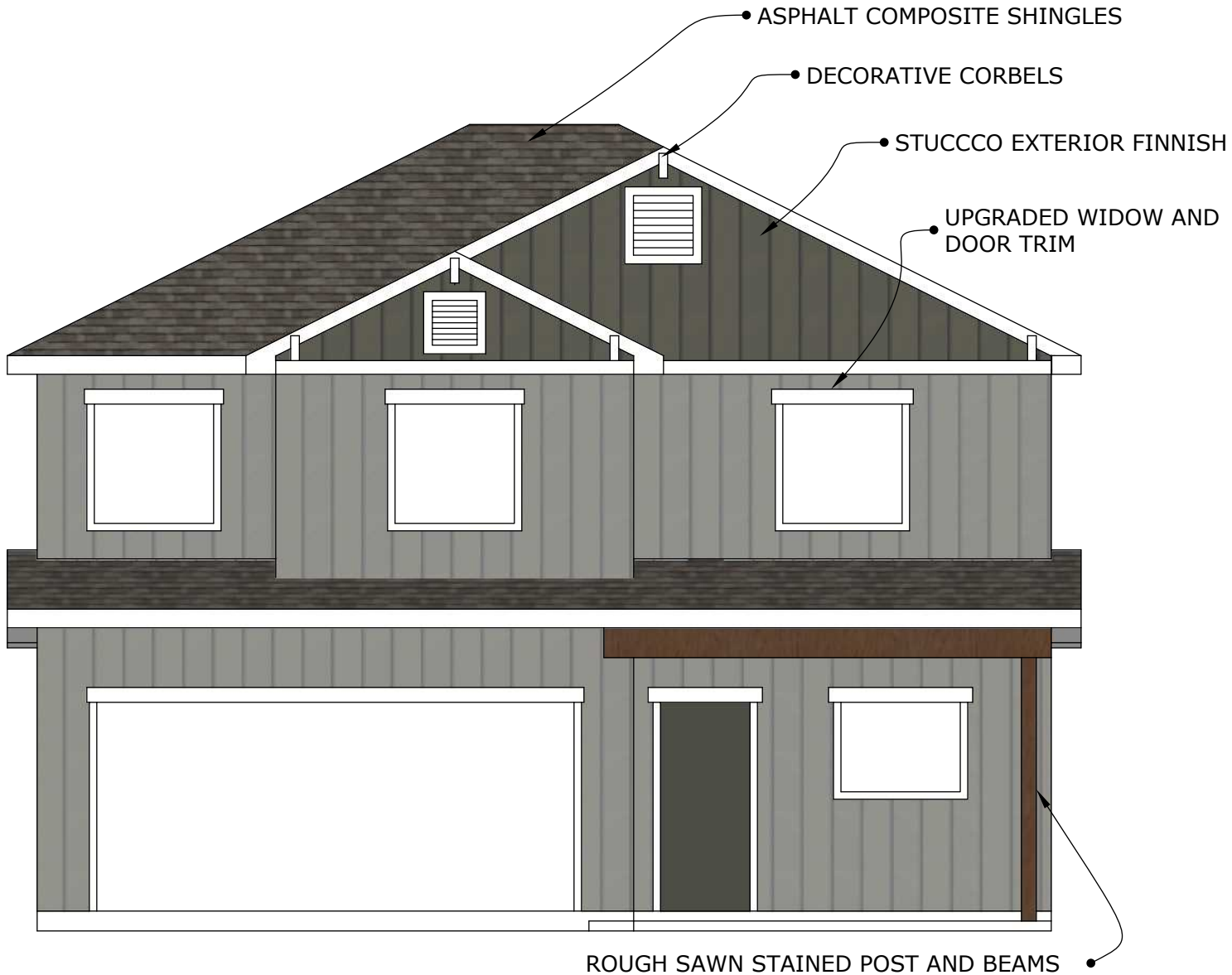
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ELEVATION B 9' PLATE FLOOR PLAN 1.1

SCALE 1/10" = 1'

