



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-5-16-6**  
March 28, 2016

<b>Camelback East Village Planning Committee Hearing Date</b>	April 5, 2016
<b>Planning Commission Hearing Date</b>	May 5, 2016
<b>Request From:</b>	RE-35 (2.29 acres)
<b>Request To:</b>	R1-10 (2.29 acres)
<b>Proposed Use</b>	Single-Family Residential
<b>Location</b>	Approximately 198 feet east of the southeast corner of 37th Street and Orange Drive
<b>Owner</b>	ACT Two, LLC
<b>Applicant's Representative</b>	Stephen Earl - Earl, Curley and Lagarde
<b>Staff Recommendation</b>	Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Residential 3.5 to 5 du / acre	
<b>Street Map Classification</b>	Orange Drive	Local	40-foot north half street / 40-foot south half street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b></p> <p>While increased intensity is requested by the proposed development, the additional single-family residences are designed to be compatible with the surrounding single-family development.</p>			
<p><b>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</b></p> <p>As stipulated, the proposed single-family subdivision will include similar lot sizes, setbacks and heights that are in keeping with the scale of the adjacent neighborhood.</p>			
<p><b>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.</b></p> <p>The proposed development will integrate the existing healthy and mature trees on site into the new design, thereby providing increased shade for new residents.</p>			

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Single-Family Residence	RE-35
<b>North</b>	Single-Family Residential / Government Flood Control Infrastructure	R1-6 / Town of Paradise Valley
<b>South</b>	Single-Family Residential	R1-10
<b>East</b>	Office / Single-Family Residential	C-2 / R1-10
<b>West</b>	Single-Family Residential	R1-10

<b>R1-10 (Single-Family Residence District), Conventional Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Density	3.0 du/acre	Met - 1.75 du/acre
Minimum Perimeter Building Setbacks		
<i>Front</i>	15 feet	N/A
<i>Rear</i>	15 feet (1 story) 20 feet (2 story)	Met – 20 feet minimum (1 story) N/A (2 story)
<i>Side</i>	10 feet (1 story) 15 feet (2 story)	Met – 15 feet minimum (1 story) N/A (2 story)
Minimum Interior Building Setbacks		
<i>Front</i>	10 feet	Met – 25 feet minimum
<i>Rear</i>	10 feet	Met – 20 feet minimum
<i>Combined Front and Rear</i>	35 feet	Met – 45 feet minimum
<i>Street Side</i>	10 feet	N/A
<i>Side</i>	13 feet total (3 feet minimum, unless 0 feet)	Met – 24 feet total (12 feet minimum each side)
<i>Lot Coverage</i>	Primary structure, not including attached shade structures: 40% Total 50%	Met – Primary structure, not including attached shade structures: 40% Total 50%
<i>Building Height</i>	30 feet maximum	Met – 18 feet maximum

**Background/Issues/Analysis**

1. This is a request to rezone a 2.29 acre parcel from RE-35 (Single-Family Residence District) to R1-10 (Single-Family Residence District) to allow for a 4 lot single-family residential development.
2. The General Plan Land Use Map designation for the parcel is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation and the land uses in the area.

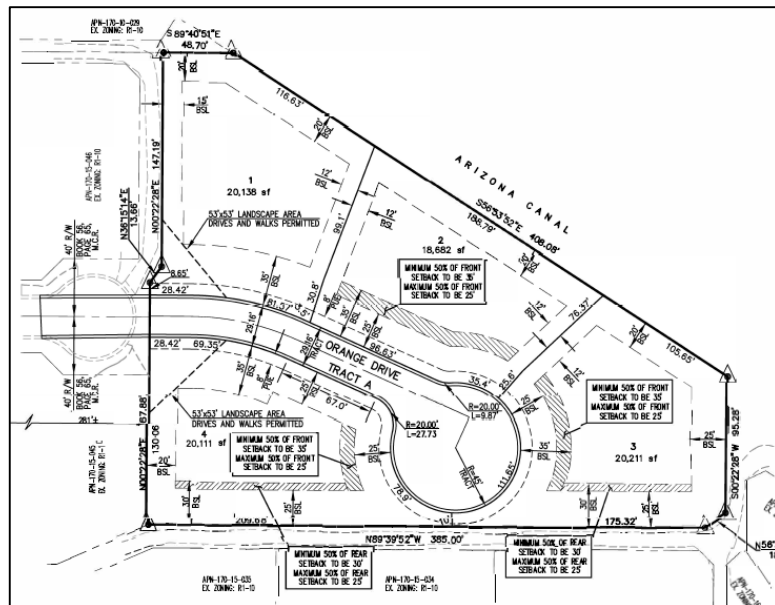
3. The site is currently developed with one single-family home. Several accessory structures including a tennis court exist on the property in addition to the home, all of which are utilized by the property owner. Existing single-family residential development,



zoned R1-10 (Single-Family Residence District), is located to the south and west. Additional single-family residential development, zoned R1-6 (Single-Family Residence District) is located to the north and northwest of the subject site. The Arizona Canal borders the eastern side of the property.

