



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-55-20-7
January 26, 2021

South Mountain [Village Planning Committee](#) Meeting Date: February 9, 2021

[Planning Commission](#) Hearing Date: March 4, 2021

Request From: [S-1](#) (Ranch or Farm Residence)
(1.32 acres)

Request To: [R1-8](#) (Single-Family Residence District)
(1.32 acres)

Proposed Use: Single-family residential

Location: Approximately 200 feet north of the northwest corner of 9th Avenue and Minton Street

Owner and Applicant: Jose Gustavo Ruiz and Maria Pina

Representative: Manuel A. Inurriaga, M&M Civil Engineering

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Public / Quasi-Public	
Street Map Classification	9th Avenue	Local Street	25-foot west 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>The proposed development would add single-family residential homes on a vacant underutilized site at a scale that is compatible with the surrounding land uses and appropriate considering its location next to a local street.</p>			

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 three-lot single-family residential subdivision, is compatible with surrounding residential subdivisions and will maintain the character of the area.

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. The proposal will allow for access along a local street that presently serves other residential uses.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#): See Background Item No. 5.

[Complete Streets Guidelines](#): See Background Item No. 6.

[Zero Waste PHX](#): See Background Item No. 7.

[Housing Phoenix](#): See Background Item No. 8.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant / Undeveloped	S-1
North	V.H. Lassen Elementary School	S-1
South	Single-Family Residential and Storage Yard	S-1
East (across 9th Avenue)	Vacant / Undeveloped	S-1
West	Single-Family Residential	R1-8

R1-8 – Single-Family Residential (Conventional Development Option)		
<u>Standards</u>	<u>R1-8 Requirements</u>	<u>Proposed</u>
Gross Acreage	-	1.32 acres
Total Number of Units	5 units	3 units (Met)
Maximum Density	4.0 dwelling units per acre	2.27 dwelling units per acre (Met)
Minimum Lot Width	65 feet minimum	80 feet (Met)
Minimum Lot Depth	None, except 110 feet when adjacent to a freeway or arterial street	139 feet (Met)
Maximum Building Height	2 stories or 30 feet	Not specified
Maximum Lot Coverage	Primary structure, not including attached shade structures: 40%, Total: 50%	Not specified
MINIMUM BUILDING SETBACKS		
Perimeter Streets: 9th Avenue	Street Front: 15 feet	15 feet (street front) (Met)
Perimeter Property Line: North and South	Property Line Side: 10 feet (1 story); 15 feet (2 stories)	10 feet (Met)
Perimeter Property Line: West	Property Line Rear: 15 feet (1 story); 20 feet (2 stories)	20 feet (Met)
Interior Property Lines	Front: 10 feet Rear: 10 feet Combined front and rear: 35 feet Street side: 10 feet; Sides: 13 feet (3 feet minimum, unless 0 feet)	3 feet (interior sides) (Met)
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Adjacent to Street (9th Avenue)	None	None (Met)
Minimum Open Space	None	None (Met)

*Site plan revision or variance required.

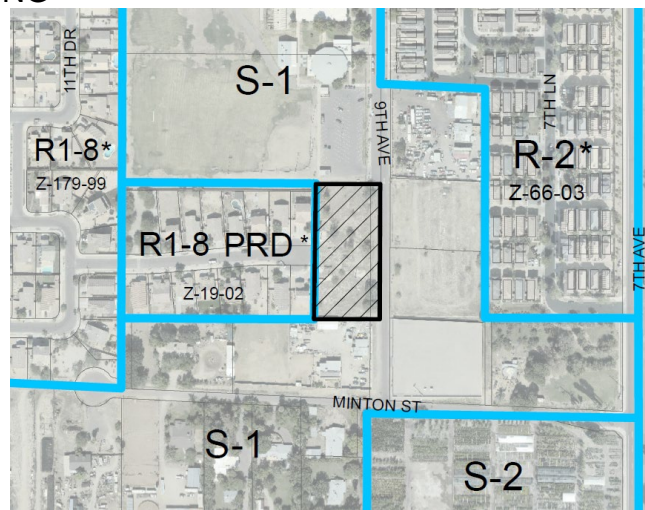
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.32 acres located approximately 200 feet north of the northwest corner of 9th Avenue and Minton Street from S-1 (Ranch or Farm Residence) to R1-8 (Single-Family Residence District) for a single-family residential subdivision. The site is presently vacant and undeveloped and is adjacent to existing residential subdivisions immediately to the west.