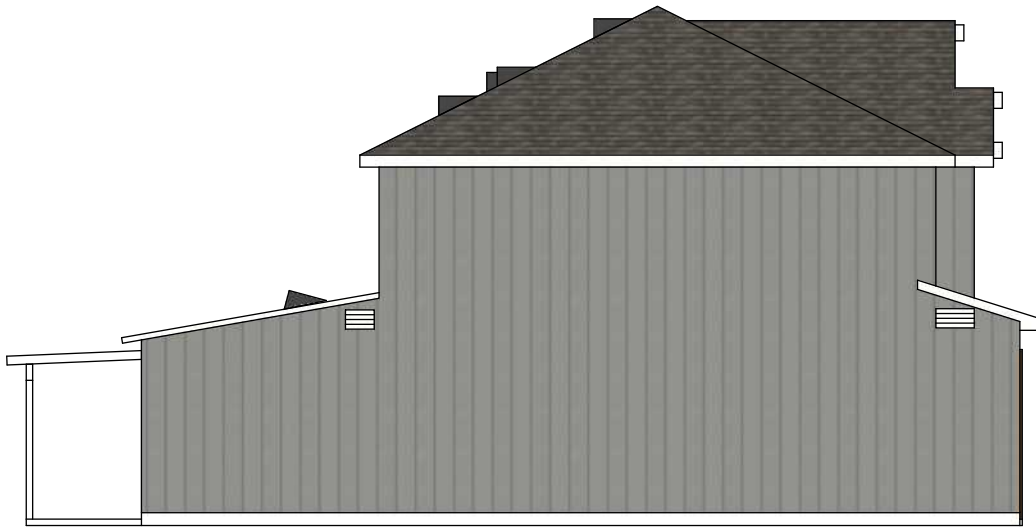


FRONT ELEVATION A 8' PLATE FLOOR PLAN 1.2
 SCALE 3/16" = 1'

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LEFT



RIGHT



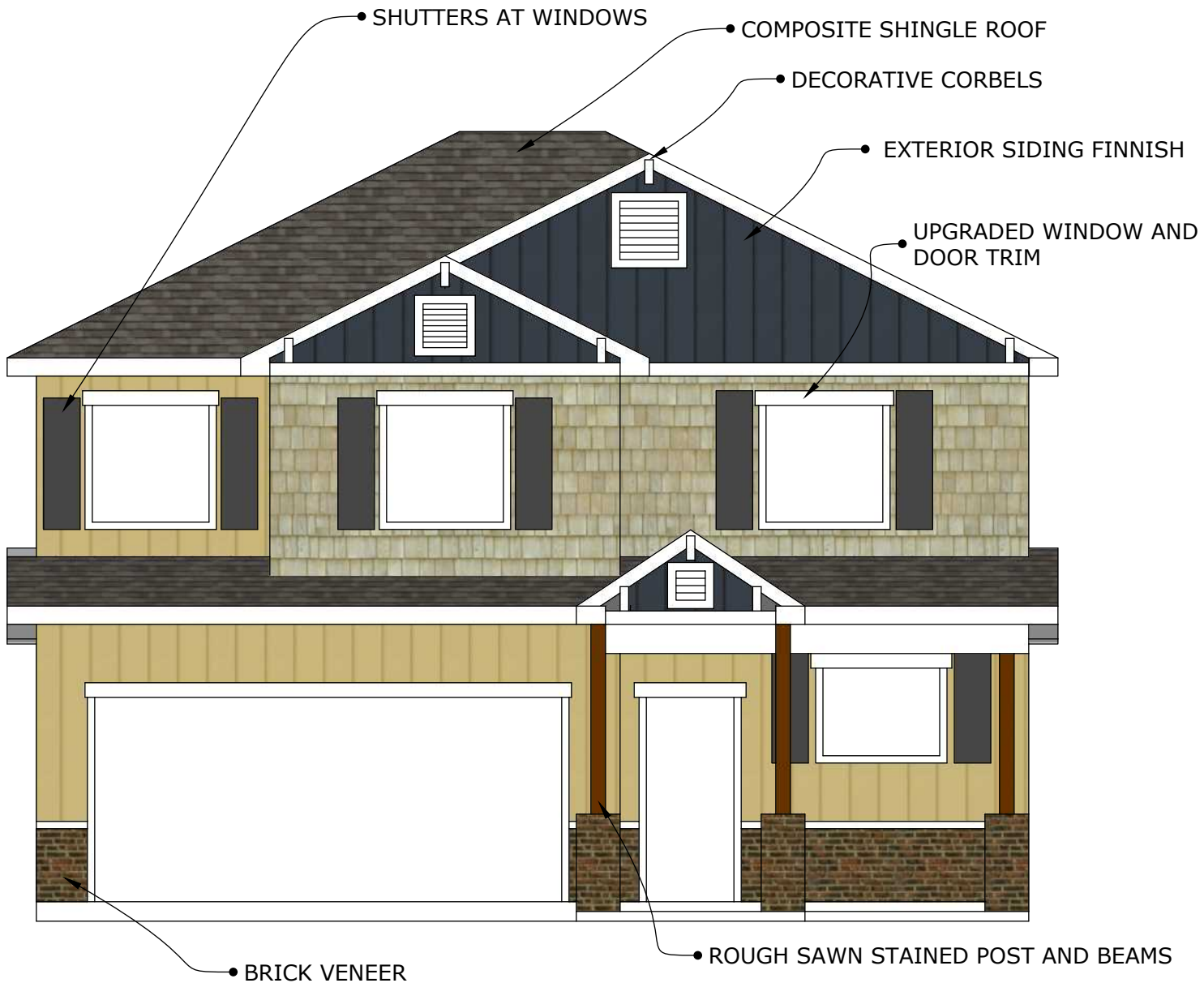
BACK

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ELEVATION A 8' PLATE FLOOR PLAN 1.2
SCALE 3/16" = 1'