4. A previous rezoning request (Z-19-15-6) for R1-10 zoning was filed in 2015 for the subject property. The application, for a proposed 5 lot development, was withdrawn at the October 13, 2015 Planning Commission hearing.

5. The property is located at the end of a cul-de-sac developed with single family homes. Lots along the street are generally between 20,000 and 25,000 square feet. The proposed site plan depicts a private accessway connection with Orange Drive, leading to four, single-family lots ranging in size from approximately 18,600 square feet to 20,200 square feet. The



applicant will work with the Street Transportation Department and the adjacent property owners to provide an appropriate transition from the public street into the development. The site plan also includes maximum building envelopes based on increased setbacks that complement the existing development in the adjacent neighborhood. In order to ensure that the increased building setbacks

are maintained, a stipulation regarding general conformance to the site plan has been included.

6. The existing homes found in the adjacent neighborhood are single-story, ranch-style homes with large front yard setbacks. Stipulations regarding reduced building height as well as limitations on the height of front yard fencing have also been included to match the scale of homes in the surrounding neighborhood.

7. Because the proposed homes are intended to be custom-designed for each resident, detailed building elevations have not been solidified. Instead, representative renderings of ranch-style homes with multiple exterior building materials and covered entries have been included with the rezoning application. A stipulation requiring review of the building elevations by the Planning Hearing Officer for inclusion of multiple exterior building materials, covered front entries and specific roofing materials has been recommended.



8. The property currently contains several mature trees and landscaping in the front yard. A stipulation has been included requiring that an inventory and salvage plan be completed for the site and that all healthy mature trees either remain in place or are salvaged and utilized elsewhere on site. Similarly, a stipulation has been included regarding replication of a landscaped entry at the entrance to this development.
9. The property is adjacent to the trail system along the Arizona Canal. Staff previously recommended a stipulation requiring a public access point to the canal through Rezoning Case Z-19-15-6. The same stipulation has not been included in the current recommendation due to Camelback East Village Planning Committee and neighborhood concerns.
10. Alleys exist along the northwestern, southern and southeastern portions of the property. The Street Transportation Department has requested that a right-of-way easement to provide for a 16-foot alley be dedicated along the northwestern portion of the site, as well as a dedication of a 10-foot by 15-foot

triangle at the southeastern corner of the property. Stipulations addressing these requests have also been included.

11. 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 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. 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 abandonment may be required.

### **Findings**

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling unit per acre.
2. The proposed zoning is consistent with the surrounding entitlements and land uses.
3. As stipulated, the development is compatible with the scale and character of the existing residential development in the vicinity.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped March 25, 2016, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. Lots 1, 2 and 3 shall maintain a 35-foot front setback. The primary structure on lots 2 and 3 may project not more than 10 feet into the required setback for no more than one-half the maximum width of the structure, as approved by the Planning and Development Department.
3. Lot 4 shall maintain a 35-foot front setback with the following exceptions, as approved by Planning and Development Department:
  - a. The primary structure may project not more than 10 feet into the required setback for no more than one-half the maximum width of the structure.
  - b. Walls and fences, up to a maximum of 6 feet in height, shall be permitted up to 10 feet from the private accessway on the east side of the primary structure.

4. Walls or fences in the required front yard on lots 1, 2, and 3, and in the required front yard north of the primary structure on lot 4, shall be limited to a maximum height of 30 inches.
5. The development shall be limited to a maximum building height of one-story and 18-feet.
6. Prior to submittal of the construction plans to the Planning and Development Department, the elevations of the homes shall be administratively approved by the Planning Hearing Officer with specific regard to the inclusion of the below elements.
  - a. Multiple exterior building materials, including the use of accent materials such as stone, brick and masonry.
  - b. Covered front entry.
  - c. Roofing materials comprised of one or more of the following: dimensional asphalt shingles, flat concrete tile, wooden shake and standing seam metal accents.
7. A plant inventory and salvage plan shall be completed for the site. All healthy mature trees shall remain in place or be salvaged and relocated on site, as approved by the Planning and Development Department.
8. The 53-foot by 53-foot landscape triangles on lots 1 and 4, as depicted on the site plan date stamped March 25, 2016, shall be landscaped except for driveways and walkways, as approved by the Planning and Development Department.
9. The property owner shall dedicate an easement to provide for a 16-foot alley along the northwestern portion of the property, as approved by the Planning and Development Department.
10. A 10-foot by 15-foot right-of-way triangle shall be dedicated at the southeast portion of the property, adjacent to the existing alley, as approved by the Planning and Development Department.
11. The property owner shall construct all streets within and adjacent to the development with paving, curb, gutter, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**Writer**