SURROUNDING LAND USES AND ZONING

2. The request for R1-8 (Single-Family Residence District) is consistent and compatible with the surrounding zoning and land uses which are primarily residential. The surrounding area contains a variety of zoning districts including single-family (R1-8), multifamily (R-2) and rural (S-1) zoning districts. Most of the properties in the area have been developed with single-family residential subdivisions, except that an elementary school is located to the north of the subject site.

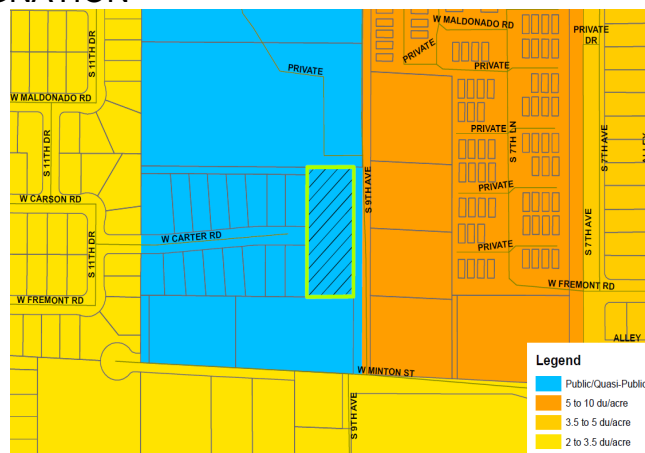


Existing Zoning Aerial Map

Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Public/Quasi-Public. The proposal is not consistent with the existing General Plan Land Use map designation. However, a minor General Plan amendment is not required since the property is under 10 acres in size. The Public/Quasi-Public land use designation also includes the V.H. Lassen Elementary School to the north, residential subdivision to the west, and two large lots along the south.



General Plan Land Use Map

Source: Planning and Development Department

East of the site is a Residential 5 to 10 dwelling units per acre land use designation, while Residential 2 to 3.5 and 3.5 to 5 dwelling units per acre land use designations are also present in the general area.

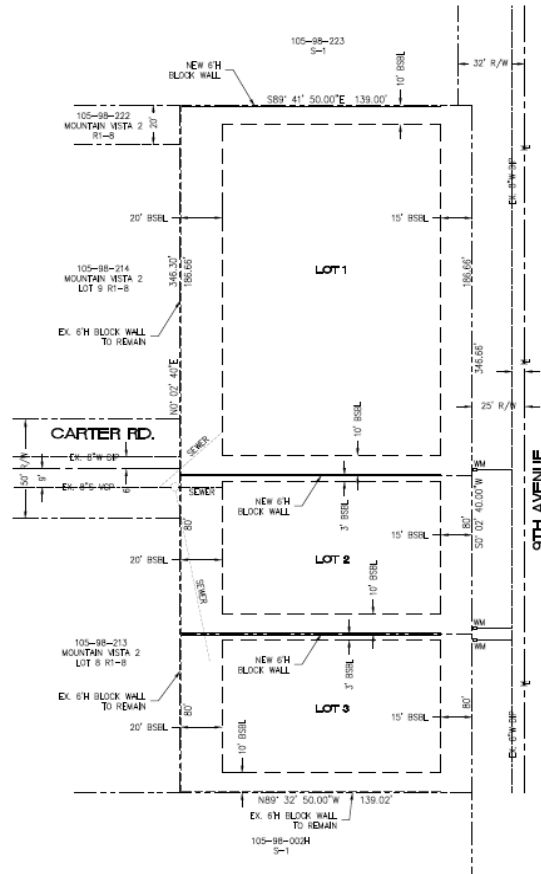
PROPOSAL

4. Site Plan

The site plan proposes a three-lot single-family residential subdivision, with lots fronting 9th Avenue. The site plan shows one larger lot along the north of the site, with two smaller lots of similar size located south of the site.

No open space areas are proposed with the current site plan, as the selected Conventional Development option does not require open space to be provided for subdivisions developed under those standards.

Direct access to the proposed subdivision will be from 9th Avenue, which connects to Vineyard Road along the north and Minton Street to the south. Both streets connect to 7th Avenue, which is located 0.1-miles east of the site.



Conceptual Site Plan
Source: M & M Civil Engineering, L.L.C.

Staff is not recommending a stipulation to require general conformance to the conceptual site plan to avoid potential access and utility conflicts that could arise through the development process. In addition, this would allow additional flexibility to develop more lots and housing units, within the permitted density of R1-8 zoning, shall the concept change in the future.