FRONT ELEVATION A 9' PLATE FLOOR PLAN 1.1
 SCALE 3/16" = 1'

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LEFT



RIGHT



BACK

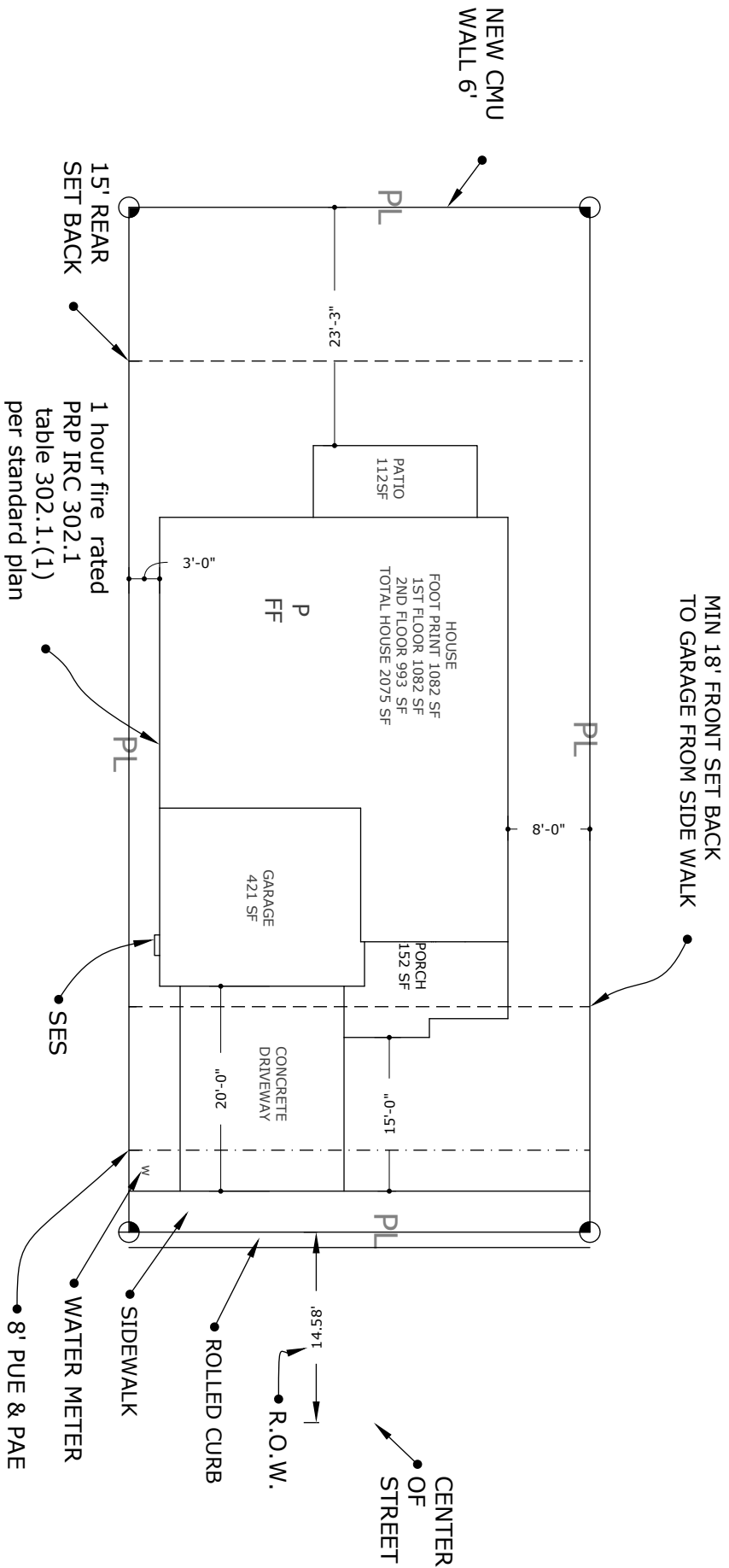
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ELEVATION A 9' PLATE FLOOR PLAN 1.1

SCALE 3/16" = 1'



TYPICAL PLOT PLAN FLOOR PLAN 1
SCALE 1/16"=1'