Samantha Keating

3/21/16

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March 28, 2016

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**Team Leader**

Joshua Bednarek

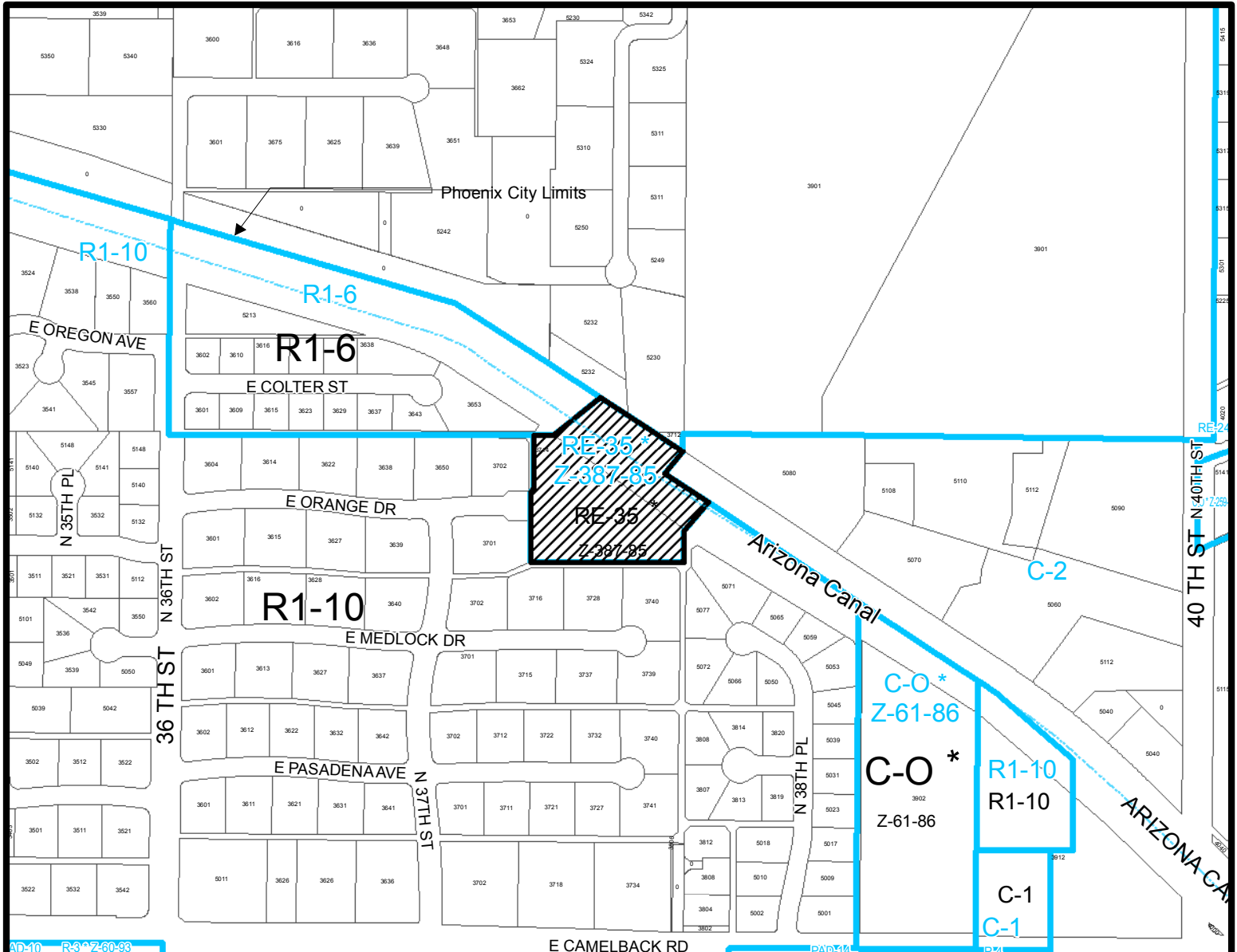
**Attachments**

Sketch Map

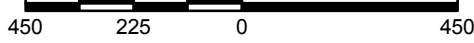
Aerial

Site Plan date stamped 3/25/16 (1 page)

Renderings date stamped 2/12/16 (3 pages)



Feet



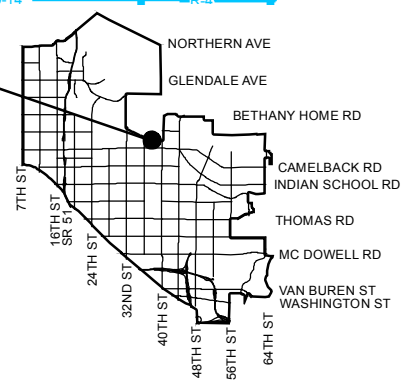
**CAMELBACK EAST VILLAGE**  
CITY COUNCIL DISTRICT: 6