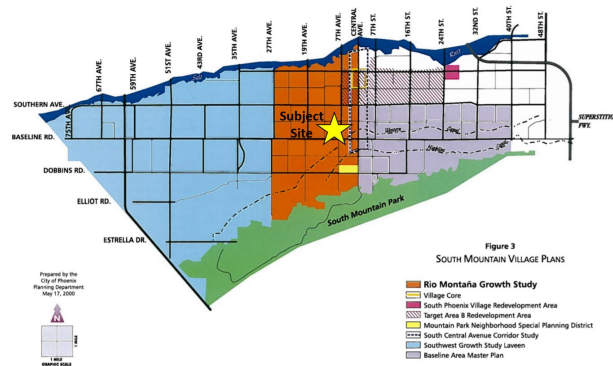
No buildings elevations were submitted as part of this rezoning request as each of the three proposed lots is intended to be developed individually by each future owner. The Single-Family Design Review guidelines found in Section 507.Tab A.II of the Phoenix Zoning Ordinance do not apply to this development as three

lots are being created, each with a minimum width of 80-feet. Single-Family Design Review applies to developments with four or more lots of 65-feet in width or less.

STUDIES AND POLICIES

5. Rio Montaña Area Plan

The Rio Montaña Area Plan, 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.



Rio Montana Area Plan Map,
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;
- 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 proposes to develop single-family homes consistent with developments in the area.

In terms of design, this project incorporates several elements recommended or

referenced in the Rio Montaña Area Plan including setting back front-loaded 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 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.

Stipulation Nos. 3 and 4 require this development to improve adjacent streets, thus serving to enhance connectivity and accessibility for residents in the area, including children and families traveling to and from the adjacent elementary school.

6. **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 be required to improve adjacent streets, Carter Road and 9th Avenue, thus improving these local street thoroughfares for pedestrians and vehicles.

7. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. This development will have available recycling services offered by the City of Phoenix, being a single-family residential subdivision.

8. **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.

If the requested R1-8 zoning is approved for the subject site, it would allow up to five dwelling units to be developed on this site. The proposal presently seeks to develop three dwelling units on the subject site.

COMMUNITY INPUT SUMMARY

9. As of the writing of this report, staff had not received any letters in support or opposition to this rezoning application.
10. 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

11. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.
12. 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.
13. 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. Water mains exist along 9th Avenue and Carter Road, while sewer mains exist within Carter Road and within 275 feet north of the site in 9th Avenue.
14. The Street Transportation Department requires the completion of the cul-de-sac bulb along Carter Road. In addition, adjacent streets must be improved with paving, curb, gutter, sidewalk, curb ramps and other incidentals, complying with ADA accessibility standards. These are addressed in Stipulation Nos. 3 and 4.

OTHER

15. 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 or tenants of the property. Furthermore, that an aviation easement is dedicated to the City of Phoenix as this property is within the PHX International Airport traffic pattern airspace and seeking noise sensitive land use. These are addressed in Stipulation Nos. 5 and 6.
16. The subject 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. 7.
17. The subject property is within proximity to other parcels which are zoned S-1 (Farm or Ranch Residence), which allow for agricultural uses. In addition, at least one of the adjacent properties to this site presently has livestock, thus potentially leading to odors or other impacts to future homes developed on this site. Stipulation No. 8 would require the disclosure to purchasers of property within the development the existence and operational characteristics of agricultural uses.
18. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
19. 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 proposed infill development provides a new housing option that is consistent with surrounding developments and policy plans.
2. The development, as stipulated, is generally consistent with policies and the intent of the Rio Montaña Area Plan.

3. The development, as stipulated, will improve adjacent streets to enhance connectivity and accessibility for residents in the area, including children and families traveling to and from the adjacent elementary school.

Stipulations

1. Where residential homes contain front-loaded garages or carports, these elements shall be setback a minimum of 10 feet from the front face of the home along the adjacent public street, as approved by the Planning and Development Department.
2. Residential homes shall include a porch facing the adjacent public street, 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. The developer shall complete the cul-de-sac bulb on Carter Road with curb, gutter, sidewalk and associated right-of-way or sidewalk easement, as approved by the Planning and Development Department.
4. 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.
5. 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 or tenants 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.
6. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
7. 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.

8. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. The form and content of such documents shall be reviewed and approved by the City Attorney.

