



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-36-18-2
September 11, 2018

Paradise Valley Village Planning Committee Meeting Date: September 17, 2018

Planning Commission Hearing Date: October 4, 2018

Request From: [R1-18](#) (121.70 Acres)

Request To: [R1-10](#) (94.66 Acres)
[R-2](#) (27.04)

Proposed Use: Single-Family Residential (detached and duplexes)

Location: Southeast corner of Tatum Boulevard and Grovers Avenue

Owner: Jean M. Marley Trust and JLEY Investors Limited Partnership

Applicant/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>		Residential 3.5 to 5 dwelling units per acre, and Mixed Use (Commercial / 5 to 15 dwelling units per acre).	
<u>Street Map Classification</u>	Bell Road	Major Arterial	55-foot north half street
	Tatum Boulevard	Major Arterial	70-foot east half street
	Grovers Avenue	Minor Collector	0 to 33-foot south half street
	52nd Street	Minor Collector	0-foot west half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

To the north and east of the subject site are existing single-family subdivisions. The proposed development will be compatible in height and lot sizes along the perimeter of the subdivision to provide a gradual transition to the existing multifamily development to the south and west of the subject site.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposed single-family subdivision will provide additional housing choices for area residents in the village. The subject site is also near State Route 51 and Loop 101 allowing quick access to the Desert Ridge/Kierland and Deer Valley employment corridor areas.

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 proposed development will integrate trees and shade into the design of the new development with the use of shade trees, a minimum of 20 percent open space and increased landscape setbacks along the perimeter.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – see Background/Issues/Analysis in item No. 8.

[Complete Streets Guiding Principles](#) – see Background/Issues/Analysis in item No 9.

[Reimagine Phoenix Initiative](#) – see background/Issues/Analysis in item No. 17.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land, single-family home, horse stables/corrals	R1-18
North	Single-family residential	R1-10
South / South (Across Bell Road)	Multifamily Residential, auto repair service and auto parts sales / single-family residential	C-2 / R1-8 and R1-10
East	Single-family residential	R1-18 and R1-10
West (Across Tatum Boulevard) / west	Single-family residential and multifamily residential / multifamily, auto repair service and bank.	R-2, R-4 and C-2

R1-10, Single-family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>		94.66 acres
Total Number of Units	Maximum 426	420 (met)
Density (dwelling units/acre)	3.5, Maximum 4.5 with bonus	4.4 (met)
Typical Lot Size	Minimum 45 feet wide	45 feet x 120 feet (met) 50 feet x 75 feet (exceeds) 80 feet x 120 feet (exceeds)
Subject to Single-Family Design Review	If 10% or more of lots are equal to or less than 65 feet wide	Some lots proposed are wider than 65 feet; however, Stipulation No. 6 requires design review.
Building Height	2 stories and 30 feet Maximum	1 story and 15 feet (met) and 2 stories and 30 feet (met)
Lot Coverage	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%	Not provided
Common Area	Minimum 5% of gross area	Stipulation No. 1.a requires 20% (exceeds)

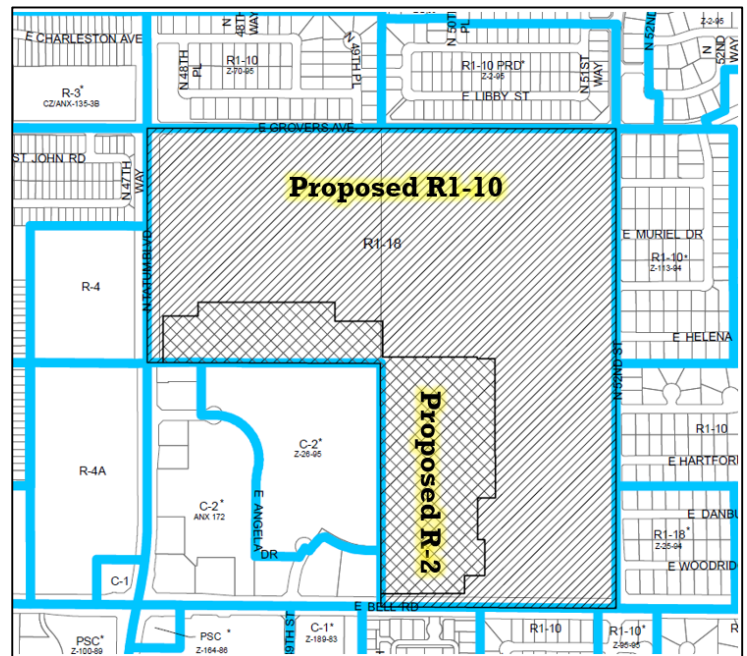
<u>Building Setbacks</u>	<u>Requirements</u>	<u>Proposed</u>
Perimeter (adjacent to street)	<p><u>Tatum Boulevard</u>: Minimum 15 feet (in addition to landscape setback)</p> <p><u>Grovers Avenue</u>: Minimum 15 feet (in addition to landscape setback)</p> <p><u>52nd Street</u>: Minimum 15 feet (in addition to landscape setback)</p> <p><u>Bell Road</u>: Minimum 15 feet (in addition to landscape setback)</p>	<p><u>Tatum Boulevard Street</u>: 20 feet (exceeds)</p> <p><u>Grovers Avenue</u>: varies, 20 to 30 feet (exceeds)</p> <p><u>52nd Street</u>: varies, 16 to 45 feet (exceeds)</p> <p><u>Bell Road</u>: 21 feet (exceeds)</p>
Perimeter (adjacent to property line)	Rear: 15 feet (1-story), 20 feet (2-story); Side 10 feet (1 story), 15 feet (2-story)	<u>Rear and Side</u> : Not provided
Front	10 feet Front loaded garage setback: 18 feet from back of sidewalk	Not provided
Rear	Per Building Code	Not provided
Side	Street side: 10 feet Other: Per Building Code	Not provided
<u>Landscape Setbacks</u>	<u>Requirements</u>	<u>Proposed</u>
Adjacent to streets	15 feet average, 10 feet minimum	25-feet (exceeds), as stipulated in Stipulation No. 4*.

*Stipulation No. 4 requires a minimum 25-foot landscape setback adjacent to Grovers and 52nd Street.

R-2, Multifamily Residence District – Duplex Product (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>		27.04 acres
Total Number of Units	Maximum 324	286 (met)
Density (dwelling units/acre)	10.50, Maximum 12.00 with bonus	10.50 (met)
Typical Lot Size	None	Not provided
Subject to Single-Family Design Review	If less than 10 duplexes located on a separate lot or are not adjacent to one another	No, this is a development of 286 duplexes.
Building Height	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories	2 stories and 29 feet
Lot Coverage	45%	Not provided
Common Area	Minimum 5% of gross area	Stipulation No. 1.a requires 20 % (exceeds)
<u>Building Setbacks</u>	<u>Requirements</u>	<u>Proposed</u>
Perimeter	<u>Public Street (Tatum Boulevard and Bell Road):</u> Minimum 20 feet	<u>Public Street (Tatum Boulevard and Bell Road):</u> Minimum 20 feet
Perimeter (adjacent to property line)	<u>Adjacent to property line (south and west):</u> Minimum 10 feet	<u>Adjacent to property line (south and west):</u> Varies 20 to 35 feet (exceeds)
Front	10 feet	Not provided
Rear and side	Per Building Code	Not provided
<u>Landscape Setbacks</u>	<u>Requirements</u>	<u>Proposed</u>
Adjacent to streets	<u>Bell:</u> 20 feet <u>Tatum:</u> 20 feet	<u>Bell Road:</u> 21 feet (exceeds) <u>Tatum Boulevard:</u> 20 feet (met)
Adjacent to property line	5 feet	Varies 15 to 35 feet (open space) (exceeds)

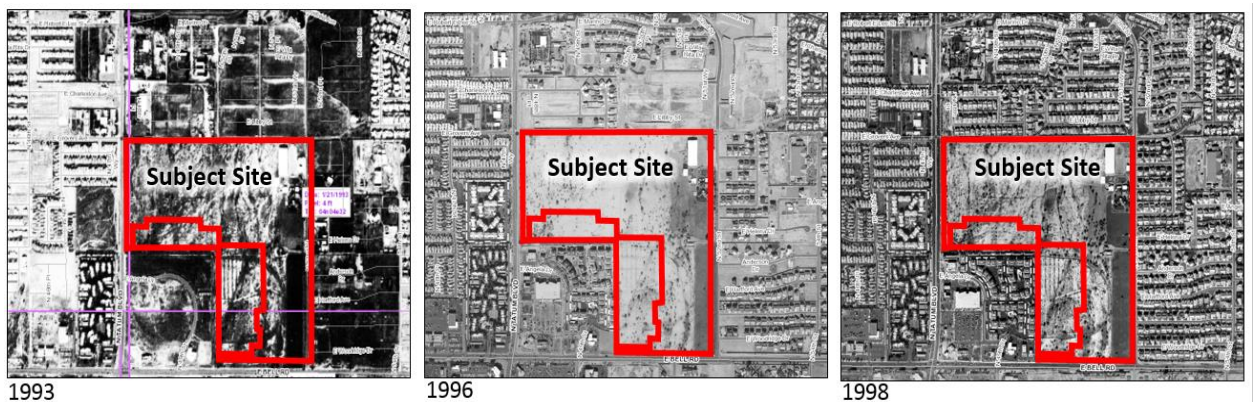
Background/Issues/Analysis

1. This is a request to rezone a 121.70-acre site located at the southeast corner of Tatum Boulevard and Grovers Avenue from R1-18 (Single-Family Residence District) to R1-10 (Single-Family Residence District) and R-2 (Multifamily Residential District) to allow for single-family detached homes and duplexes (attached single-family residences).



