



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: July 25, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-58-24-8 – Notice of Pending Actions
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **August 20, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **August 1, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 8 (council.district.8@phoenix.gov, Breon Robinson)
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
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Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
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Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor
Village Planner (Samuel Rogers, South Mountain)
Village Planning Committee Chair (Mr. Arthur Greathouse III, South Mountain)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-58-24-8

Council District: 8

Request For: Stipulation Modification

Reason for Request: Legislative review and approval of conceptual site plan and landscape plan by the Planning Hearing Officer per Stipulation 1.; Legislative review and approval of conceptual elevations by the Planning Hearing Officer per Stipulation 2.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Dorothy Hallock	Owner	2050 West South Mountain Avenue Phoenix AZ 85041	480-720-6854		dorthymhallock@gmail.com
John Fox	Applicant	428 East Thunderbird Road Phoenix AZ 85022 United States	602-573-2895		wscing@cox.net
John Fox	Representative	428 East Thunderbird Road Phoenix AZ 85022 United States	602-573-2895		wscing@cox.net

Property Location: Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue

Acreage: 4.54

Village:
South Mountain

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	06/24/25	PHO (1-2 stipulations)

SOUTH MOUNTAIN MODERN
PROJECT NARRATIVE
Z-58-24 (G-7386)

Owner

Dorothy M Hallock
2050 W South Mountain Ave
Phoenix, AZ 85041

Applicant

William Seymour Co. Inc
John Fox
428 E Thunderbird Rd #234
Phoenix, AZ 85022
602-573-2895
wscing@cox.net

Project Site

1050 W South Mountain Ave
Phoenix AZ 85022
APN 300-17-004Y

DESCRIPTION

R1-10 Planned Residential Development

The original proposal was a 20 single family lot subdivision; this application is for 16 lots.
Density allowed with bonus is 4.55 no bonus points are required, due to additional open space of 8% >5%

The project consists of 4.5 acres, north of South Mountain Ave west of 19th Ave
The site slopes to the north, so retention and open space are situated on the north portion of the property.

The access to the site is 20th lane, an extension of Wyndham Square subdivision
A 50' ROW dedication is proposed with 5' offset sidewalks, a 8' PUE consistent with Wyndham Square development. Water and sewer and dry utilities are in 20th lane at the north property line.

This request is submitted to satisfy the requirements of Zoning Ordinance G-7386 for the Site Plan, Conceptual Landscape Plan, and Building Elevations to be reviewed by the Zoning Hearing Officer in compliance with the Rio Montana Overlay District and the plans previously approved by City Council.

Specific Stipulations being addressed:

1.The conceptual site plan 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 conceptual elevations 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 final 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.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

June 11, 2025

John Fox
248 East Thunderbird Road, Suite 234
Phoenix, Arizona 85022

Dear Applicant:

RE: Z-58-24-8 – Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue.

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on May 7, 2025, approved Zoning Ordinance # G-7386.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

Tricia Gomes
Planning and Development Deputy Director

Attachment: Signed Ordinance

c: Dorothy M. Hallock, 2050 West South Mountain Avenue, Phoenix AZ. 85041
Racelle Escolar, PDD-Planning-Principal Planner (Electronically)
Sarah Stockham, PDD-Planning-Planner III (Electronically)
Samuel Rogers, PDD-Planning-Village Planner (Electronically)
Ben Kim, PDD-GIS (Electronically)

ORDINANCE G-7386

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-58-24-8) FROM S-1 (RANCH OR FARM RESIDENCE) TO R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 4.54-acre site located approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in Exhibit A, is hereby changed from "S-1" (Ranch or Farm Residence) to "R1-10" (Single-Family Residence).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit B.

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

- Review ①. The conceptual site plan 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.
- Review ②. The conceptual elevations 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 final 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.
3. 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.
 4. 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.
 5. 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.
 6. 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 within common areas, as approved by the Planning and Development Department.
 7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.


8. 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.
9. 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.
10. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
11. A minimum 50 feet of right-of-way shall be dedicated and constructed for the full width of 20th Lane for the full length of the subject site, connecting to the southern adjacent parcel.
12. A minimum 50-foot radius easement shall be dedicated and a minimum 45-foot radius temporary turnaround shall be constructed at the southern terminus of 20th Lane. Alternatively, a permanent turn around design may be considered and shall include a center landscaped island, designed to City of Phoenix standards, as approved by the Street Transportation Department.
13. 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.
14. 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.
15. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
16. 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.

17. The development shall be limited to a maximum of 16 units.
18. A minimum of 50% of building elevations shall include covered porches in the front yard and rear yard at a minimum of 60 feet each and at a depth of at least 6 feet, as approved by the Planning and Development Department.
19. The maximum building height for 80% of the lots shall be limited to one story and 26 feet, as approved by the Planning and Development Department. Two-story lots shall be south of lots 5 and 14, as shown on the site plan date stamped February 21, 2025.
20. A minimum of 8% of the gross project area shall be retained as common area, as approved by the Planning and Development Department.
21. 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, as approved by the Planning and Development Department.
22. All street-facing garage doors lengths shall be less than 50% of the total width of the façade, as approved by the Planning and Development Department.
23. Front setbacks for covered building elements shall be staggered by a minimum of 5 feet, as approved by the Planning and Development Department.
24. The lot widths shall be a minimum of 55 feet.
25. The southern end of the street shall have landscaping and wrought iron view fencing to enhance the view of South Mountain, until 20th Lane is constructed to the south of the property, as approved by the Planning and Development Department.
26. A retaining wall shall be provided along the northern boundary of Tract A and Tract B, as depicted on the site plan date stamped February 21, 2025, as approved or modified by the Planning and Development Department.
27. The development shall be in general conformance with the site plan date stamped February 21, 2025, as modified by the above stipulations and as approved by the Planning and Development Department.
28. Tract C, as depicted on the site plan date stamped February 21, 2025, shall include seating features with a minimum of 50 percent shading through the use of trees or a structure, as approved by the Planning and Development Department.

29. All pedestrian pathways (including sidewalks) 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.
30. Rural style fencing, such as a split rail fencing, shall be provided along the east side of Tract A and the west side of Tract B, as depicted on the site plan date stamped February 21, 2025, to provide a decorative and aesthetic treatment consistent with the building elevations, as approved by the Planning and Development Department.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

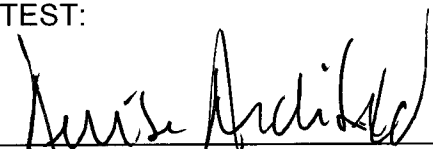
PASSED by the City Council of the City of Phoenix this 7th day of May 2025.



MAYOR
05/16/2025

Date

ATTEST:



Denise Archibald, City Clerk



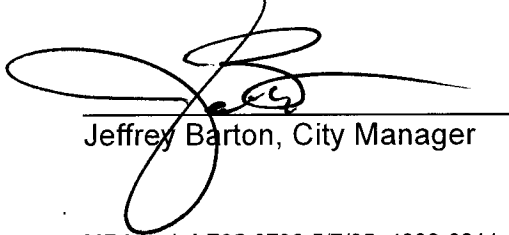
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APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY: Micah Ray Alexander
Assistant Chief Counsel

MRA

REVIEWED BY:


Jeffrey Barton, City Manager

MRA:smb:LF25-0793:5/7/25: 4899-0211-3859 v.1.doc

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-58-24-8

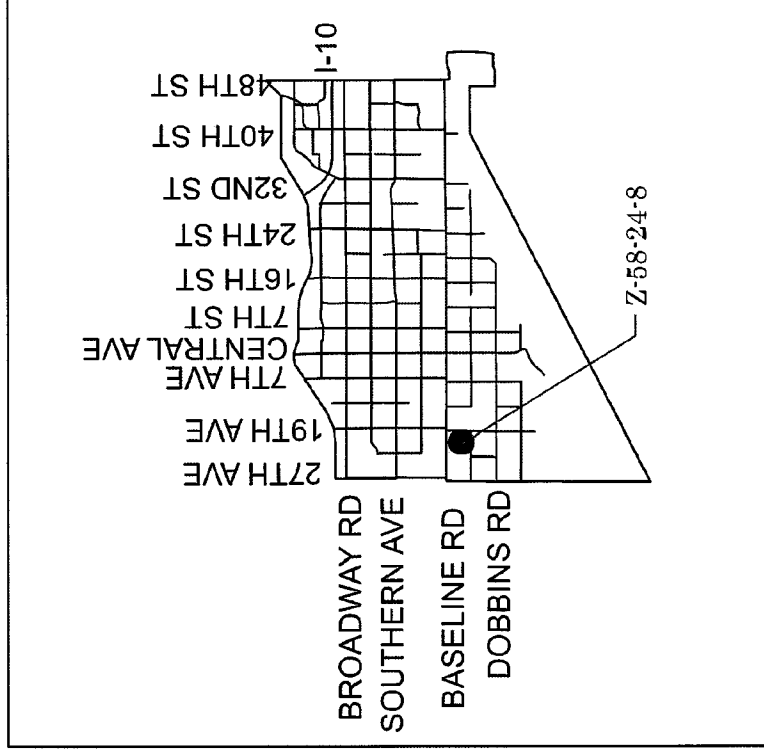
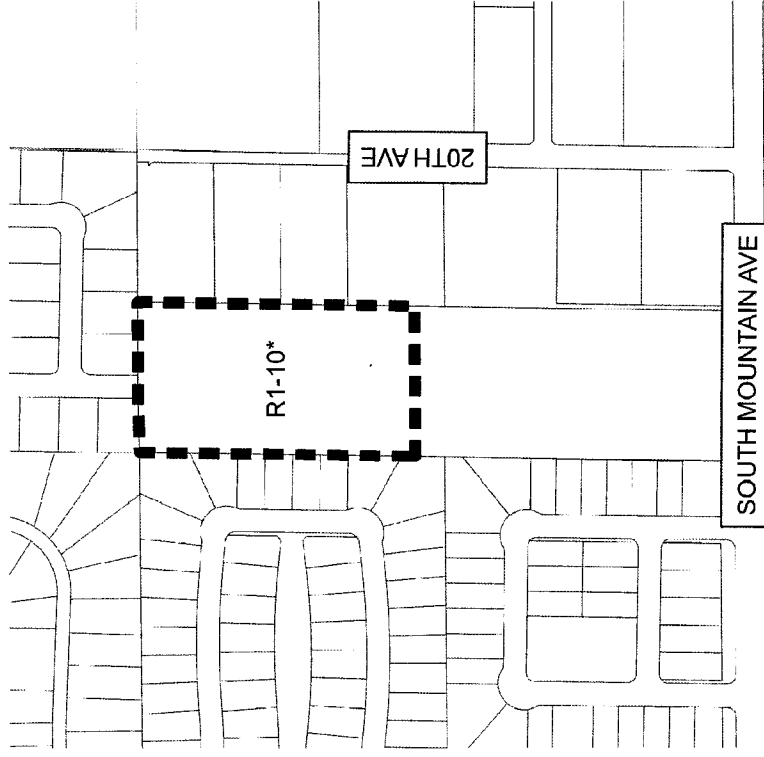
THE NORTH 595.00 FEET OF THE WEST HALF OF THE WEST HALF OF FARM UNIT H, MORE PARTICULARLY DESCRIBED AS THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

EXHIBIT B

ORDINANCE LOCATION MAP

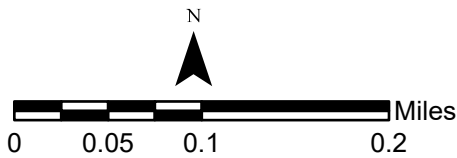
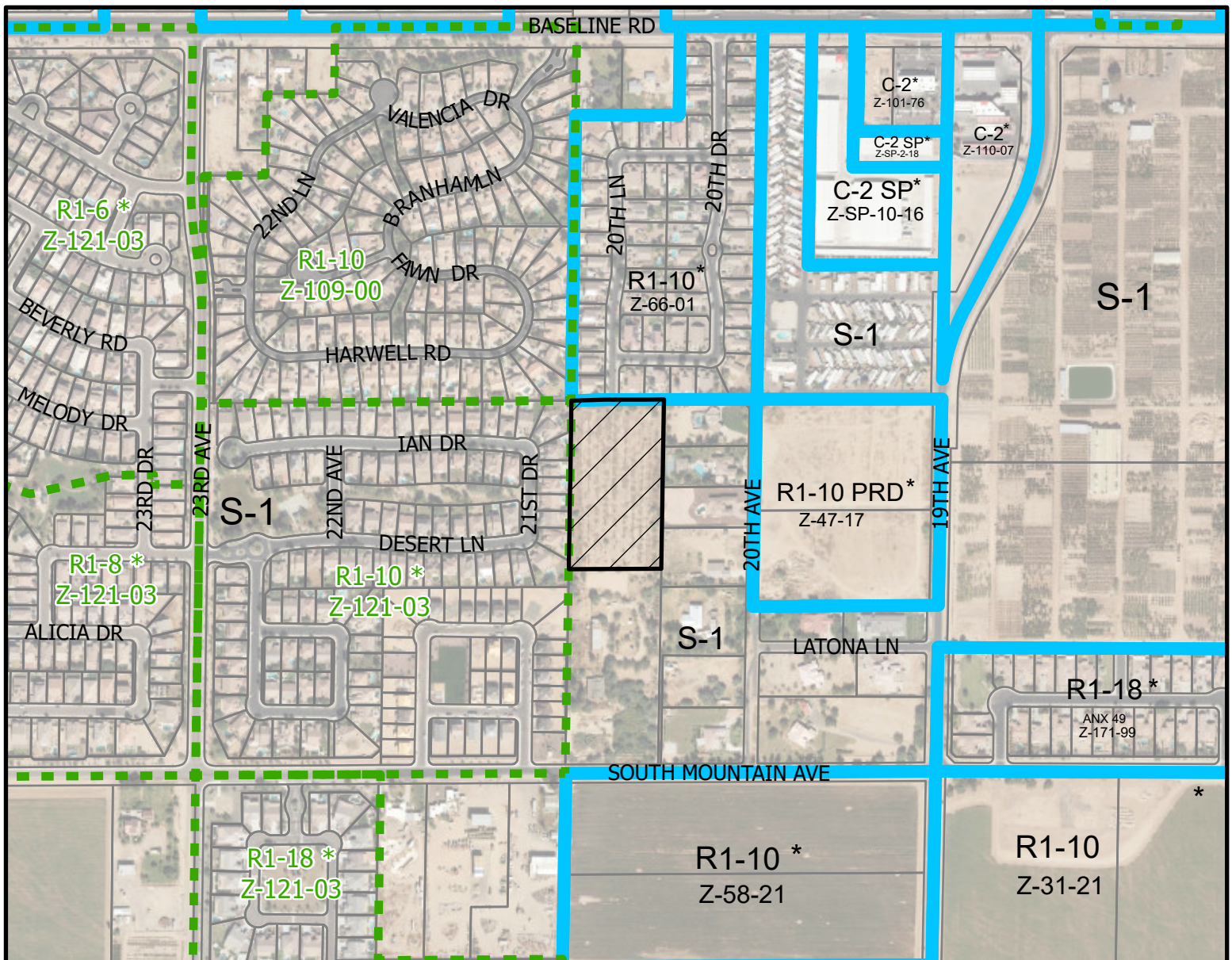
ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■

Zoning Case Number: Z-58-24-8
Zoning Overlay: N/A
Planning Village: South Mountain

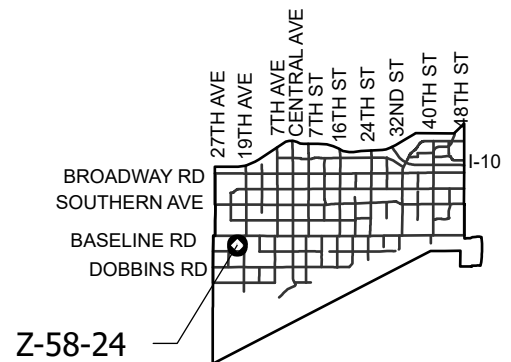


NOT TO SCALE

Drawn Date: 10/11/2024

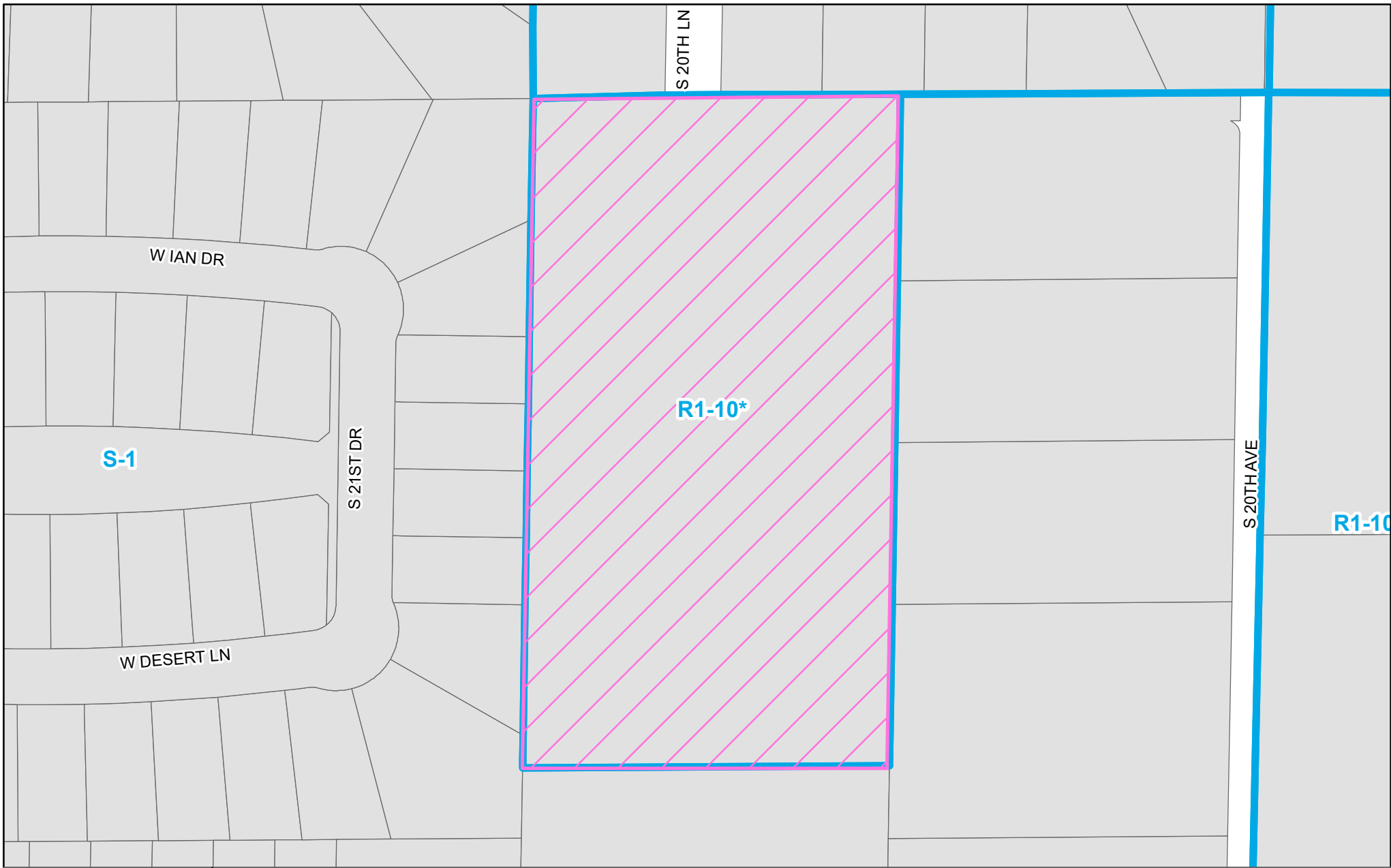


SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8



APPLICANT'S NAME: John Fox		REQUESTED CHANGE:	
APPLICATION NO: Z-58-24		FROM: S-1 (4.54 a.c.)	
DATE: 4/30/2024		TO: R1-10 (4.54 a.c.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 01-24			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.54 Acres		ZONING MAP D-7	
MULTIPLES PERMITTED		* UNITS P.R.D OPTION	
S-1		N/A	
R1-10		20	

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



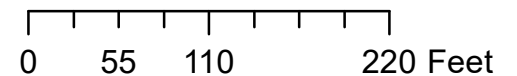
PHO-1-25--Z-58-24-8

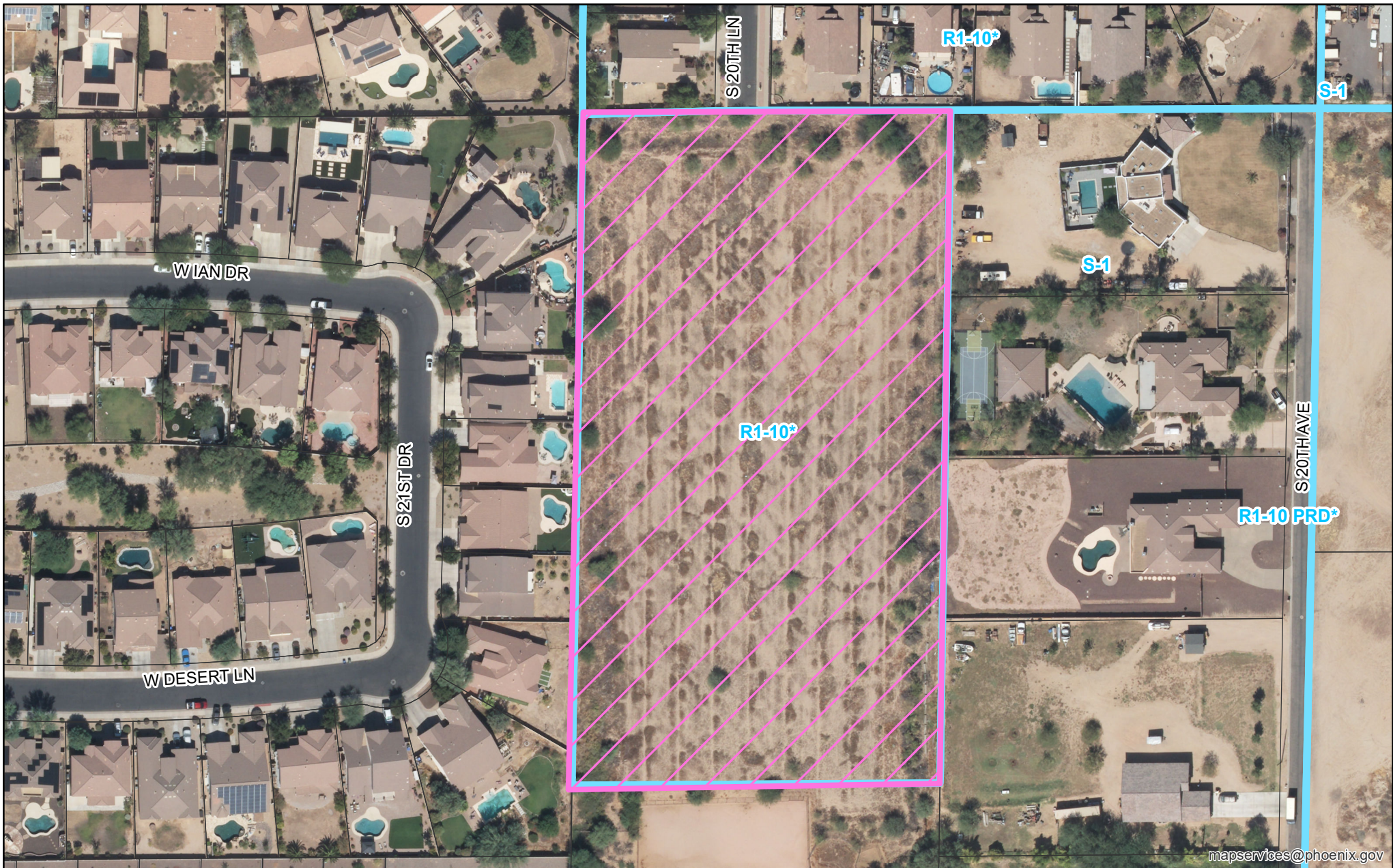
Property Location: Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department





PHO-1-25--Z-58-24-8

Property Location: Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue

FINAL SITE PLAN FOR
SOUTH MOUNTAIN MODERN
A DETACHED SINGLE- FAMILY PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SUBJECT TO SINGLE FAMILY DESIGN REVIEW

Standards	South Mountain Modern Site Plan	Planned Residential Development
Minimum lot width	55'	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage.
Minimum lot depth	varies	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	4.5	3.5; 4.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street ⁽²⁾ (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets ⁽²⁾	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35'; street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Max garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 28'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50% plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50% plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	8% +	Minimum 5% of gross area
Allowed development	Single-family detached ⁽³⁾	Single-family detached ⁽³⁾
Required review	Development review per Section 507,	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street	Public street or private accessway ⁽¹⁾
Landscape standards	See Landscape Plan	Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

NOTES:

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.'
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES."
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND." "ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS."
- 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."
- 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."
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'." (THIS NOTE IS TO BE USED AT ALL INTERSECTIONS EXCEPT WHEN ARTERIAL STREETS INTERSECT WITH LOCAL STREETS.)
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF FIFTY FOUR DWELLING UNITS WITH IN THE ENTIRE SUBDIVISION
- A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM THE BACK OF THE SIDEWALK TO THE FACE OF THE GARAGE DOOR

PROJECT DESCRIPTION

THIS APPLICATION IS FOR THE REZONING OF THE PROPERTY FROM S-1 TO R1-10 TABLE A PLANNED RESIDENTIAL DEVELOPMENT OPTION.
PROPOSED DEVELOPMENT A 16 SINGLE FAMILY LOT SUBDIVISION, WITH ACCESSORY DWELLING UNIT ADU PROPOSED ON EACH LOT.