Writer

Enrique Bojórquez-Gaxiola

January 26, 2021

Team Leader

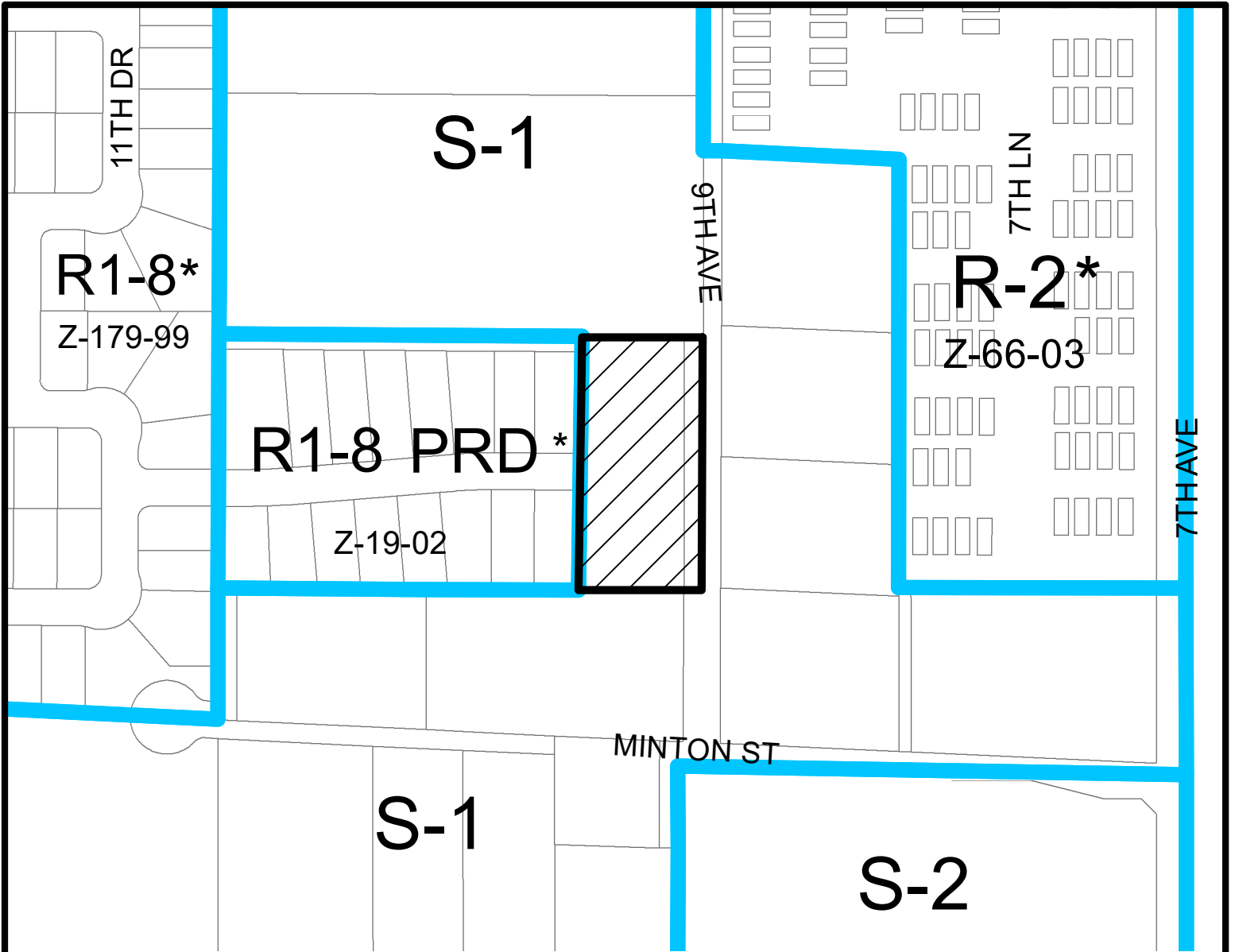
Samantha Keating

Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped October 22, 2020 (1 page)



Miles

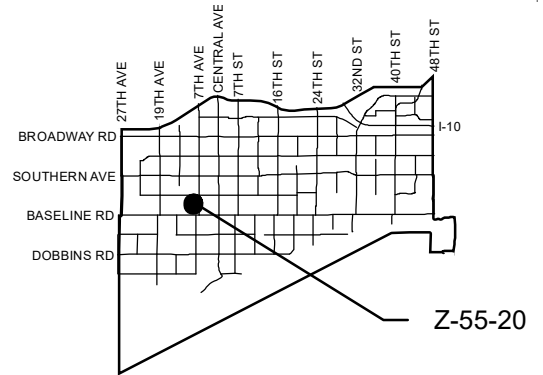
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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 7