Source: City of Phoenix Planning and Development Department

2. The subject site consists of two parcels under the ownership of JLEY Investors Limited Partnership and Jean M. Marley Trust. The subject site was annexed into the City of Phoenix in 1994 through Annexation No. 172. During that time the subject site was mostly vacant except for the single-family home and horse stable that was at the northeastern portion of the site. The surrounding area mainly consisted of vacant land and the nearest development was Sierra Ranch, a multifamily development located at the northwest corner of Tatum Boulevard and Bell Road. By 1998 the subject site was surrounded by single-family developments to the north and east and a multifamily development to the south and west.



Source: Maricopa County Historical Aerials

3. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre on the north and Mixed Use (Commercial and Residential 5 to 15 dwelling units per acre) on the south. The proposed rezoning is consistent with the General Plan Land Use Map Designation.

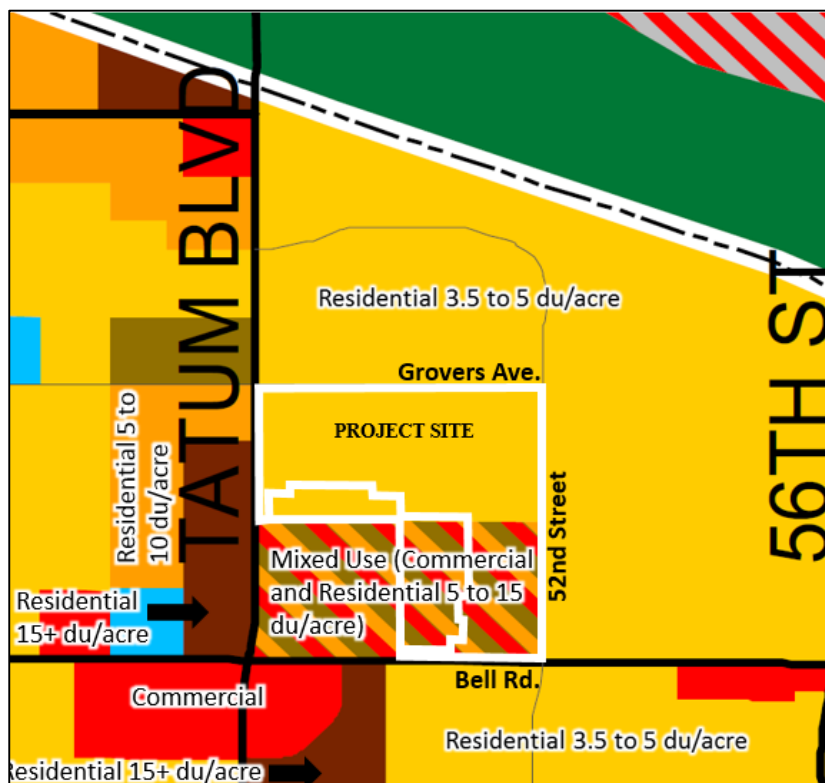
The following General Plan Land Use Map designations are surrounding the site:

North: Residential 3.5 to 5 dwelling units per acre

South: Mixed Use (Commercial and Residential 5 to 15 dwelling Units per acre) and Residential 3.5 to 5 dwelling units per acre

East: Residential 3.5 to 5 dwelling units per acre

West: Residential 5 to 10 dwelling units per acre and Residential 15+ dwelling units per acre.



Source: City of Phoenix Planning and Development Department

SURROUNDING ZONING AND USES

4. **North**

The properties to the north of the subject site are within two, separately platted, single-family subdivisions known as Del Camino Ranch and Triple Crown III. Del Camino Ranch extends from Tatum Boulevard from the west to mid-block along Grovers Avenue and Triple Crown III extends from mid-block of Grovers Avenue from the west to 52nd Street to the east. The El Camino Ranch Subdivision was rezoned to R1-10 in 1995 per Rezoning Case No. Z-70-95. The Triple Crown III subdivision was rezoned to R1-10 in 1995 per Rezoning Case No. Z-2-95.

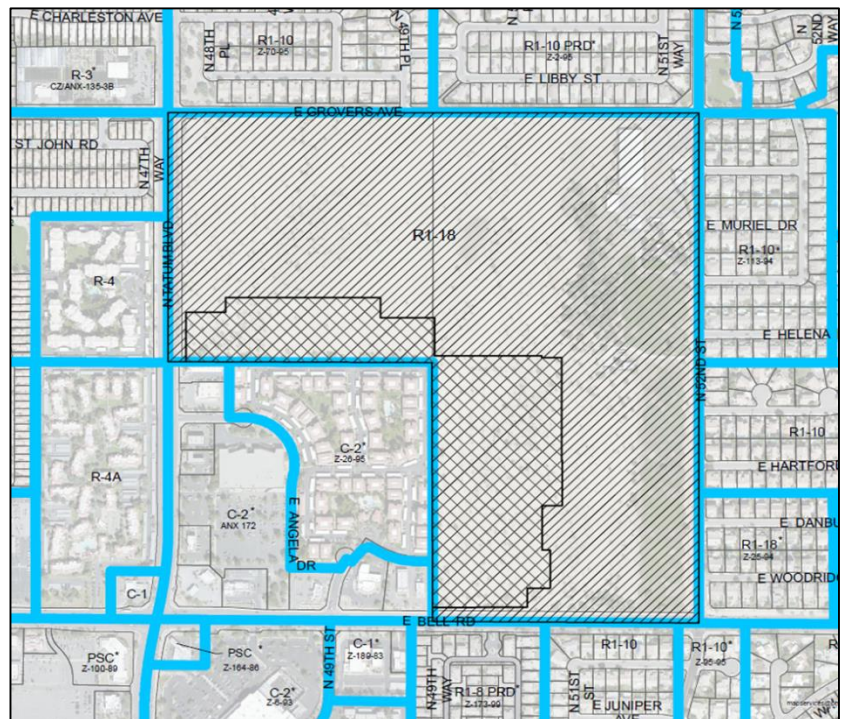
South

The westernmost southern boundary of the subject site is adjacent to a Break Plus Car Care Center, an O'Reilly Auto Parts store and IMT Desert View multifamily development

zoned C-2 (Intermediate Commercial District) per Annexation No. 172. The IMT Desert View multifamily development was rezoned in 1995 to allow a density waiver to allow 22 dwelling units per acre. The easternmost southern boundary of the subject site, across Bell Road, are two separately platted single-family subdivisions known as Encantobella and Palos Verdes. The Encantobella subdivision was rezoned to R1-8 in 1999 per Rezoning Case No. Z-173-99. The Palos Verdes Subdivision was rezoned to R1-10 in 1978 and 1995 through Rezoning Case Nos. Z-158-78 and Z-11-95.

East

To the east of the subject site, across 52nd Street are three, separately platted subdivisions known as Arabian Views V, Arabian Crest Two and Arabian Views IV, listed from north to south. The Arabian Views V subdivision was rezoned to R1-10 in 1994 per Rezoning Case No. Z-113-94. The Arabian Crest Two subdivision was rezoned to R1-10 in 1993 per Rezoning Case No. Z-102-93. The Arabian Views IV subdivision was rezoned to R1-18 in 1994 per Rezoning Case No. Z-25-94.