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT

Z-5-16



<b>APPLICANT'S NAME:</b> Green Street Communities, Inc		<b>REQUESTED CHANGE:</b> FROM: RE-35 (2.29 a.c.)  TO: R1-10 (2.29 a.c.)	
<b>APPLICATION NO.</b> Z-5-16	<b>DATE:</b> 2/24/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  2.29 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 19-36	<b>ZONING MAP</b> H-10	
<b>MULTIPLES PERMITTED</b> RE-35 R1-10	<b>CONVENTIONAL OPTION</b>  2  7	<b>* UNITS P.R.D. OPTION</b>  3  9	

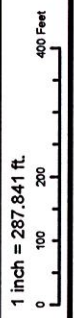
\* Maximum Units Allowed with P.R.D. Bonus





The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

# Planning and Development



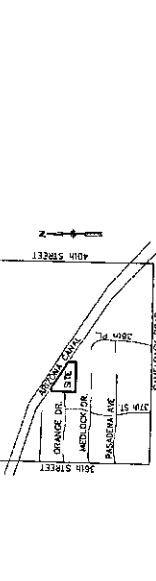
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER BASE & MESAUDA, MARICOPA COUNTY, ARIZONA.

3716 EAST ORANGE DRIVE  
 PHOENIX, ARIZONA 85018  
 PHONE: (602) 350-9598  
 FAX: (602) 350-9598  
 EMAIL: [dmeng@dmeng.com](mailto:dmeng@dmeng.com)

**CLIENT/APPLICANT**  
 ENGINEER  
 D&M ENGINEERING  
 1020 EAST GILBERT DRIVE, SUITE D  
 PHOENIX, AZ 85021  
 (602) 294-3272  
 (480) 360-8598

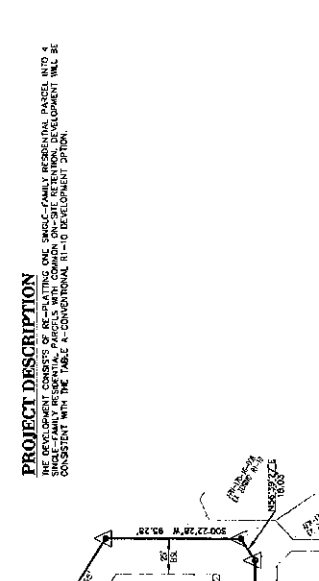
**SITE DATA**  
 ZONING: R-100  
 ALLOWED DENSITY: 3 DU/AC (TABLE A-COM)  
 EXISTING ZONING: R-100  
 PROPOSED ZONING: R-100  
 TOTAL NUMBER OF LOTS: 4  
 LOT SIZES: 170'-15'-0" (MINIMUM)  
 QUARTER SECTION: 192'-X

**LEGAL DESCRIPTION**  
 PARCELS AND TRACTS:  
 THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER BASE AND MESAUDA, MARICOPA COUNTY, ARIZONA;  
 TRACT 1: THE FOLLOWING DESCRIBED TRACTS:  
 THE EAST 165 FEET  
 ALL THAT PORTION LYING NORTH AND EAST OF THE SOUTH RIGHT OF WAY OF THE ARIZONA CANAL, BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER THEREOF BEARS NORTH 88 DEGREES 30 MINUTES 30 SECONDS WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET TO THE POINT OF BEGINNING.  
 TRACT 2: A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET TO THE POINT OF BEGINNING.  
 TRACT 3: THAT PART LYING WITHIN CAMELBACK VILLA TWO, ACCORDING TO BOOK 55 OF MAPS, PAGE 35, PARCELS OF MARICOPA COUNTY, ARIZONA.  
 ALL THAT PART OF THE EAST 165 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 80.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 80.00 FEET TO THE POINT OF BEGINNING.  
 TRACT 4: THAT PART LYING WITHIN CAMELBACK VILLA TWO, ACCORDING TO BOOK 55 OF MAPS, PAGE 35, PARCELS OF MARICOPA COUNTY, ARIZONA.  
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 TRACT 5: THAT PART LYING WITHIN CAMELBACK VILLA TWO, ACCORDING TO BOOK 55 OF MAPS, PAGE 35, PARCELS OF MARICOPA COUNTY, ARIZONA.  
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**PROJECT DESCRIPTION**  
 THIS PROJECT CONSISTS OF 4 LOTS, ONE SINGLE-FAMILY RESIDENTIAL PARCEL INTO 4 SINGLE-FAMILY RESIDENTIAL PARCELS WITH COMMON ON-SITE RETENTION. DEVELOPMENT WILL BE CONSISTENT WITH THE TABLE CONVENTIONAL R-100 DEVELOPMENT OPTION.