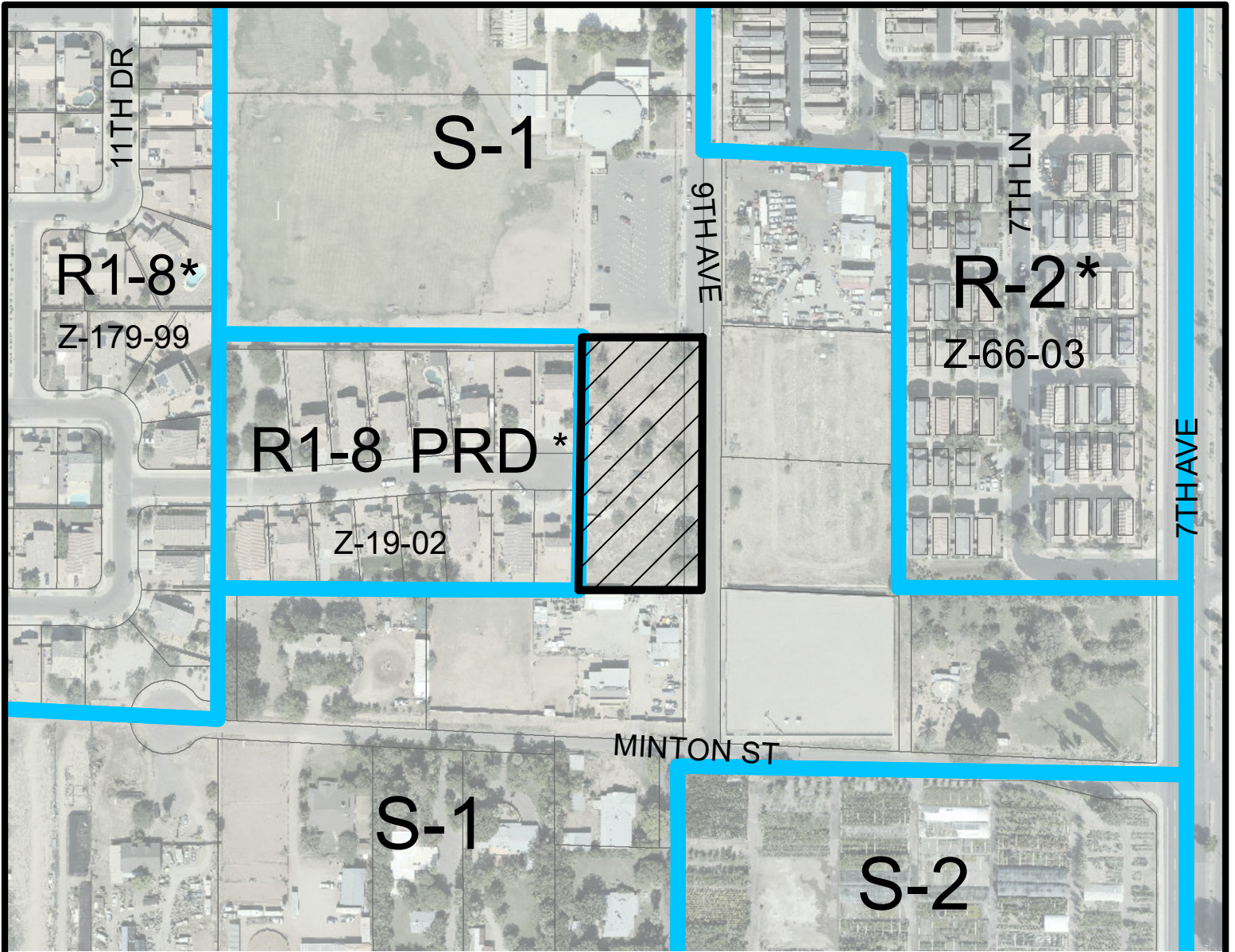


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Jose Gustavo Ruiz and Maria Pina		REQUESTED CHANGE:	
APPLICATION NO. Z-55-20		FROM: S-1 (1.32 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.32 Acres		<small>DATE:</small> 11/23/2020 <small>REVISION DATES:</small>	
		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-26	<small>ZONING MAP</small> D-8
MULTIPLES PERMITTED		TO: R1-8 (1.32 a.c.)	
S-1 R1-8		CONVENTIONAL OPTION 1 5	
		* UNITS P.R.D. OPTION N/A 7	

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



Miles

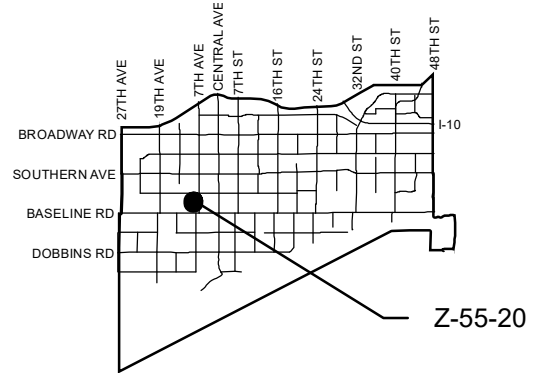
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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Jose Gustavo Ruiz and Maria Pina

REQUESTED CHANGE:

FROM: S-1 (1.32 a.c.)