THE PROJECT CONSISTS OF 4.5 ACRES, NORTH OF SOUTH MOUNTAIN ROAD
ZONING CONTIGUOUS NORTH R1-10, SOUTH, EAST & WEST S-1
GENERAL PLAN IS 3.5 - 5.0 DU/AC

THE ACCESS TO THE SITE IS 20TH LANE, AN EXTENSION OF WYNDHAM SQUARE SUBDIVISION TO THE NORTH.
A 50' ROW DEDICATION IS PROPOSED WITH 5' OFFSET SIDEWALKS CONSISTENT WITH WYNDHAM SQUARE
WATER AND SEWER AND DRY UTILITIES ARE IN 20TH LANE

LEGAL DESCRIPTION

THE NORTH 595.00 FEET OF THE WEST HALF OF THE WEST HALF OF FARM UNIT H, MORE PARTICULARLY DESCRIBED AS THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

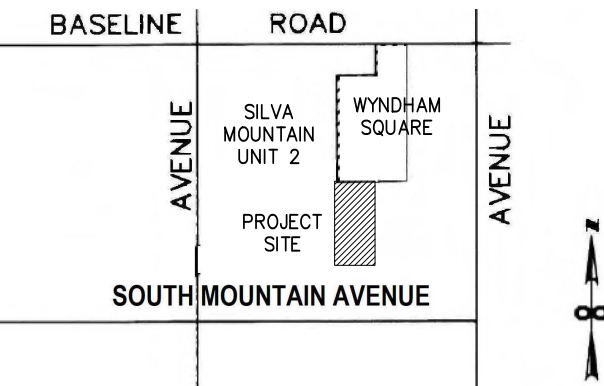
RETENTION CALCULATIONS

VOLUME REQUIRED FOR SITE DEVELOPMENT

A = 196,051 SF (4.5) ACRES
P = 2.23" (NOAA-14, 100YR-2HOUR)
WEIGHTED Cw = LOTS (R1-10) C=0.75 A=1 196,051 SF

Vr = C*P*A (0.75)(2.23/12) (196,051)
Vr = 27,324 CF
Vr = TOTAL VOLUME REQUIRED

TRACT A 15,669 CF
TRACT B 18,595 CF
TOTAL 34,264 CF>27,324 CF



VICINITY MAP
N.T.S.

OWNER

DOROTHY M HALLOCK
2050 W SOUTH MOUNTAIN AVE
PHOENIX AZ. 85041
PHONE#: 480-720-6854

CONSULTANT

JOHN FOX
WILLIAM SEYMOUR CO. INC.,
428 E. THUNDERBIRD RD. #234
PHOENIX AZ. 85022
PHONE#: 602-573-2895
WSCING@COX.NET

ENGINEER

EVERLAND ENGINEERING ASSOC.
GEORGE R. EVERLAND, P.E.
515 E. CAREFREE HWY., PMB-327
PHOENIX, AZ 85085-8839
PHONE: (623) 764-5286
EMAIL: Geverland@aol.com

UTILITIES:

WATER: CITY OF PHOENIX
SEWER: CITY OF PHOENIX
ELEC.: SRP
CABLE: COX
GAS: SOUTHWEST GAS
FIRE: CITY OF PHOENIX
POLICE: CITY OF PHOENIX
REFUSE: CITY OF PHOENIX
PHONE: QWEST

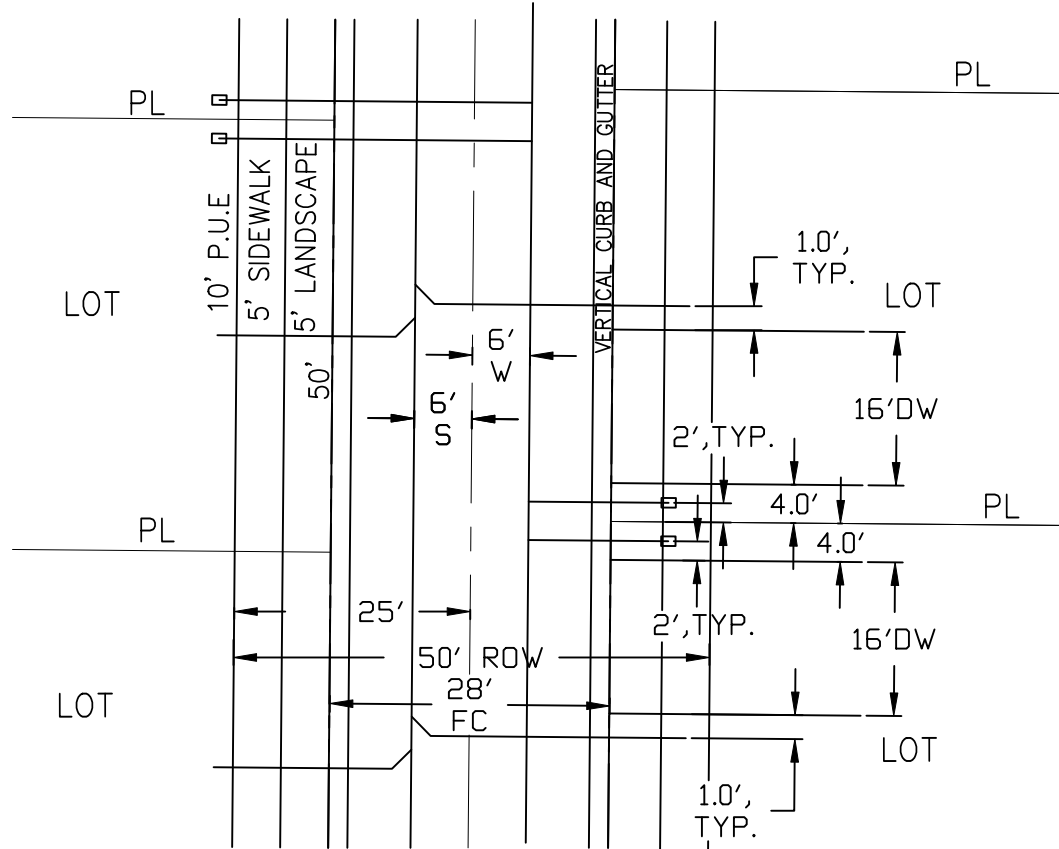
PROJECT NUMBERS

KIVA 24-140
PAPP 2400620
SDEV 2400045
QS# 01-24

CITY OF PHOENIX

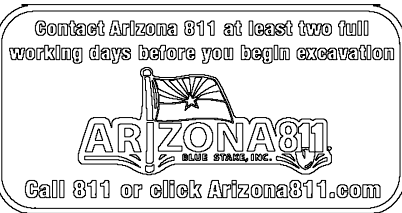
JUN 02 2025

Planning & Development
Department



TYPICAL UTILITY LOCATIONS

SCALE: 1"=20'



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

SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN NORTH
PHOENIX, MARICOPA COUNTY, AZ

REVISIONS

No. DATE APP. DESCRIPTION

DESIGNED:

DRAWN:

CHECKED:

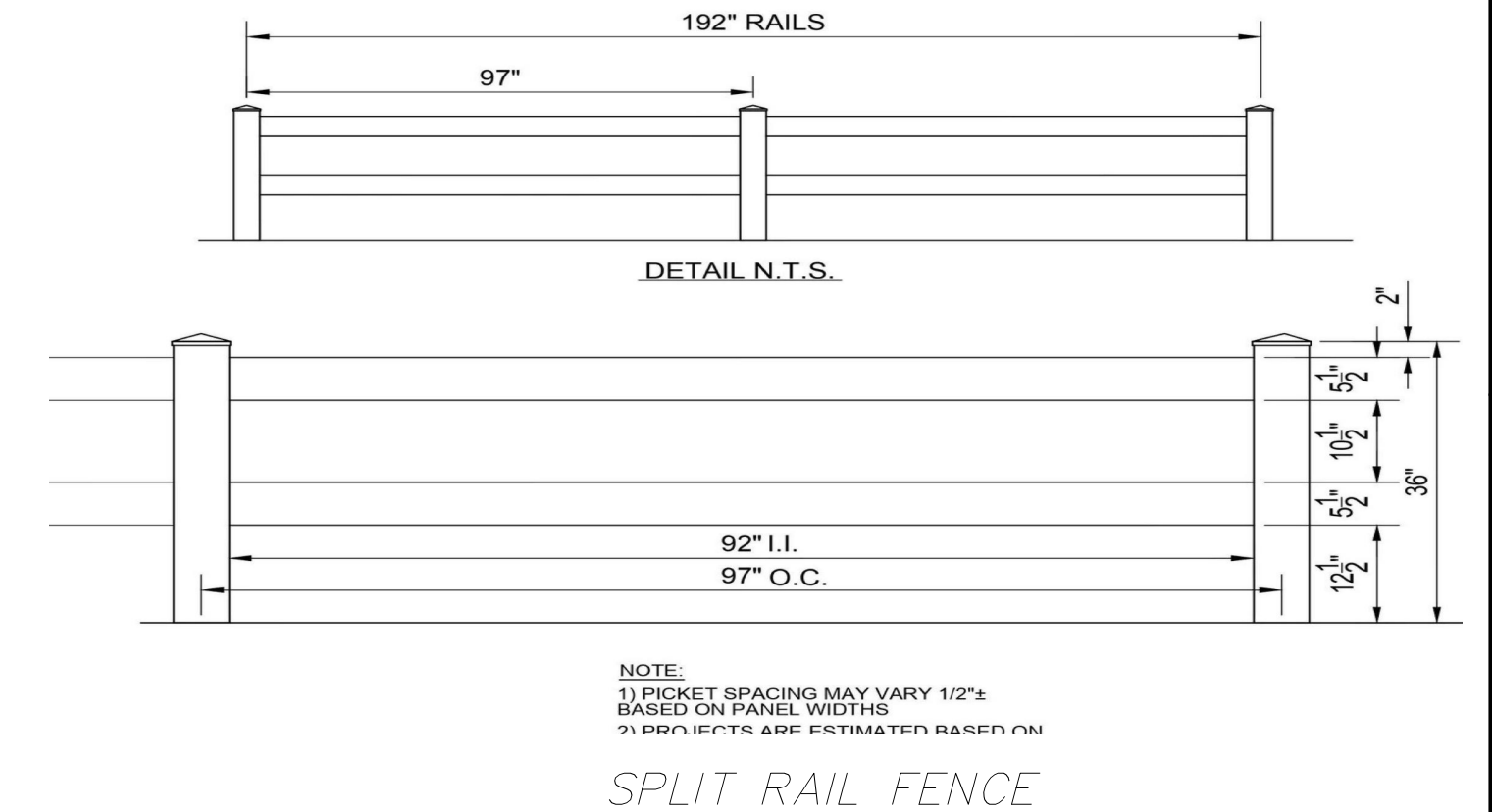
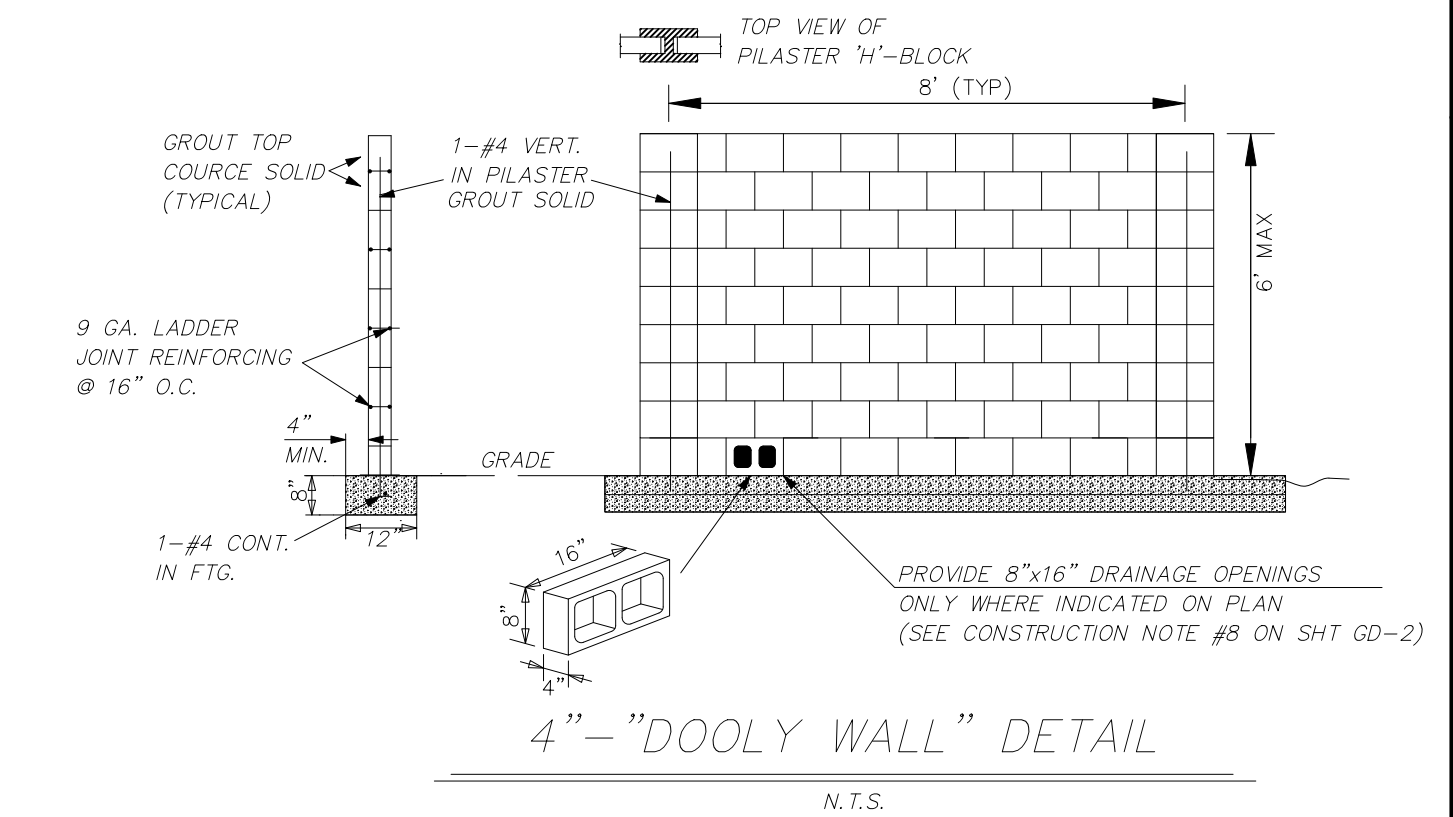
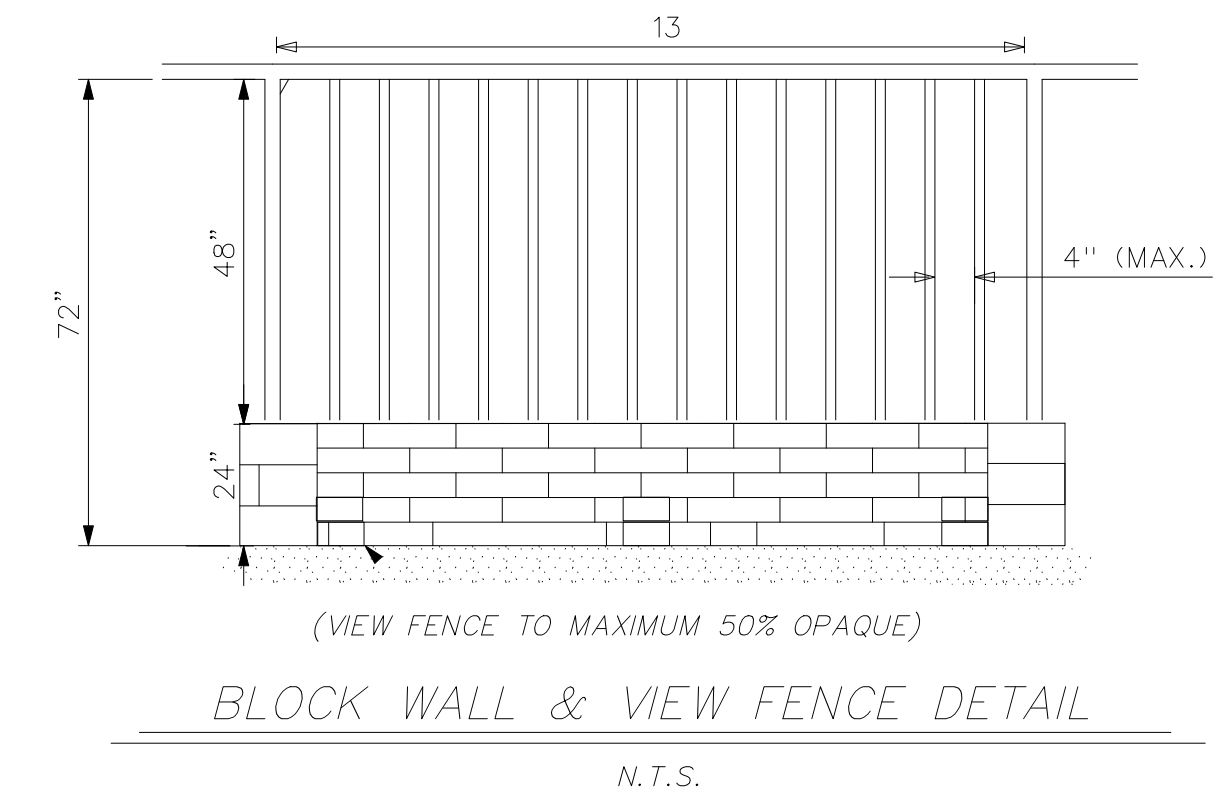
DATE: APRIL 2025

SCALE

PROJECT

FILE NAME

SHT: SPI



Planning & Development
Department

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DESIGNED:
DRAWN:
CHECKED:
DATE:
SCALE
PROJECT
FILE NAME
SHT: SP2

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SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN
PHOENIX, MARICOPA COUNTY, AZ

SITE PLAN



CITY OF PHOENIX GENERAL LANDSCAPE 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.
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3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MALCOLMA ASSOCIATION OF GOVERNMENTS(MAC) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
4. NO 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 DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811.
6. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
7. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DISTRICTS OF WATER RESOURCES AND WATER USE PLANT LIST.
8. CONTACT THE PARKS AND 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.
9. CONTACT THE STREETS TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-262-6284, PRIOR TO THE RELOCATION OF ANY EXISTING PLANT MATERIAL IN THE A.D.T.O. 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 EXISTING IRRIGATION REQUIRED TO MEET 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 PEDESTRAIN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'-8") PER SECTION 507 TSB A.1.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 SPECIFIED ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATION FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.
- NOTE: THE MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CAN NOT BE MET AT BOXSIZE THAT IS SPECIFIED, THEN THE BOX MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
16. PLAN APPROVAL IS VAUD 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 OF PERMITS SHALL BE IN ACCORDANCE WITH THE CITY OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE AND ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.



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PHONE#: 480-720-6854

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WILLIAM SEYMOUR CO. INC.
428 E. THUNDERBIRD RD. #234
PHOENIX AZ. 85022
PHONE#: 602-573-2895
WSCING@COX.NET

EVERLAND ENGINEERING ASSOC.
GEORGE R. EVERLAND, P.E.
515 E. CAREFREE HWY., PMB-327
PHOENIX, AZ 85085-8839
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EMAIL: Geverland@aol.com



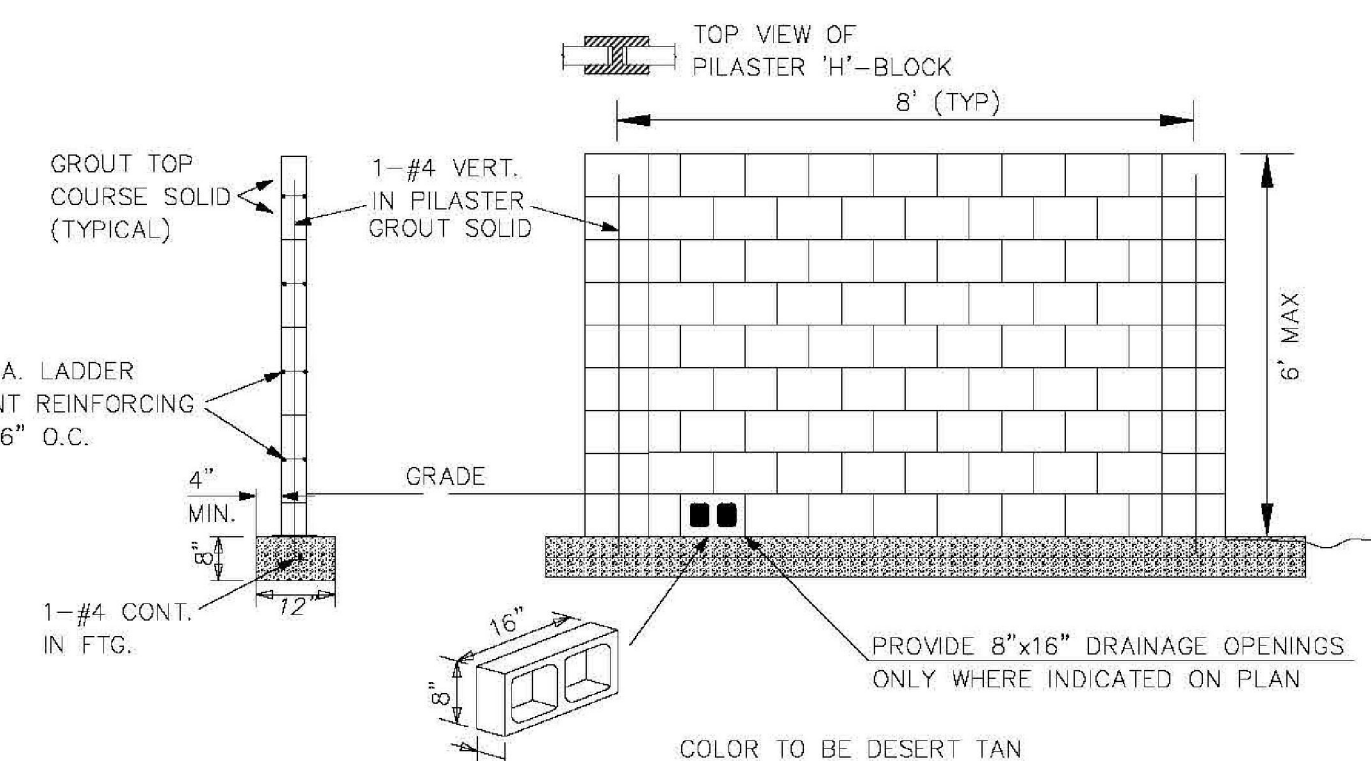
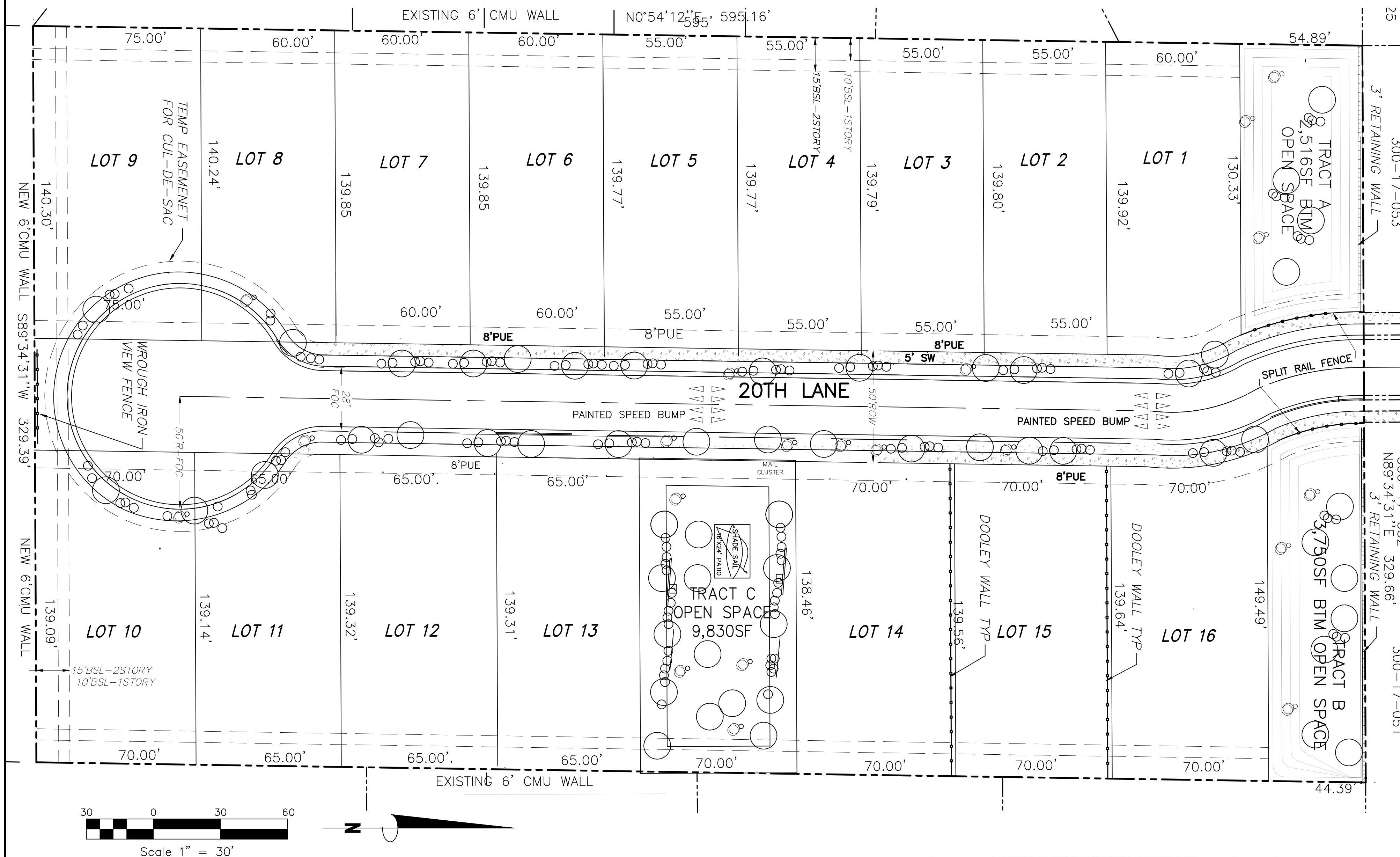
SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN
PHOENIX, MARICOPA COUNTY, AZ