**CONCEPTUAL SITE PLAN**



**LEGEND**  
 SHOWN SYMBOLS:  
 BOUNDARY LINE  
 COMMON EASEMENT  
 ADJACENT PROPERTY LINE  
 SETBACK LINE  
 PROPERTY LINE  
 FRONT SETBACK  
 REAR SETBACK

**CITY OF PHOENIX**  
 Planning & Development  
 1100 N. CENTRAL AVENUE  
 PHOENIX, AZ 85004

**REVISIONS**

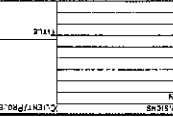
NO.	DATE	APP.	DESCRIPTION

**TRACT TABLE**

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE
TRACT 1	171,100 SQ. FT.	3.92 ACRES	RESIDENTIAL SINGLE-FAMILY DETACHED
TRACT 2	171,100 SQ. FT.	3.92 ACRES	RESIDENTIAL SINGLE-FAMILY DETACHED

**TABLE A. CONVENTIONAL SINGLE-FAMILY DETACHED DEVELOPMENT COMPANION OF DEVELOPMENT STANDARDS**

STANDARD	MINIMUM	MAXIMUM	REMARKS
MINIMUM LOT WIDTH (ON THE GROUND) HORIZONTAL PROPERTY LINES, "LOT" STRUCTURE AND EXCLUSIVE USE AREAS	75' MINIMUM	75' MINIMUM	NONE, EXCEPT 110' ADVANCEMENT TO FREEWAY OR ARTERIAL
MINIMUM LOT DEPTH (UNITS/ACRES ONLY)	3.0	2.0 DU/AC	AS DEPicted ON THIS SITE PLAN
MINIMUM PERIMETER BUILDING SETBACKS ADJACENT TO PERIMETER STREETS	NONE	NONE	AS DEPicted ON THIS SITE PLAN
MINIMUM INTERIOR BUILDING SETBACKS	FRONT: 10' REAR: 10' SIDE: 15' TOTAL (5' MINIMUM, UNLESS 0)	AS DEPicted ON THIS SITE PLAN	
MINIMUM BUILDING SEPARATION	10'	24'	
MINIMUM GARAGE SETBACK	15' FROM BACK OF SIDEWALK FOR 2-STORY GARAGES 10' FROM PROPERTY LINE FOR 1-STORY GARAGES	25' - FRONT LOADED 20' - SIDE LOADED	
MAXIMUM CARAGE WITH MAXIMUM HEIGHT	LOTS 400 TO 700: 3 CAR MAXIMUM FOR 1-STORY/1.5' LOTS 700 TO 800: 2 CAR MAXIMUM FOR 1-STORY/1.5'	FOR LOTS 400 TO 700: 3 CAR MAXIMUM FOR 1-STORY/1.5' FOR LOTS 700 TO 800: 2 CAR MAXIMUM FOR 1-STORY/1.5'	
LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING PORCHES, SHADE STRUCTURES: 40% TOTAL: 45%	PRIMARY STRUCTURE, NOT INCLUDING PORCHES, SHADE STRUCTURES: 35% TOTAL: 40%	
ALLOWED USES	NONE	NONE	
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 507 AND SUBDIVISION TO CREATE 4 OR MORE LOTS	DEVELOPMENT REVIEW PER SECTION 507 AND SUBDIVISION TO CREATE 4 OR MORE LOTS	
STREET STANDARDS	PUBLIC STREET OR PRIVATE STREET BUILT TO CITY STANDARDS WITH A MINIMUM 10' WIDE SHOULDER FOR MAINTENANCE	25.16' PRIVATE ACCESSWAY	
ON-LOT AND COMMON RETENTION	ON-LOT PER APPROVED TECHNICAL APPEAL 10009	ON-LOT PER APPROVED TECHNICAL APPEAL 10009	



**SCALE**  
 1" = 40'

**GRAPHIC SCALE**  
 0 20 40 60 80  
 FEET  
 1" = 40'

**LEGEND**  
 SHOWN SYMBOLS:  
 BOUNDARY LINE  
 COMMON EASEMENT  
 ADJACENT PROPERTY LINE  
 SETBACK LINE  
 PROPERTY LINE  
 FRONT SETBACK  
 REAR SETBACK

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MINIMUM PERIMETER BUILDING SETBACKS ADJACENT TO PERIMETER STREETS	NONE	NONE	AS DEPicted ON THIS SITE PLAN
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LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING PORCHES, SHADE STRUCTURES: 40% TOTAL: 45%	PRIMARY STRUCTURE, NOT INCLUDING PORCHES, SHADE STRUCTURES: 35% TOTAL: 40%	
ALLOWED USES	NONE	NONE	
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 507 AND SUBDIVISION TO CREATE 4 OR MORE LOTS	DEVELOPMENT REVIEW PER SECTION 507 AND SUBDIVISION TO CREATE 4 OR MORE LOTS	
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**GRAPHIC SCALE**  
 0 20 40 60 80  
 FEET  
 1" = 40'