APPLICATION NO. Z-55-20

DATE: 11/23/2020
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.32 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 1-26

ZONING MAP

D-8

TO: R1-8 (1.32 a.c.)

MULTIPLES PERMITTED

S-1

R1-8

CONVENTIONAL OPTION

1

5

*** UNITS P.R.D. OPTION**

N/A

7

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

CITY OF PHOENIX GENERAL NOTES

1. THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
2. THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
7. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
9. CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-262-6284, PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
10. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
11. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
13. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
14. P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
15. PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN. NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
16. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. 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 MEASURED BACK 10 FEET FROM THE PROPERTY LINE AND 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS AND ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
8. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33 FEET X 33 FEET ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.

LEGAL DESCRIPTION (APN:105-98-002R)

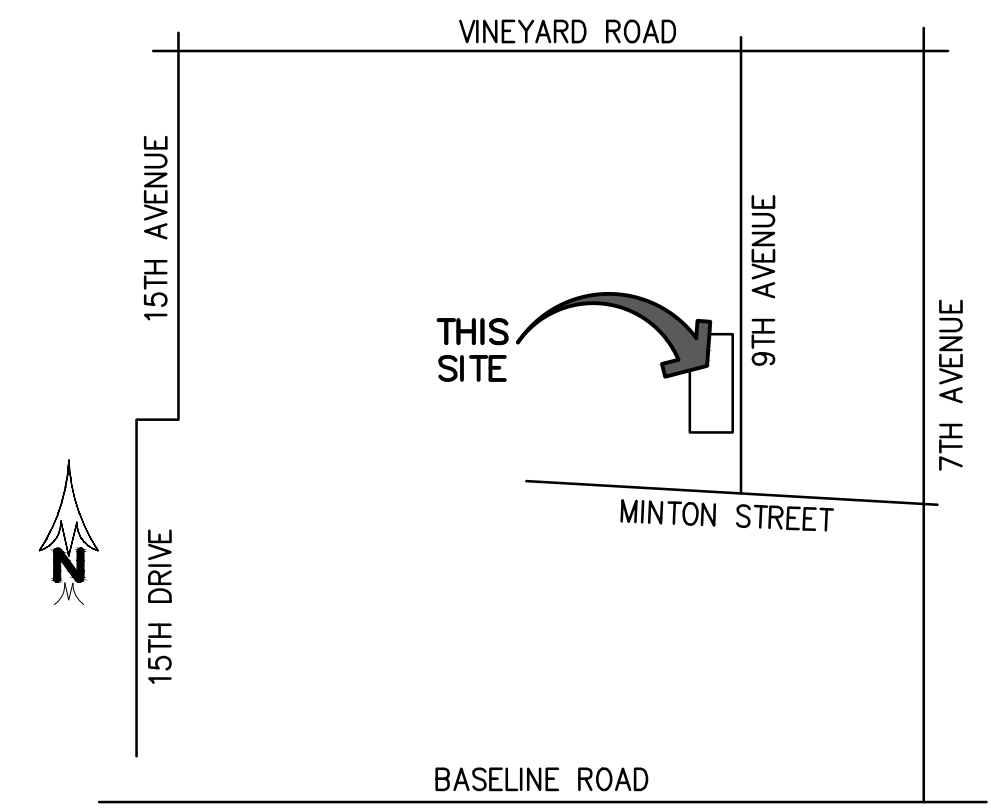
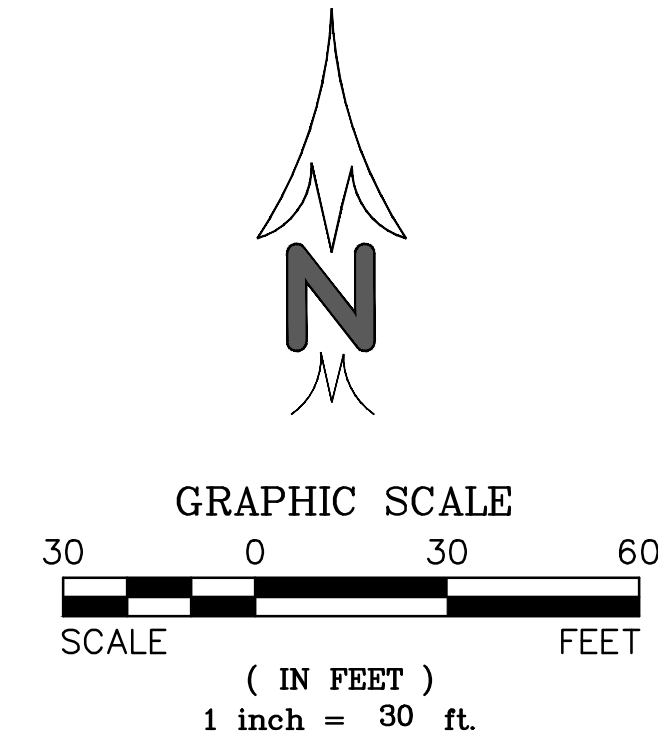
A PORTION OF FARM UNIT "R" OR LOT 5 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5;
 THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 180.00 FEET ALONG THE WEST LINE OF LOT 5;
 THENCE SOUTH 89 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 495.95 FEET ALONG THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN DOCKET 3524, PAGE 16, AND EASTERLY AND WESTERLY EXTENSIONS THEREOF TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89 DEGREES 32 MINUTES 50 SECONDS EAST, A DISTANCE OF 139.00 FEET TO THE WEST RIGHT OF WAY LINE OF 9TH AVENUE AS DESCRIBED IN DOCKET 7885, PAGE 380, RECORDS OF MARICOPA COUNTY, ARIZONA;
 THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 346.66 FEET ALONG THE SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN DOCKET 5987, PAGE 242, RECORDS OF MARICOPA COUNTY, ARIZONA;
 THENCE NORTH 89 DEGREES 41 MINUTES 50 SECONDS WEST, A DISTANCE OF 139.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL;
 THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 346.30 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