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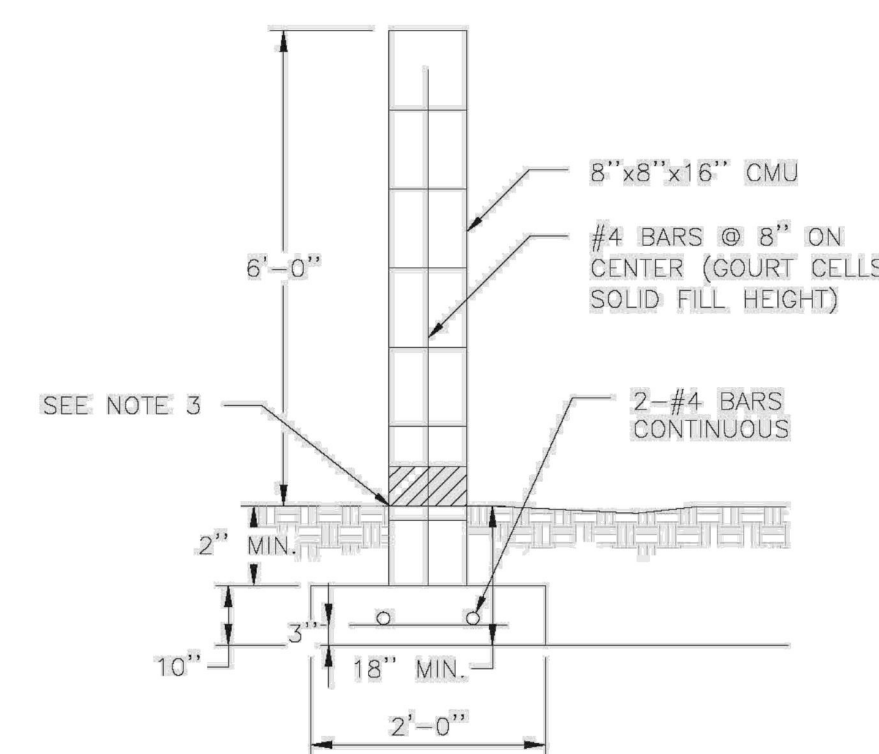
KIVA 24-140
PAPP 2400620
SDEV 2400045
ZONE Z-58-24
QS# 01-24

Planning & Development
Department

DESIGNED:
DRAWN:
CHECKED:
DATE:
SCALE
PROJECT
FILE NAME
SHT: LSI



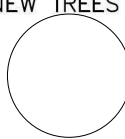










DOOLEY WALL FENCE BETWEEN LOTS



NOTE:

1. USE CLASS A CONCRETE.
2. STEEL REINFORCEMENT SHALL BE GRADE 60.
3. EXPANSION JOINT FILLER SHALL BE $\frac{3}{4}$ " BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER ASTM D-1751.
4. SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO A DEPTH OF 6 INCHES AND TO A MINIMUM DRY DENSITY OF 95% IN ACCORDANCE WITH ASTM

CMU BLOCK PERIMETER FENCE

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	(Height, Canopy & Spacing)
NEW TREES				
		Parkinsonia hybrid Desert Museum	1.5" Cal. 2.25" Cal. Double-Staked Tree.	
		Pithecellobium flexicaule Texas Ebony	1.5" Cal. 2.25" Cal. Double-Staked Tree.	
LARGE SHRUBS				
		Eremophila 'Valentine' Valentine Bush	5 Gallon	
		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon	
MEDIUM AND SMALL SHRUBS				
		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon	
		Ruellia peninsularis Baja Ruellia	5 Gallon	
GROUNDCOVERS				
		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	
		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	
LANDSCAPE MATERIALS				
		Decomposed Granite Desert Gold	1 1/2" size screened 2" Deep	
		Concrete Header	4" x 6", Curbstyle 2" Deep	
		Midiron Bermuda	Sod	

LANDSCAPE PLANT LIST

SPECIAL LANDSCAPE NOTES PER APPROVED ZONING
CASE Z-58-24 (MAY 7, 2025)

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.

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 WITHIN COMMON AREAS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT

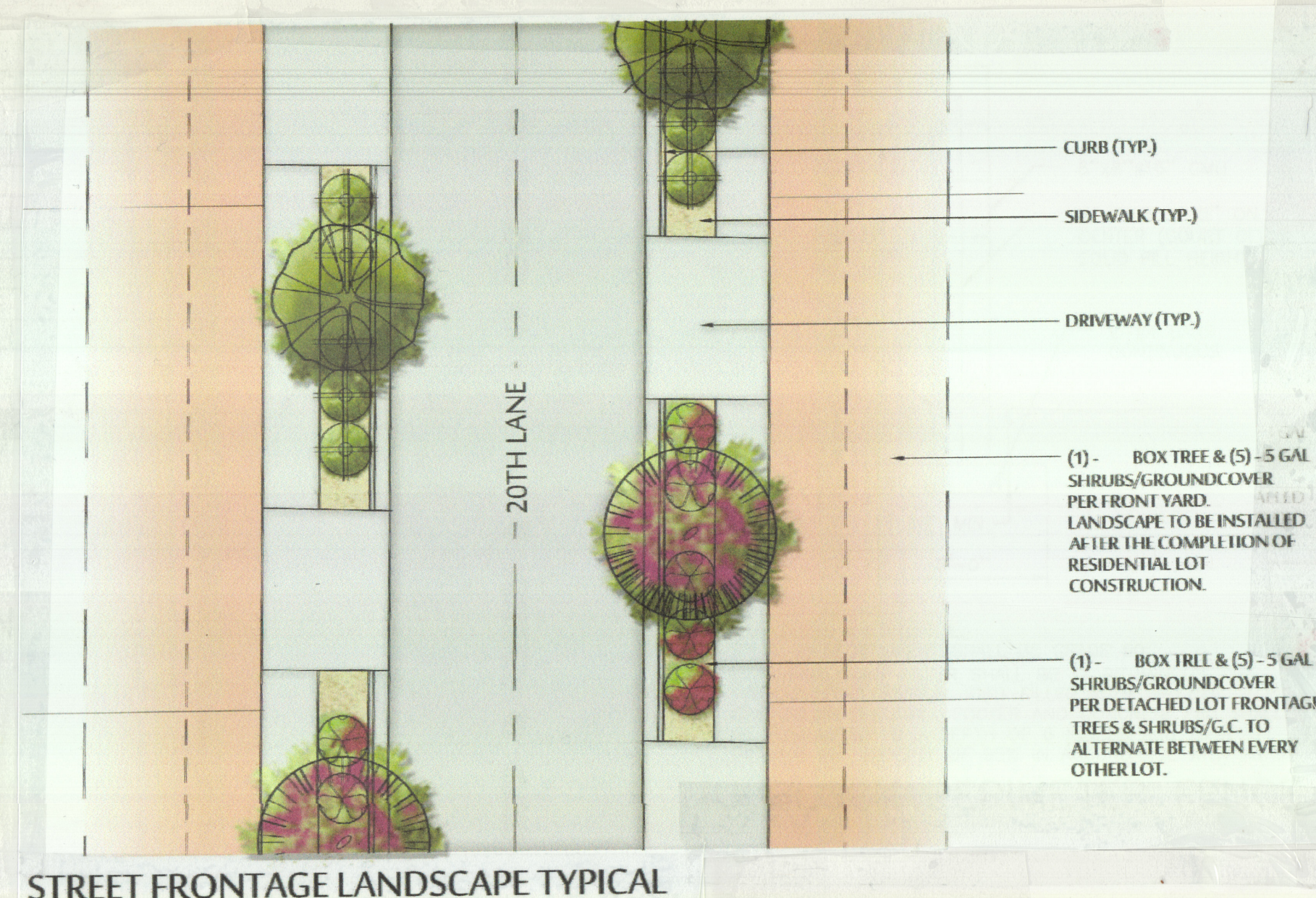
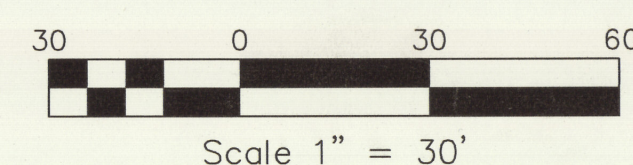
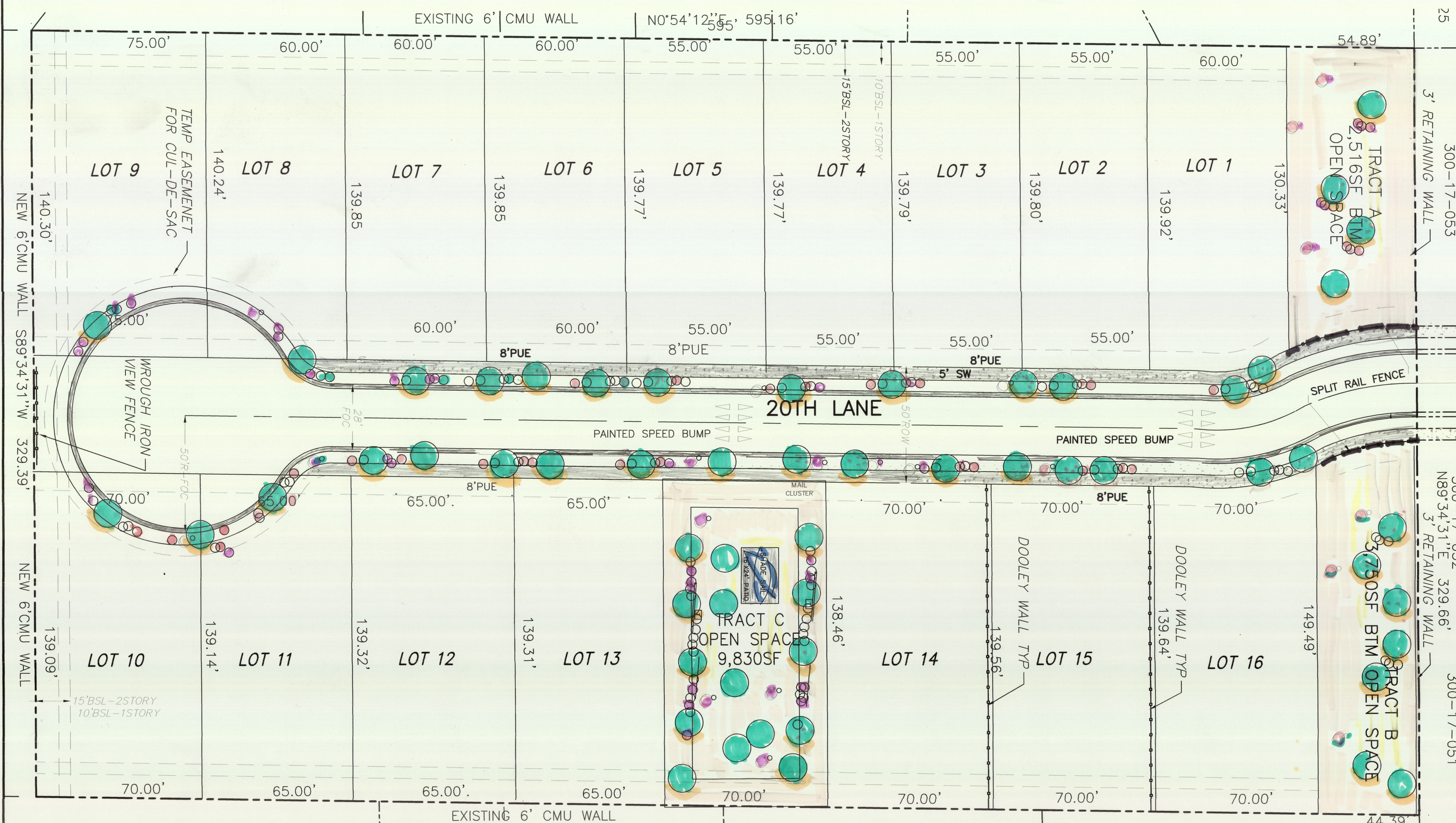
THE SOUTHERN END OF THE STREET SHALL HAVE LANDSCAPING
AND WROUGHT IRON VIEW
A RETAINING WALL SHALL BE PROVIDED ALONG THE NORTHERN
BOUNDARY OF TRACT A AND
TRACT B











ALL PEDESTRIAN PATHWAYS (INCLUDING SIDEWALKS) 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.

NOTE
THIS PLAN IS CONCEPTUAL ONLY
TREES AND SHRUBS MAY BE SUBSTITUTED AND NOT LIMITED TO
PLANING LIST AS SHOWN



PRELIMINARY LANDSCAPE PLAN
SOUTH MOUNTAIN MODERN
A DETACHED SINGLE- FAMILY PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SUBJECT TO SINGLE FAMILY DESIGN REVIEW

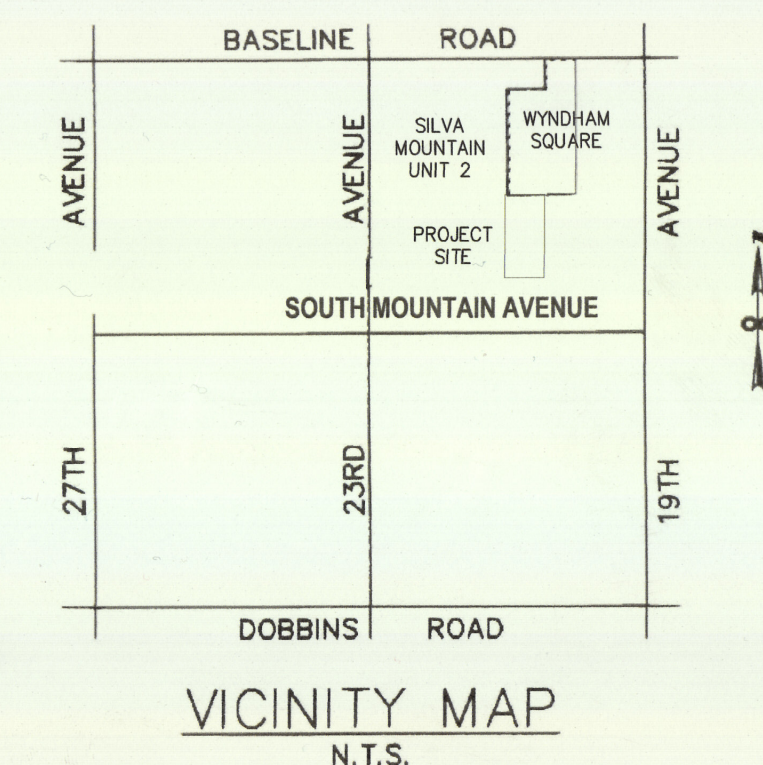


KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	(Height, Canopy, & Caliper)
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LANDSCAPE PLANT LIST

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17. ALL LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AND REQUIREMENTS INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE AND ADMINISTRATIVE PROVISIONS SECTION 105.3, FOR BUILDING PERMITS.



OWNER

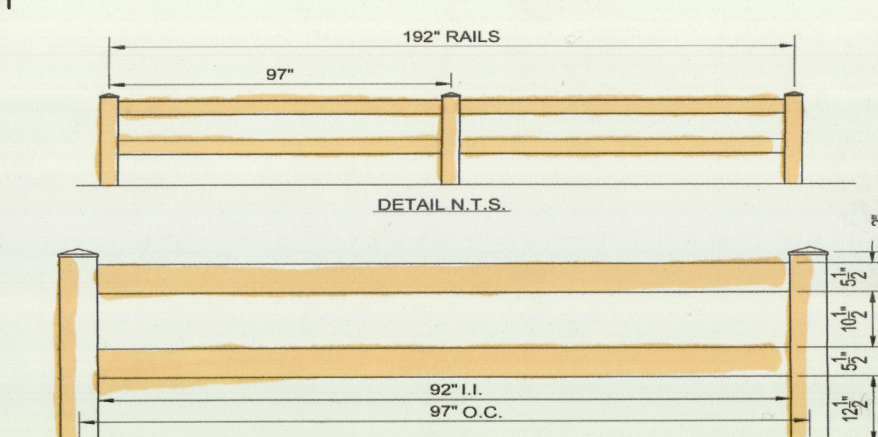
DOROTHY M HALLOCK
2050 W SOUTH MOUNTAIN AVE
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PHONE#: 480-720-6854

CONSULTANT

JOHN FOX
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ENGINEER

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EMAIL: Geverland@aol.com



SPLIT RAIL FENCE

PROJECT NUMBERS

KIVA 24-140
PAPP 2400620
SDEV 2400045
ZONE Z-58-24
QS# 01-24

CITY OF PHOENIX

JUN 24 2025

Planning & Development
Department

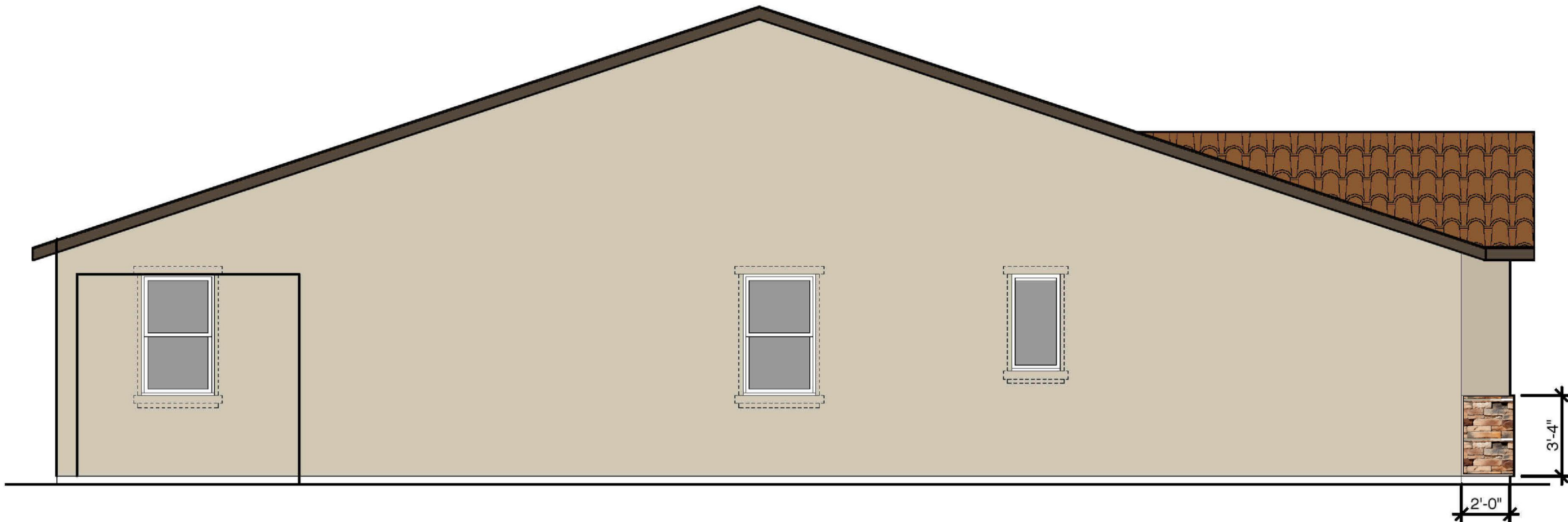
SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN
PHOENIX, MARICOPA COUNTY, AZ

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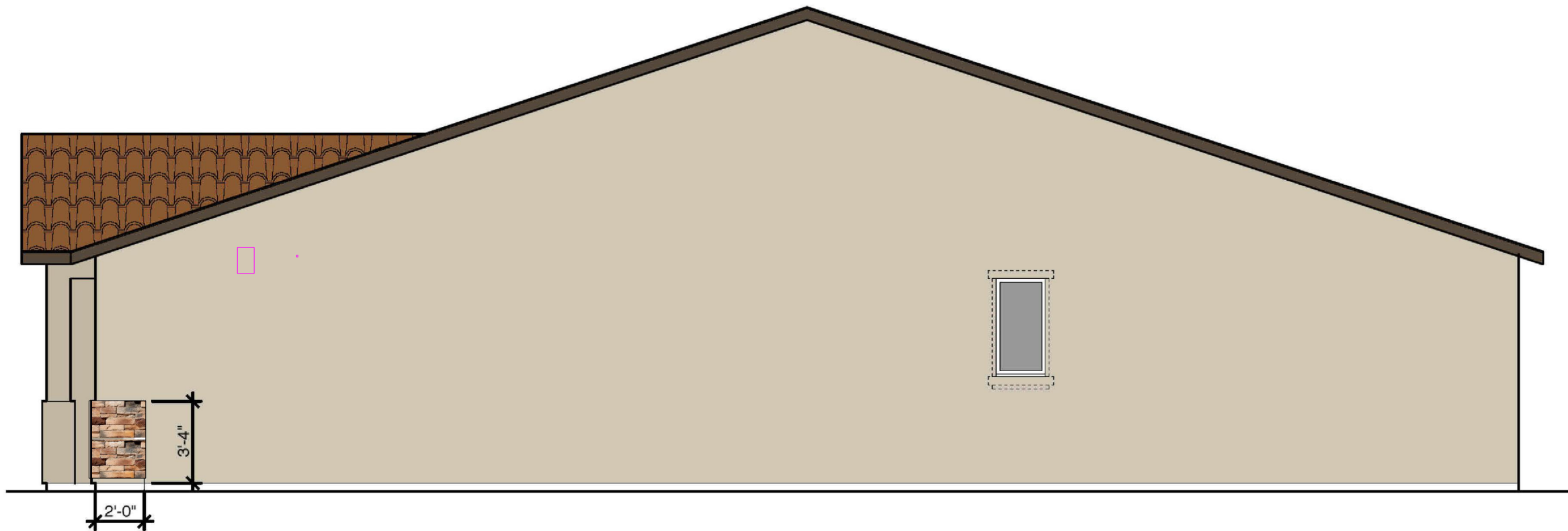
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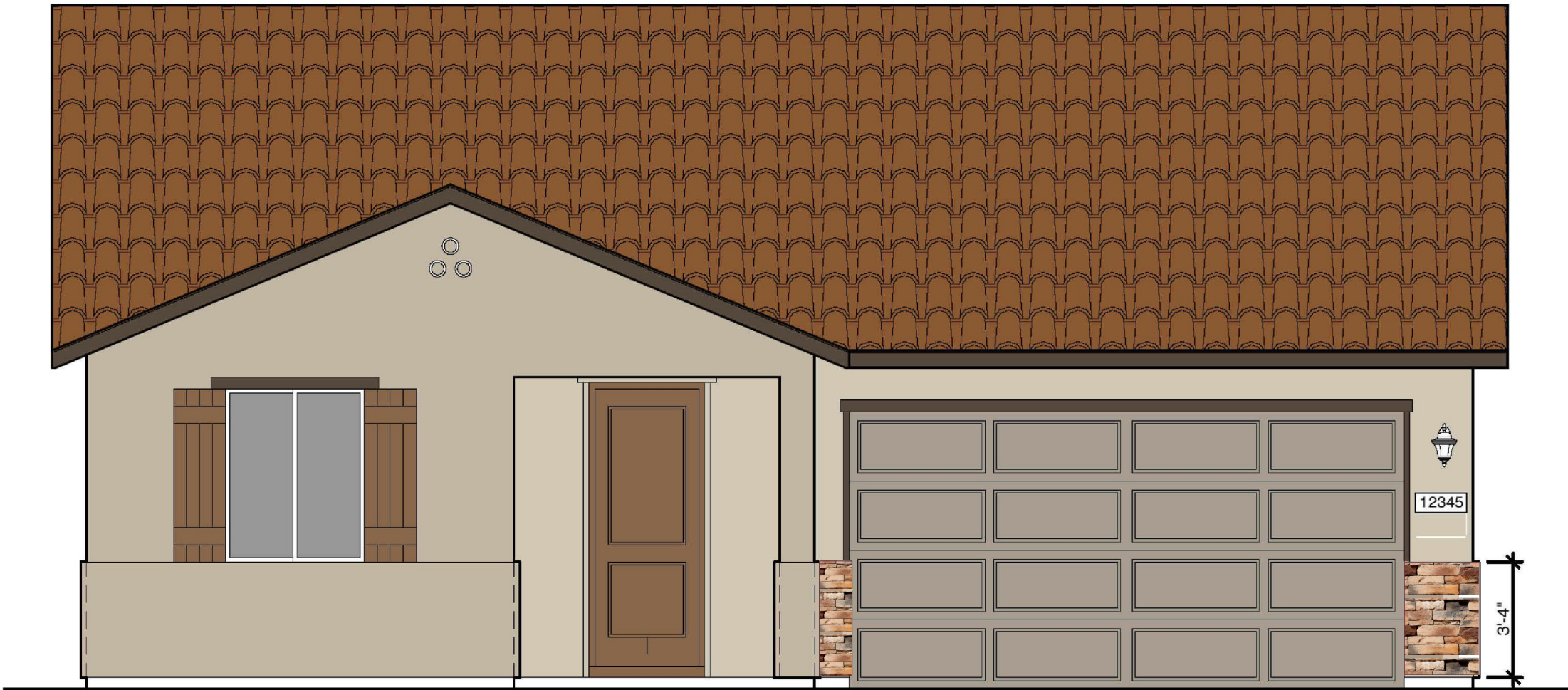
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SCALE: 3/16"=1'-0"



LEFT ELEVATION 'M' - SPANISH COLONIAL
SCALE: 3/16"=1'-0"



RIGHT ELEVATION 'M' - SPANISH COLONIAL
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'M' - SPANISH COLONIAL
SCALE: 1/4"=1'-0"