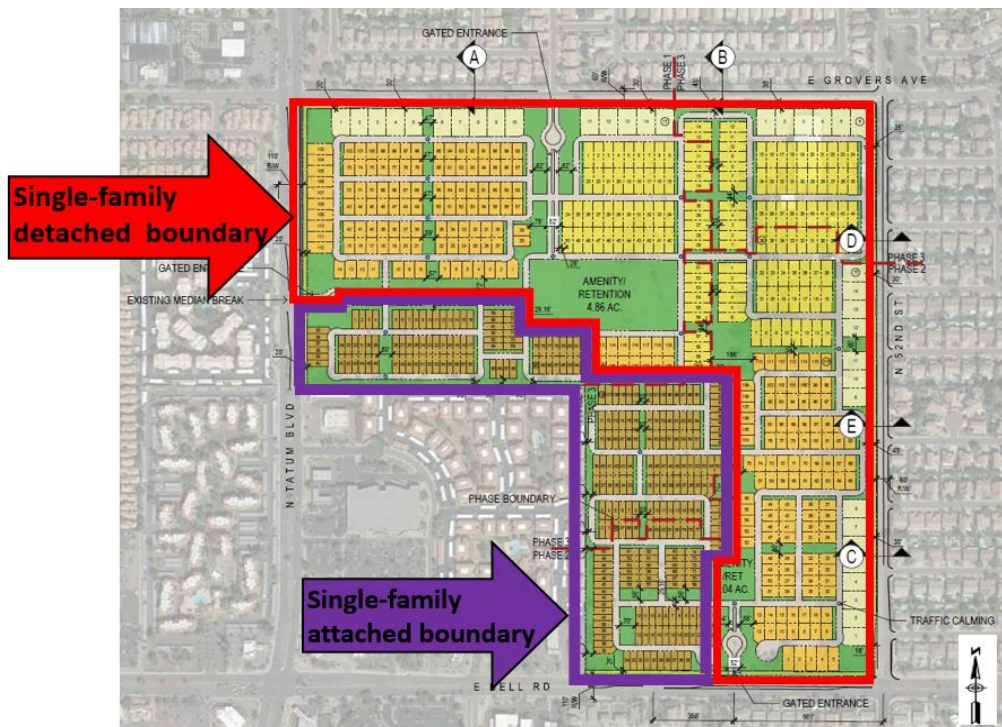


Source: City of Phoenix Planning and Development Department

West

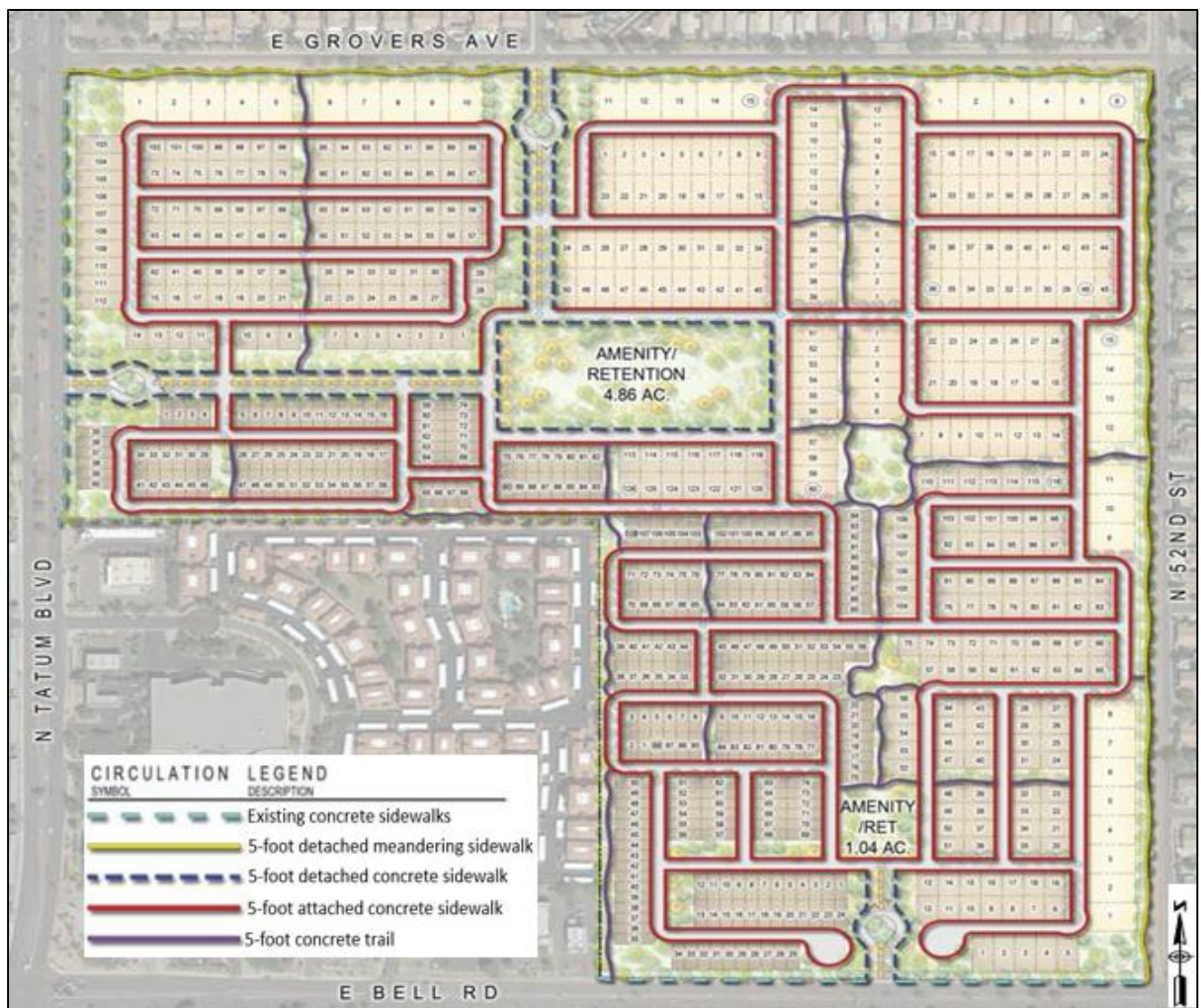
The property to the west of the subject site on the southernmost end is IMT Desert View multifamily development and a Jiffy Lube and Sun Devil Auto Repair zoned C-2.

5. The proposed site plan shows a total of 420 single-family detached homes and 286 attached single-family, duplex units. The detached product is located on the perimeter of the site. The attached single-family product is located on the south and west perimeters of the site, abutting the major arterials and adjacent to the existing commercial properties, and multifamily development to the south and west. There are three main entry points into the subdivision located along Bell Road, Tatum Boulevard and Grovers Avenue. All entrances are shown to be gated. The subdivision layout offers larger landscape setbacks and larger lot sizes along 52nd Street and Grovers Avenue to be compatible with the surrounding neighborhoods. Staff has recommended general conformance to the site plan and other specific features such as a restriction to height and enhanced landscaping along the perimeters to ensure compatibility with the established neighborhoods surrounding the subject site. These recommendations are addressed in Stipulation Nos. 1, 3 and 4.



Source: AndersonBaron

- A private internal street network is depicted throughout the subdivision. The subdivision also portrays that a variety of pedestrian sidewalks and trails are offered which include, five-foot wide detached sidewalks, five-foot wide detached meandering sidewalks, five-foot wide attached sidewalks and five-foot wide concrete trails throughout the open space/open area. Due to the number of units proposed, staff is requesting that the concrete trails be increased to eight-feet in width to support pedestrian traffic. In addition, there are two amenity areas being proposed in the subdivision, landscaping throughout and the conceptual site plan identifies that the site will have 18% open space. Staff is requesting that the amenity areas be a minimum of one acre in size and offer a variation in recreation elements. Additionally, staff is recommending general conformance to the circulation plan and view fencing to be utilized along the perimeter of the subdivision abutting tracts and open space, adjacent to internal streets to break up views for the adjacent single-family subdivisions. These requirements are addressed in Stipulation Nos. 1.a, 1.b, 2 and 5.



Source: AndersonBaron

7. The applicant has provided two variations of conceptual elevations for the duplex product and 24 variations for the single-family detached product. To ensure that the elevations provide architectural embellishments for a high-quality product and visual interest from the street, staff is requesting specific standards regarding intervals for architectural relief and windows, porches, requirement for single-family design review for all lot sizes and general conformance to a lot staggering exhibit for the duplex product. These requirements are addressed in Stipulations Nos. 6, 8.a, 8.b, 8.c and 9.



Source: Design & D33 Planning

8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. To contribute to future improvements of this site and the urban forest infrastructure staff is requesting that shade trees be planted in every front yard within 10-feet of the sidewalk. This is addressed in Stipulation 7.
9. 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 this end, staff is recommending general conformance to the circulation plan which outlines that detached meandering sidewalk along Grovers and 52nd Street and internal attached and detached sidewalks for pedestrian connections be provided on the site.

COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, staff received correspondence from four individuals in opposition to the request. The concerns brought up include density, traffic, safety, height on the perimeter of the subdivision, setbacks along 52nd Street and vehicular access onto 52nd Street.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department has requested the dedication of property along Grovers Avenue, 52nd Street, Tatum Boulevards and Bell Road. In addition, they have requested that a traffic impact study be completed prior to preliminary site plan approval and that all street updates be subject to ADA requirements. These provisions are addressed in Stipulation Nos. 11, 12,13,14 and 15.
12. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
14. The Aviation Department has noted that the developer shall notice to prospective purchasers the existence and operation characteristics of the Scottsdale Airport. This is addressed in Stipulation No. 16.
15. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This requirement is addressed in Stipulation No. 17.

OTHER

17. 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 collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's

submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.

18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and technical appeals to the Subdivision Ordinance and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. As stipulated, the proposal is compatible with the surrounding land uses.
3. The development will provide additional housing options in the Paradise Valley Village.