**LEGEND**  
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 COMMON EASEMENT  
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MINIMUM INTERIOR BUILDING SETBACKS	FRONT: 10' REAR: 10' SIDE: 15' TOTAL (5' MINIMUM, UNLESS 0)	AS DEPicted ON THIS SITE PLAN	
MINIMUM BUILDING SEPARATION	10'	24'	
MINIMUM GARAGE SETBACK	15' FROM BACK OF SIDEWALK FOR 2-STORY GARAGES 10' FROM PROPERTY LINE FOR 1-STORY GARAGES	25' - FRONT LOADED 20' - SIDE LOADED	
MAXIMUM CARAGE WITH MAXIMUM HEIGHT	LOTS 400 TO 700: 3 CAR MAXIMUM FOR 1-STORY/1.5' LOTS 700 TO 800: 2 CAR MAXIMUM FOR 1-STORY/1.5'	FOR LOTS 400 TO 700: 3 CAR MAXIMUM FOR 1-STORY/1.5' FOR LOTS 700 TO 800: 2 CAR MAXIMUM FOR 1-STORY/1.5'	
LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING PORCHES, SHADE STRUCTURES: 40% TOTAL: 45%	PRIMARY STRUCTURE, NOT INCLUDING PORCHES, SHADE STRUCTURES: 35% TOTAL: 40%	
ALLOWED USES	NONE	NONE	
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 507 AND SUBDIVISION TO CREATE 4 OR MORE LOTS	DEVELOPMENT REVIEW PER SECTION 507 AND SUBDIVISION TO CREATE 4 OR MORE LOTS	
STREET STANDARDS	PUBLIC STREET OR PRIVATE STREET BUILT TO CITY STANDARDS WITH A MINIMUM 10' WIDE SHOULDER FOR MAINTENANCE	25.16' PRIVATE ACCESSWAY	
ON-LOT AND COMMON RETENTION	ON-LOT PER APPROVED TECHNICAL APPEAL 10009	ON-LOT PER APPROVED TECHNICAL APPEAL 10009	

**GRAPHIC SCALE**  
 0 20 40 60 80  
 FEET  
 1" = 40'

**LEGEND**  
 SHOWN SYMBOLS:  
 BOUNDARY LINE  
 COMMON EASEMENT  
 ADJACENT PROPERTY LINE  
 SETBACK LINE  
 PROPERTY LINE  
 FRONT SETBACK  
 REAR SETBACK

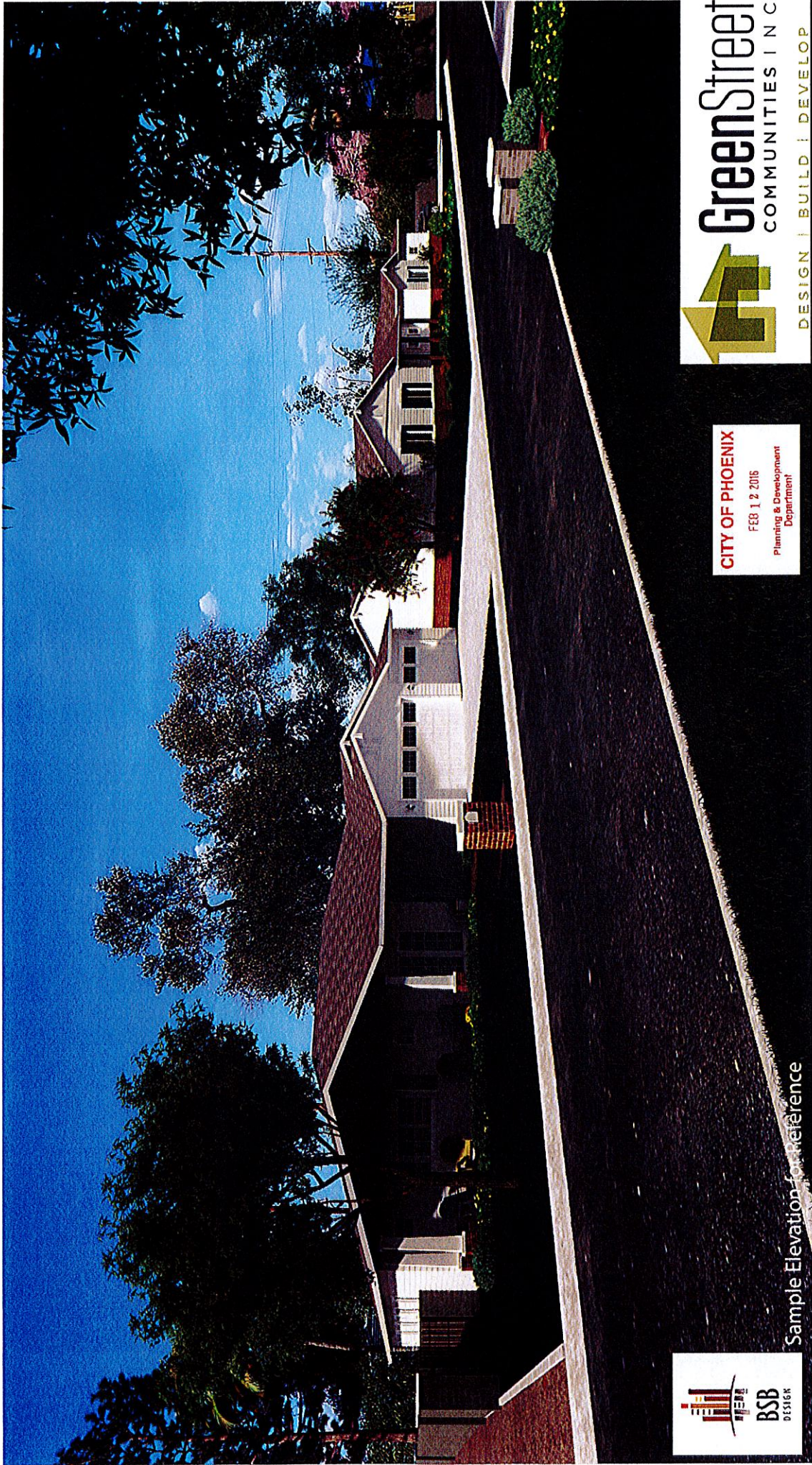
**CITY OF PHOENIX**  
 Planning & Development  
 1100 N. CENTRAL AVENUE  
 PHOENIX, AZ 85004