SHERWIN-WILLIAMS.
HOMESCAPES™

AMH Development

M-1

1 Body

2 Accent

3 Trim

4 Entry Door / Shutters

5 Garage Door

6 Stone (Shown - but Not Standard)

7 Roof

SW 7036 Accessible Beige

SW 7506 Loggia

SW 7027 Hickory Smoke

SW 9098 Baked Cookie

Clapay Sandstone

Environmental Stone Works Mountain LedgeStone - Northwoods

Boral Barcelona 900 "S" Tile - Verona Clay

AMERICAN
Homes

4
Rent

Color samples shown approximate actual paint colors as closely as possible. 21-04-2001 4/6/2021

CITY OF PHOENIX
JUL 2 5 2025
Planning & Development
Department

AMH Development

A Division of American Homes 4 Rent | NYSE: AMH

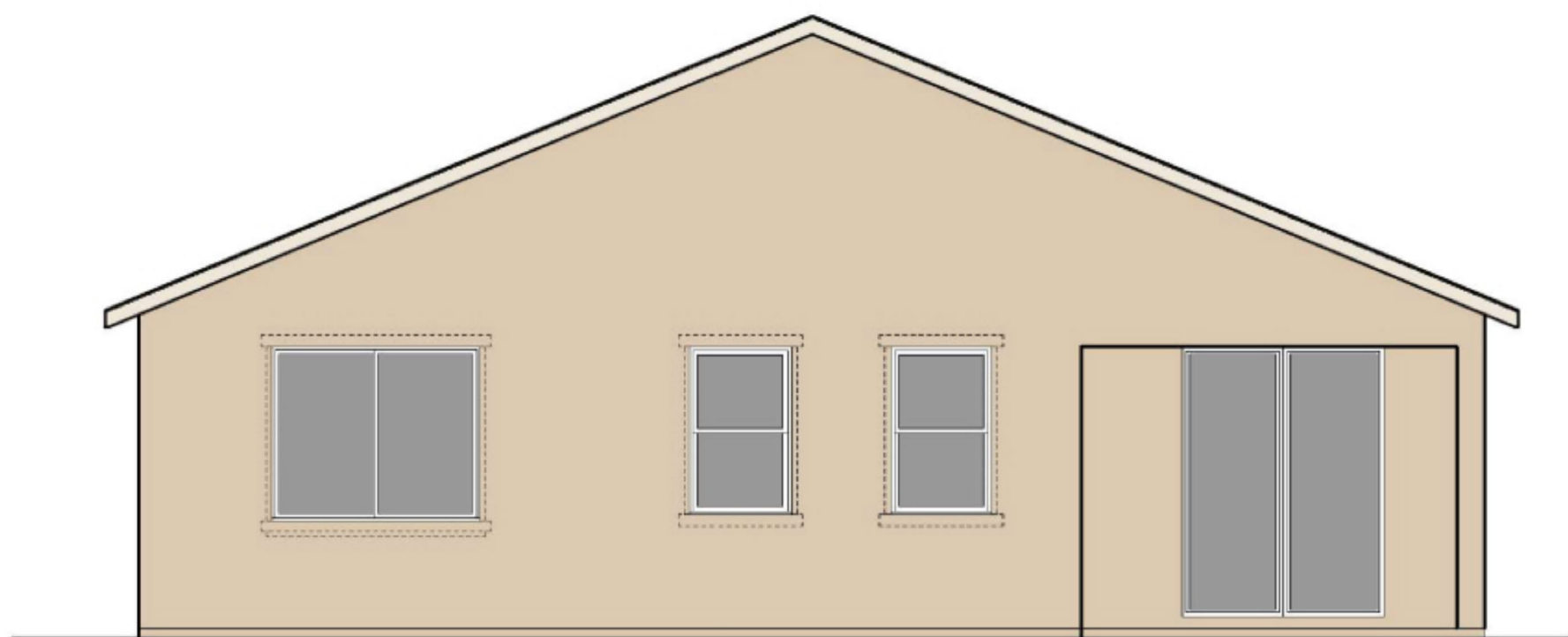
AMH Development, LLC
280 Pilot Rd., Suite 200
Las Vegas, NV 89119
(855) 774-4663
communitites.ah4r.com

RELEASE DATE:	5/29/2024	
REVISIONS:		
-	-	-
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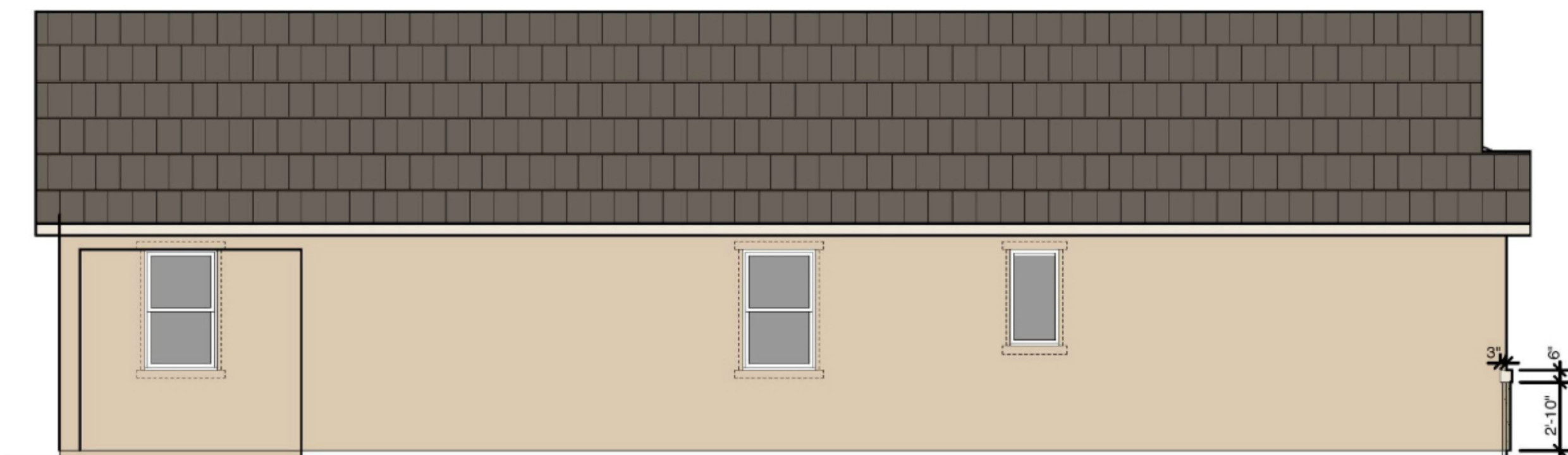
SINGLE FAMILY 40' SERIES

P601 YONAH MOUNTAIN -
GARAGE RIGHT

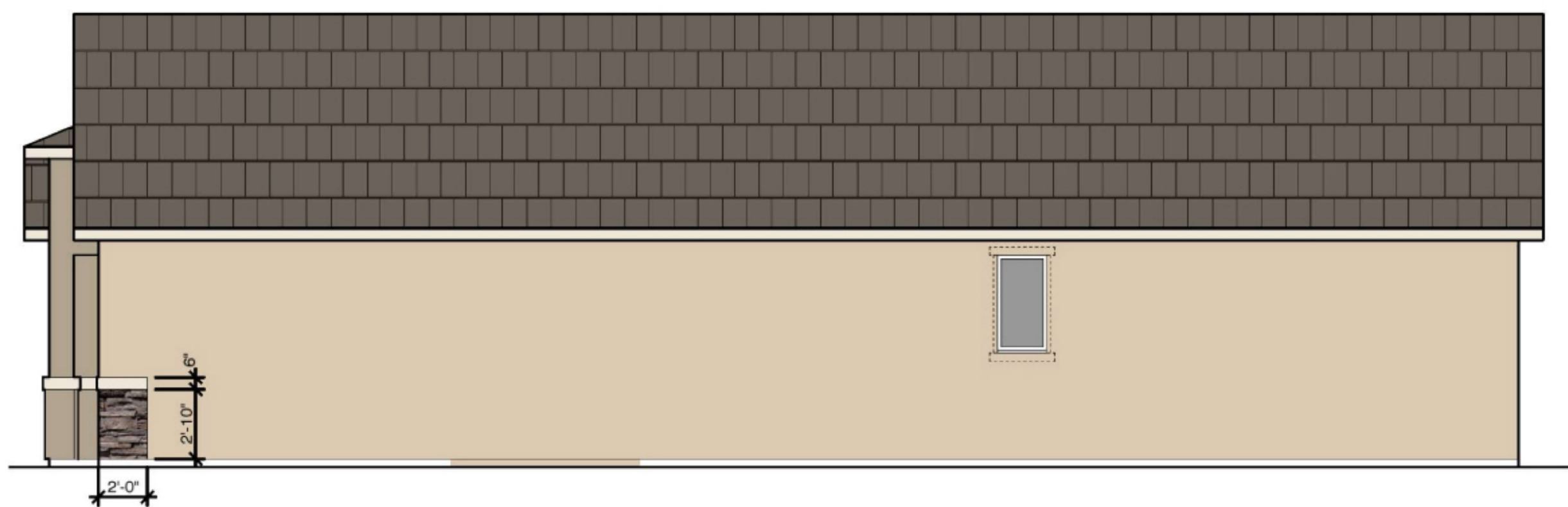
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JDE:	601
VERSION: 1.0	
SHEET NAME ELEVATION STYLES	
SHEET # A-3.01M	



REAR ELEVATION 'N' - MEDITERRANEAN
SCALE: 3/16"=1'-0"



LEFT ELEVATION 'N' - MEDITERRANEAN
SCALE: 3/16"=1'-0"



RIGHT ELEVATION 'N' - MEDITERRANEAN
SCALE: 3/16"=1'-0"

SHERWIN-WILLIAMS
HOMESCAPES™

AMH Development

N-1

1 Body

2 Accent

3 Trim

4 Entry Door / Shutters

5 Garage Door

6 Stone (Shown - but Not Standard)

7 Roof

SW 6141 Softer Tan

SW 7546 Prairie Grass

SW 7012 Creamy

SW 6257 Gibraltar

Clopay Desert Tan

Environmental Stone Works Grey Drift Mountain Limestone

Boral Saxony 900 "Slate" Tile - Appalachian Blend

AMERICAN
Homes

4
Rent

Color samples shown approximate actual paint colors as closely as possible. 21-04-2001 4/6/2021

CITY OF PHOENIX
JUL 2 5 2025
Planning & Development
Department



FRONT ELEVATION 'N' - MEDITERRANEAN
SCALE: 1/4"=1'-0"

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A Division of American Homes 4 Rent | NYSE: AMH

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280 Pilot Rd, Suite 200
Las Vegas, NV 89119
(855) 774-4663
communities.ah4r.com

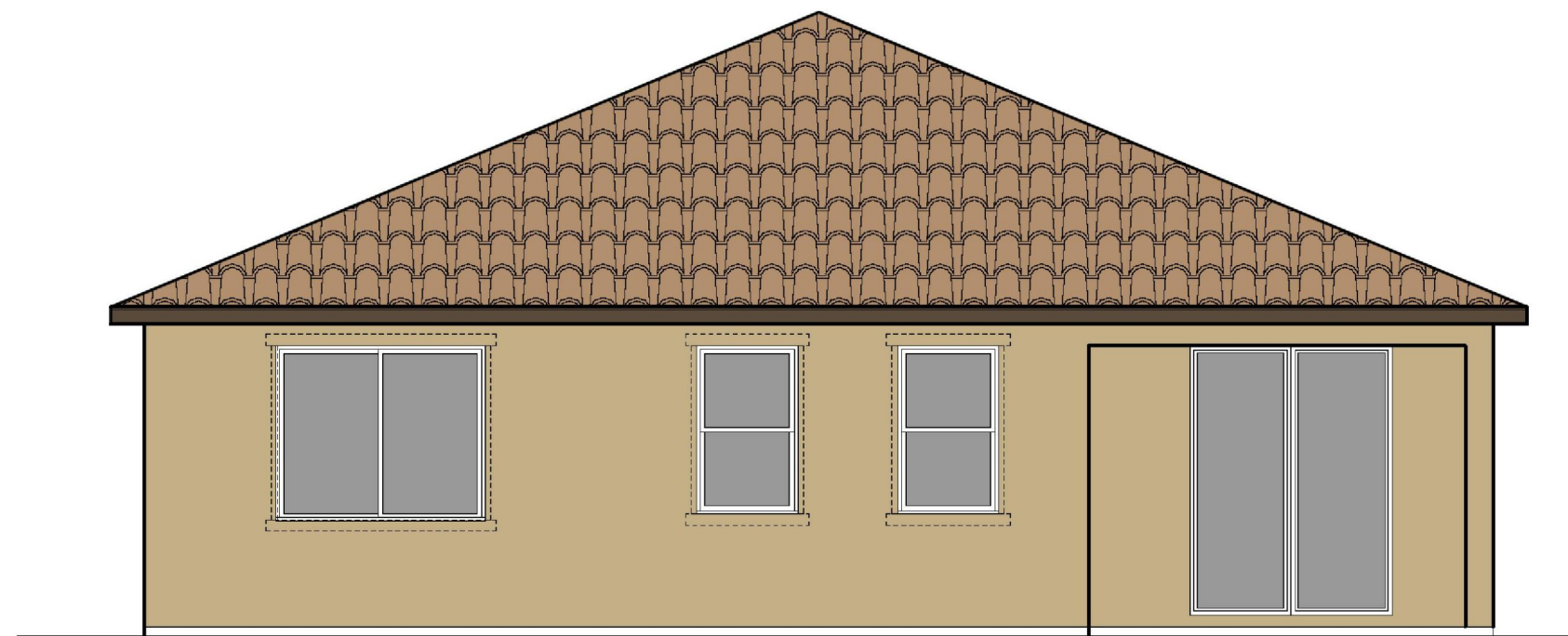
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SINGLE FAMILY 40' SERIES

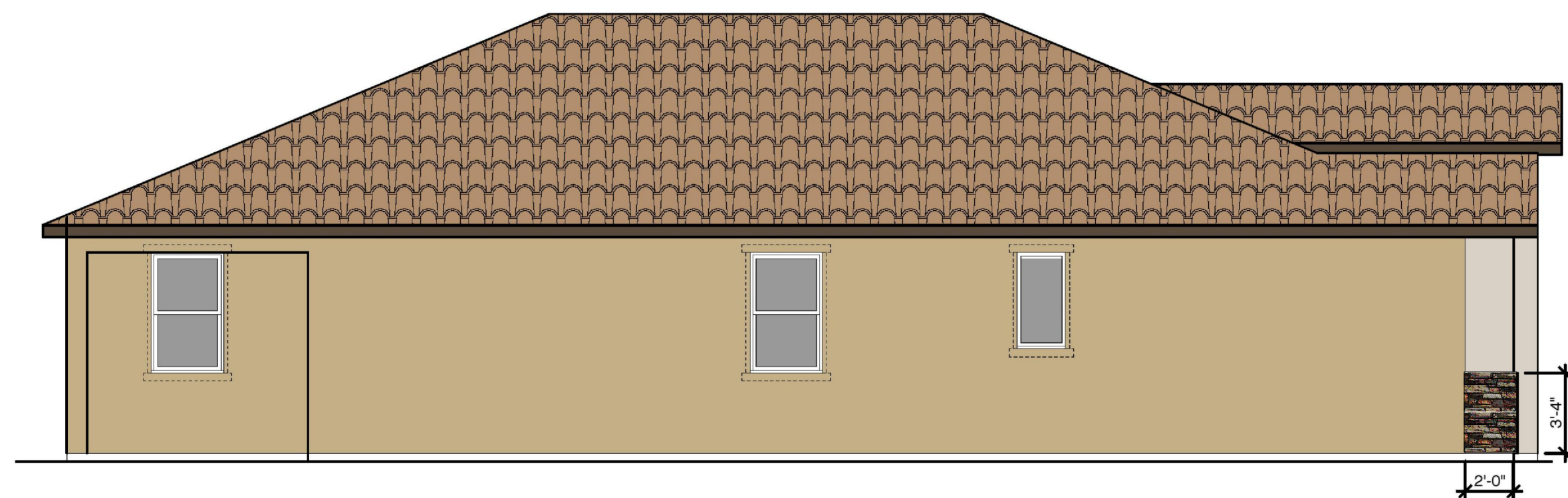
P601 YONAH MOUNTAIN -
GARAGE RIGHT

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JDE:	601
VERSION:	1.0
SHEET NAME	ELEVATION STYLES
SHEET #	A-3.01N

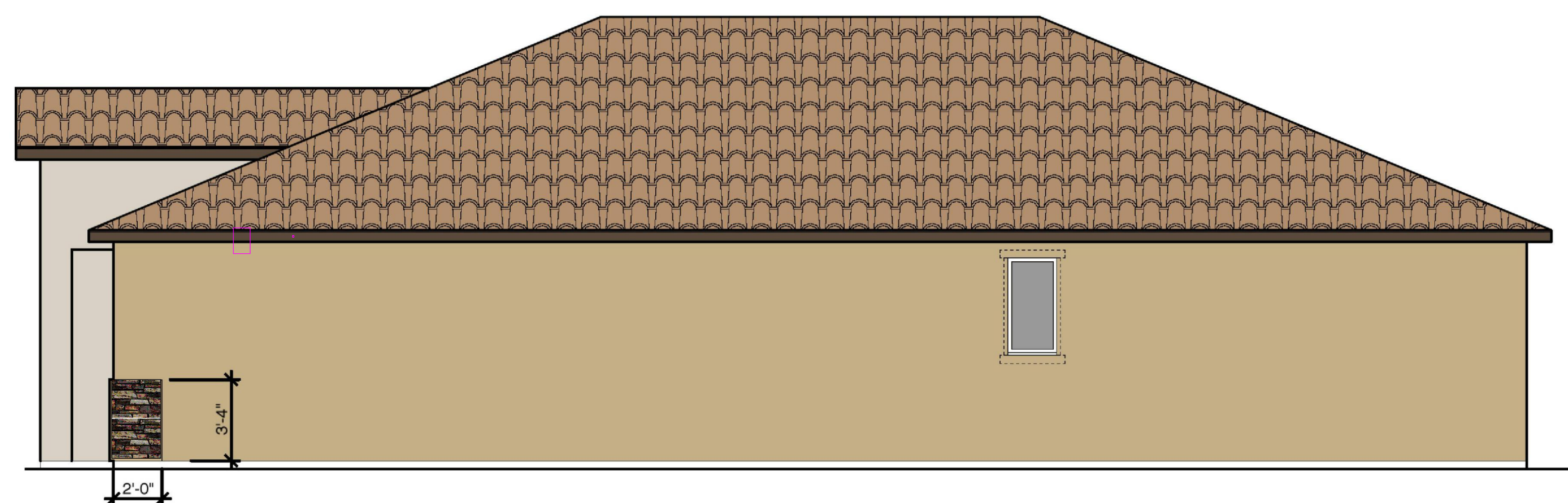
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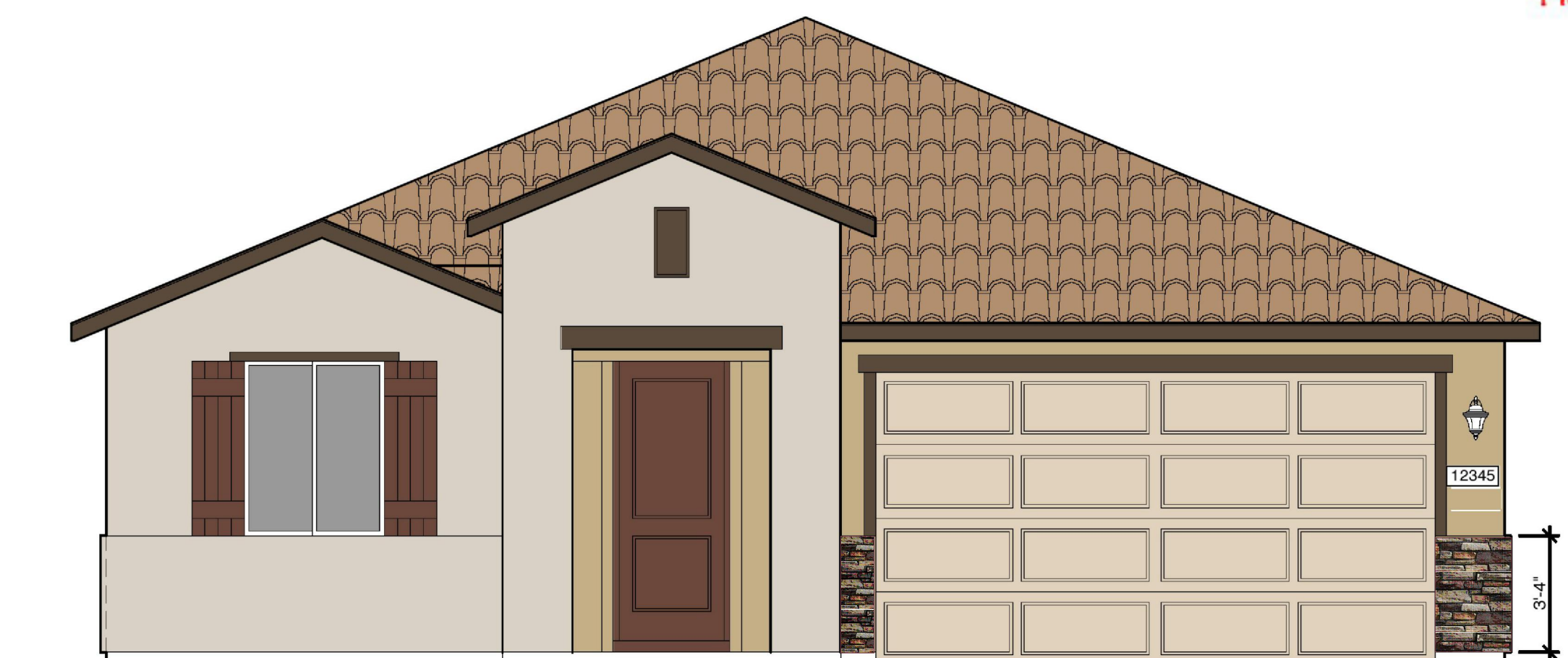
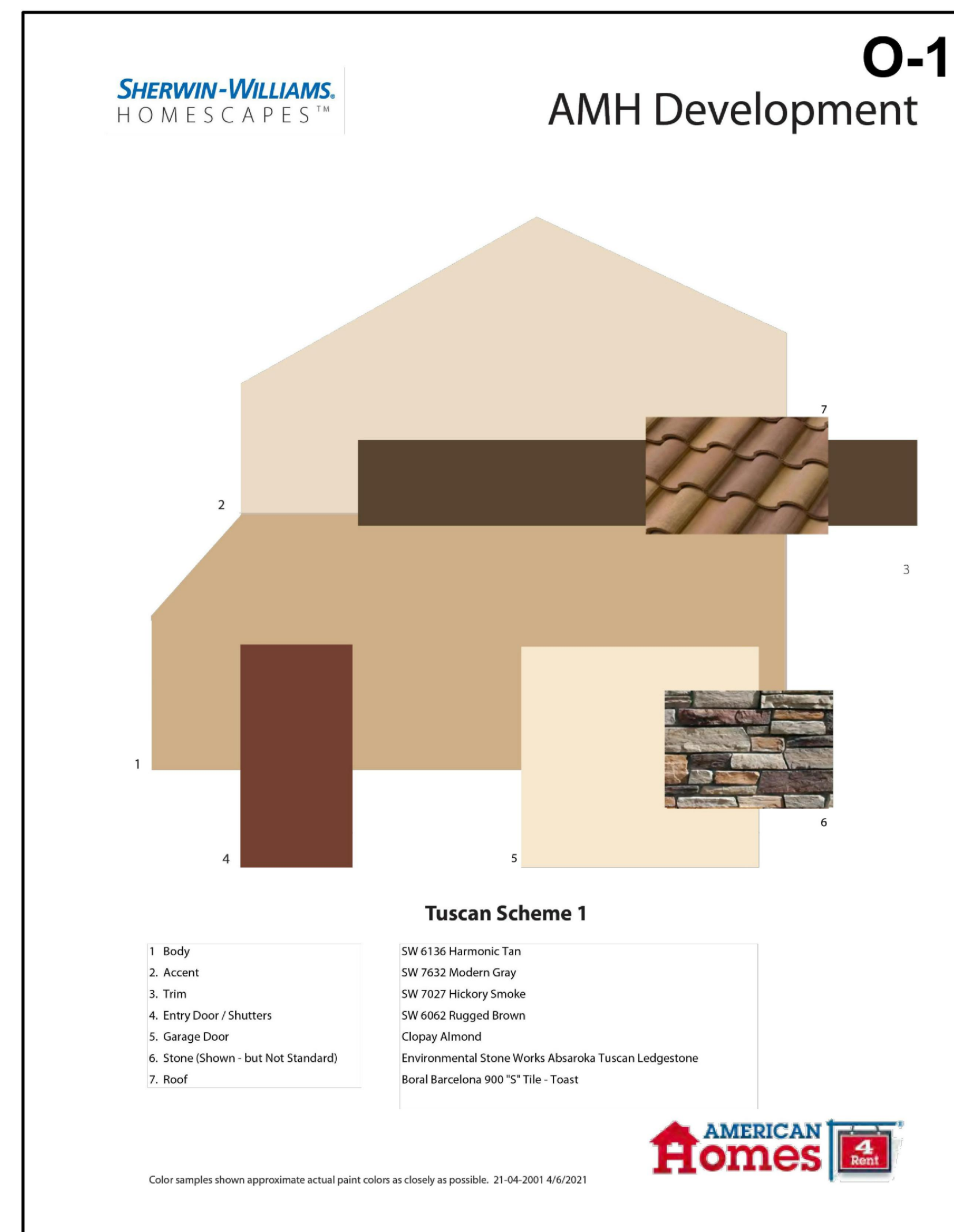
REAR ELEVATION 'O' - TUSCAN