Stipulations

1. The development shall be in general conformance with the site plan and circulation plan date stamped August 10, 2018, except as modified by the following stipulations and as approved by the Planning and Development Department:
 - a. A minimum of 20% of the gross site area shall be retained as open space.
 - b. The concrete trail shall be a minimum of 8-feet in width.
2. Full view fencing shall be utilized along 52nd Street and Grovers Avenue where common tracts abut the perimeter of the subdivision, adjacent to internal streets and open space, as approved by the Planning and Development Department.
3. All lots along Grovers Avenue and 52nd Street shall be limited to one-story and 15 feet in height, as approved by the Planning and Development Department.
4. A minimum 25-foot landscape setback with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings shall be provided along Grovers Avenue and 52nd Street, as approved by the Planning and Development Department.
5. The developer shall provide a minimum of two amenity areas. The amenity areas shall be a minimum of one acre in size and provide at least three of the following active recreational elements or other similar elements, as approved by the Planning and Development Department:

- a. Swimming pool
 - b. Tot lot
 - c. Barbecue and picnic areas
 - d. Game courts
 - e. Lawn or turf, putting green
 - f. Pavilions or ramadas
6. The single-family detached product shall comply with the Single-Family Design Review standards, regardless of lot size as, outlined in Section 507.Tab A.II.C.8.1 through 8.4 of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.
7. A shade tree shall be planted in every front yard within 10 feet of the sidewalk, as approved by the Planning and Development Department.
8. The single-family detached and attached elevations shall incorporate the following elements, as approved by the Planning and Development Department.
 - a. Every 20 linear feet on each story there shall be an architectural embellishment, structural relief, window or similar, as approved by the Planning and Development Department.
 - b. All windows shall either be recessed a minimum of 2 inches or have a decorative pop-out at a minimum of 2-inches on all four sides of the home, as approved by the Planning and Development Department.
 - c. Covered porches a minimum of sixty square feet in area shall be provided in the front yard of 50% of the homes that are offered in the subdivision. No porch shall terminate within the plane of a door or window.
9. The attached single-family development shall be in general conformance with the Duplex Lot Staggering Exhibit, date stamped August 10, 2018, as approved by the Planning and Development Department.
10. The developer shall dedicate a one foot Vehicular Non-Access Easement (VNAE) along the eastern perimeter of the site, as approved by the Planning and Development Department.

11. Right-of-way totaling 40 feet shall be dedicated for the south half of Grovers Avenue for the first 150 feet east of Tatum Boulevard. Right-of-way tapering from 40 feet to 30 feet shall be dedicated for the next 150 feet, with 30 feet of dedication for the remainder of the street, as approved by the Planning and Development Department.
12. Right-of-way totaling 40 feet shall be dedicated for the west half of 52nd Street for the first 150 feet north of Bell Road. Right-of-way tapering from 40 feet to 30 feet shall be dedicated for the next 150 feet, with 30 feet of dedication for the remainder of the street, as approved by the Planning and Development Department.
13. A 20-foot right-of-way radius shall be dedicated at the southwest corner of Grovers Avenue and 52nd Street, as approved by the Planning and Development Department.
14. 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.
15. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.
16. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) 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.
17. 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

Maja Brkovic
September 11, 2018

Staff Report: Z-36-18-2

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Team Leader

Samantha Keating

Exhibits

Zoning sketch

Aerial

Conceptual Site Plan, date stamped August 10, 2018

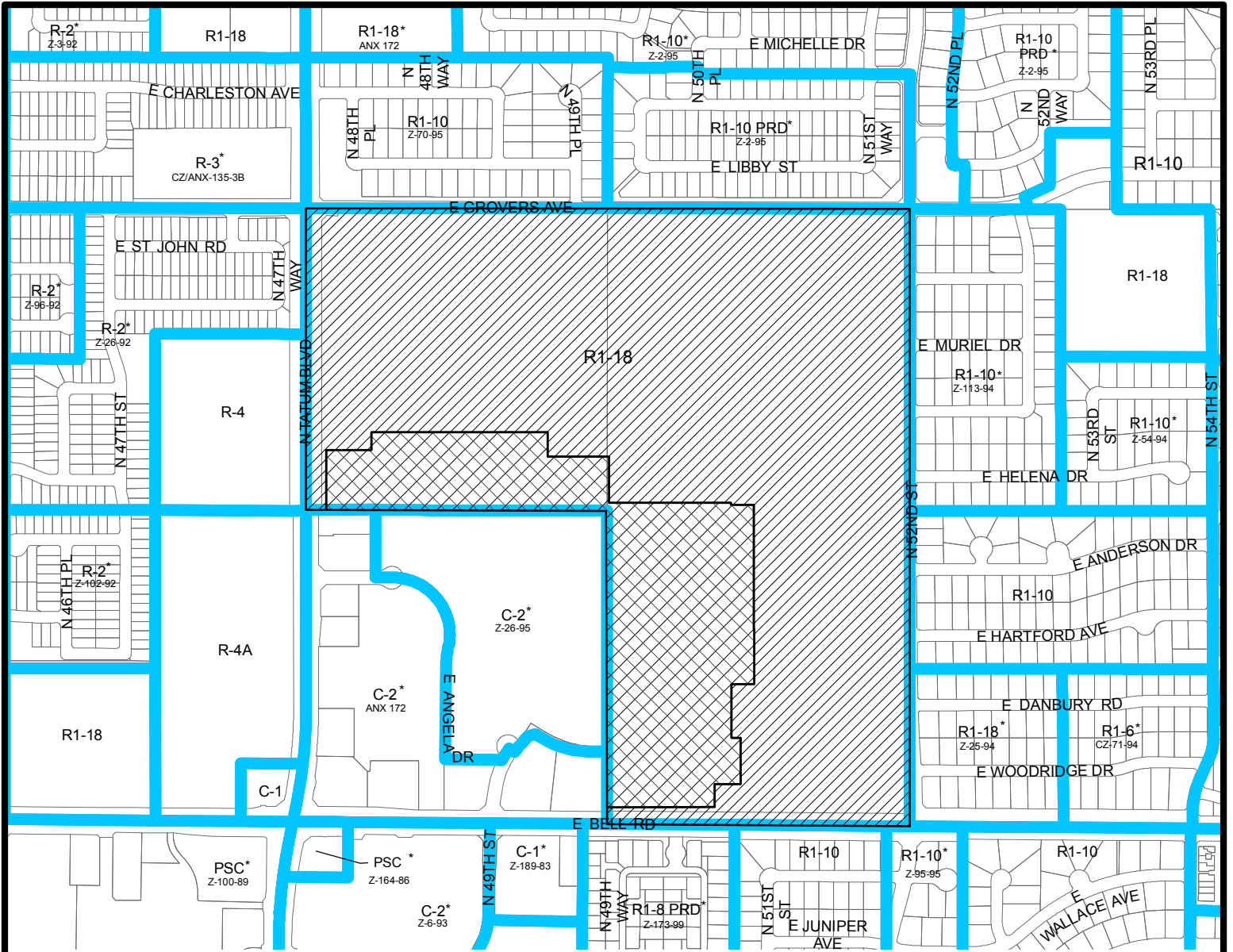
Pedestrian Circulation Plan, date stamped August 10, 2018

Landscape Plan, date stamped August 10, 2018

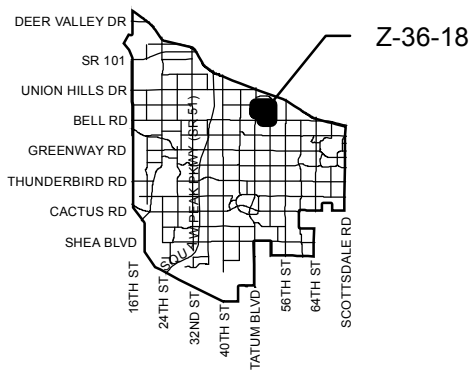
Elevations, date stamped May 21, 2018 (26 pages)

Duplex Lot Stagger Exhibit, date stamped August 10, 2018

Community Comments (7 pages)