**REVISIONS**

NO.	DATE	APP.	DESCRIPTION

**TRACT TABLE**

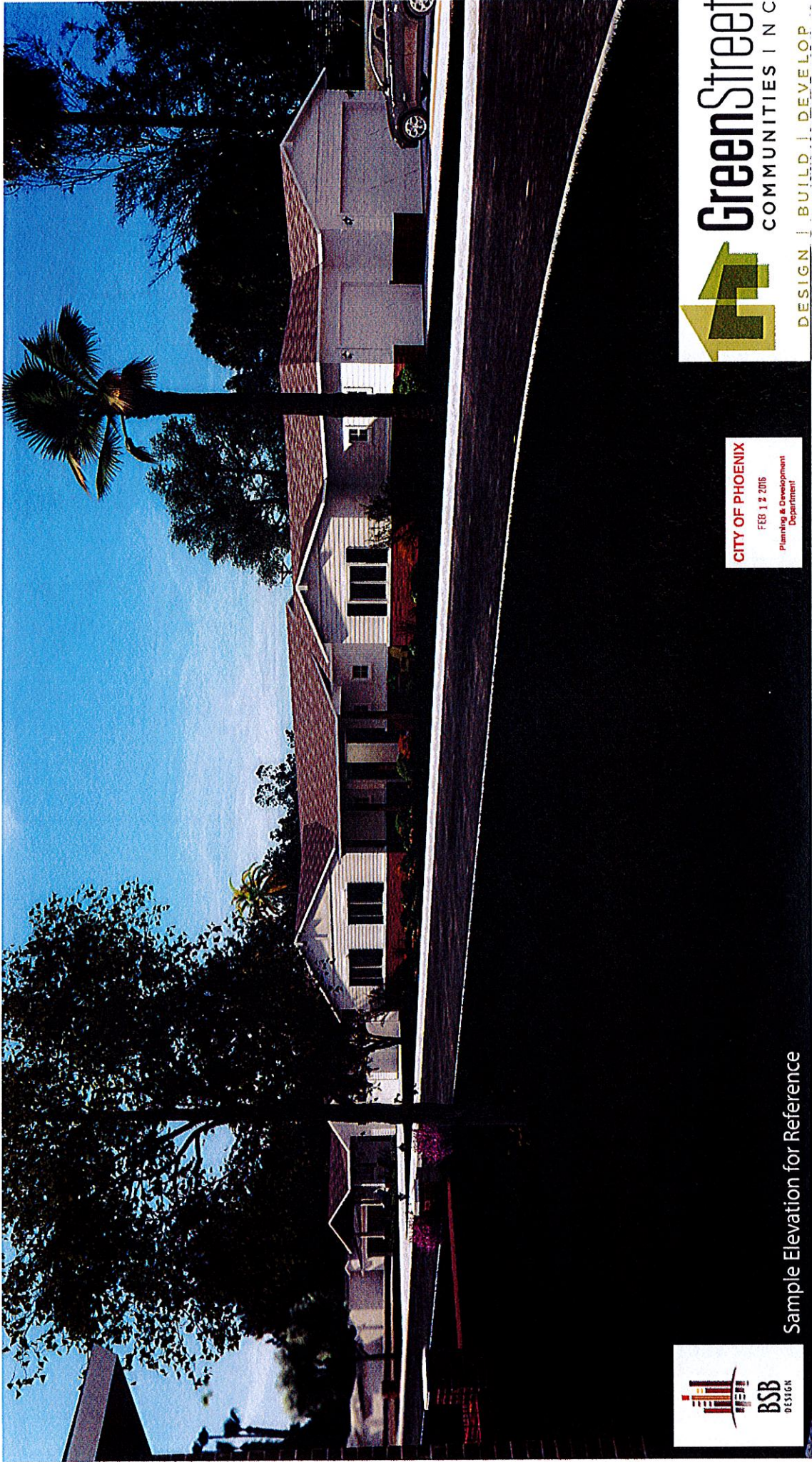
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE
TRACT 1	171,100 SQ. FT.	3.92 ACRES	RESIDENTIAL SINGLE-FAMILY DETACHED
TRACT 2	171,100 SQ. FT.	3.92 ACRES	RESIDENTIAL SINGLE-FAMILY DETACHED



