



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-92-23-8**  
**May 8, 2024**

**South Mountain [Village Planning Committee](#) Meeting Date:** May 14, 2024

**[Planning Commission](#) Hearing Date:** June 6, 2024

**Request From:** [S-1](#) (Ranch or Farm Residence) (85.75 acres) and [R1-10](#) (Single-Family Residence District) (19.24 acres)

**Request To:** [C-2](#) (Intermediate Commercial) (35.03 acres), [R-4](#) (Multifamily Residence District) (16.67 acres), [R-3](#) (Multifamily Residence District) (14.69 acres), and [R1-10](#) (Single-Family Residence District) (38.60 acres)

**Proposal:** Commercial, office, multifamily residential, and single-family residential

**Location:** Southeast corner of 19th Avenue and Baseline Road

**Owner:** River View Growers LLC, et. al.

**Applicant:** Brennan Maher, EPS Group Inc.

**Representative:** Natalie Maikoski, EPS Group Inc.

**Staff Recommendation:** Approval, subject to stipulations

<a href="#"><u>General Plan Conformity</u></a>	
<a href="#"><u>General Plan Land Use Map Designation</u></a>	<p>Current: Residential 1 to 2 dwelling units per acre (76.38 acres) and Residential 2 to 3.5 dwelling units per acre (28.61 acres)</p> <p>Pending (GPA-SM-13-23-8): Residential 2 to 3.5 dwelling units per acre (38.60 acres), Residential 10 to 15 dwelling units per acre (14.69 acres), Residential 15+ dwelling units per acre (16.67 acres), and Commercial (35.03 acres)</p>

<a href="#"><u>Street Map Classification</u></a>	Baseline Road	Major Arterial Scenic Drive	75-foot south half street
	19th Avenue	Arterial	33 to +55-foot east half street
	South Mountain Avenue	Local	0 to 14-foot north half street

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.**

The proposal, as stipulated, includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of shaded bicycle parking, shade throughout the development, and a multi-use trail that connects the development with the existing multi-use trails to the north along Baseline Road and to the south along South Mountain Avenue.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.**

The proposal will contribute to a mix of land uses by providing a commercial area at the corner of 19th Avenue and Baseline Road, a single-family area along the southern and eastern perimeters of the site, and a multifamily area as a transition between the commercial and single-family areas. As stipulated, the proposal will provide enhanced connectivity within the site and to nearby developments by including sidewalk crossings to connect the residential and commercial areas, multi-use trails along Baseline Road and South Mountain Avenue, and shaded and detached sidewalks along Baseline Road, 19th Avenue, and South Mountain Avenue.

**CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.**

The proposal, as stipulated, includes shaded bicycle parking to encourage bicycling and transit use by leveraging its proximity to nearby commercial developments, educational institutions, neighborhoods, and the multi-use trails along Baseline Road and South Mountain Road.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposal, as stipulated, includes a detached sidewalk with landscaping along Baseline Road, 19th Avenue, and South Mountain Avenue that will be planted with

shade trees; shaded public and private sidewalks; and shaded bicycle and vehicle parking areas. These improvements will create a comfortable pedestrian environment through the development and along Baseline Road, 19th Avenue, and South Mountain Avenue, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.

### Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Zero Waste PHX](#): Background Item No. 11.

[Comprehensive Bicycle Master Plan](#): Background Item No. 12.

[Rio Montaña Area Plan](#): Background Item No. 13.

[Conservation Measures for New Development](#): Background Item No. 14.

[Phoenix Climate Action Plan](#): Background Item No. 15.

[Monarch Butterfly Pledge](#): Background Item No. 16.

### Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Agricultural land	S-1 and R1-10
<b>North (across Baseline Road)</b>	Commercial and single-family residences	C-2, S-1, and R1-8
<b>West (across 19th Avenue)</b>	Gas station, mobile home development, single-family residences, and vacant land	C-2, S-1, and R1-10
<b>East</b>	Single-family residences and vacant land	S-1, S-1 SP, and R1-10
<b>South</b>	Single-family residences	R1-18
<b>South (across South</b>	Vacant land and single-family	R1-10 and S-1

<b>Mountain Avenue)</b>	residences	(Approved R1-18)
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<b>C-2 – Intermediate Commercial</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
<b><i>Minimum Building Setbacks</i></b>		
North (Baseline Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	<i>Not specified</i>
South (adjacent to R-3)	2-story building: 50 feet	<i>Not specified</i>
South (adjacent to R-4)	2-story building: 15 feet	<i>Not specified</i>
South (adjacent to R1-10)	2-story building: 50 feet	
East (adjacent to S-1)	2-story building: 50 feet	<i>Not specified</i>
West (19th Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	<i>Not specified</i>
<b><i>Minimum Landscaped Setbacks</i></b>		
North (Baseline Road)	Minimum 20 feet for up to 50% of the frontage, Average 25 feet	<i>Not specified</i>
South (Adjacent to a street)	Minimum 20 feet for up to 50% of the frontage, Average 25 feet	<i>Not specified</i>
South (not adjacent to a street)	10 feet	<i>Not specified</i>
East	10 feet	<i>Not specified</i>
West (19th Avenue)	Minimum 20 feet, Average 25 feet for up to 50% of the frontage	<i>Not specified</i>
Maximum Lot Coverage	50 percent	<i>Not specified</i>
Maximum Building Height	2 stories, 30 feet	<i>Not specified</i>
Parking	Varies depending on use	<i>Not specified</i>

<b>R-3 – Multifamily Residence District (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	-	14.69 acres
Maximum Number of Units	223; 255 with bonus	<i>Not specified</i>
Maximum Dwelling Unit Density (units/gross acre)	15.23; 17.40 with bonus	<i>Not specified</i>
Maximum Lot Coverage	50 percent, up to 60 percent including attached an ADU and/or attached shade structures	<i>Not specified</i>
Maximum Building Height	2 stories, 30 feet for first 150 feet; 1-foot increase in height for every 5 feet of additional setback up to 48 feet high, 4-story maximum	<i>Not specified</i>
<b><i>Minimum Building Setbacks</i></b>		
Adjacent to public street	20 feet	<i>Not specified</i>
Adjacent to property line	15 feet	<i>Not specified</i>
<b><i>Minimum Landscape Setbacks</i></b>		
Adjacent to public street	20 feet	<i>Not specified</i>
Interior property lines	5 feet	<i>Not specified</i>
Minimum Open Space	5%	<i>Not specified</i>
Minimum Parking Requirements	1.5 spaces per dwelling unit, a minimum of 50% of the required parking spaces must be provided as unreserved spaces	<i>Not specified</i>

<b>R-4 – Multifamily Residence District (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Gross Acreage</i>	-	16.67 acres
Maximum Number of Units	507; 580 with bonus	<i>Not specified</i>
Maximum Density	30.45; 34.80 with bonus	<i>Not specified</i>

<b>R-4 – Multifamily Residence District (Planned Residential Development Option)</b>		
(dwelling units/acre)		
Maximum Lot Coverage	50 percent, up to 60 percent including attached an ADU and/or attached shade structures	<i>Not specified</i>
Maximum Building Height	3 stories or 40 feet for first 150 feet; 1-foot increase in height for every 5 feet of additional setback up to 48 feet, 4-story maximum	<i>Not specified</i>
<b>Minimum Building Setbacks</b>		
Adjacent to Public Street	20 feet	<i>Not specified</i>
Adjacent to Property Line	15 feet	<i>Not specified</i>
<b>Minimum Landscape Setbacks</b>		
Adjacent to Street	20 feet	<i>Not specified</i>
Adjacent to Property Line	5 feet	<i>Not specified</i>
Minimum Common Open Space	5% of gross area	<i>Not specified</i>
Minimum Parking	1.5 spaces per dwelling unit, a minimum of 50% of the required parking spaces must be provided as unreserved spaces	<i>Not specified</i>

<b>R1-10 – Single-Family Residence District (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>R1-10 Requirements</u></b>	<b><u>Provisions on the proposed site plan</u></b>
Gross Acreage	-	38.60
Total Maximum Number of Units	135; 173 with bonus	<i>Not specified</i>
Maximum Density	3.5; 4.5 with bonus	<i>Not specified</i>
Minimum Lot Width	45 feet	75 feet, as stipulated (Met)
Minimum Lot Depth	None, except 110 feet	Lots adjacent to the

	adjacent to freeway or arterial	Magdalena Estates subdivision: 160 feet, as stipulated  All other lots: <i>Not specified</i>
Maximum Building Height	2 stories and 30 feet	One story (24 feet), as stipulated (Met)
Maximum Lot Coverage	50 percent, up to 60 percent including attached an ADU and/or attached shade structures	<i>Not specified</i>
Minimum Parking	2 spaces per dwelling unit	<i>Not specified</i>
<b>Minimum Building Setbacks</b>		
Perimeter Streets	15 feet (in addition to landscape setback)	<i>Not specified</i>
Perimeter Property Lines (Side and Rear)	<u>Rear</u> 1-story building: 15 feet 2-story building: 20 feet  <u>Side</u> 1-story building: 10 feet 2-story building: 15 feet	Rear: <i>Not specified</i>  Side: <i>Not specified</i>
<b>Minimum Landscape Setbacks and Standards</b>		
Common landscaped setback adjacent to perimeter streets	15 feet average, 10 feet minimum	<i>Not specified</i>
Minimum Common Area	5 percent of gross site area	<i>Not specified</i>