LEFT ELEVATION 'O' - TUSCAN



RIGHT ELEVATION 'O' - TUSCAN



FRONT ELEVATION 'O' - TUSCAN

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SINGLE FAMILY 40' SERIES
P601 YONAH MOUNTAIN -
GARAGE RIGHT

CITY OF PHOENIX

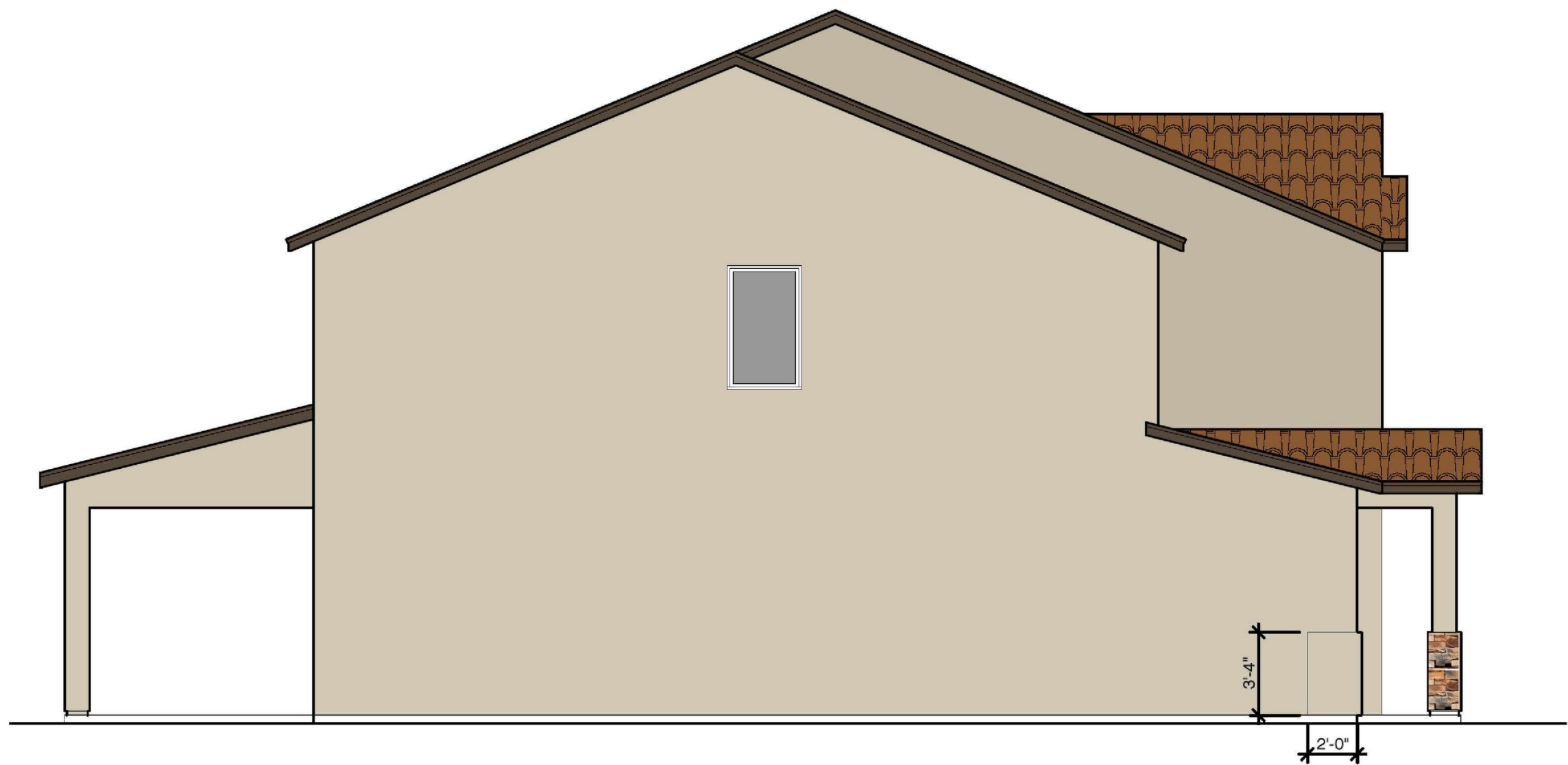
JUL 25 2025

**Planning & Development
Department**

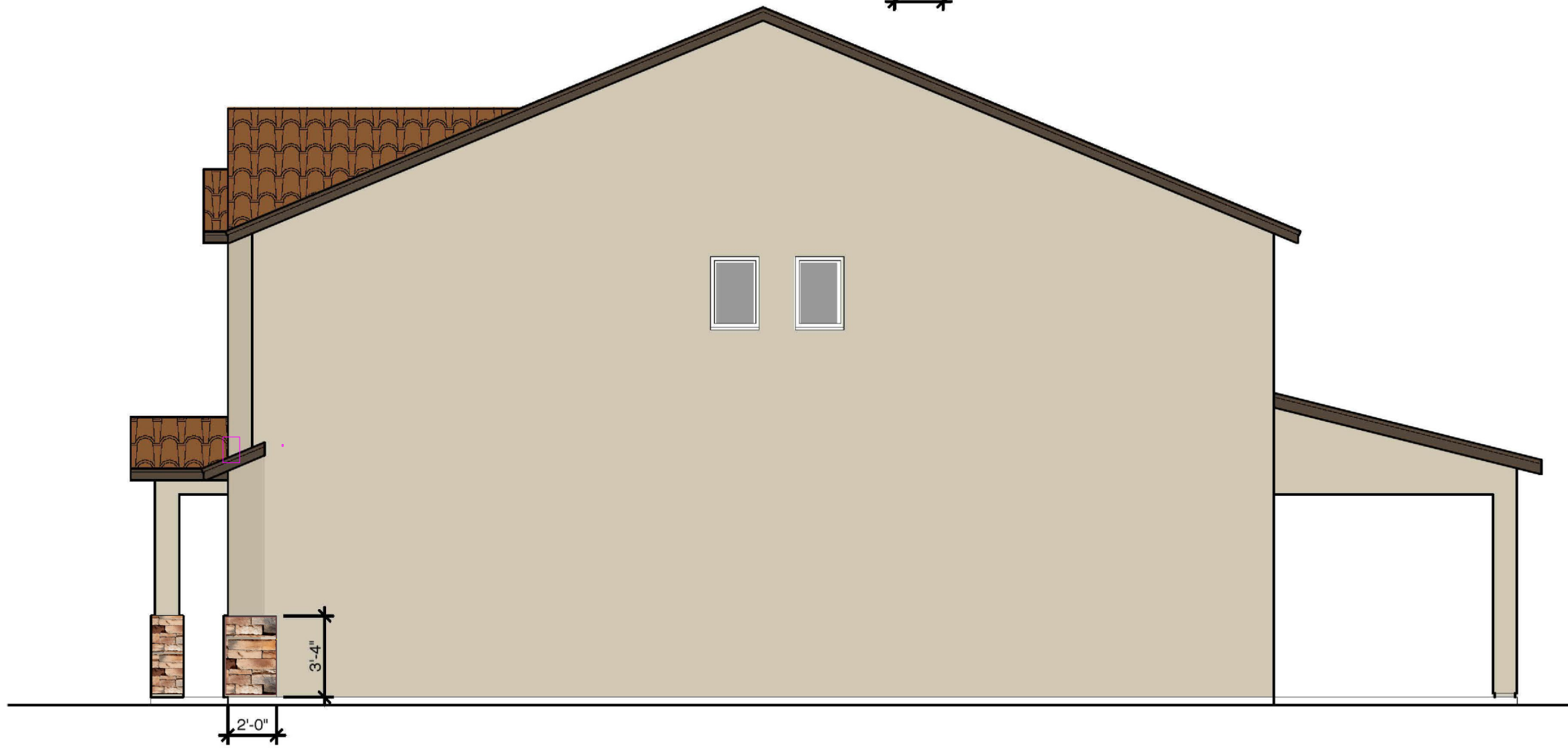
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SHEET # A-3.010	



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SCALE: 3/16"=1'-0"



LEFT ELEVATION 'M' - SPANISH COLONIAL
SCALE: 3/16"=1'-0"



RIGHT ELEVATION 'M' - SPANISH COLONIAL
SCALE: 3/16"=1'-0"

M-1

AMH Development

1 Body

2 Accent

3 Trim

4 Entry Door / Shutters

5 Garage Door

6 Stone (Shown - but Not Standard)

7 Roof

SW 7036 Accessible Beige

SW 7506 Loggia

SW 7027 Hickory Smoke

SW 9098 Baked Cookie

Clopay Sandtone

Environmental Stone Works Mountain LedgeStone - Northwoods

Boral Barcelona 900 "S" Tile - Verona Clay

Color samples shown approximate actual paint colors as closely as possible. 21-04-2001 4/6/2021



FRONT ELEVATION 'M' - SPANISH COLONIAL
SCALE: 1/4"=1'-0"

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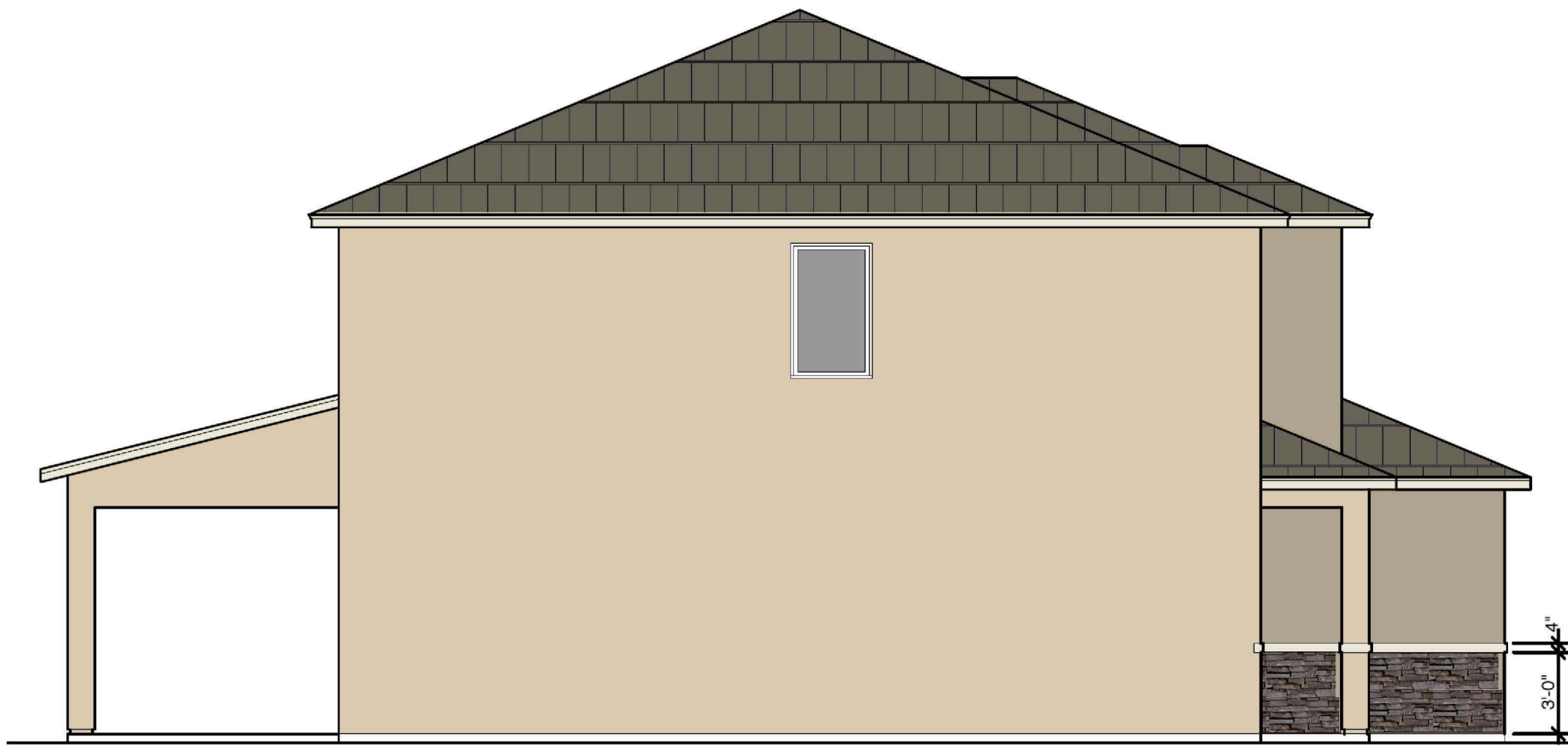
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Single Family 40' Series
P651 MOUNT RAINIER - Garage Right

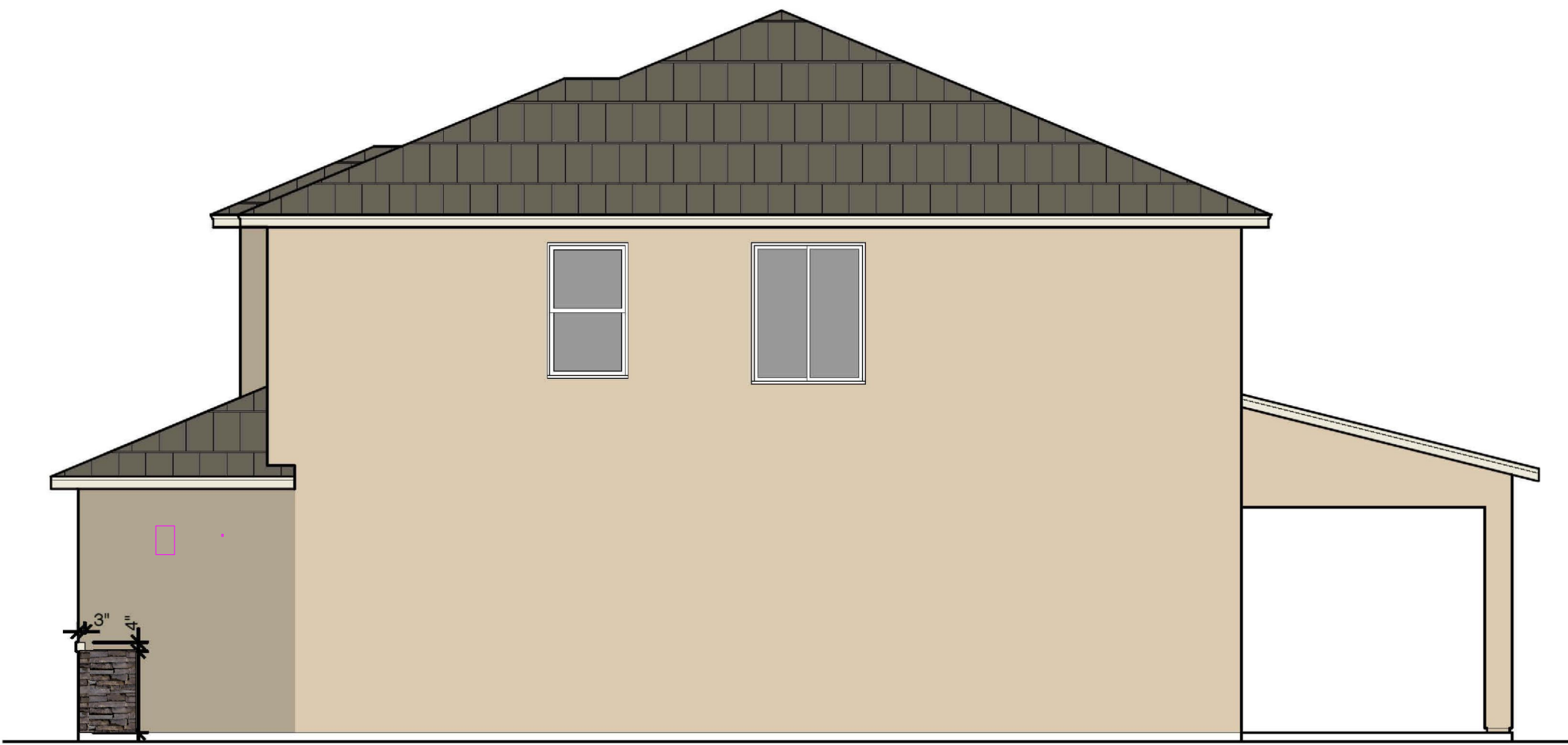
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SHEET #	STYLES
A-3.01	



REAR ELEVATION 'N' - MEDITERRANEAN
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LEFT ELEVATION 'N' - MEDITERRANEAN
SCALE: 3/16"=1'-0"



RIGHT ELEVATION 'N' - MEDITERRANEAN
SCALE: 3/16"=1'-0"

N-1

AMH Development

1 Body

2 Accent

3 Trim

4 Entry Door / Shutters

5 Garage Door

6 Stone (Shown - but Not Standard)

7. Roof

SW 6141 Softer Tan

SW 7546 Prairie Grass

SW 7012 Creamy

SW 6257 Gibraltar

Clopay Desert Tan

Environmental Stone Works Grey Drift Mountain Limestone

Boral Saxony 900 "Slate" Tile - Appalachian Blend

AMERICAN

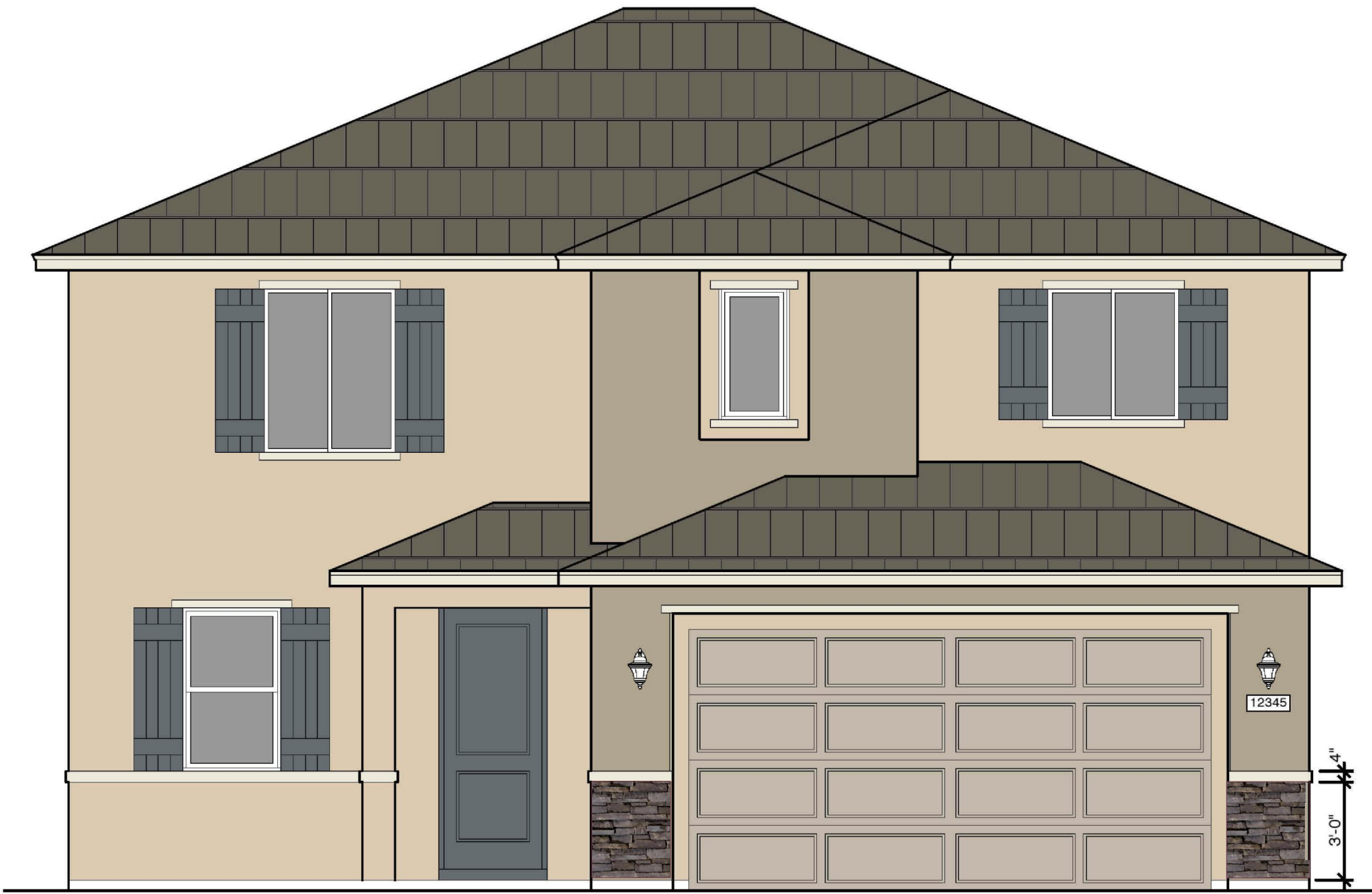
Homes

4

Rent

Color samples shown approximate actual paint colors as closely as possible. 21-04-2001 4/6/2021

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FRONT ELEVATION 'N' - MEDITERRANEAN
SCALE: 1/4"=1'-0"

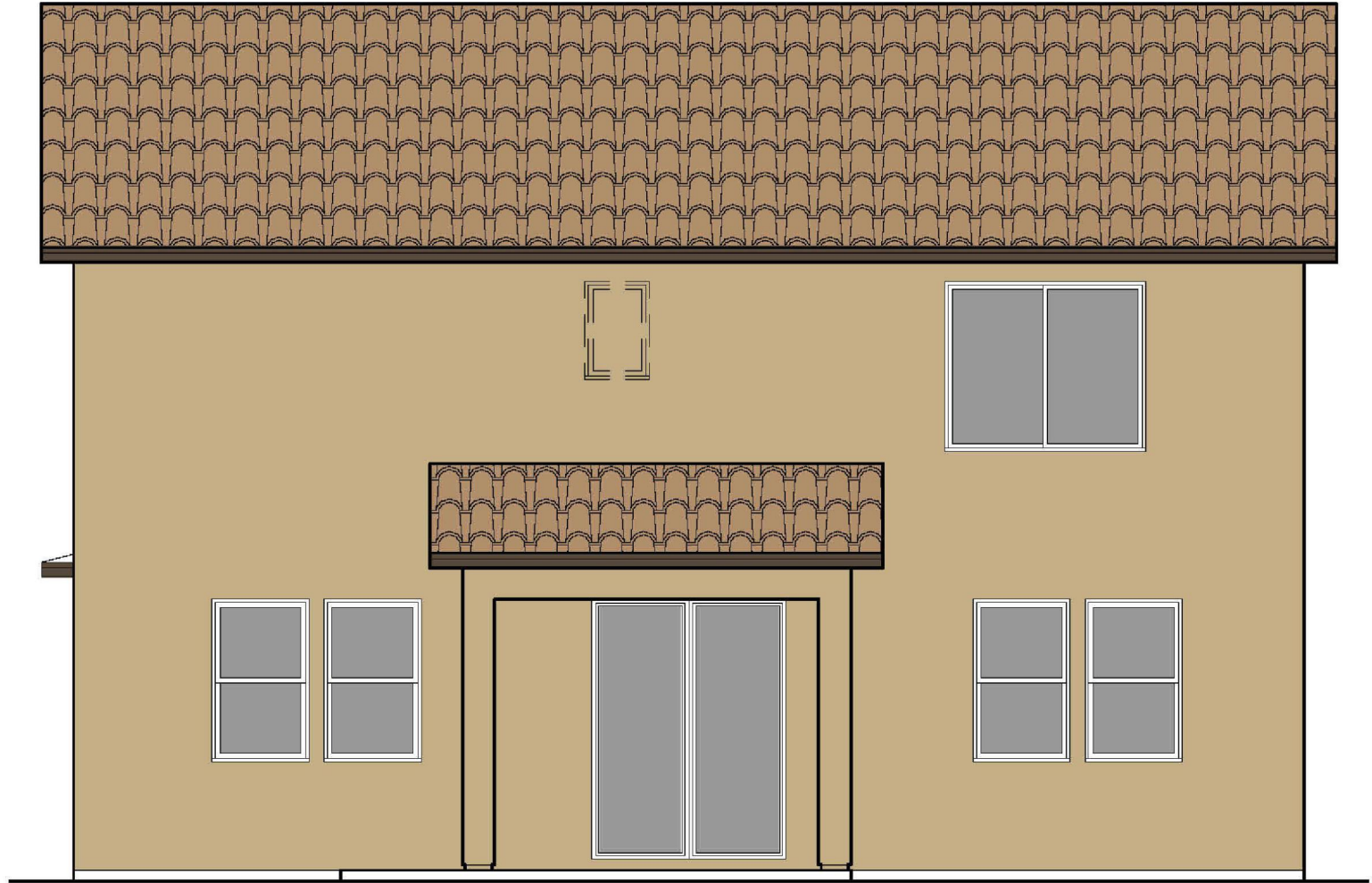
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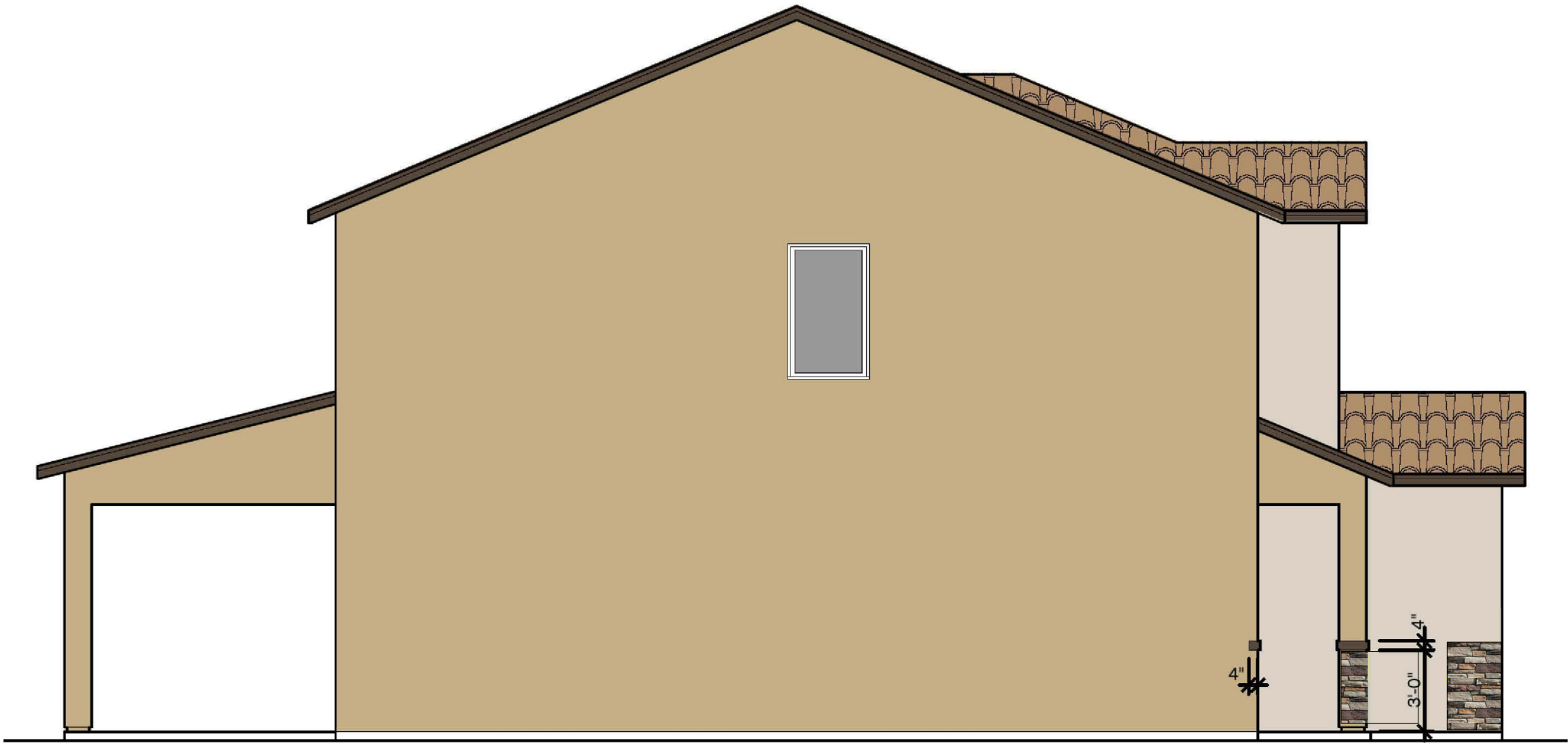
RELEASE DATE:	5/29/2024
REVISIONS:	