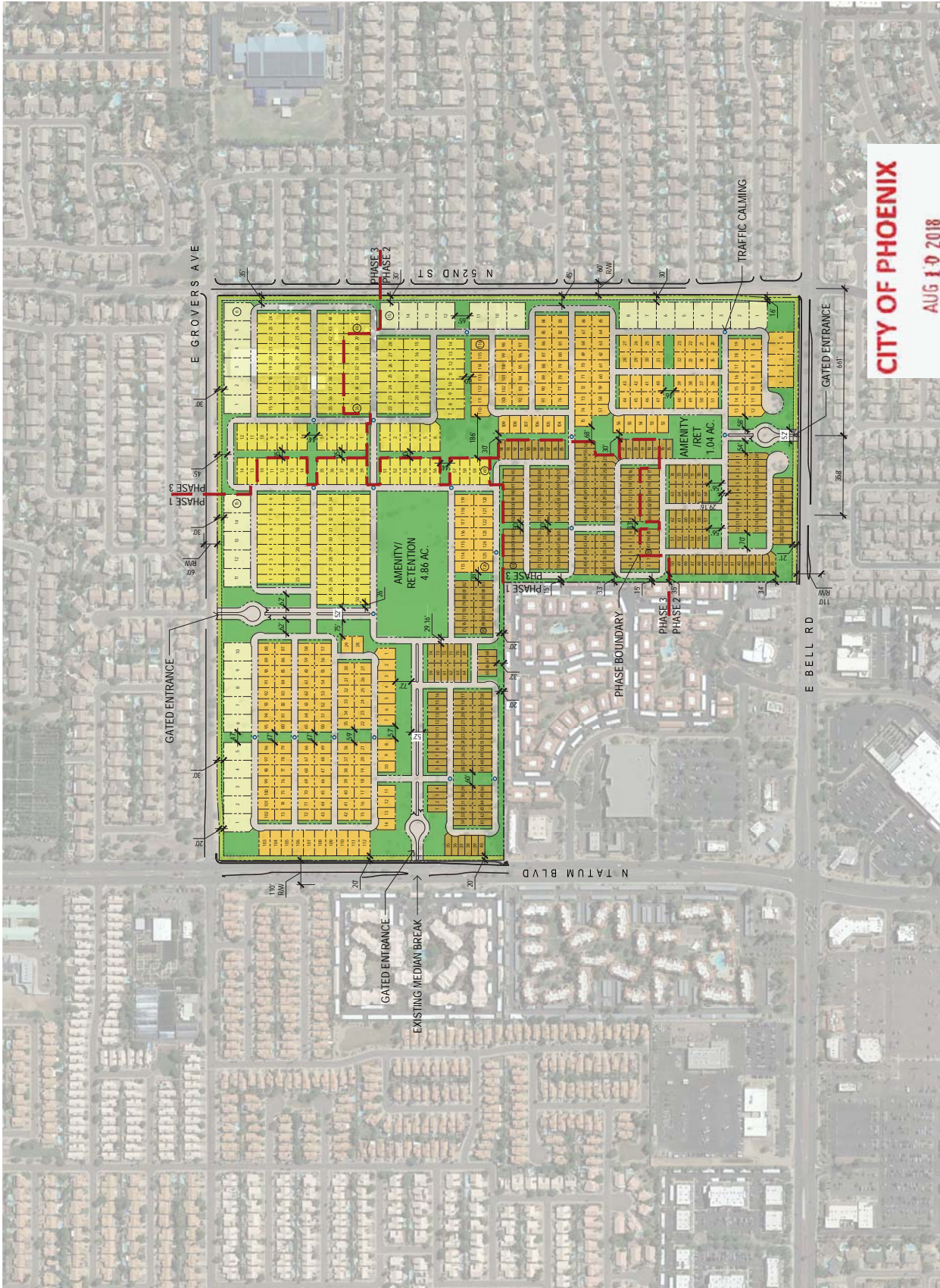


PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Jason Morris - Withey Morris PLC		REQUESTED CHANGE:	
APPLICATION NO. Z-36-18		FROM: R-1-18 (121.70 a.c.)	
DATE: 6/1/2018 REVISION DATES: 8/22/2018		TO: R-1-10 (94.66 a.c.) R-2 (27.04 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 121.70 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 37-39	
MULTIPLES PERMITTED R1-18 R1-10, R-2		CONVENTIONAL OPTION 237 331, 270	
		* UNITS P.R.D. OPTION 285 426, 324	

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



PHASE 1	
GROSS ACREAGE	55.62 AC.
NET ACREAGE	52.31 AC.
OPEN SPACE	1.29 AC. 2.32%
(LANDSCAPE SETBACK)	
OPEN SPACE	10.19 AC. 18.33%
TOTAL OPEN SPACE	11.48 AC. 20.65%
UNITS	
AMOUNT	PERCENTAGE
DUPLEX	30.93%
50' x 75'	126 D.U. 43.30%
45' x 120'	60 D.U. 20.62%
80' x 120'	15 D.U. 5.15%
TOTAL	291 D.U. 5.23 DU/AC

PHASE 2	
GROSS ACREAGE	43.83 AC.
NET ACREAGE	40.81 AC.
OPEN SPACE	1.42 AC. 3.24%
(LANDSCAPE SETBACK)	
OPEN SPACE	6.65 AC. 15.18%
TOTAL OPEN SPACE	8.07 AC. 18.42%
UNITS	
AMOUNT	PERCENTAGE
DUPLEX	34.51%
50' x 75'	116 D.U. 45.49%
45' x 120'	36 D.U. 14.12%
80' x 120'	15 D.U. 5.88%
TOTAL	255 D.U. 5.82 DU/AC

PHASE 3	
GROSS ACREAGE	22.29 AC.
NET ACREAGE	21.15 AC.
OPEN SPACE	0.74 AC. 0.03 AC.
(LANDSCAPE SETBACK)	
OPEN SPACE	2.46 AC. 11.02%
TOTAL OPEN SPACE	3.20 AC. 14.34%
UNITS	
AMOUNT	PERCENTAGE
DUPLEX	67.50%
50' x 75'	0 D.U. 0.00%
45' x 120'	46 D.U. 28.75%
80' x 120'	6 D.U. 3.75%
TOTAL	160 D.U. 7.18 DU/AC

SITE DATA	
GROSS ACREAGE	121.74 AC.
NET ACREAGE	114.27 AC.
OPEN SPACE	3.45 AC. 2.83%
(LANDSCAPE SETBACK)	
OPEN SPACE	19.30 AC. 15.86%
TOTAL OPEN SPACE	22.75 AC. 18.69%
UNITS	
AMOUNT	PERCENTAGE
DUPLEX	286 D.U. 40.51%
50' x 75'	242 D.U. 34.28%
45' x 120'	142 D.U. 20.11%
80' x 120'	36 D.U. 5.10%
TOTAL	706 D.U. 5.80 DU/AC

CITY OF PHOENIX

AUG 10 2018

Planning & Development
Department

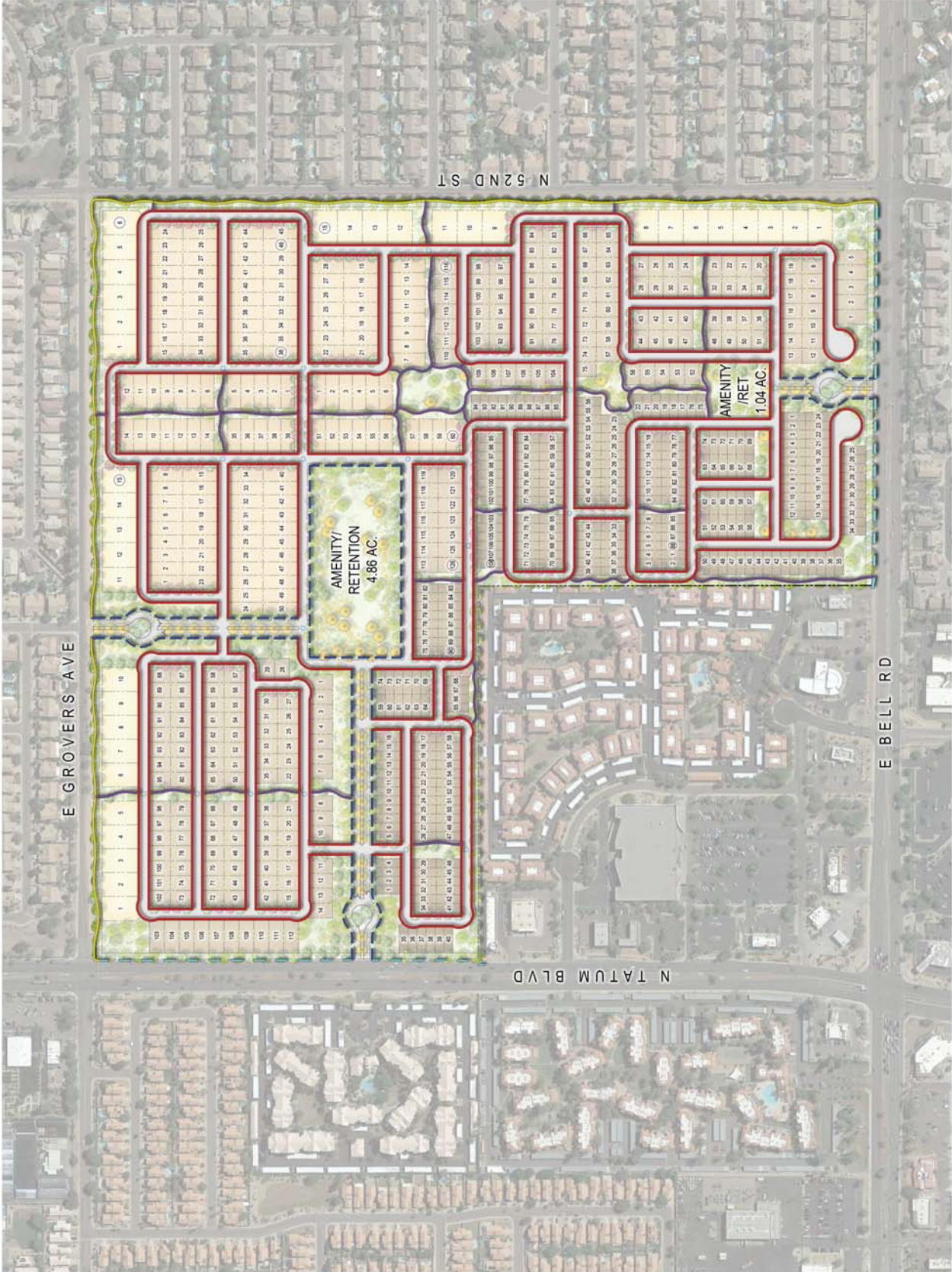
D.R. HORTON
America's Builder

ARABELLA

Site Plan
Option 4C

100' 20'
plan scale: 1:200
date: 07.16.18
anderson horton
500 mcclintock drive, ste 400
chandler, arizona 85226
ph: 480.692.7250 fax: 480.692.7868