**Background/Issues/Analysis**








**SUBJECT SITE**

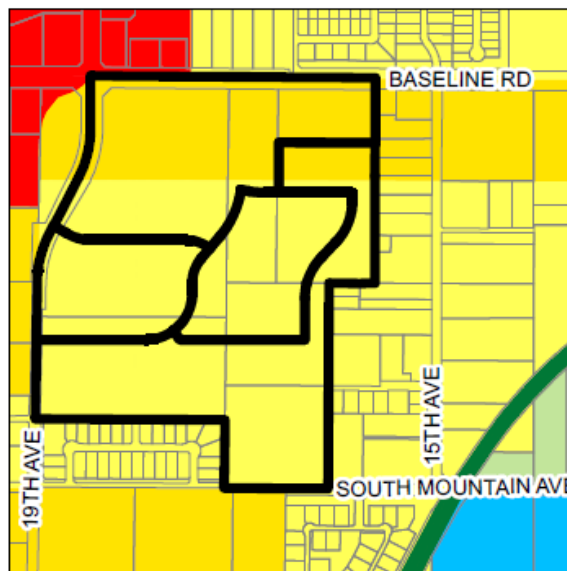
1. This request is to rezone 104.99 acres located on the southeast corner of 19th Avenue and Baseline Road from 85.75 acres of S-1 (Ranch or Farm Residence) and 19.24 acres of R1-10 (Single-Family Residence District) to 35.03 acres of C-2 (Intermediate Commercial), 16.67 acres of R-4 (Multifamily Residence District), 14.69 acres of R-3 (Multifamily Residence District), and 38.60 acres of R1-10 (Single-Family Residence District) for commercial, office, multifamily residential, and single-family residential. The subject site is currently agricultural land.

2. The northern portion of the subject site is designated as Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map and the southern portion is designated Residential 1 to 2 dwelling units per acre. The area to the west of the subject site is designated Residential 2 to 3.5 dwelling units acre and Residential 1 to 2 dwelling units acre. The area to the east, across 19th Avenue is designated Residential 2 to 3.5 dwelling units acre, Residential 1 to 2 dwelling units acre, and Commercial. The area to the north is designated Commercial and Residential 1 to 2 dwelling units acre. The area to the south, adjacent to the subject site, is designated Residential 1 to 2 dwelling units acre and the area to the south, across South Mountain Avenue, is designated Residential 2 to 3.5 dwelling units acre and Residential 1 to 2 dwelling units acre. The requested C-2, R-4, and R-3 zoning districts are not consistent with the General Plan Land Use Map designations. To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-SM-13-23-8, is proposed to change the land use map designation to Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial. The requested zoning districts are consistent with the proposed General Plan Land Use Map designations.

**EXISTING:**

Residential 2 to 3.5 du/ac ( 28.61 +/- Acres)  
Residential 1 to 2 du/ac ( 76.38 +/- Acres)






-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Commercial
-  Public/Quasi-Public
-  Parks/Open Space - Publicly Owned
-  Mixed Use (Agricultural)

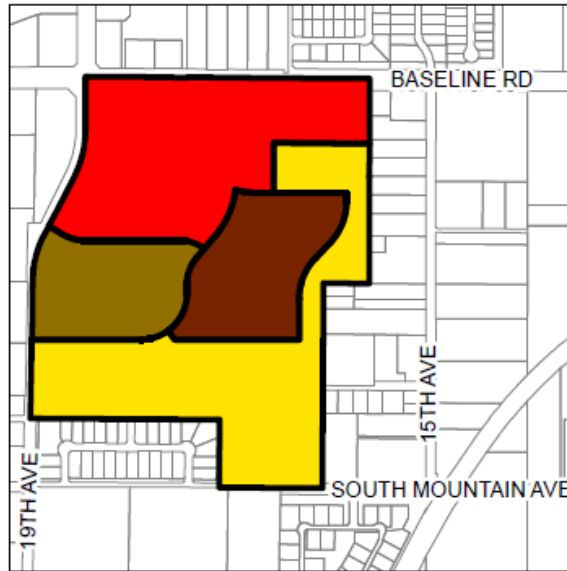




**PROPOSED CHANGE:**

Residential 2 to 3.5 du/ac ( 38.60 +/- Acres)  
Residential 10 to 15 du/ac ( 14.69 +/- Acres)  
Residential 15+ du/ac ( 16.67 +/- Acres)  
Commercial ( 35.03 +/- Acres)

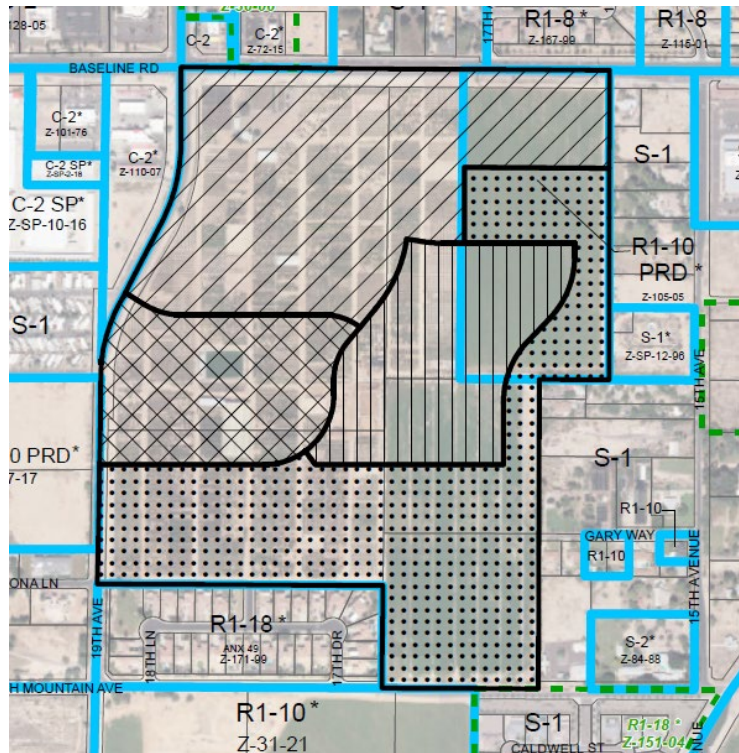
-  Proposed Change Area
-  Residential 2 to 3.5 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial



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

**SURROUNDING LAND USES AND ZONING**

3. To the north are single-family residences and commercial uses zoned S-1, R1-8, and C-2; to the east are single-family residences and vacant land zoned S-1, S-1 SP, and R1-10; to the south, adjacent to the subject site, is a single-family residential subdivision zoned R1-18; to the south, across South Mountain Avenue, is vacant land and a single-family residential subdivision zoned R1-10 and S-1 (Approved R1-18); and to the west across 19th Avenue is a gas station, vacant land, a mobile home development, and single-family residences zoned C-2, S-1 and R1-10.

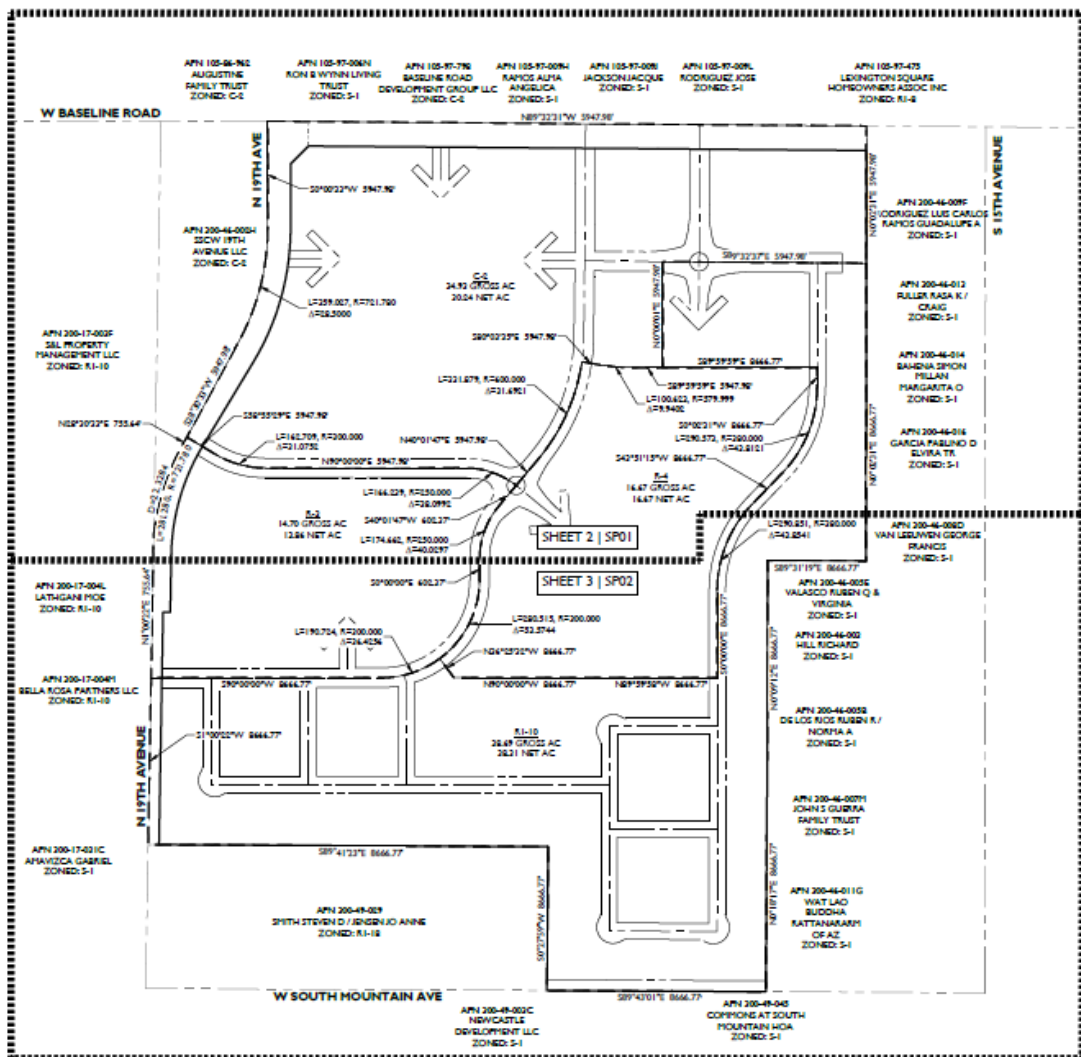


Location Map; Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposal is for a commercial, multifamily residential, and single-family residential development. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the commercial, multifamily residential, and single-family residential areas, the internal roadways, and points of ingress/egress on 19th Avenue and Baseline Road.