Single Family 40' Series
P631 MOUNT HOOD - Garage Right

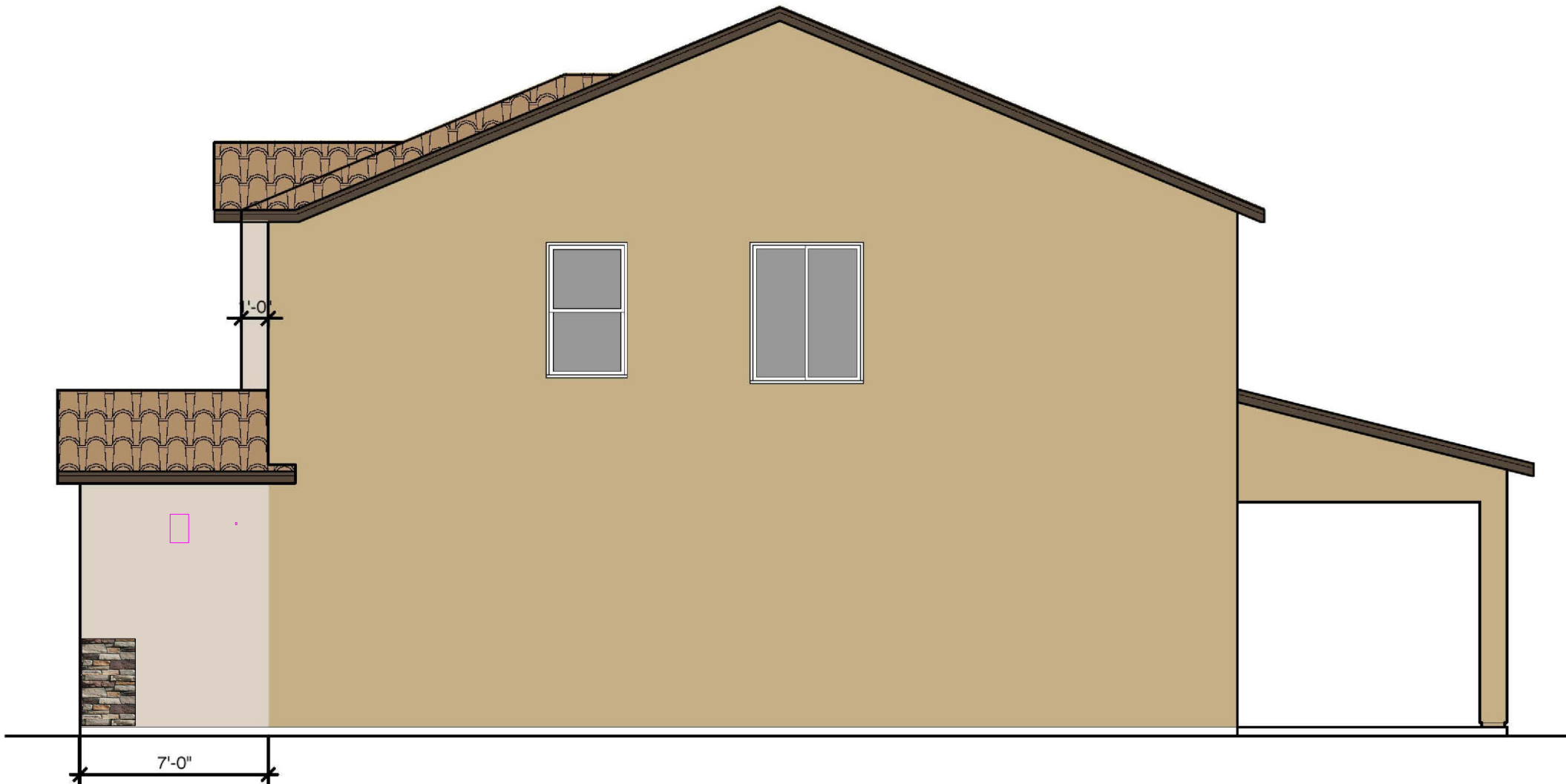
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JDE:	P631
VERSION:	5.0
SHEET NAME	ELEVATION STYLES
SHEET #	A-3.01



REAR ELEVATION 'O' - TUSCAN
SCALE: 3/16"=1'-0"



LEFT ELEVATION 'O' - TUSCAN
SCALE: 3/16"=1'-0"



RIGHT ELEVATION 'O' - TUSCAN
SCALE: 3/16"=1'-0"

O-1

AMH Development

Tuscan Scheme 1

1. Body

2. Accent

3. Trim

4. Entry Door / Shutters

5. Garage Door

6. Stone (Shown - but Not Standard)

7. Roof

SW 6136 Harmonic Tan

SW 7632 Modern Gray

SW 7027 Hickory Smoke

SW 6062 Rugged Brown

Clapay Almond

Environmental Stone Works Absaroka Tuscan LedgeStone

Boral Barcelona 900 "S" Tile - Toast

Color samples shown approximate actual paint colors as closely as possible. 21-04-2001 4/6/2021

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FRONT ELEVATION 'O' - TUSCAN
SCALE: 1/4"=1'-0"

C202 AMH DEVELOPMENT
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Single Family 40' Series
P631 MOUNT HOOD - Garage Right

DRAWN BY:

JDE:

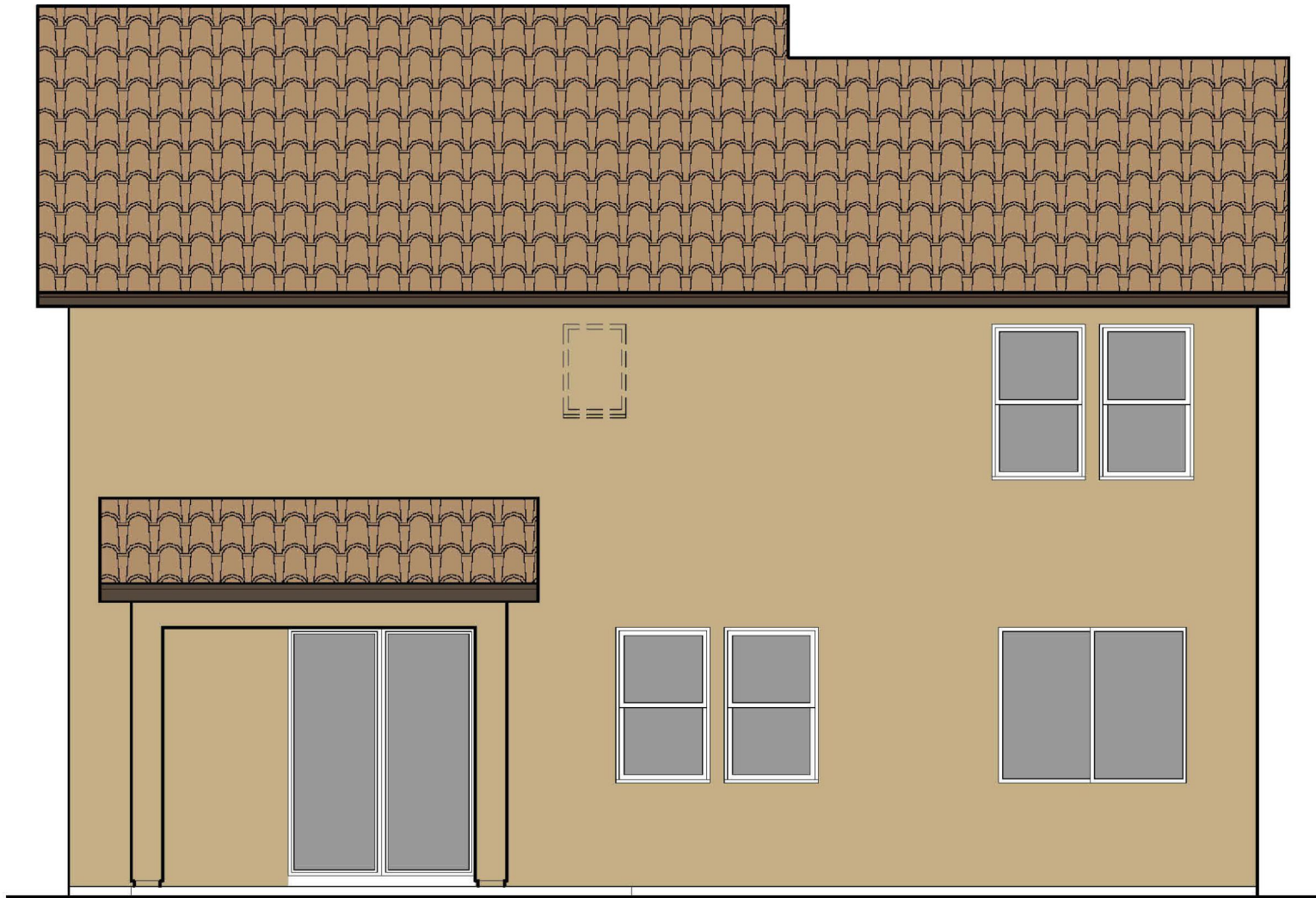
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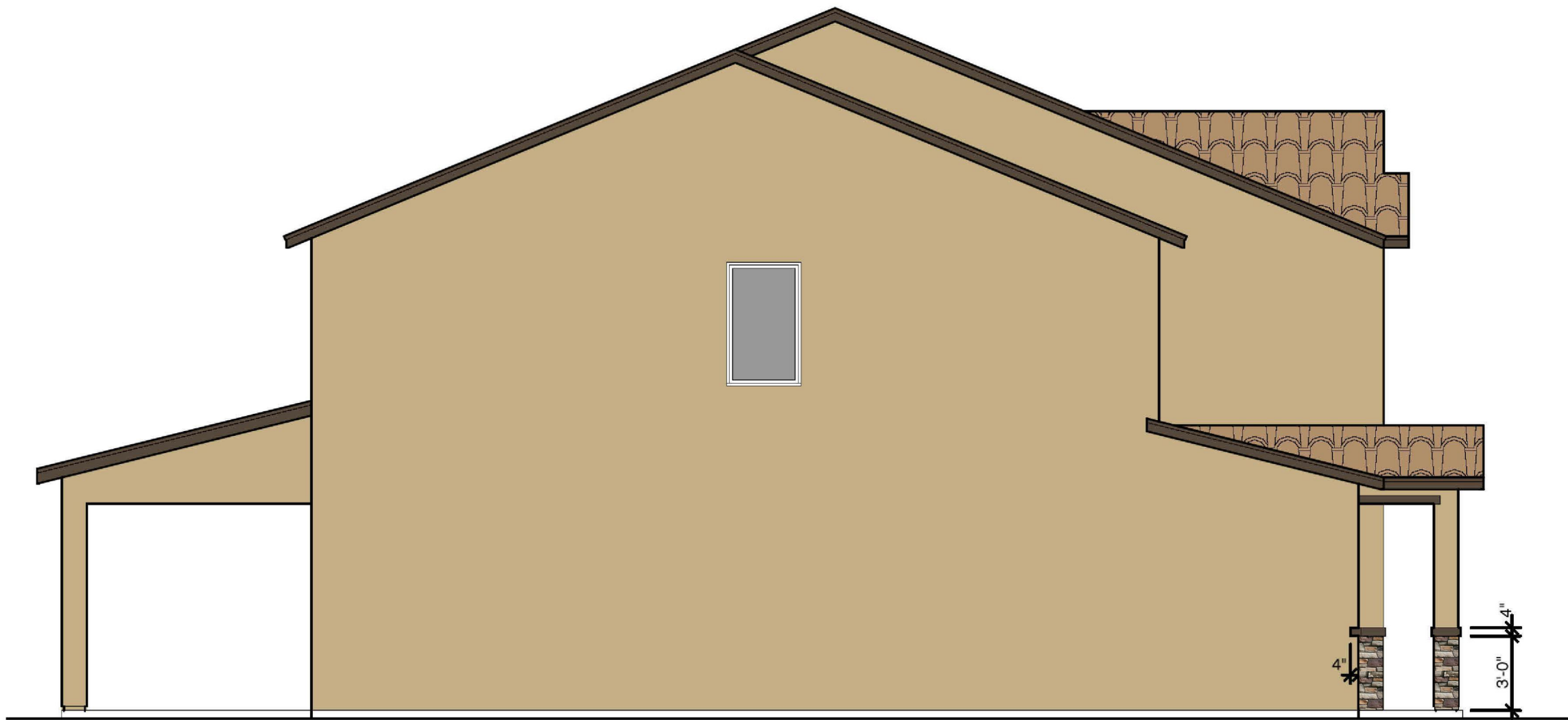
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STYLES

SHEET #

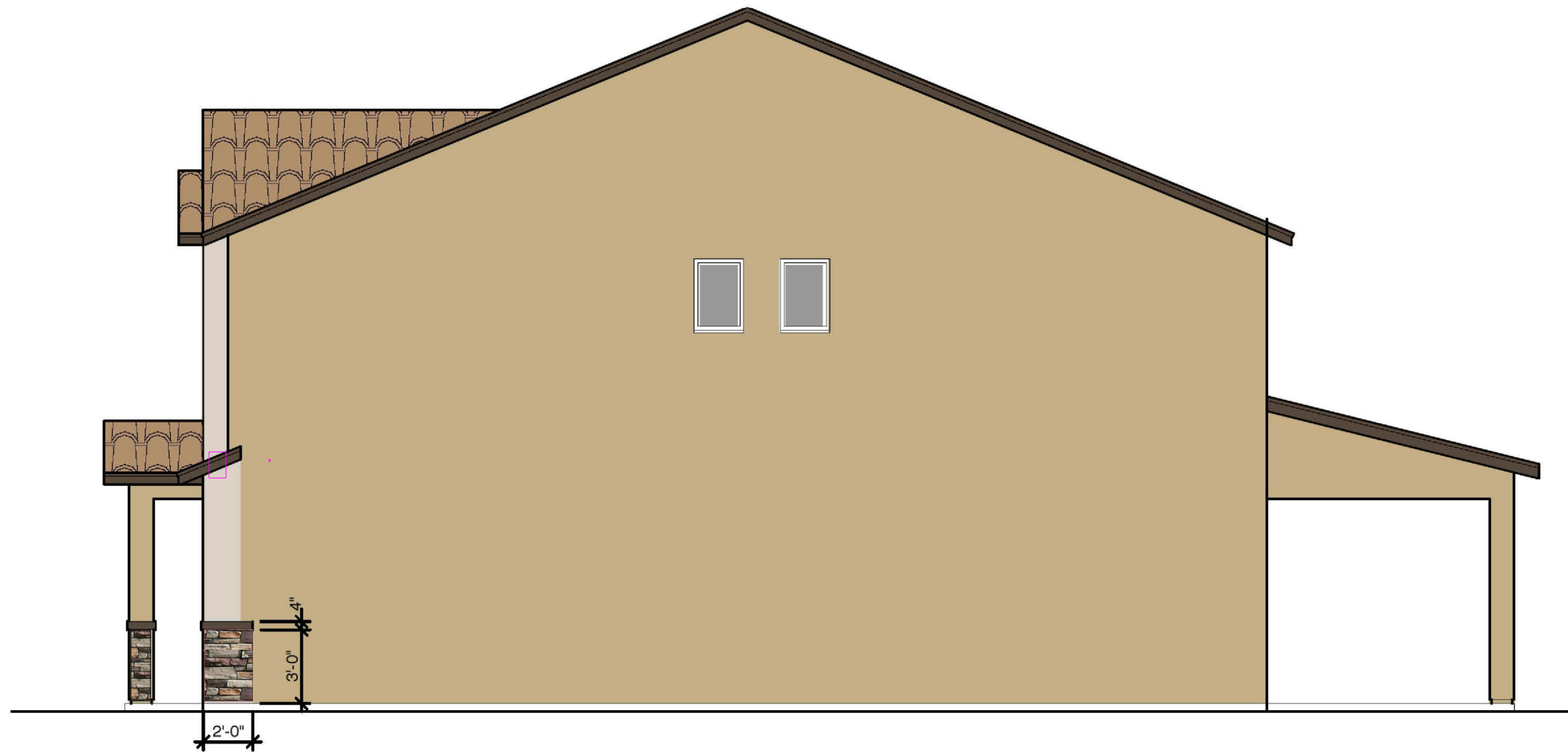
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REAR ELEVATION 'O' - TUSCAN
SCALE: 3/16"=1'-0"



LEFT ELEVATION 'O' - TUSCAN
SCALE: 3/16"=1'-0"



RIGHT ELEVATION 'O' - TUSCAN
SCALE: 3/16"=1'-0"

O-1

AMH Development

1 Body

2 Accent

3 Trim

4 Entry Door / Shutters

5 Garage Door

6 Stone (Shown - but Not Standard)

7 Roof

SW 6136 Harmonic Tan

SW 7632 Modern Gray

SW 7027 Hickory Smoke

SW 6062 Rugged Brown

Clopay Almond

Environmental Stone Works Absaroka Tuscan LedgeStone

Boral Barcelona 900 "S" Tile - Toast

Color samples shown approximate actual paint colors as closely as possible. 21-04-2001 4/6/2021



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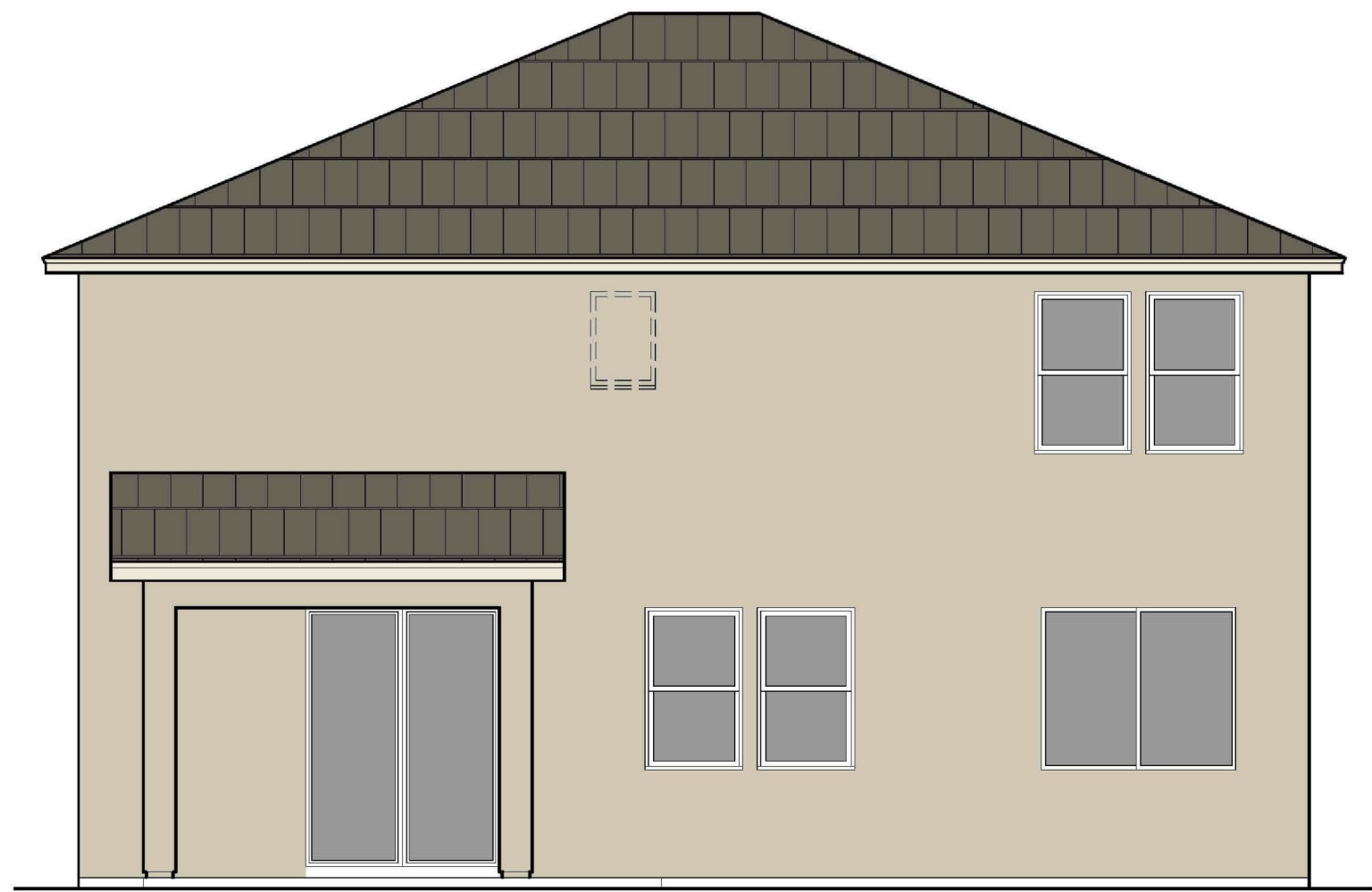
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280 Pilot Rd., Suite 200
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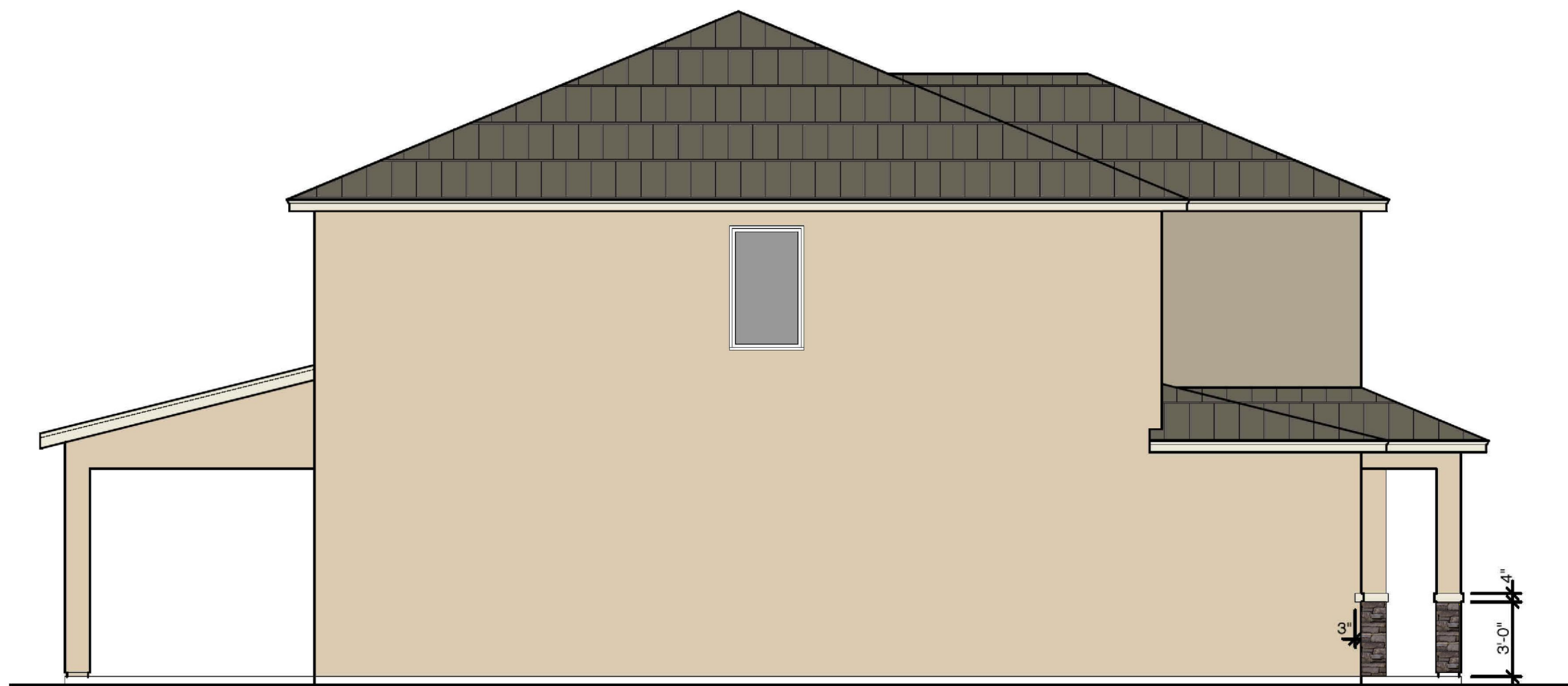
Single Family 40' Series
P651 MOUNT RAINIER - Garage Right