CIRCULATION SYMBOL	LEGEND DESCRIPTION
	EXISTING CONCRETE SIDEWALK
	3'-0" DETACHED MEASURING CONCRETE SIDEWALK
	3'-0" DETACHED CONCRETE SIDEWALK
	3'-0" ATTACHED CONCRETE SIDEWALK
	3'-0" CONCRETE TRAIL



CITY OF PHOENIX

AUG 10 2018

**Planning & Development
Department**

andersonbaron
 150 W. MCCURTICK DRIVE, SUITE 100
 CHANDLER, ARIZONA 85226
 PH: 480.893.7956 FAX: 480.893.7888

**Pedestrian
Circulation Plan**

ARABELLA

D.R. HORTON
America's Builder

PLANT LEGEND



- Acacia Aneura
- Mulga Acacia
- Fraxinus Velutina 'Rio Grande'
- Fan-Tex Ash
- Ulmus Parvifolia
- 'Bosque' Elm
- Prosopis Hybrid
- Thomless Mesquite
- Quercus Virginiana
- 'Cathedral' Oak
- Red Push Pistache
- Plataca x 'Red Push'
- Acacia Smallii
- Sweet Acacia



CITY OF PHOENIX

AUG 1 2018

**Planning & Development
Department**

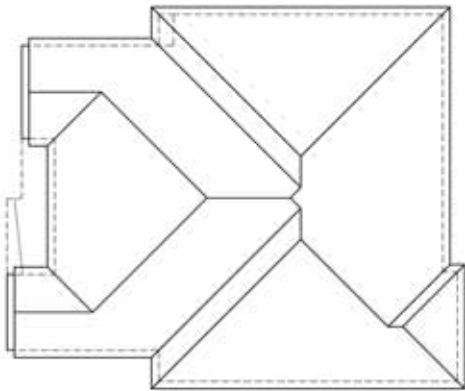
Landscape Plan

ARABELLA

CITY OF PHOENIX

MAY 21 2018

Planning & Development
Department



Roof Plan



Front Elevation

- Elevation Legend
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation



Duplex - Bldg Composite 2 - Modern Elevation

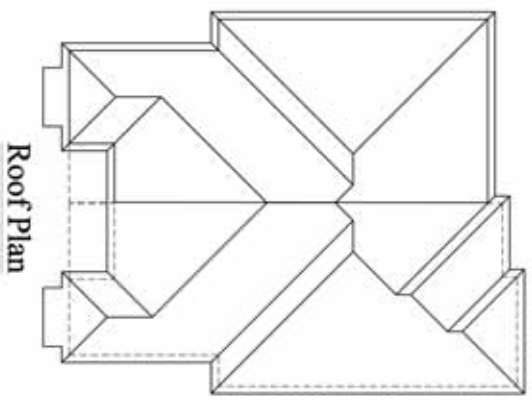
Tatum & Bell

Phoenix, Arizona



PROJECT NO. 20180028

04-27-2018



Roof Plan



Front Elevation

- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative vents
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

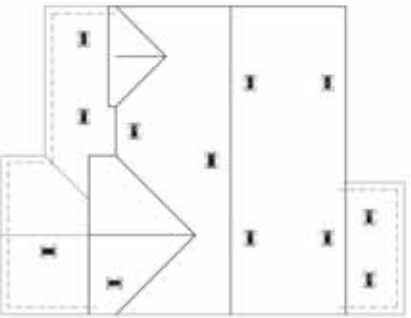


Duplex - Bldg Composite 1 - Modern Desert Elevation

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative vents
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation



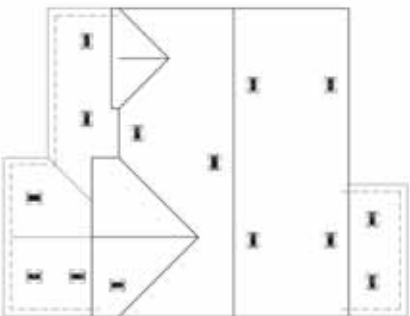
Plan 4095 "Millennium" - Elevation 'B' (Farmhouse)

Tatum & Bell

Phoenix, Arizona



PHOENIX AREA
IDERI
PH. 484.250.4587



Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative kickers
 - Gable end detail
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

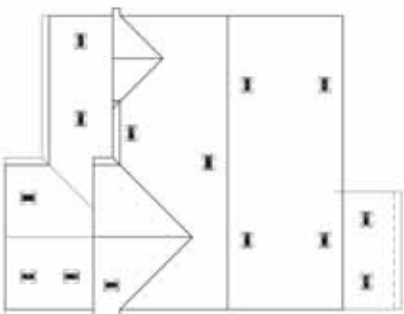


Plan 4095 "Millennium" - Elevation 'C' (Bungalow)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

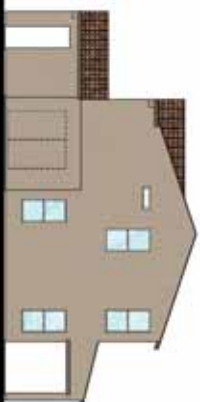
- Elevation Legend**
- Concrete 'S'-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative pipe vents
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

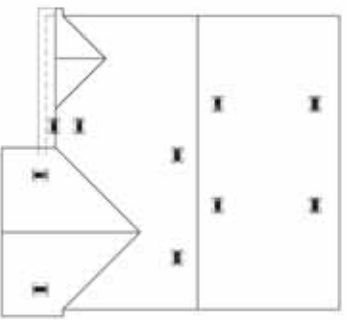


Plan 4095 "Millennium" - Elevation 'A' (Spanish)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

- Elevation Legend**
- Concrete 'S'-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative pipe vents
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

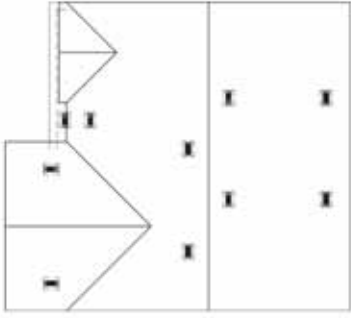


Plan 4097 "Doubletree" - Elevation 'A' (Spanish)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco over foam trim/pop-outs
 - Decorative vents
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



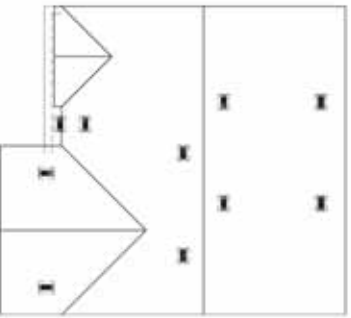
Right Side Elevation

Plan 4097 "Doubletree" - Elevation 'B' (Farmhouse)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative kickers
 - Gable end detail
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



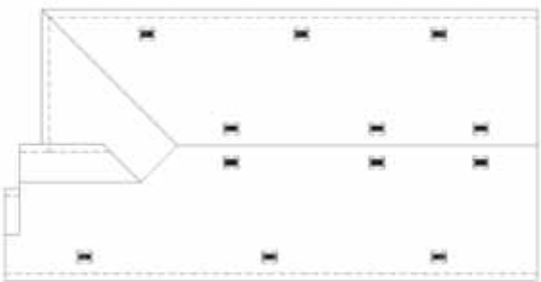
Right Side Elevation

Plan 4097 "Doubletree" - Elevation 'C' (Bungalow)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete 'S'-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative pipe vents
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

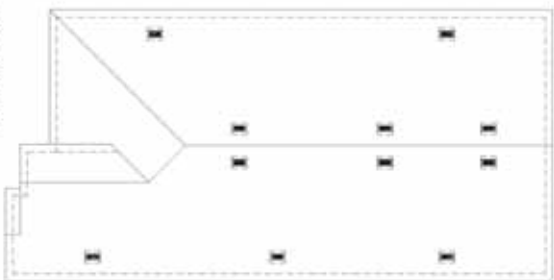


Plan 3531 "Blackbird" - Elevation 'A' (Spanish)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative vents
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

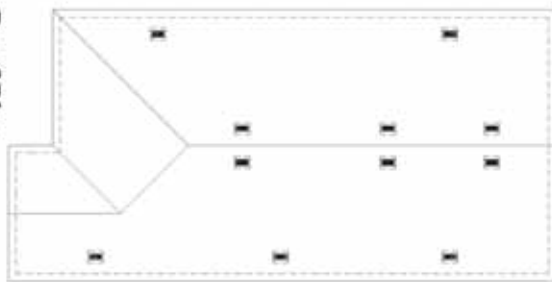


Plan 3531 "Blackbird" - Elevation 'B' (Farmhouse)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative kickers
 - Gable end detail
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