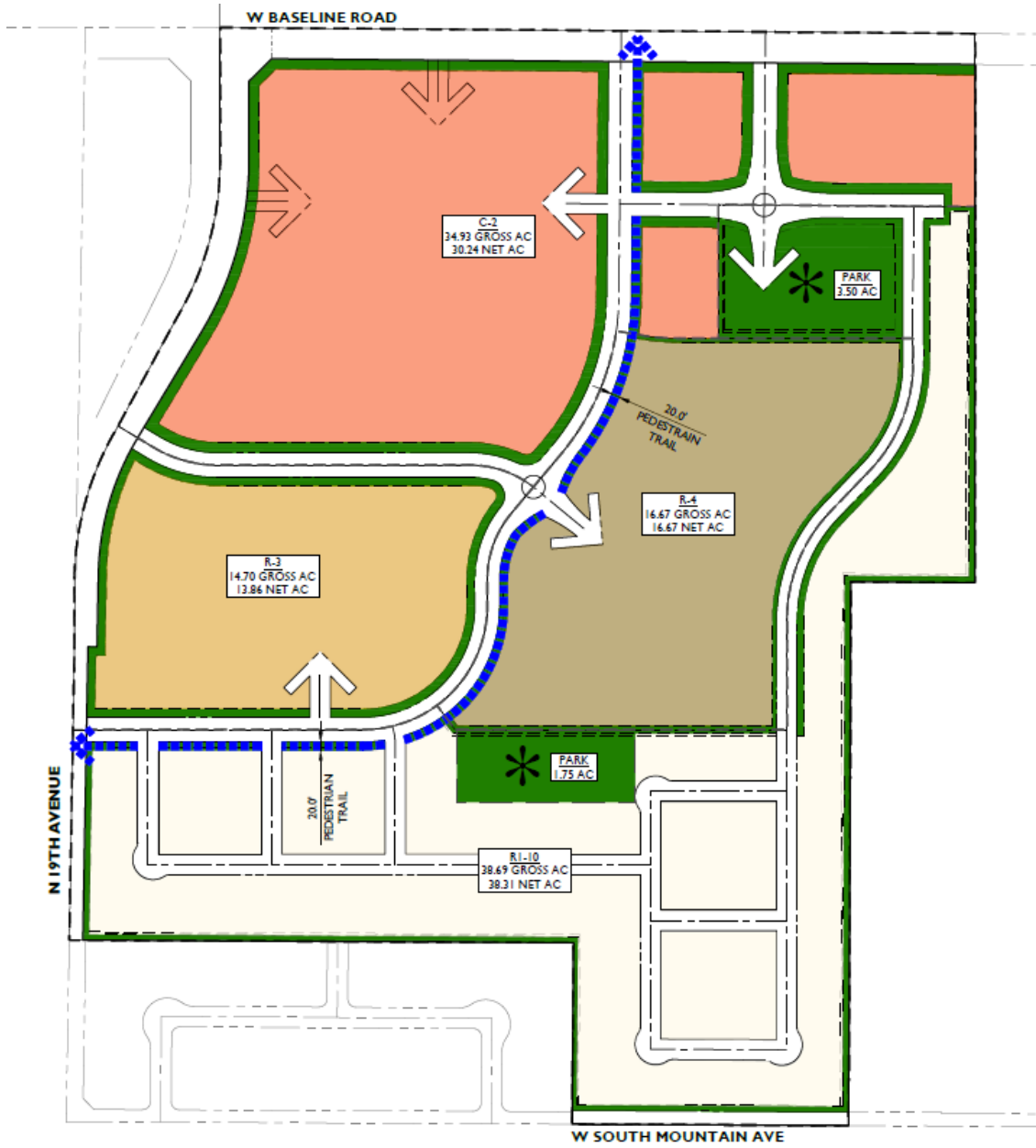
Conceptual Site Plan; Source: EPS Group

Staff recommends Stipulation No. 1 to require that the site plans for future development of the site be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee and Stipulation No. 9 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. To promote enhanced walking, cycling, and transit-use staff recommends Stipulation Nos. 6 and 7 to require a multi-use trails along Baseline Road and South Mountain Avenue, Stipulation Nos. 36 and 40 require bicycle parking in the commercial and multifamily areas, and Stipulation No. 37 requires that the bicycle parking in the commercial area be shaded. Additionally, Stipulation No. 32 requires that all public and private pedestrian pathways will be shaded to a minimum of 75 percent and Stipulation No. 29 requires that parking lot areas be shaded in the multifamily and commercial areas.

The applicant has requested the addition of Stipulation Nos. 44 and 46 to limit building heights on the R-4 and R1-10 sites, Stipulation Nos. 47 and 48 for minimum lot width and depth of lots in the R1-10 district, and Stipulation No. 43 to require that the units along 19th Avenue in the R-3 district be oriented towards 19th Avenue.

5. Conceptual Landscape Plan

The conceptual Landscape Plan, attached as an exhibit, depicts a pedestrian trail connecting Baseline Road and 19th Avenue and two open space areas labeled as parks. Staff recommends Stipulation No. 8 to require a minimum of 5.25 acres of the site be reserved for open space as shown on the Conceptual Landscape Plan. Stipulation No. 5 requires that 10 percent of shrubs be milkweed or other native nectar species, and Stipulation No. 1 requires that the landscape plan for future development of the site be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee.



Conceptual Landscape Plan; Source: EPS Group

6. **Conceptual Building Elevations**

The applicant has not submitted conceptual building elevations. To ensure compatibility with the surrounding area staff recommends Stipulation No. 1 to require that the building elevations for future development of the site be reviewed and approved by the Planning Hearing Officer through the public hearing process and Stipulation No. 45 to require enhanced building elevations within the R1-10 zoned area. Additionally, the applicant team requested Stipulation Nos. 44 and 46 to limit building heights on the R-4 and R1-10 sites, Stipulation No. 43 to require that the units along 19th Avenue in the R-3 district be oriented towards 19th Avenue, and Stipulation No. 42 to require the R-3 site provide view fencing on 19th Avenue.

STUDIES AND POLICIES

7. **Housing Phoenix Plan:**

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 the 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 providing housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

8. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal, as stipulated, will create a comfortable streetscape environment with shaded and detached sidewalks along Baseline Road, 19th Avenue, and South Mountain Avenue, shaded bicycle parking in the commercial area, shaded walkways, and shaded parking lots in the commercial and multifamily areas. These are addressed in Stipulation Nos. 2 through 4, 29, 32, and 37.

9. **Complete Streets Guidelines:**

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. The proposal, as stipulated, will support walking, bicycling, and transit-use by including bicycle parking on the site, providing a multi-use trail along Baseline Road and South Mountain Avenue, and by constructing shaded and detached sidewalks along Baseline Road, 19th Avenue, and South Mountain Avenue. These are addressed in Stipulation Nos. 2 through 4, 6, and 7.

10. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation Nos. 30, 38, and 41 which require a minimum two percent of the required parking spaces to be EV Installed, a minimum five percent of the required parking spaces to be EV Capable, and outlets for electric bicycle charging be provided in the commercial and multifamily areas.

11. **Zero Waste Phoenix 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. The applicant indicated that the provision of recycling containers would be determined during the site planning phase of the development. The city provides recycling service for single-family development.

12. **Comprehensive Bicycle Master Plan:**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The





along Baseline Road and along South Mountain Avenue. This is addressed in Stipulation Nos. 6 and 7.

In terms of design, this project replicates the size and character of the surrounding built environment. Per Stipulation No. 45, the single-family building elevations are required to include multiple colors and materials such as brick and stucco to match the surrounding area and Stipulation No. 10 requires that perimeter walls visible from the street include architectural variation. Additionally, Stipulation No. 35 requires that drive-through windows be screened from streets with a mound, or other comparable screening, as recommended by the Rio Montana Area Plan. To promote Crime Prevention Through Environmental Design (CPTED) principals to enhance neighborhood safety, staff recommends Stipulation No. 31 to require site lighting at building entrances/exits, and in public assembly and parking areas.

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

14. **[Conservation Measures for New Development:](#)**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 11 through 13, 33, 34, 39, and 49 through 53.

15. **[Phoenix Climate Action Plan](#)**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two GI



techniques for stormwater management to be implemented in this development.

16. **Monarch Butterfly Pledge:**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 5 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

#### COMMUNITY CORRESPONDENCE

17. As of the writing of this report one letter of opposition has been received for the request. Concerns raised were regarding the proposal's limited details, public outreach, and heights.