CENTER LINE	=====
PROPERTY LINE/ROW	-----
PHASE LINE	-----
EXISTING 8" BLOCK WALL	=====
PROP. 3" HIGH-SCREEN BLOCK WALL	=====
DRIVEWAY	D/W
SIDEWALK	S/W
FIRE HYDRANT	F.H.
PROPOSED TREE	●
WATER METER	W.M.
SANITARY SEWER MANHOLE	SSMH
SIGHT VISSIBILITY TRIANGLE	S.V.T.
BUILDING SETBACK LINE	BSBL
OVERHEAD ELECTRIC	OHE
POWER POLE	PP
CHAIN LINK FENCE	CLF
VERTICAL CURB & GUTTER	VC&G
LANDSCAPE	L/S
COMMON AREA	XXXXXX

CONCEPTUAL SITE PLAN

FOR
RUIZ-PINA
 A CONVENTIONAL R1-8 SFR SUBDIVISION
 7110 SOUTH 9TH AVENUE, PHOENIX, AZ 85041



VICINITY MAP
N.T.S.

OWNER/ DEVELOPER

JOSE GUSTAVO RUIZ-MARIA PINA
 848 WEST BASELINE ROAD
 PHOENIX, AZ 85041
 PH: (480) 695-7481

ENGINEER

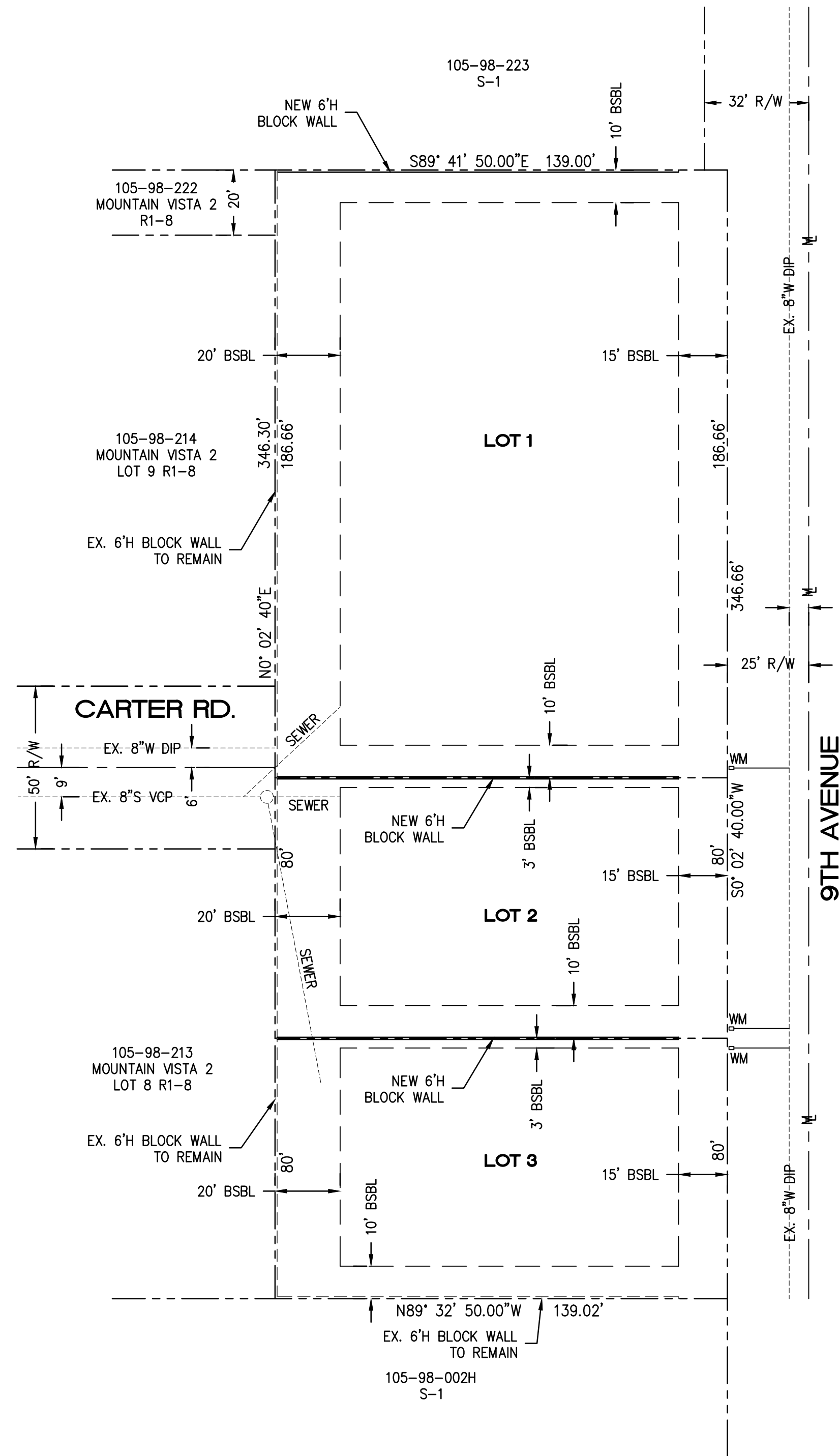
M & M CIVIL ENGINEERING, L.L.C.
 8564 W. HATCHER RD.
 PEORIA, ARIZONA 85345
 PH: (602) 242-4666
 FX: (602) 242-3302
 CONTACT: MANUEL A. INURRIAGA P.E.

PROJECT DESCRIPTION

A THREE LOT-SFR SUBDIVISION (R1-8 ZONED)

SITE INFORMATION