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JDE:	P651

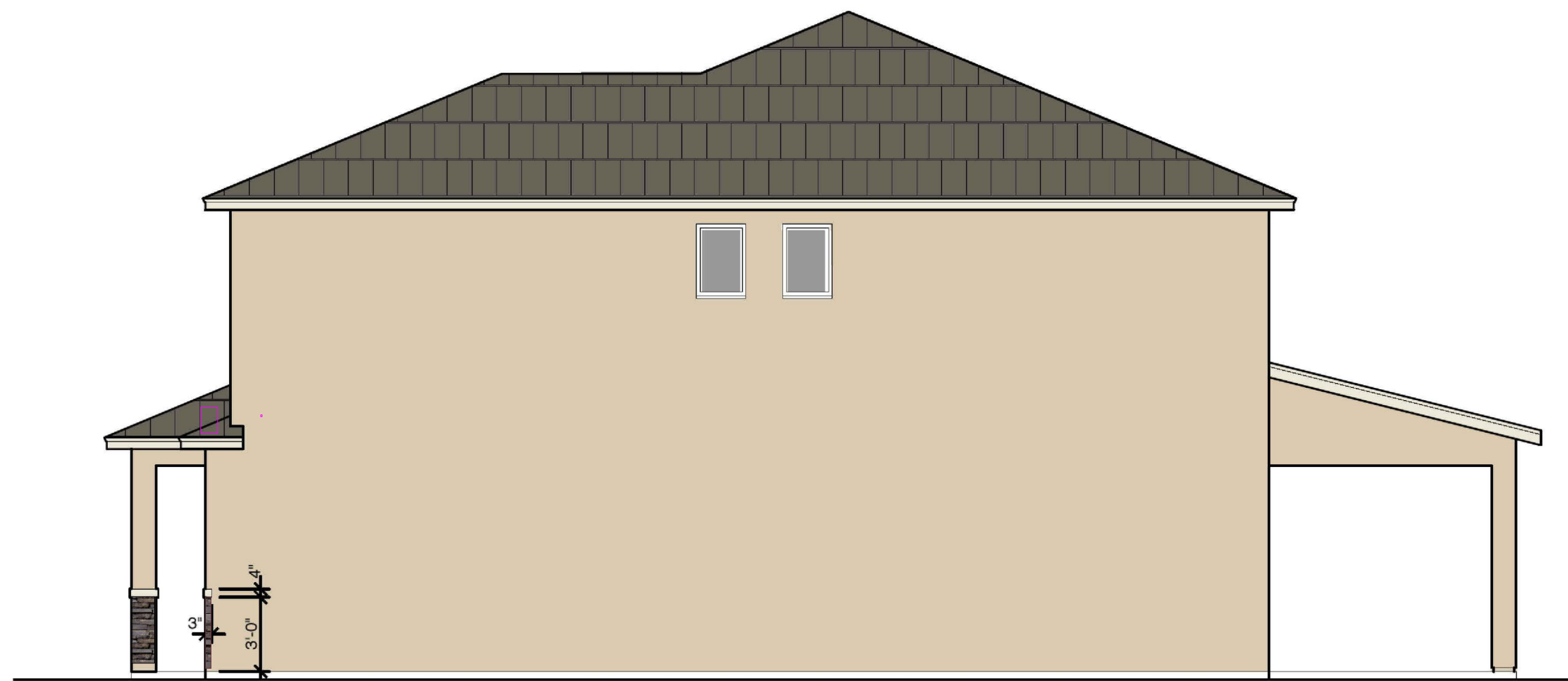
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SHEET #	STYLES
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REAR ELEVATION 'N' - MEDITERRANEAN
SCALE: 3/16"=1'-0"



LEFT ELEVATION 'N' - MEDITERRANEAN
SCALE: 3/16"=1'-0"



RIGHT ELEVATION 'N' - MEDITERRANEAN
SCALE: 3/16"=1'-0"

N-1

AMH Development

Mediterranean Scheme 1

1 Body	SW 6141 Softer Tan
2 Accent	SW 7546 Prairie Grass
3 Trim	SW 7012 Creamy
4 Entry Door / Shutters	SW 6257 Gibraltar
5 Garage Door	Clopay Desert Tan
6 Stone (Shown - but Not Standard)	Environmental Stone Works Grey Drift Mountain Limestone
7, Roof	Boral Saxony 900 "Slate" Tile - Appalachian Blend

Color samples shown approximate actual paint colors as closely as possible. 21-04-2001 4/6/2021



FRONT ELEVATION 'N' - MEDITERRANEAN
SCALE: 1/4"=1'-0"

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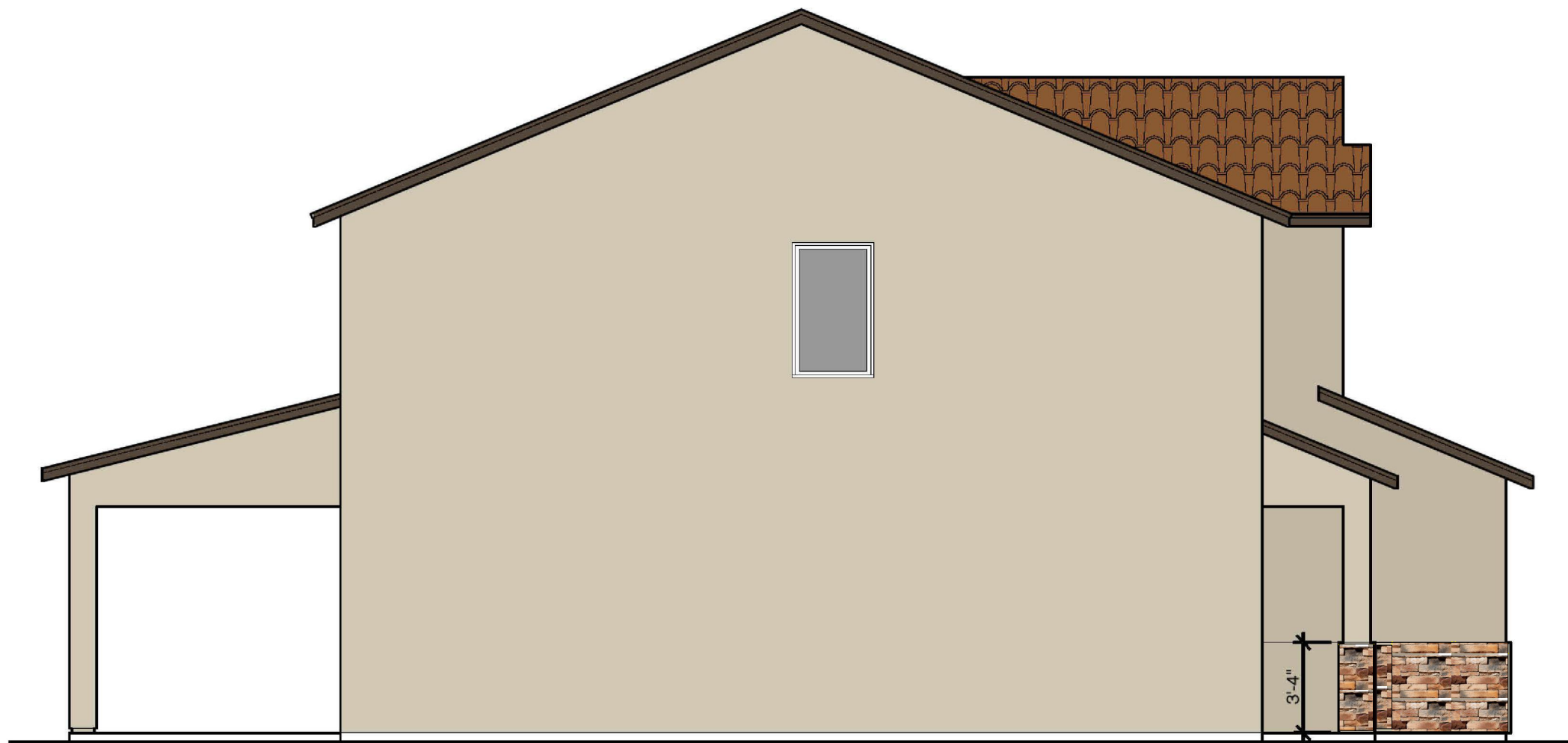
Single Family 40' Series
P651 MOUNT RAINIER - Garage Right

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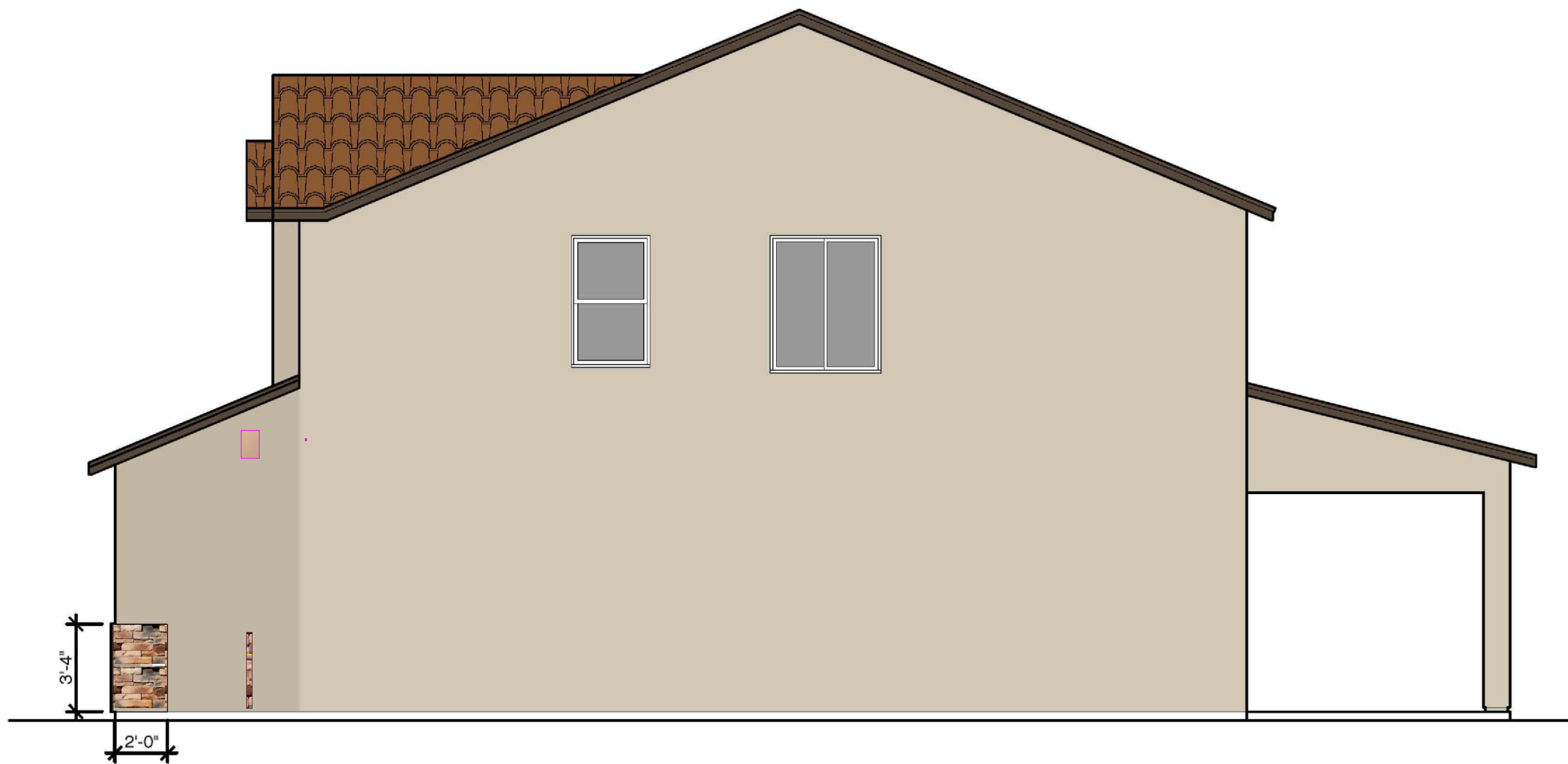
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LEFT ELEVATION 'M' - SPANISH COLONIAL
SCALE: 3/16"=1'-0"



RIGHT ELEVATION 'M' - SPANISH COLONIAL
SCALE: 3/16"=1'-0"

M-1

AMH Development

1 Body

2 Accent

3 Trim

4 Entry Door / Shutters

5 Garage Door

6 Stone (Shown - but Not Standard)

7 Roof

SW 7036 Accessible Beige

SW 7506 Loggia

SW 7027 Hickory Smoke

SW 9098 Baked Cookie

Clipay Sandtone

Environmental Stone Works Mountain LedgeStone - Northwoods

Boral Barcelona 900 "S" Tile - Verona Clay

Color samples shown approximate actual paint colors as closely as possible. 21-04-2001 4/6/2021



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Single Family 40' Series
P631 MOUNT HOOD - Garage Right

DRAWN BY:	dwc
JDE:	P631
VERSION:	5.0
SHEET NAME	ELEVATION STYLES
SHEET #	A-3.01

SITE PLAN
SOUTH MOUNTAIN MODERN
18 LOT SINGLE FAMILY HOME DEVELOPMENT
RI-10 PRD TABLE-A PLANNED RESIDENTIAL DEVELOPMENT



PROJECT DESCRIPTION

THIS APPLICATION IS FOR THE REZONING OF THE PROPERTY FROM S-1 TO RI-10 TABLE A PLANNED RESIDENTIAL DEVELOPMENT OPTION. PROPOSED DEVELOPMENT A 18 SINGLE FAMILY LOT SUBDIVISION, WITH ACCESSORY DWELLING UNIT ADU PROPOSED ON EACH LOT.

THE PROJECT CONSISTS OF 4.5 ACRES, NORTH OF SOUTH MOUNTAIN ROAD. ZONING: CONTIGUOUS NORTH RI-10, SOUTH, EAST & WEST S-1 GENERAL PLAN IS 3.5 - 5.0 DU/AC

THE ACCESS TO THE SITE IS 20TH LANE, AN EXTENSION OF WYNDHAM SQUARE SUBDIVISION TO THE NORTH. A 50' ROW DEDICATION IS PROPOSED WITH 5' OFFSET SIDEWALKS CONSISTENT WITH WYNDHAM SQUARE WATER AND SEWER AND DRY UTILITIES ARE IN 20TH LANE

OWNER

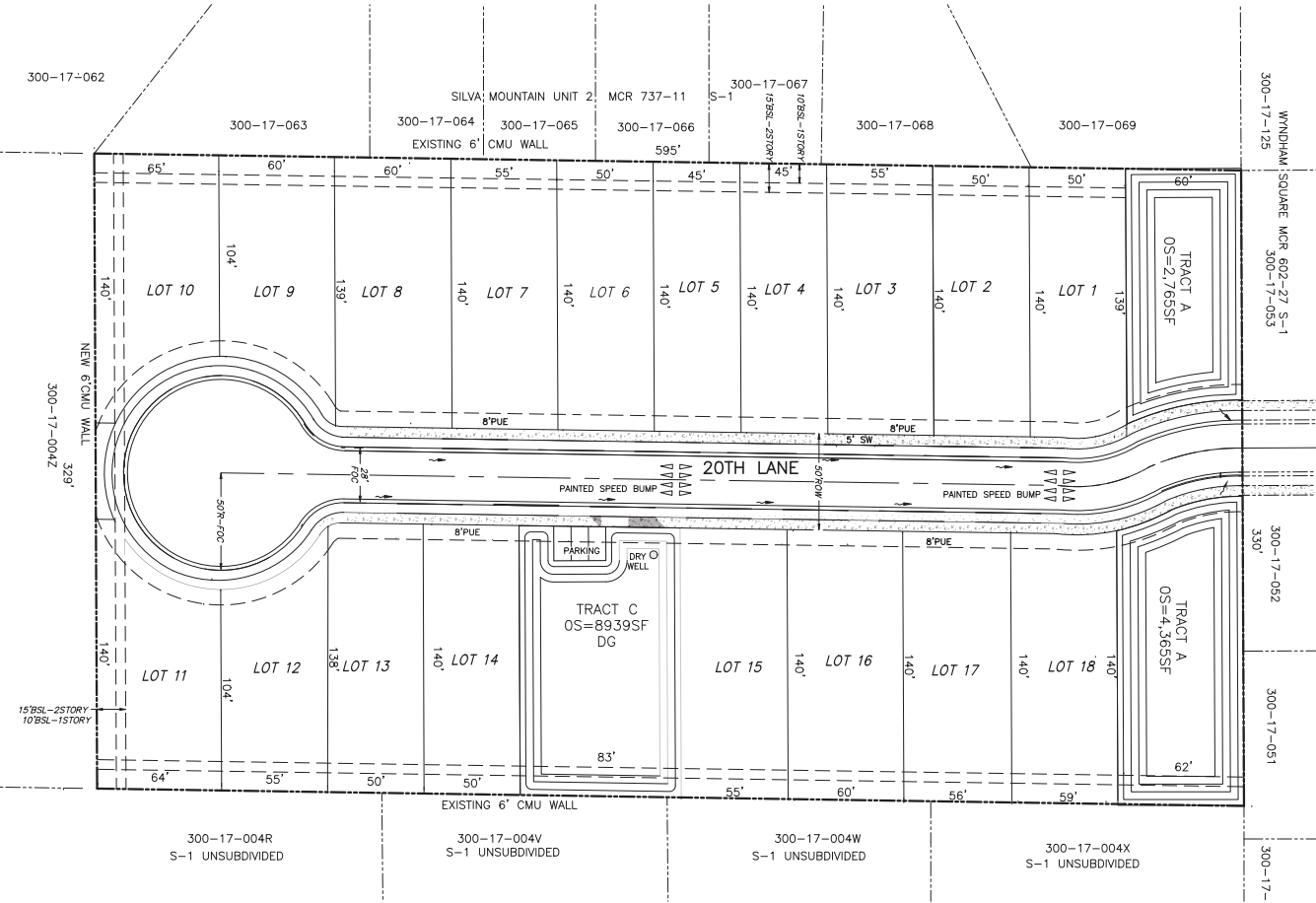
DOROTHY M HALLOCK
2050 W SOUTH MOUNTAIN AVE
PHOENIX AZ, 85041
PHONE#: 480-720-6854

CONSULTANT

JOHN FOX
WILLIAM SEYMOUR CO., INC.
428 E. THUNDERBIRD RD. #234
PHOENIX AZ, 85022
PHONE#: 602-573-2895
WSCING@COX.NET

PROJECT NUMBERS

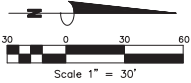
KIVA# 24-140
ZPA 4-24
QS# 01-24
PAPP# 2400620



SITE PLAN

CITY OF PHOENIX

SEP 05 2024
Planning & Development
Department



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

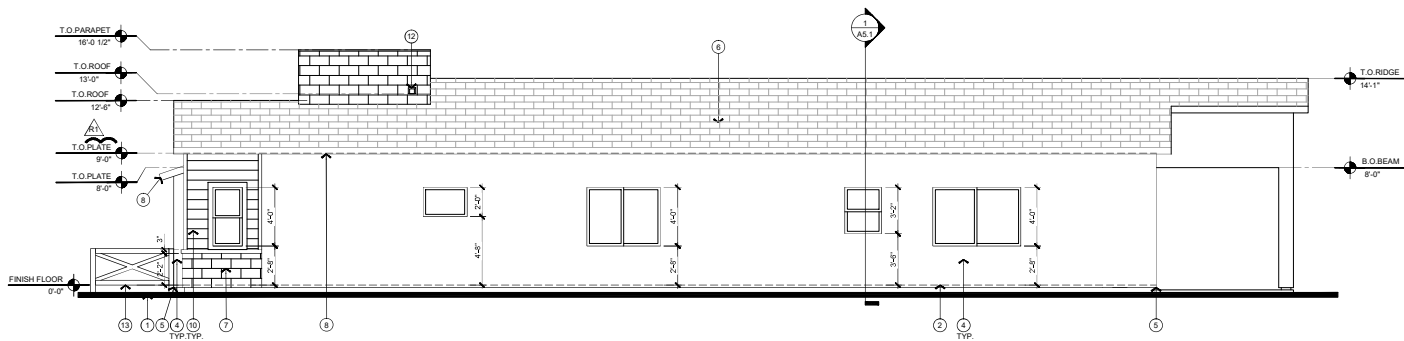
SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN NORTH
PHOENIX, MARICOPA COUNTY, AZ

NO.	DATE	APP.	DESCRIPTION

DESIGNED:
DRAWN:
CHECKED:
DATE: AUG 2024
SCALE: 1"=30'
PROJECT:
FILE NAME:
SHT: SP2

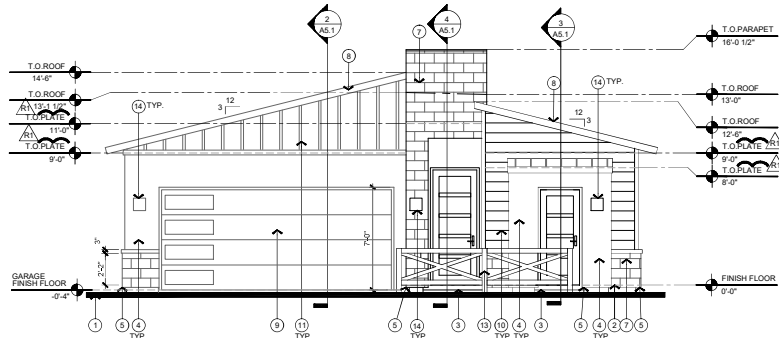


- ### A4.3



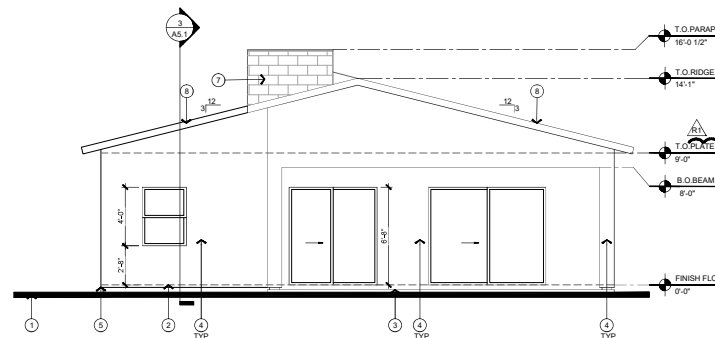
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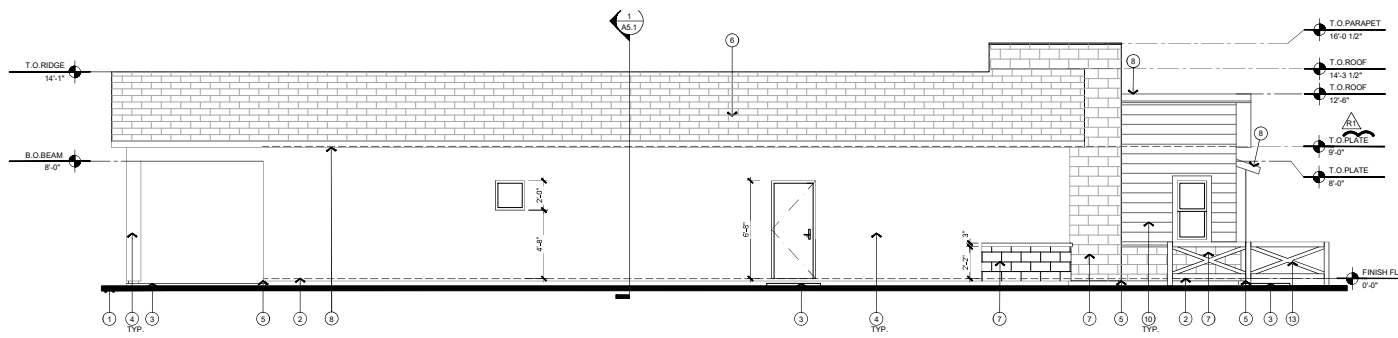
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

1. FINISH GRADE.
2. FINISH FLOOR.
3. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
4. TYP. STUCCO SYSTEM - REFER TO GENERAL ELEVATION NOTES.
5. CONT. 36 GA. G.I. WEED SCREEN AT 4" A.F.G.
6. FLAT CONCRETE ROOF TILE (ICC-ESR 1471).
7. STONE VENEER.
8. WOOD FASCIA, PAINTED.
9. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.
10. TYP. 8" WOOD SING.
11. TYP. BOARD AND BATTEN.
12. SCUPPER, REFER TO DETAILS.
13. 36" HIGH WOOD FENCE.
14. LIGHT FIXTURES.

GENERAL ELEVATION NOTES

- A. STUCCO SYSTEM SHALL BE 3/8" ONE OR TWO COAT(S) OF CRDMT. LIME SAND MIX, WESTERN ONE COAT STUCCO SYSTEM (ICC-ESR 1471) ON PAPER BACKED K-LATH (ICC-ESR 1471), ON 1-1/2" P.C.F. DENSITY, TYPE II, T&G P.S. INSULATION BOARD (ICC-ESR 1471). PROVIDE WEATHER RESISTIVE BARRIER OVER ALL WOOD FRAMING - (2) LAYERS OF GRADE 10" KRAFT PAPER OR 15# FELT.
- B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
- C. PROVIDE (2) LAYER 30# FELT AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.
- D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.
- E. MECHANICAL EQUIPMENT TO BE SCREENED BY A WALL +1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.