#### INTERDEPARTMENTAL COMMENTS

18. The Street Transportation Department recommended that right-of-way be dedicated for 19th Avenue, South Mountain Avenue, public local streets, and for a connection to Gary Way, that a detached sidewalk be built on Baseline Road, 19th Avenue, and South Mountain Avenue, that sidewalks be built on both sides of all public streets, that crosswalks be placed at significant crossings within the development, that improvements be made to Baseline Road, that a Traffic Impact Analysis be submitted to determine if a signal is warranted, that all existing utilities be undergrounded and SRP facilities be relocated out of the right-of-way, and that all improvements in the right-of-way with all required elements be constructed and to ADA standards. This is addressed in Stipulation Nos. 2 through 4, and 14 through 25.
19. The City of Phoenix Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Sky Harbor Airport to future owners or tenants of the property. This is addressed in Stipulation No. 26.

#### OTHER

20. 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 is addressed in Stipulation 27.

21. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 28.
22. Development and use of the site are 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 abandonments may be required.

### **Findings**

1. The proposal is consistent with the proposed General Plan Land Use Map designations of Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial and provides a compatible transition between the commercial uses surrounding the 19th Avenue and Baseline intersection and the adjacent neighborhoods.
2. The proposal, as stipulated, will create a strong pedestrian environment with shaded and detached sidewalks on Baseline Road, 19th Avenue, and South Mountain Avenue and a multi-use trail alignment along Baseline Road and South Mountain Avenue. These pathways will convey individuals safely and comfortably to the nearby commercial developments, educational institutions, and residential neighborhoods.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

### **Stipulations:**

#### **OVERALL SITE**

1. The conceptual site plan, elevations, and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

2. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50.
  - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

3. The sidewalk along 19th Avenue shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50 percent.
  - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

4. The sidewalk along South Mountain Avenue shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50%, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

5. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar

species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

6. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
7. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of South Mountain Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
8. A minimum of 5.25 acres shall be reserved for open space, as shown on the conceptual landscape plan date stamped November 13, 2023.
9. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. All perimeter walls visible from street right-of-way shall include material and/or textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12. Commercial landscaping and common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers or similar smart controller to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
13. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin), and functional turf areas located on properties for uses such as parks and residential common areas, as approved by the Planning and Development Department.
14. A minimum 50-feet of right-of-way shall be dedicated for the east side of 19th

Avenue, adjacent to the development.

15. A minimum 30-feet of right-of-way shall be dedicated for the north side of South Mountain Avenue, adjacent to the development.
16. A minimum 50-feet of right-of-way shall be dedicated for the full width of all public local streets, internal to the development.
17. A minimum 5-foot-wide sidewalk shall be constructed on both sides of all public local streets.
18. Right-of-way shall be dedicated for the connection of the internal road network to Gary Way on the southeastern boundary of the site.
19. Crosswalks shall be placed across internal roadways separating residential and commercial land at significant pedestrian crossings, as determined by the Street Transportation Department.
20. Improvements to Baseline Road shall be consistent with the Arterial CM cross section including the construction of a raised median.
21. A Traffic Impact Analysis (TIA) shall be submitted to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department. The TIA shall include signal warrant analysis for 19th Avenue and South Mountain Avenue. If the approved TIA determines that a signal is warranted at this intersection, the developer shall be required to fund 100% of the cost and construct the signal. If the TIA does not warrant the signal, the developer shall be required contribute 25% of traffic signal cost in an escrow account to the Street Transportation Department.
22. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
23. Existing SRP facilities along 19th Avenue are to be relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
24. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

25. All streets within and adjacent to the development shall be constructed 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.
26. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
27. 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.
28. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

#### **C-2, R-3, AND R-4 ZONED SITES (Commercial and Multifamily)**

29. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper size, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
30. A minimum of 2% of the required parking spaces shall include EV Installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.
31. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
32. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.
33. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.

34. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

## **C-2 ZONED SITES**

35. Drive-through windows adjacent to a perimeter street shall be screened by a minimum four-foot-tall mound, or other comparable screening, as approved by the Planning and Development Department.
36. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
37. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
38. A minimum of 5% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
39. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

## **R-3 AND R-4 ZONED SITES (Multifamily)**

40. Bicycle infrastructure shall be provided as described below, located in open space areas, near entrances of buildings, or in a secure location inside the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department
  - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.
  - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per

dwelling unit, up to a maximum of 50 spaces required.

- c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
  - i. Standard repair tools affixed to the station;
  - ii. A tire gauge and pump affixed to the base of the station or the ground;
  - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

41. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

### **R-3 ZONED SITES**

42. Perimeter fencing adjacent to 19th Avenue shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.
43. Buildings adjacent to 19th Avenue shall have units oriented towards 19th Avenue and shall include individual porches or patios.

### **R-4 ZONED SITES**

44. The maximum building height shall be limited to two stories or 30 feet.

### **R1-10 ZONED SITES**

45. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
  - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
  - b. A minimum of 50% of the elevations for each floor plan shall provide a covered



front porch in the front yard with a minimum of 60 square feet in area at a depth of at least 6 feet. No porch shall terminate within the plane of a door or window.

- c. Pitched roofs shall be provided on all building elevations.
46. The maximum building height shall be limited to one story or 24 feet.
47. Lots along the south perimeter shall be a minimum of 160 feet in depth.
48. Lots shall be a minimum of 75 feet in width.
49. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services Departments.
50. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
51. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
52. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
53. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.

Staff Report: Z-92-23-8

May 8, 2024

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**Writer**

Samuel Rogers

May 8, 2024

**Team Leader**

Racelle Escolar

**Exhibits**

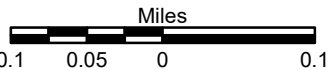
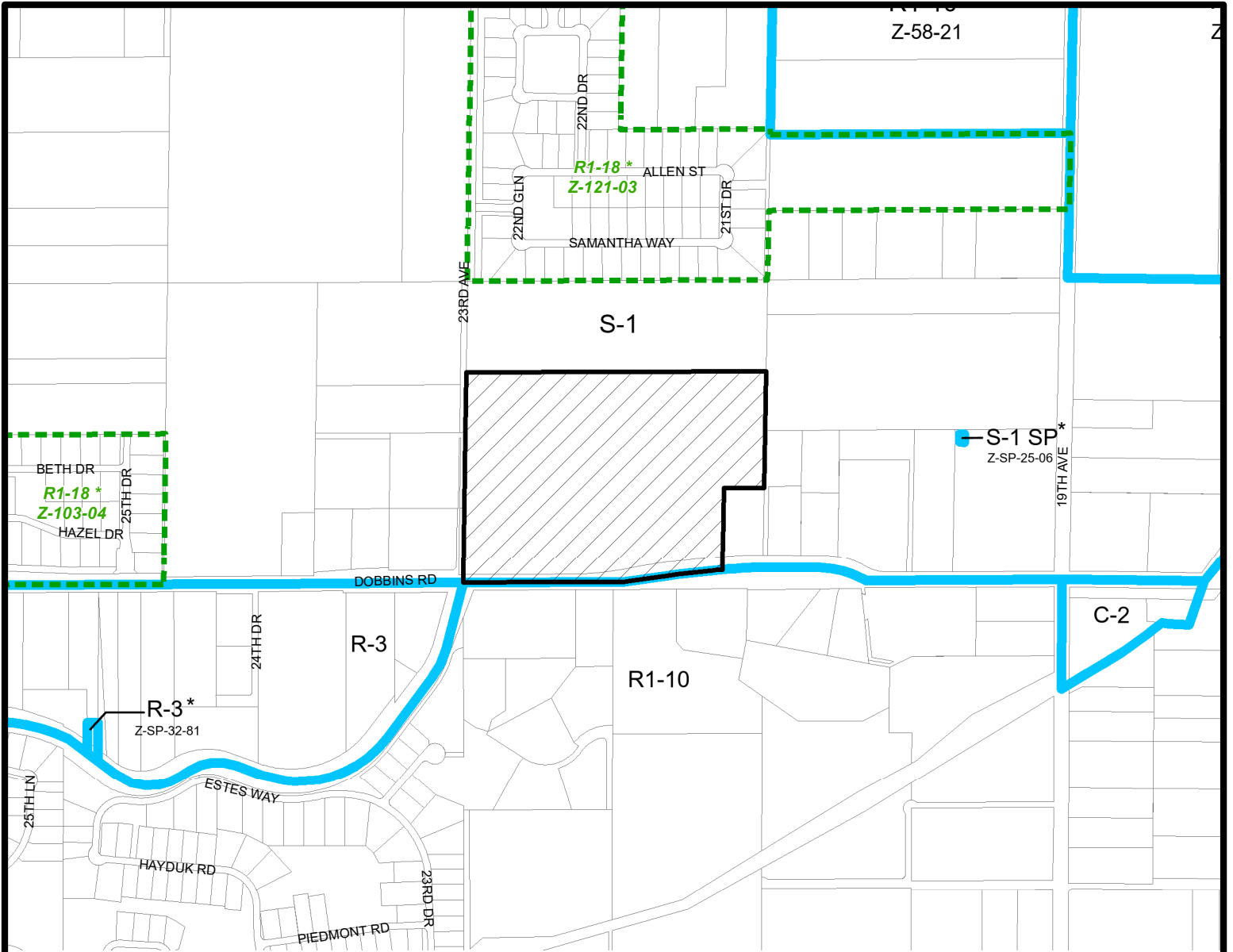
Zoning sketch map