Sample Elevation for Reference

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FEB 12 2016  
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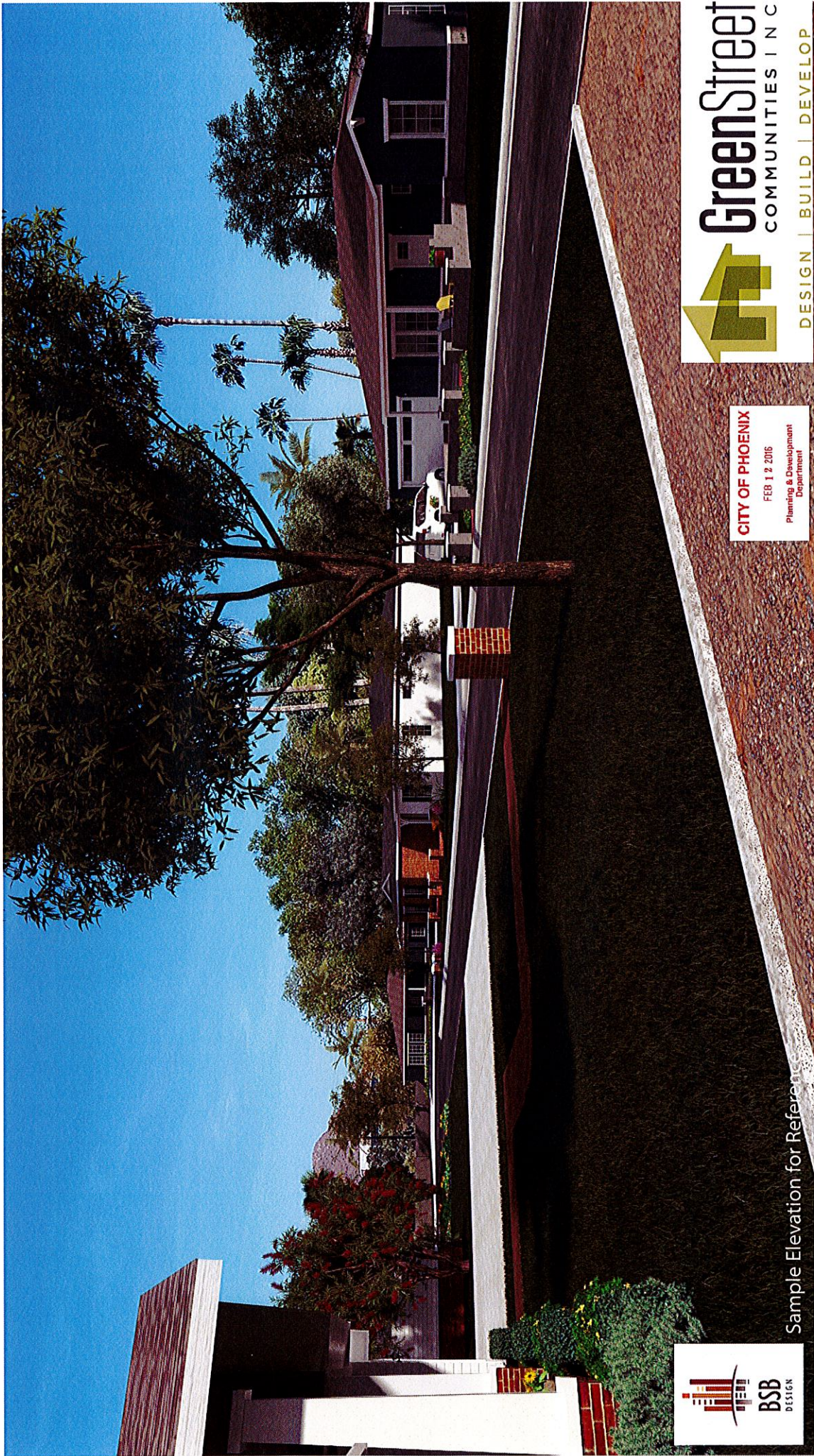




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DESIGN | BUILD | DEVELOP

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Sample Elevation for Reference