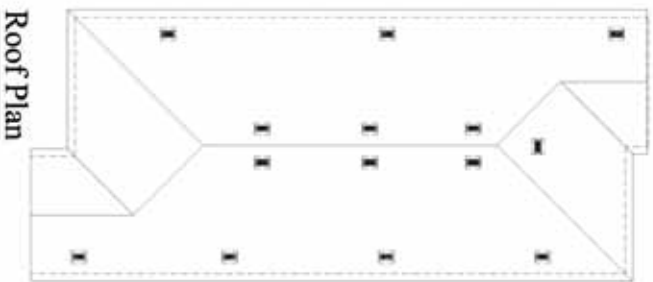


Plan 3531 "Blackbird" - Elevation 'C' (Bungalow)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

- Elevation Legend**
- Concrete 'S'-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative pipe vents
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



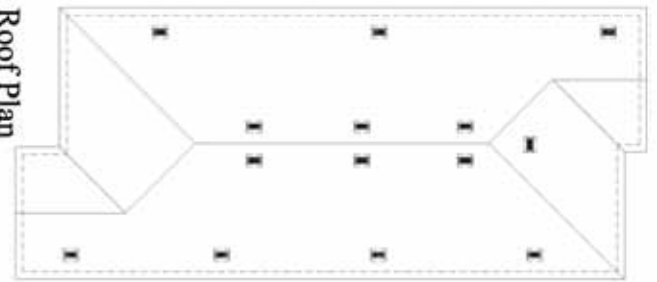
Right Side Elevation

Plan 3545 "Bluebird" - Elevation 'A' (Spanish)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

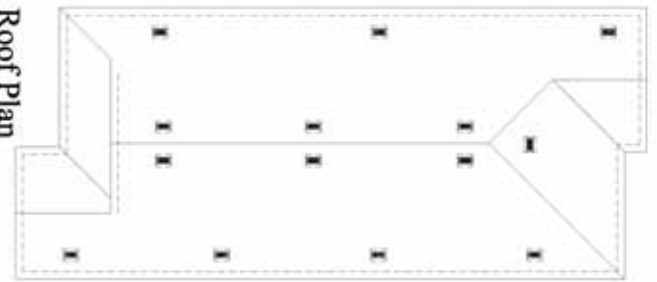


Plan 3545 "Bluebird" - Elevation 'B' (Farmhouse)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative kickers
 - Gable end detail
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

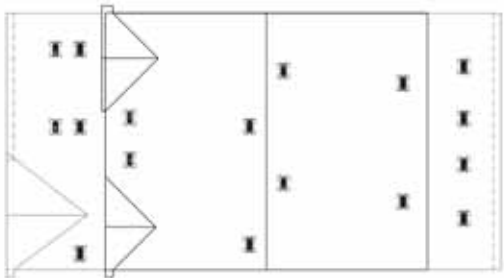


Plan 3545 "Bluebird" - Elevation 'C' (Bungalow)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete 'S'-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative pipe vents
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

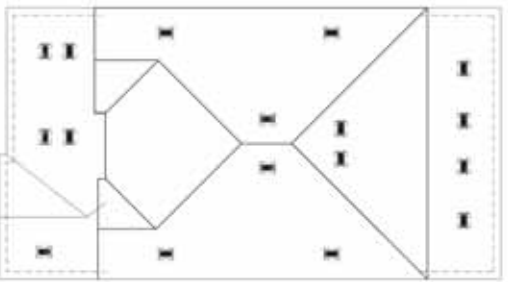


Plan 3555 "Crow" - Elevation 'A' (Spanish)

Tatum & Bell

Phoenix, Arizona





- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative vents
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors

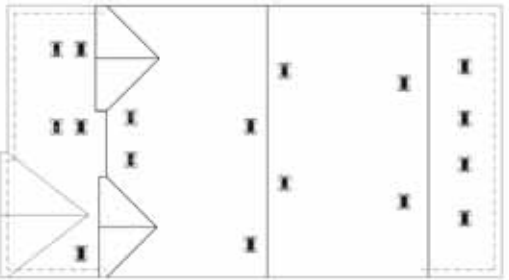


Plan 3555 "Crow" - Elevation 'B' (Farmhouse)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative kickers
 - Gable end detail
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

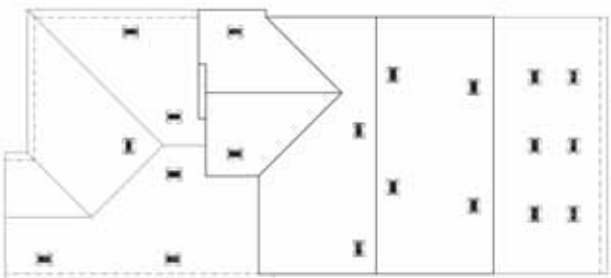


Plan 3555 "Crow" - Elevation 'C' (Bungalow)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete 'S'-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative pipe vents
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

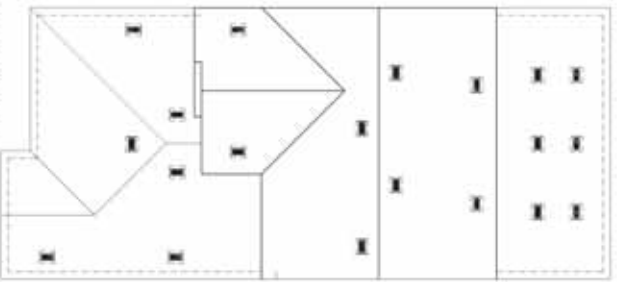


Plan 3560 "Falcon" - Elevation 'A' (Spanish)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative vents
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation



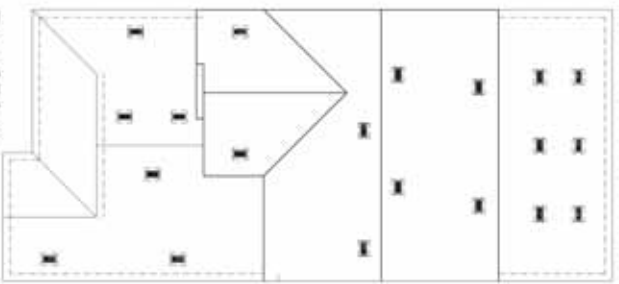
Plan 3560 "Falcon" - Elevation 'B' (Farmhouse)

Tatum & Bell

Phoenix, Arizona



PHOENIX, ARIZONA
PH: 484-250-4587



Roof Plan



Front Elevation

- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative kickers
 - Gable end detail
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

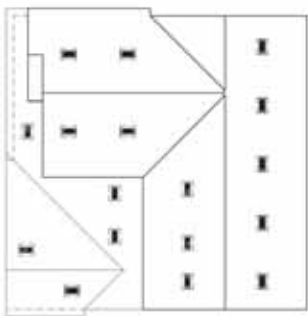


Plan 3560 "Falcon" - Elevation 'C' (Bungalow)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

- Elevation Legend**
- Concrete 'S'-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative pipe vents
 - Decorative wrought iron
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



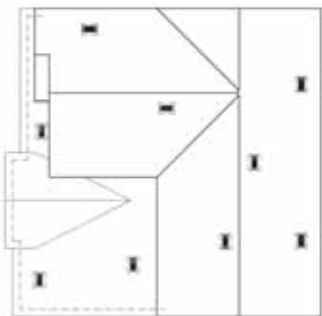
Right Side Elevation

Plan 4091 "Fairmont" - Elevation 'A' (Spanish)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco over foam trim/pop-outs
 - Decorative vents
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



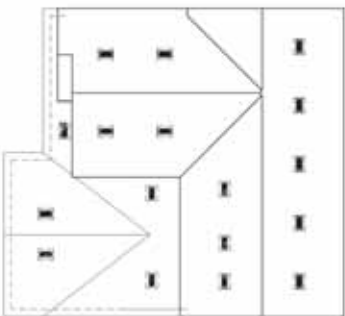
Right Side Elevation

Plan 4091 "Fairmont" - Elevation 'B' (Farmhouse)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative kickers
 - Gable end detail
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

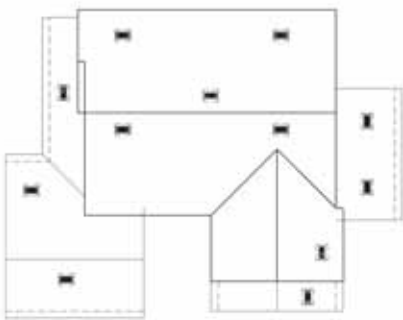


Plan 4091 "Fairmont" - Elevation 'C' (Bungalow)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

- Elevation Legend**
- Concrete 'S'-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative pipe vents
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

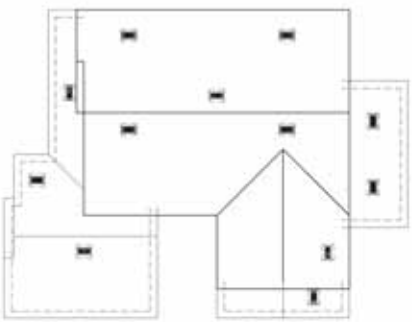


Plan 4093 "Embassy" - Elevation 'A' (Spanish)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation

- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative vents
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

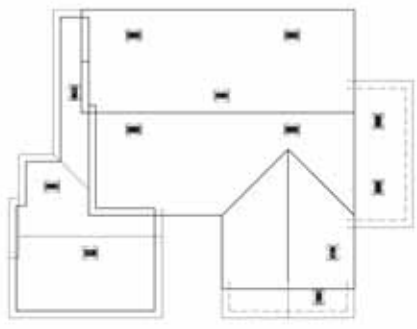


Plan 4093 "Embassy" - Elevation 'B' (Farmhouse)

Tatum & Bell

Phoenix, Arizona





Roof Plan



Front Elevation



- Elevation Legend**
- Concrete flat-tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco over foam trim/pop-outs
 - Decorative kickers
 - Gable end detail
 - Wood-like shutters
 - Stone accent
 - Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation



Plan 4093 "Embassy" - Elevation 'C' (Bungalow)

Tatum & Bell

Phoenix, Arizona



CITY OF PHOENIX

AUG 10 2018

Planning & Development
Department



From: Joe Lesher
To: [Maja Brkovic](#); [Kaelee Wilson](#)
Subject: follow up on 52nd St and Bell development proposal
Date: Friday, June 08, 2018 2:22:42 PM

Hi Maja and Kaelee -

Thanks for your call earlier to let me know that Kaelee is out of the office.

I am sending you a list of what we are wanting the developer to include in the design and a list of some items you thought you would be able to provide us.

What We are Wanting from DR Horton:

- Larger lot sizes especially along 52nd Street
- Price points closer to our neighborhood at least for some of the phases to avoid too much of a drop in our home values
- 1-story homes bordering 52nd Street
- A 20-30 foot greenbelt along 52nd Street as a buffer between the neighborhoods
- Overall density closer to 4 du/acre rather than the 5.46 they are proposing
- Traffic calming and maybe a right hand turn lane onto Bell. And, NO entrance/exit from the development onto 52nd St or Grovers - 52nd street is getting so much more crowded with fast driving cars - it will a major safety and noise concern if not updated

What We are Wanting from You Guys:

- Comparison of density from current zoning to what they are asking - seems like a huge change
- Comparison of density for bordering neighborhoods and the proposal to see if they truly are in sync as claimed
- How can we verify that they are keeping their word in terms of lot size and density? Can they ask for certain zoning, claim one density and then build more densely as allowed by zoning?
- For what they are asking, what is the MOST density they could build
- Results of the traffic study and what the builder's plans are for changes to 52nd street and Grovers Ln.

Thanks and have a great weekend.

--

Kind regards,
Joe Lesher

From: Bill Pate
To: [Maja Brkovic](#)
Cc: [Kaelee Wilson](#)
Subject: Re: Follow up questions for Tatum and Grovers
Date: Monday, June 18, 2018 11:24:35 AM

Hello Ms. Brkovic,
Thanks very much for your your response. I look forward to following up with Ms Wilson and the Village planning committee,
We are VERY concerned with the high density of this project and it's impact on traffic, safety, quality of life and property values for ours and the surrounding neighborhoods.
Regards
Bill Pate

 85254

Sent from my iPad

On Jun 18, 2018, at 10:22 AM, Maja Brkovic <maja.brkovic@phoenix.gov> wrote:

Hello Mr. Pate –

As a follow up to our conversation please see below for the Paradise Valley Village Planning Committee e-mail and the link to the previous rezoning case on the site, Rezoning Case No. Z-40-16 which was withdrawn. Scroll down to the year 2016 and click on the applicants narrative to see what was proposed at that time. I have copied Kaelee on this e-mail, she will follow up with you regarding your other questions. Thank you!

PUD Rezoning Cases:

<https://www.phoenix.gov/pdd/pz/pzservices/pud-cases>

Village Planning Committee e-mail:

ParadiseValleyVPC@phoenix.gov

Village page:

ParadiseValleyVPC@phoenix.gov

Respectfully,

Maja Brkovic
Planner II – Village
North Mountain & Paradise Valley
City of Phoenix Planning & Development Department

200 West Washington Street, 3rd Floor
Phoenix, AZ 85003-1611
maja.brkovic@phoenix.gov
Office: 602-261-8701

From: [REDACTED]
To: [Council District 2 PCC; hcarter@azleg.gov](mailto:hcarter@azleg.gov); nbarto@azleg.gov
Cc: kirste@witheymorris.com; jason@witheymorris.com; pnbrown@drhorton.com; Kaelee Wilson; Maja Brkovic
Subject: Stand Up for Your Constituents
Date: Sunday, July 08, 2018 8:26:20 AM

Dear Jim Waring, Heather Carter, and Nancy Barto:

As one of your constituents, I request that you **do everything in your power to look out for my interests and the interests** of my neighbors in the Arabian Views and Triple Crown sub-divisions. The developer, DR Horton, has a proposal to buy and build on the land north of Bell Road and west of 52nd Street. We fully support their right to build on this land but we want to be sure that they are respectful of our needs and expectations.

The following are specific stipulations that we want you to fight for on our behalf in order to maintain our property values and quality of life:

- **A 40 ft. greenbelt/buffer zone along 52nd Street** and a 20-40 ft. greenbelt/buffer zone along Grovers
- **Traffic calming circles and 1 to 2 Stop Signs along 52nd Street up to Grovers**
- Improvement to 52nd St and Grovers as well as construction of the perimeter wall PRIOR to breaking ground on the undeveloped property to control noise, particulates, and displaced animals
- 1 story homes ONLY along 52nd St and Grovers for privacy
- No vehicle entrances or exits along 52nd St or Grovers for traffic, safety, and noise control
- Lot sizes of approx 10,000 sq ft for the properties along the perimeter of 52nd St and Grovers to help us retain our property values
- Price points of the single family homes close to the value of our homes.

We understand that the developer would like to increase density in order to achieve a profit and therefore we understand the request to build more densely grouped dwellings on the land bordering the apartments near Fry's grocery store. Having said that, we expect the lots for the majority of the single family homes to be in line with the lot sizes of our neighborhood. Keep in mind, the **current zoning is for TWO dwellings per acre**. We can support a change up to four dwellings per acre for the majority of the single family homes.

Please reply with your commitment to support our interests and continue to earn our votes.

Thank you for your help and even though you were invited, we were disappointed that we didn't see you at the community meetings at 18:00 on June 18 and June 19 at the Paradise Valley Community Center.

Kind regards,

Kenneth S Bromfield



85254

From: Sherry Salzman
To: [Maja Brkovic](#)
Subject: Cow Farm to DR Horton (near Tatum & Bell)
Date: Wednesday, July 04, 2018 10:33:53 PM

- Maja

Hi! I know you are getting lots of emails with the info below. Yes, I didn't write it but I do agree with all the points outlined below. The traffic is going to be awful no matter what on 52nd St and on Grovers and all around the neighborhoods.

I know DR Horton is a good home builder but why any attached homes? None of the neighbors have attached homes? Why so many homes? Why more homes than Triple Crown when Triple Crown is many more acres? Triple Crown is the neighborhood on the North side of Grovers from this Farm

Hopefully you will ask DR Horton to make changes. Yes, I did go to the meeting the first night and the representatives didn't have same stories on home builder size, roads, where building first, etc.

Please respond to me on what you plan to ask and how you will support the neighbors? Thanks

As one of your constituents, I request that you **do everything in your power to look out for my interests and the interests** of my neighbors in the Arabian Views and Triple Crown subdivisions. The developer, DR Horton, has a proposal to buy and build on the land north of Bell Road and west of 52nd Street. We fully support their right to build on this land but we want to be sure that they are respectful of our needs and expectations.

The following are specific stipulations that we want you to fight for on our behalf in order to maintain our property values and quality of life:

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- **Traffic calming circles and 1 to 2 Stop Signs along 52nd Street up to Grovers**
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- 1 story homes ONLY along 52nd St and Grovers for privacy
- No vehicle entrances or exits along 52nd St or Grovers for traffic, safety, and noise control
- Lot sizes of approx 10,000 sq ft for the properties along the perimeter of 52nd St and Grovers to help us retain our property values
- Price points of the single family homes close to the value of our homes.

We understand that the developer would like to increase density in order to achieve a profit and therefore we understand the request to build more densely grouped dwellings on the

land bordering the apartments near Fry's grocery store. Having said that, we expect the lots for the majority of the single family homes to be in line with the lot sizes of our neighborhood. Keep in mind, the **current zoning is for TWO dwellings per acre**. We can support a change up to four dwellings per acre for the majority of the single family homes.

Please reply with your commitment to support our interests and continue to earn our votes. Thank you for your help and even though you were invited, **we were disappointed that we didn't see you at the community meetings at 18:00 on June 18 and June 19 at the Paradise Valley Community Center.**

Thank you!

Sincerely,

Sherry Salzman

o

Have a sunny day! Sherry