Aerial sketch map

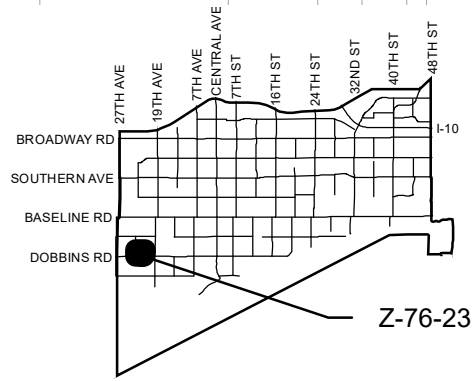
Conceptual Site Plan date stamped November 13, 2023 (3 pages)

Conceptual Landscape Plan date stamped November 13, 2023

Correspondence

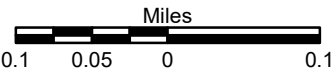
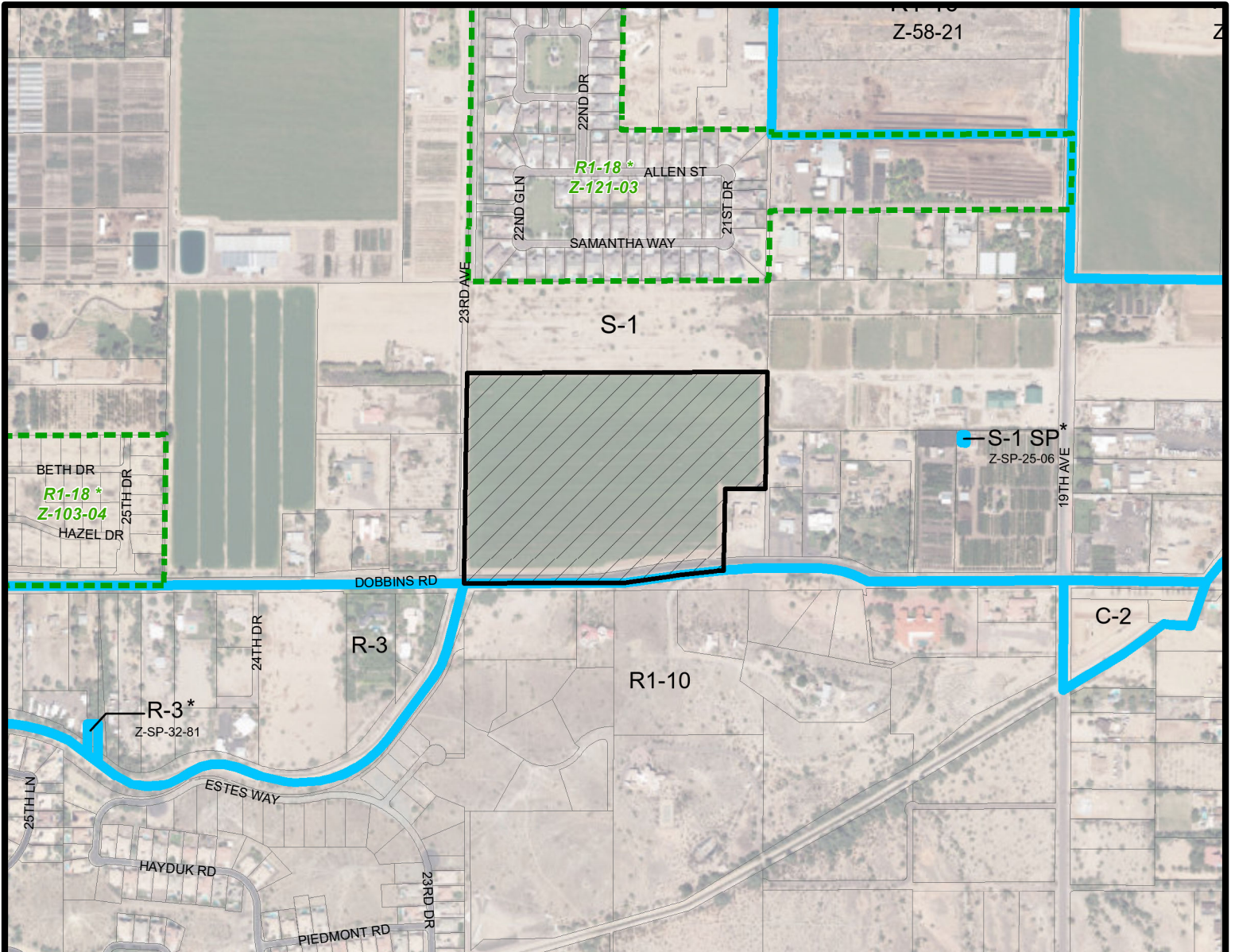


**SOUTH MOUNTAIN VILLAGE**  
CITY COUNCIL DISTRICT: 8

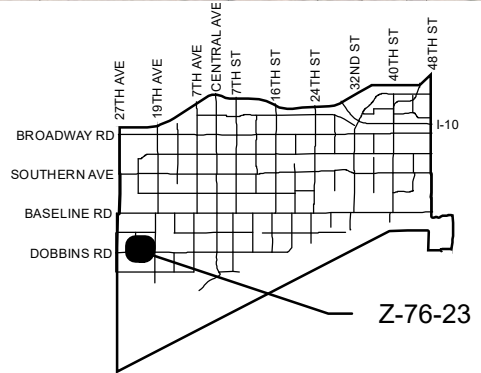


<b>APPLICANT'S NAME:</b> Natalie Maikoski		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-76-23		<b>FROM:</b> S-1 ( 25.71 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>25.71 Acres</b>		<small>DATE:</small> 10/20/2023 <small>REVISION DATES:</small> 4/8/2024	
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 02-24</b>		<small>ZONING MAP</small> <b>C-7</b>	
<b>TO:</b> R1-18 ( 25.71 a.c.)			
<b>MULTIPLES PERMITTED</b> S-1 R1-18		<b>CONVENTIONAL OPTION</b> 25 50	
		<b>* UNITS P.R.D. OPTION</b> N/A 60	

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



**SOUTH MOUNTAIN VILLAGE**  
CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Natalie Maikoski		<b>REQUESTED CHANGE:</b>	
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<b>MULTIPLES PERMITTED</b> S-1 R1-18		<b>CONVENTIONAL OPTION</b> 25 50	
		<b>* UNITS P.R.D. OPTION</b> N/A 60	

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







**OPEN SPACE DATA**

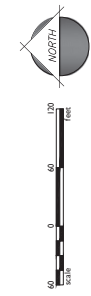
REQUIRED COMMON AREA: 139 AC (34.8% OF GROSS)  
 PROVIDED COMMON AREA: 81 AC (19.8% OF GROSS)

**PRD DENSITY BONUS PER 608.1.2.b**

TYPE	AC	SF	% DENSITY BONUS ACHIEVED
COMMON AREAS	139	3,045,000	15%
PROVIDED COMMON AREA	81	1,845,000	15%
<b>TOTAL</b>	<b>8.1</b>	<b>1,845,000</b>	<b>33%</b>

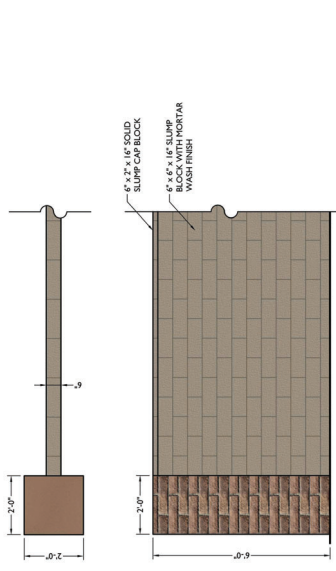
R-18 SUBDIVISION DENSITY: 1.96 DU/AC  
 DENSITY BONUS ACHIEVED: 0.64 DU/AC  
 DENSITY BONUS ALLOWED: 0.64 DU/AC  
 PRD MAX DENSITY FERTILIZED: 2.34 DU/AC

**CITY OF PHOENIX**  
 APR 9 2 2024  
 Planning & Development  
 Department

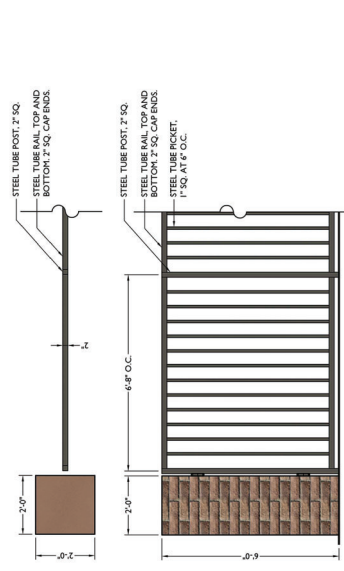








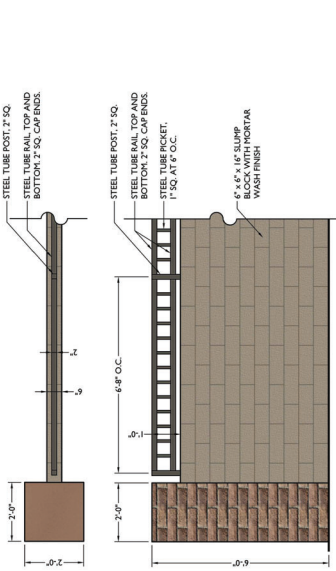
**1** THEME WALL - 6'-0"  
SCALE: 1/2" = 1'-0"



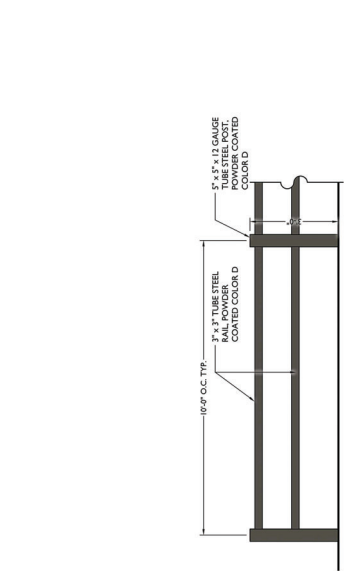
**3** FULL VIEW FENCE - 6'-0"  
SCALE: 1/2" = 1'-0"