APN#: 105-98-002R
 EX. ZONING: S-1
 PROP. ZONING: R1-8
 NET AREA: 1.1057 AC
 GROSS AREA: 1,3046 AC
 NUMBER OF LOTS: 3
 DENSITY: 3/1.3046= 2.3 DU/AC
 ALLOWABLE DENSITY: 4.0 DU/AC
 HOUSE FLOOR PLAN AREA: 3,500.5± S.F.
 TOTAL COVERED AREA: 3,500 S.F X 3 = 10,500 S.F.
 LOT COVERAGE: 10,500/56,828 S.F. = 18.5%
 ALLOWABLE LOT COVERAGE: PRIMARY STRUCTURES:40
 TOTAL:50%



CITY OF PHOENIX

OCT 22 2020

**Planning & Development
 Department**



KIVA #:
 SDEV #:
 PRE-APP # 20-56
 SCIM #:
 DSAP #:
 QS #:

REV	DATE	BY	DESCRIPTION

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 PHOENIX, AZ 85041
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 PEORIA, ARIZONA 85345
 PH: (602) 242-4666
 FX: (602) 242-3302
 M & M CIVIL ENGINEERING, L.L.C.

PROJECT NUMBER: 20-022
SCALE: 1"=20'
DESIGNED BY: MAI
DRAWN BY: DB
CHECKED BY: MAI

**RUIZ-PINA
 CONCEPTUAL SITE PLAN**
 7110 S. 9TH AVENUE
 PHOENIX, AZ 85041



SHEET
SP1
 1 OF 1 SHEETS