**5** TOT LOT - FAIRWAY RIDGE  
by LANDSCAPE STRUCTURES



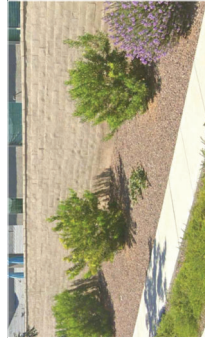
**2** THEME PARTIAL VIEW WALL - 6'-0"  
SCALE: 1/2" = 1'-0"



**4** RAIL FENCE  
SCALE: 1/2" = 1'-0"



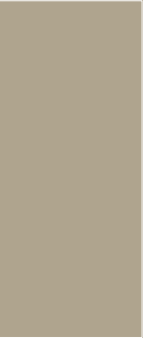
**6** 20'x20' RAMADA  
by CLASSIC RECREATION



COLOR A - SLUMP BLOCK  
TAN EARTH TONE - MORTAR WASH FINISH



COLOR B - COLUMN VENEER  
Adobe Brick - Sienna by Coronado Stone

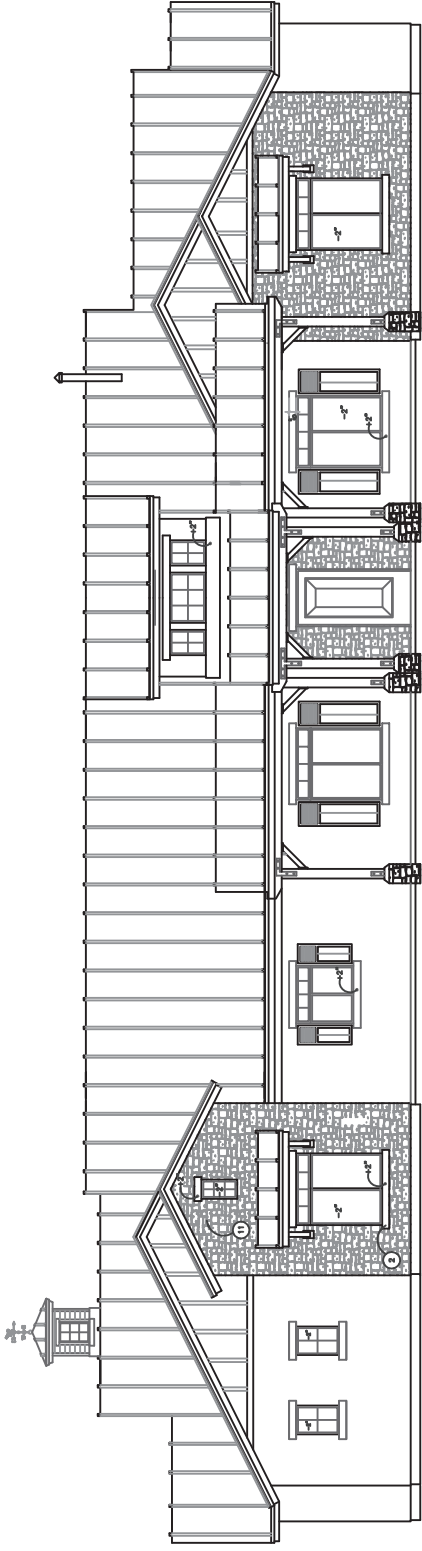


COLOR C - STANDARD CMU  
SW - 7607 - Stone Lion



COLOR D - STEEL  
SW - 7048 - Urbane Bronze





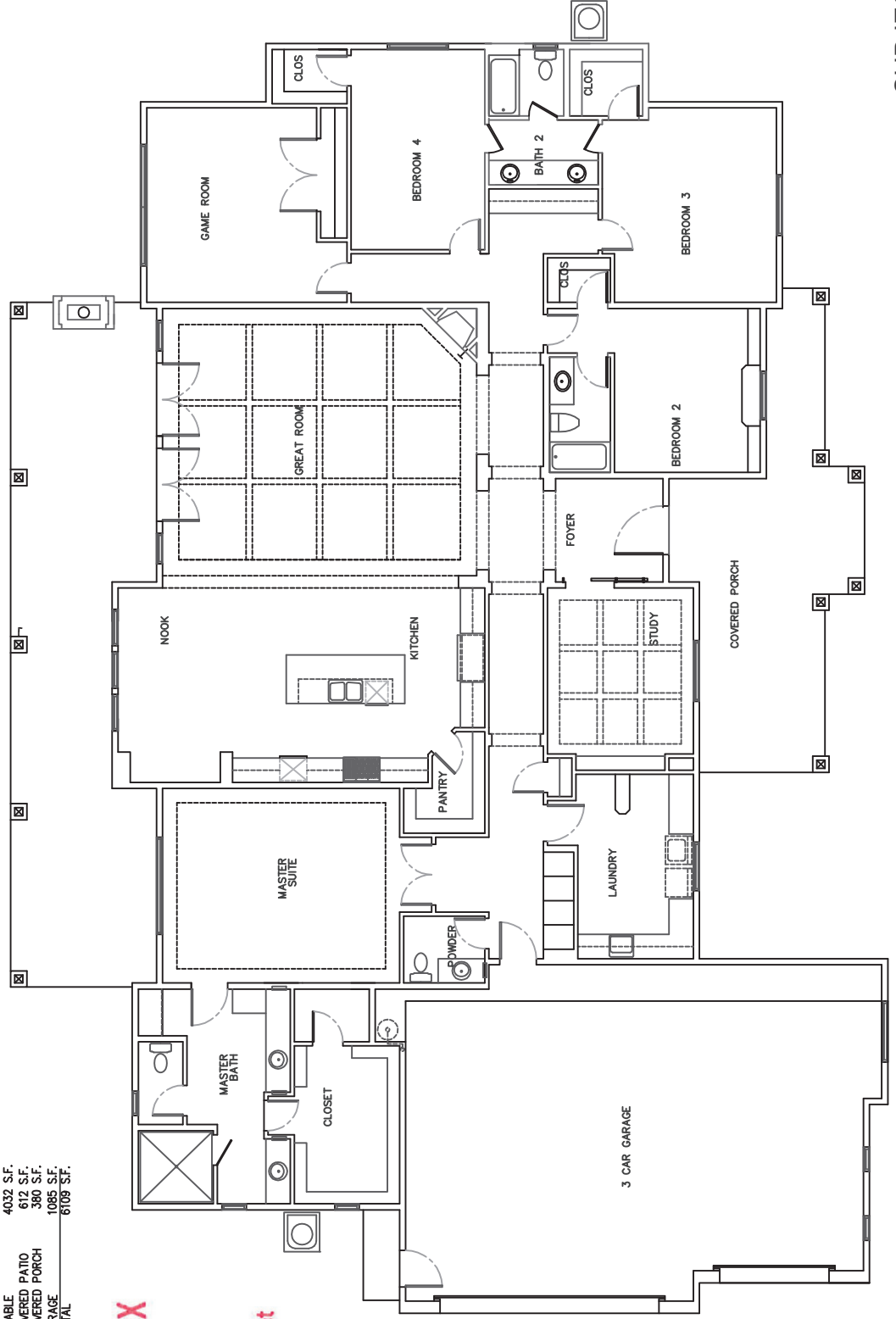
FRONT ELEVATION

LIVABLE 4032 S.F.  
 COVERED PATIO 612 S.F.  
 COVERED PORCH 380 S.F.  
 GARAGE 1085 S.F.  
 TOTAL 6109 S.F.

**CITY OF PHOENIX**

OCT 02 2023

**Planning & Development  
 Department**



SUBJECT TO CHANGE

155.25'

262.52'

262.52'

155.25'

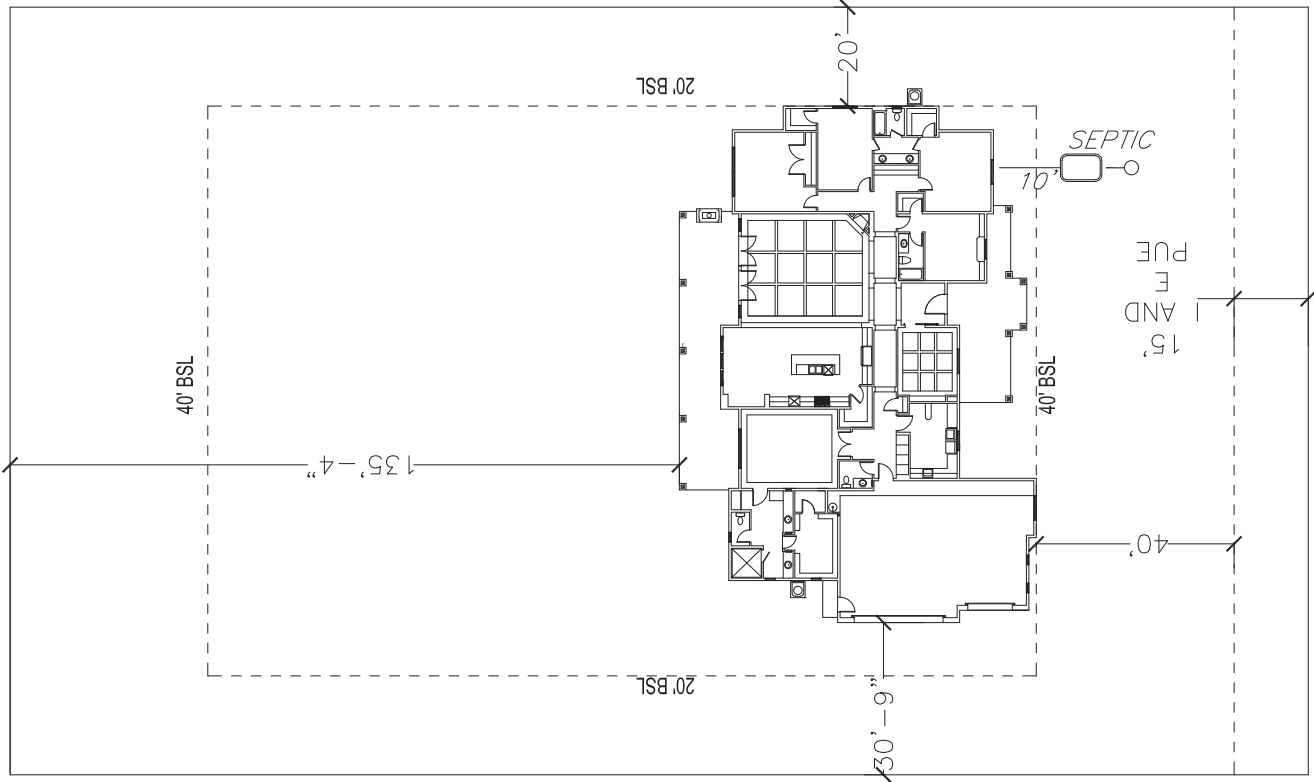


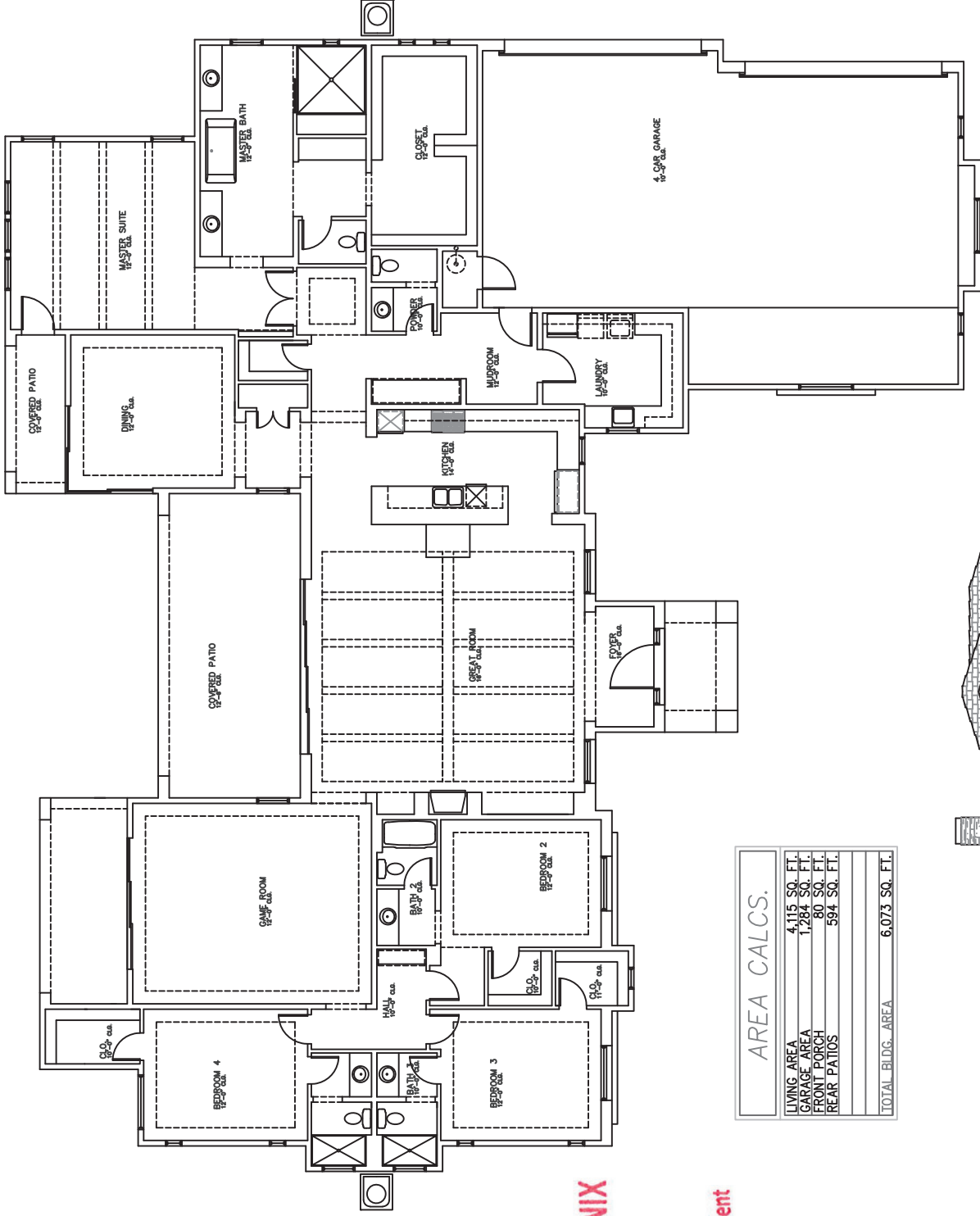
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SITE PLAN

CITY OF PHOENIX

OCT 02 2023

Planning & Development  
Department



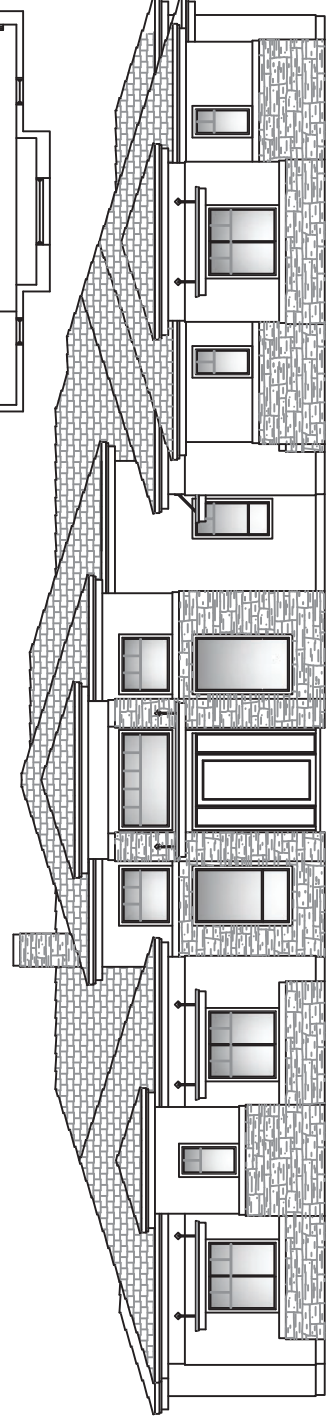


**CITY OF PHOENIX**

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AREA CALCS.	
LIVING AREA	4,115 SQ. FT.
GARAGE AREA	1,284 SQ. FT.
FRONT PORCH	80 SQ. FT.
REAR PATIOS	594 SQ. FT.
TOTAL BLDG. AREA 6,073 SQ. FT.	



FRONT ELEVATION

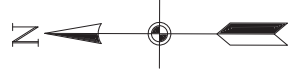
SUBJECT TO CHANGE

155.25'

262.52'

262.52'

155.25'

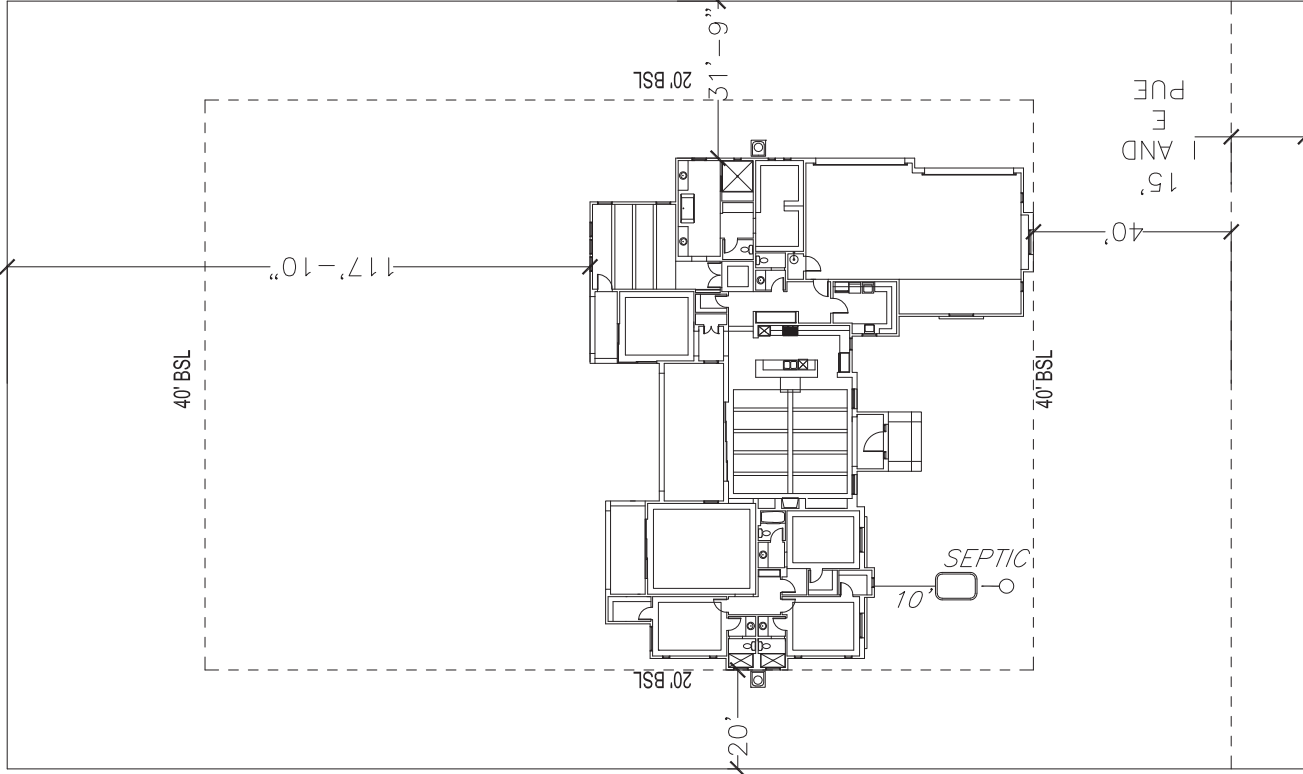


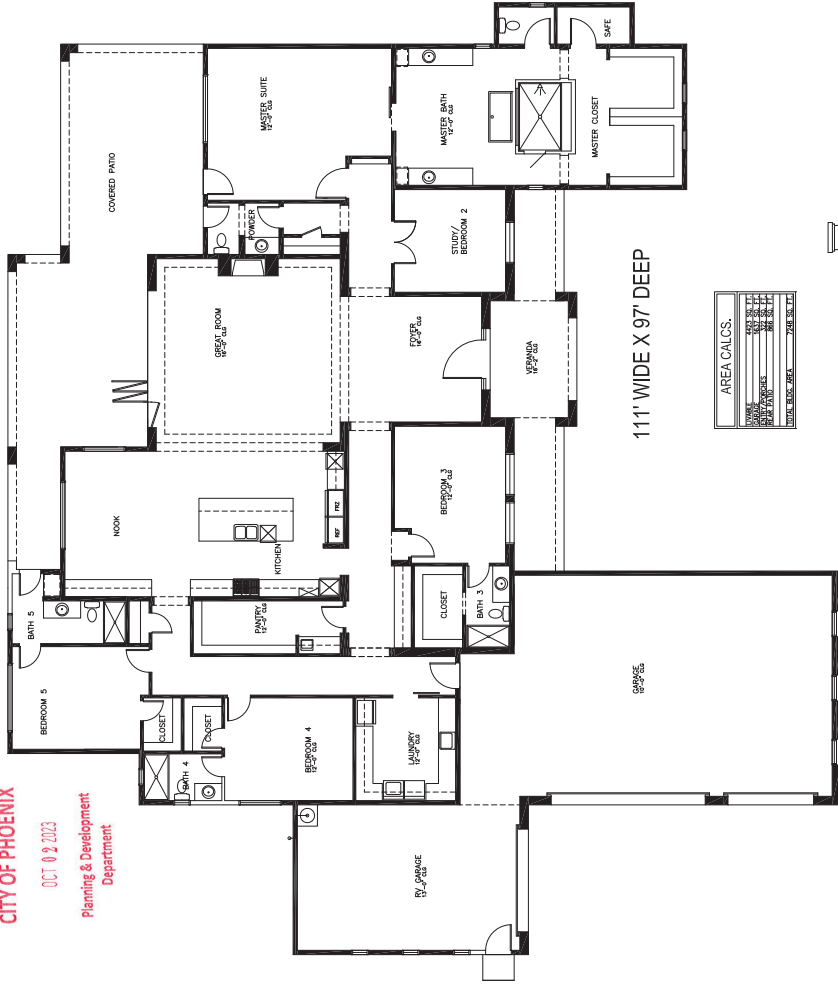
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SITE PLAN

CITY OF PHOENIX

OCT 02 2023

Planning & Development  
Department

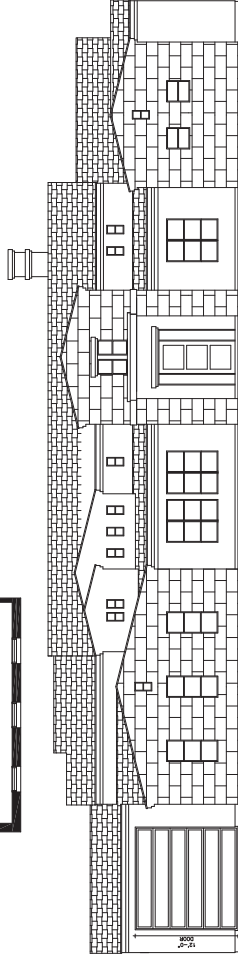




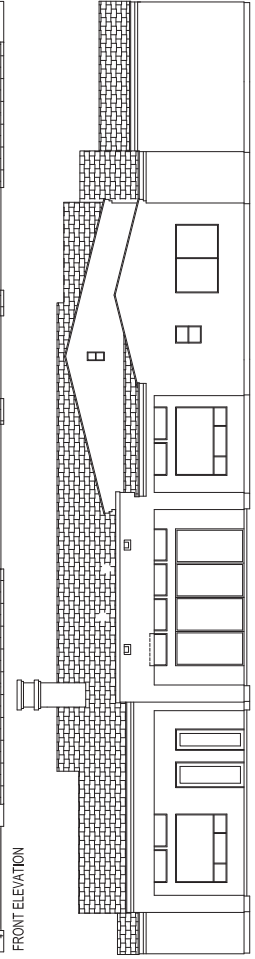
111' WIDE X 97' DEEP

AREA CALCS.

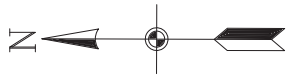
AREA	AREA	PERIMETER	PERIMETER
111' WIDE X 97' DEEP	10776	394'	394'
COVERED PATIO	1000	100'	100'
REAR PORCH	1000	100'	100'
FRONT PORCH	1000	100'	100'
TOTAL	14176	594'	594'



FRONT ELEVATION

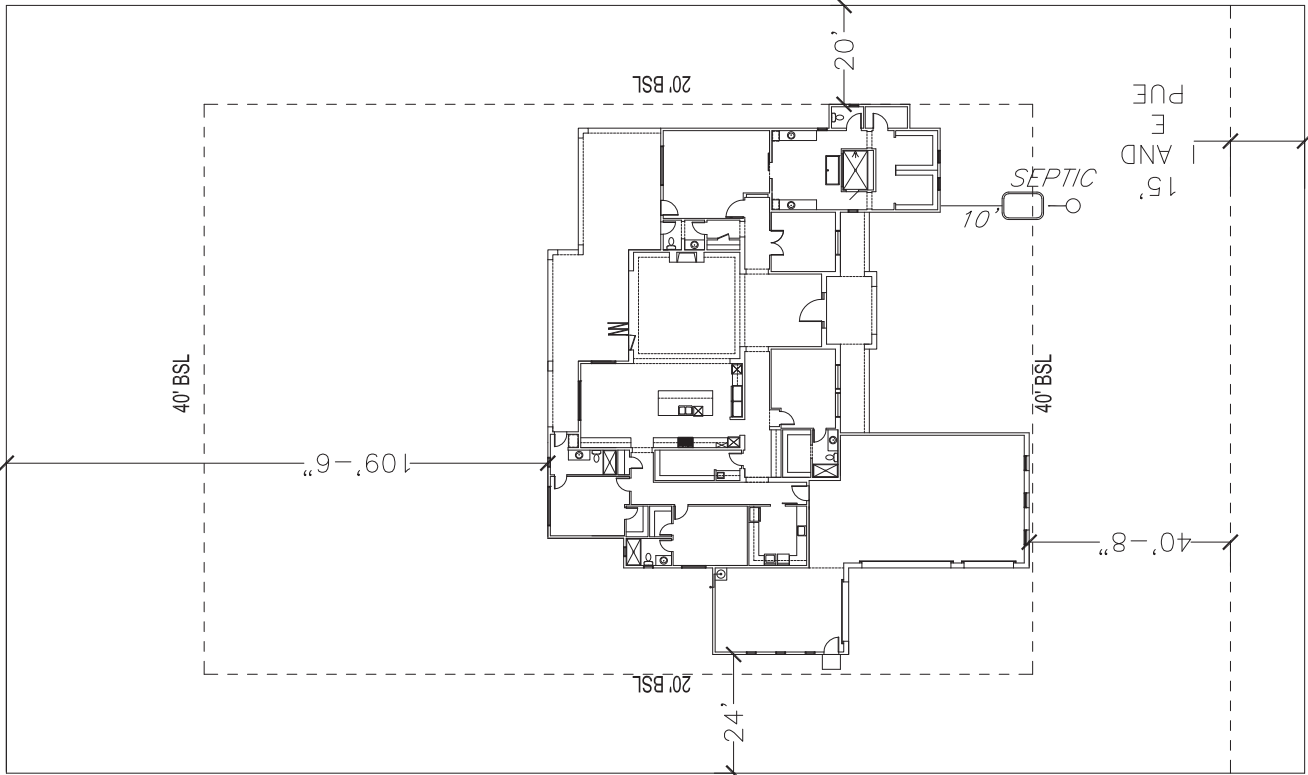


REAR ELEVATION



1"=30'  
SITE PLAN

155.25'



262.52'

262.52'

CITY OF PHOENIX

OCT 02 2023

Planning & Development  
Department

155.25'

SUBJECT TO CHANGE