T = DENOTES TEMPERED GLASS LOCATION

Rev.	Date	Submitted
1	11-17-2023	Revision 1 1st Plan Review



EXPIRATION DATE: 09/30/2026
SIGNED AND SEALED
ELECTRONICALLY 11/14/2023

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Plan 1700

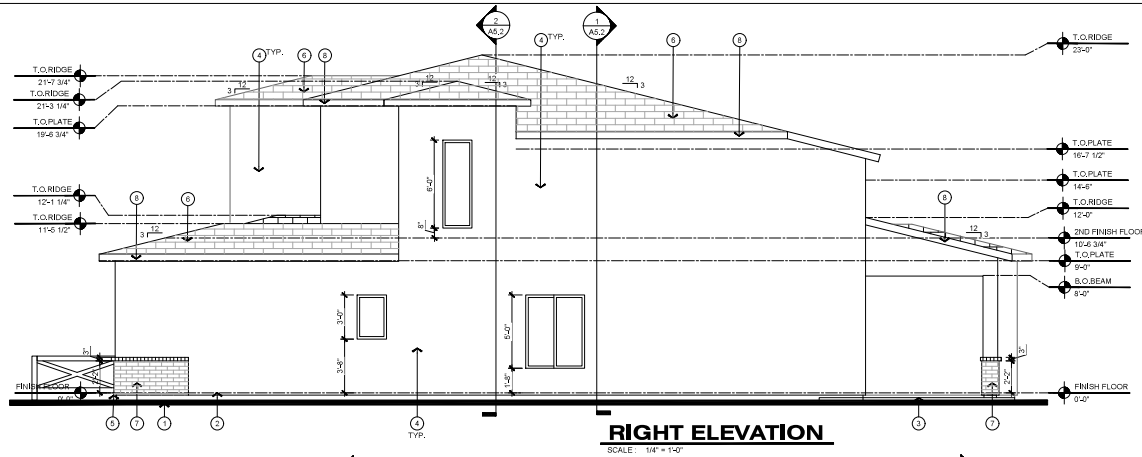
**Elevations
Modern Craftsman**

CITY OF PHOENIX
APR 23 2024
Planning & Development
Department

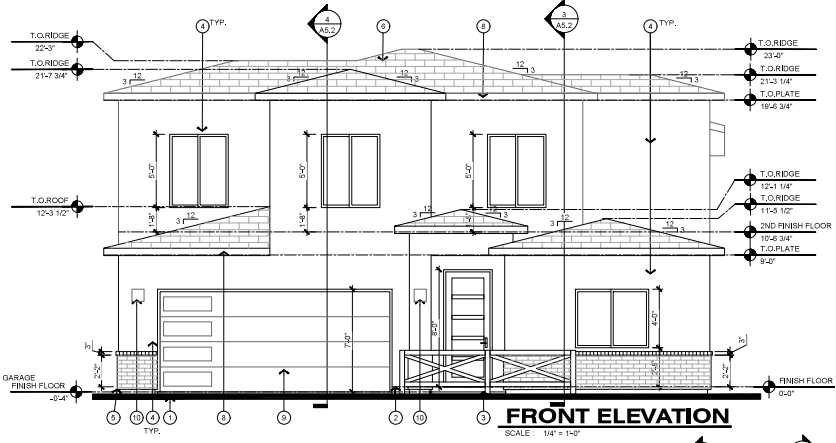
Date:	11-17-2023
Project No.	0421-2
Drawn By:	MMJKV
Checked By:	ED
Approved By:	ED

Scale: 1/4" = 1'-0"

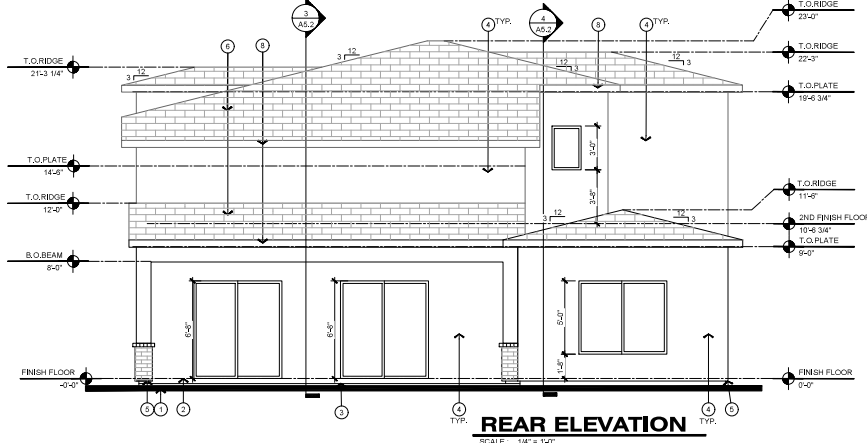
A4.1



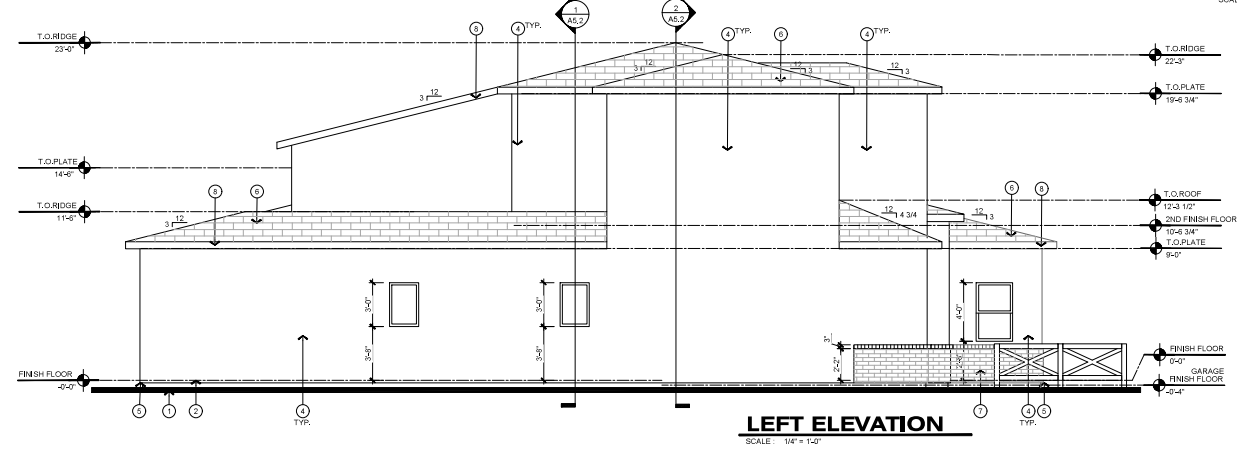
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

- KEYNOTES**
1. FINISH GRADE.
 2. FINISH FLOOR.
 3. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
 4. TYP. STUCCO SYSTEM - REFER TO GENERAL ELEVATION NOTES.
 5. CONT. 26 GA. G.I. WEEP SCREED AT 4" A.F.S.
 6. FLAT CONCRETE ROOF TILE (ICC-ESR 1471).
 7. BRICK VENEER.
 8. FASCIA.
 9. 18"x3"x7" SECTIONAL GARAGE DOOR.
 10. LIGHT FIXTURE TYP.
- GENERAL ELEVATION NOTES**
- A. STUCCO SYSTEM SHALL BE 3/8" ONE OR TWO COAT(S) OF CEMENT LIME SAND MIX, WESTERN ONE COAT STUCCO SYSTEM (ICC-ESR 1471) ON PAPER BACKED KALATH (ICC-ESR 1471), ON 1/2" P.C.F. DENSITY TYPE II T&G E.P.S. INSULATION BOARD (ICC-ESR 1471). PROVIDE WEATHER RESISTIVE BARRIER OVER ALL WOOD FRAMING - (3) LAYERS OF GRADE "D" KRAFT PAPER OR 15# FELT.
 - B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
 - C. PROVIDE (2) LAYER 30# FELT AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.
 - D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO MEETS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.
 - E. MECHANICAL EQUIPMENT TO BE SCREENED BY A WALL +1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.
- T = DENOTES TEMPERED GLASS LOCATION

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Rev.	Date	Submitted
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CITY OF PHOENIX
APR 23 2024
Planning & Development
Department

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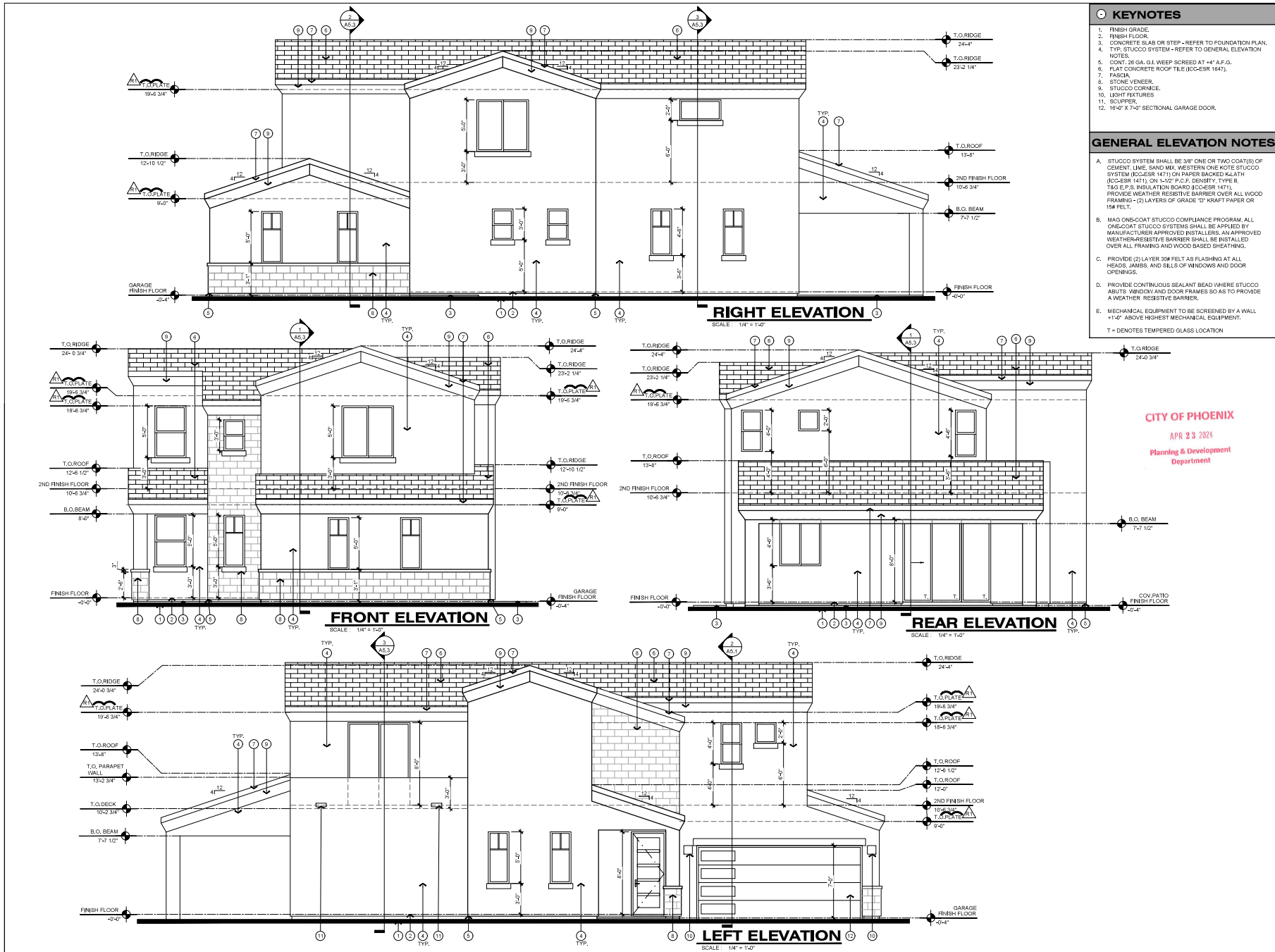
Plan 2100

**Elevations
Modern Ranch**

Date:	11-17-2023
Project No:	0421-2
Drawn By:	MM&KV
Checked By:	ED
Approved By:	ED

Scale: 1/4" = 1'-0"

A4.2



KEYNOTES

1. FINISH GRADE.
2. FINISH FLOOR.
3. CONCRETE SLAB OR STEP-REFER TO FOUNDATION PLAN.
4. TYP. STUCCO SYSTEM-REFER TO GENERAL ELEVATION NOTES.
5. CONT. 25 GA. G.I. WEEP SCREED AT 4" A.F.G.
6. FLAT CONCRETE ROOF TILE (IC-ESR 1647).
7. FACIA.
8. STONE VENEER.
9. STUCCO CORNICE.
10. LIGHT FIXTURES.
11. SCUPPER.
12. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.

GENERAL ELEVATION NOTES

- A. STUCCO SYSTEM SHALL BE 3/8" ONE OR TWO COAT(S) OF CEMENT LIME SAND MIX. WESTERN ONE KOTE STUCCO SYSTEM (IC-ESR 1471) ON PAPER BACKED ALATH (IC-ESR 1471) ON 1-1/2" P.C.F. DENSITY TYPE II TWO P.F.S. INSULATION BOARD (IC-ESR 1471). PROVIDE WEATHER RESISTIVE BARRIER OVER ALL WOOD FRAMING-(2) LAYERS OF GRADE "D" KRAFT PAPER OR 15# FELT.
- B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
- C. PROVIDE (2) LAYER 35# FELT AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.
- D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.
- E. MECHANICAL EQUIPMENT TO BE SCREENED BY A WALL 1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.

T+ DENOTES TEMPERED GLASS LOCATION

CITY OF PHOENIX
APR 23 2024
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Rev.	Date	Submitted
1	11-17-2023	Revision 1
2		1st Plan Review

EXPIRATION DATE: 09/30/2028
SIGNED AND SEALED
ELECTRONICALLY 11-17-2023

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Plan 2300

**Elevations
Modern
Mediterranean**

Date:	11-17-2023
Project No.	0421-2
Drawn By:	BJJ/KN
Checked By:	ED
Approved By:	ED

Scale: 1/4" = 1'-0"

A4.3



PHO-1-25--Z-58-24-8

Stipulated Elevations

Hearing Date: August 20, 2025



PHO-1-25--Z-58-24-8

Stipulated Elevations

Hearing Date: August 20, 2025

6. **Application #:** **Z-58-24-8 (Continued from September 5, 2024)**
From: S-1
To: R1-10
Acreage: 4.54
Location: Approximately 710 feet north and 305 feet west of the
 northwest corner of 20th Avenue and South Mountain
 Avenue
Proposal: Single-family residential
Applicant: John Fox
Owner: Dorothy M. Hallock
Representative: John Fox

Ms. Racelle Escobar stated that Item No. 6 is Z-58-24-8, a rezoning request on 4.54 acres at approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue for R1-10 (Single-Family Residence District) zoning to allow single-family residential.

The South Mountain Village Planning Committee recommended approval, per the staff recommendation, with additional stipulations by a 7 to 5 vote.

Staff recommends deletion of one of the stipulations which restricts the maximum building height to 2 stories and 32 feet. Two stories and 30 feet is the maximum allowed in the R1-10 zoning district. The stipulation exceeds to height limit in the Zoning Ordinance and is therefore not compliant. This update is reflected in a staff memo dated October 7, which was available at the back of the room.

Staff recommends approval, per the staff memo dated October 7, 2024.

Chairman Gaynor stated that there were speakers in favor and in opposition wishing to speak. He called on the applicant, Mr. John Fox to speak first.

Mr. John Fox introduced himself. He stated he would need 10 minutes to speak. He is purchasing this property for development of a 20-lot subdivision. The development layout was approved by the South Mountain Village Planning Committee. They went through at least nine meetings with the neighborhood and had three meetings with South Mountain Village. The Village generally thought that this is a good layout. He displayed his property on the presentation. The density of the property is 4.5 dwelling units per acre. The property to the north is Anderson Park, which is 5.4 dwelling units per acre. Dobbins Heights, to the south is 7.3 dwelling units per acre. They have been through a lot of discussions with the neighborhood, and they did not come to an agreement. They did come to an agreement with the Village Planning Committee that would support 18 units. The neighborhood is requesting 16 units, which does not fit the general area. He displayed his proposal for 20 units. He wanted to show the Commission members where this 20-unit design is coming from. He stated that they are having to add density bonus points to the property in order to create the density that they have. That will include extra shade trees, open space, offset sidewalks, and other modifications. It promotes increase in density in the infill areas, adding to the

housing supply. It adds affordable newer homes to an older neighborhood, it allows property owners having the same zoning to be allowed to develop property to the full potential. It does not significantly impact traffic. He stated that they have a traffic letter. It promotes diversity in housing. They are requesting two modifications to the stipulations. Stipulation No. 17 requires a maximum of 18 dwelling units per acre, and they are requesting 20. Stipulation No. 19 requires maximum building height of 80 percent of the lots be limited to one story or 26 feet. They are asking to have equal housing units in one story and two story.

Chairman Gaynor stated that he had six minutes for rebuttal. He would give opposition 10 minutes to speak. He asked if commissioners had any questions for Mr. Fox.

Vice-Chairperson Busching stated to Mr. Fox they had met before at the Village meeting. She stated that she was a little confused at this point because she thought that when she made the motion at Village Planning Committee meeting to approve this case, they walked through the additional stipulations one by one, and he agreed with each of them that were added and approved. Now, she is hearing him take back the agreement.

Mr. Fox replied, no. The only thing he was taking back was that he wants to hold his original density. There is a housing shortage as everyone has indicated. If the 18 units is the approval, he is willing to accept that, as well. He was just indicating that he feels there needs to be an optimal use of infill land. That is his position, but he is not opposed to a reduction. He wanted to modify the number of two-story houses. It makes better sense to him, from a streetscape. He asked if they had any questions.

Vice-Chairperson Busching asked him if he meant to take it from “no more than 80 percent of the lots shall be one story, and no more than 50 percent”.

Mr. Fox replied yes. He wanted to know the reason why they could only go with 20 only percent two-story houses. He did not understand the logic.

Commissioner Gorraiz stated that was the question he had earlier. He stated that Mr. Fox had stated he came to an agreement with the Village Planning Committee at 18 units. Now he is looking at 20 units. He had not caught that going from 20 to 50 percent on the two stories. It sounded like there was quite bit of dialogue and back and forth at the Village. It is not unusual for the Commission to pass something here, and when applicant's go to Council, they ask for a little bit more than the Planning Commission recommended. So, he is not offended by anything. He just wanted clarification from Mr. Fox. After having gone through all this with the Village, he wanted to know if this was a change from what he had agreed to with them.

Mr. Fox replied yes. It is a change from what he had agreed to with them, but he is willing to pull his density back down. He stated, I would like an increase of the two-story units. It makes for a better mix of housing.

Chairman Gaynor stated that was bold of Mr. Fox to ask for the additional density and for the increase in two-story houses, but it is not undoable; it is worthy of discussion. It sounds like the Village worked with him in good faith. He did not want to overturn anything that was agreed upon in good faith. There would be more discussion. He called on opposition speakers next for a total of 10 minutes. He gave Ms. Jewel Clark six minutes to speak.

Ms. Jewel Clark stated that she was speaking in opposition to the current plan for 18 homes. The conceptual site plan that they saw was the 18 homes on 4.5 acres. That is about 4.1 houses per acre, 80 percent single story, stipulated, which they were in favor of. In general, the community remains opposed. It is not aligned with the Rio Montana community vision. It is not aligned with Rio Montana municipal codes in the General Plan regarding compatibility, sensitivity, contextualism and character. In addition, it has unique traffic issues and historic flooding that are material issues that need to be addressed, and so far, have not been. She provided an exhibit showing all the neighbors that have written in or have signed a petition in opposition. They continue to do outreach with other neighbors to the west. She diagrammed homes that have signed the petition. Their area in general still looks open on a map. In the last few years, the approval for construction has been very robust. They already have a lot of the open land shown, scheduled for development. All the development is mostly single-family, R1-10. There is some R1-18 to the south, but none of it is more dense than 3.5 acres. This property is not compatible at all with their immediate area, which also includes S-1 established homes. They are not getting redeveloped any time soon. The grey area on the exhibit is 100 acres of previous nursery, which is getting redeveloped with multifamily, some 3.5, R1-10, and some apartments. So, they do have a good mix of diversity. In their little area, it is S-1 and low density R1-10. She added that most of the houses are single story, which is why they wanted to maintain as much single story as possible.

Ms. Clark stated the Windham Square Neighborhood, which is directly to the north with density at 2.98, is 53 homes. They have only one ingress/egress onto Baseline Road. Baseline Road has dramatically increased in traffic over the course of the years. In 1997, it had an average east/west traffic of 8,100 cars. In 2023, that annual daily average increased to 49,000. They already have a tremendous problem getting on to Baseline Road. Additional traffic of the development to the south with the only access through this neighborhood and on to Baseline Road is a material burden. The traffic increase between 1997 and 2023 is 505 percent. It will increase because of that new development on the other side of 19th Avenue. In addition, there is a commercial development to the north of the Windham Square Neighborhood, and their entrance is directly aligned with an ingress/egress for that commercial development. So, the one-hour peak time averages, as prepared by Mr. Fox with his traffic statement, do not reflect the actual traffic burden that is on that neighborhood. In addition, they are in South Mountain. They get a lot of run-off from the park. Windham Square gets a lot of run-off, as well. All the water flows from 19th Avenue to the north and west, across their S-1 properties, onto that parcel and then through Windham Square. She displayed an image of the 19th

Avenue and West South Mountain Avenue intersection during a 2018 rain. That water moves over to 20th Avenue and across that property. When Windham Square was built, every house had on-lot retention, in addition to basins at the front of the development. This proposal does not have any on-lot retention and the 20-lot plan that Mr. Fox just presented takes away one retention basin that he had put in for the 18-lot plan. The neighborhood is extremely concerned about the flood issues. They would like a comprehensive flood impact study. They would like a traffic study, and they want to preserve the character of their area, which is more appropriately not bonus density but 3.5. The reduction down two more houses is not a big ask and would be much more in character with their area.

Mr. Julian Galindo stated that he lives six houses directly north of the proposed community. He stated that he is an engineer by trade, so he is not opposed to construction and design. He has offered up his services to Mr. Fox, just reviewing some of the general plans that he provided to them. He has attended all the meetings Mr. Fox had with the community in order to develop a cohesive plan for something that is going to parallel the community and the Rio Montana Plan. The lots that the applicant is proposing are 5,000 square feet. He stated that their lots range from 11,000 to 17,000. That is quite a significant drop off. His lot cover is about 18 percent lot coverage, where the proposed plans are going to be up in the 40 to 50 percent range. A statement was made that the proposed plan does not directly align with the community. He is directly in line or on the traffic route into the community that Mr. Fox is proposing. He is a family man. His kids play outside every evening with the neighbors across the street. There are many families with kids that ride their bikes. That is why he bought into the community, because of the bigger lots. That is going to be taken away from them, unfortunately. There is also increased traffic flow that is coming into the community. He is aware of the housing crisis; however, this project he is proposing is a good project, but unfortunately not the one for the neighborhood.

Mr. Jai Goudeau stated that he lives directly north on the boundary of the proposed development. He was speaking on the neighborhood's behalf. He and his wife move here in 2003. They are professionals in the community. In 2009, when their kids started to drive, the traffic was already getting bad, to the point where they were not allowed to make a left-hand turn onto Baseline Road. Since then, traffic has gone from 30,000 per day to over 50,000. In their neighborhood, they have a specific issue that is not being addressed by Mr. Fox. He is showing different communities that are not even in the same zoning. Those have no neighborhoods that were directly affected by the increased density. They have streets that empty out into side streets, not onto busy Baseline Road. Dobbins Heights, Anderson Park, and Silva Estates do not have the single ingress/egress that they have to deal with onto Baseline Road. He wishes Mr. Fox was as cooperative as some of the other developers they heard tonight. The neighborhood has had a lot of challenges working with Mr. Fox. Right before a meeting he throws all his plans out and changes them, like he did tonight. They thought they were gaining ground and were going to come to a compromise, and then he showed up to the Village Planning Committee meeting with a blank sheet of paper saying that he was just going to go for everything. He thinks that Mr. Fox's intentions are to get it zoned for

as many houses as he can, so that he can sell and flip it. They have asked him numerous times to bring in a builder so that they can have specific issues addressed. Not once, has he brought a builder to the table. The neighbors are getting tired.

Mr. Goudeau stated that he has been hospitalized already from the stress of this. He would love it if the Commission voted this case down. The seller is going to reap all the rewards while their neighborhood has to have all the burden, because he has not asked for or come up with an easement. They could create an easement to allow the construction and have the traffic go through there. But instead, all this traffic has to come through their neighborhood. The streets are narrow, as it is. This development is the wrong development for this neighborhood. They are not opposed to putting something on this parcel, but if he wants that type of density why does he not buy the entire 10 acres or make some other concessions? His design does not even appear to be legal, with a cul de sac as long as it is. It is over 700 feet long. If vehicles cannot turn around, they have to back up all the way into their development to turn around. He asked the Planning Commission to vote no.

Chairman Gaynor called on Ms. Lynette Meyers.

Ms. Lynette Meyers stated that she is the last house in their neighborhood. This development would butt right up against her house. Her first and foremost issue is that Mr. Fox has never once considered their neighborhood. He never came to them before purchasing the property to find out if they could work something out so his property could connect through Windham Square. He continually changes his plans. He is not communicating properly with their neighborhood and their representatives. She is so thankful to the speakers tonight who are doing a great job getting the facts. She would be the first and most impacted because of where her house sits. There has been no discussion directly related to her and her house. The other opposition speakers butt up to the property, however, it is their back wall. For her, it is her front yard. This is a huge concern to her that he did not show respect in speaking to them ahead of purchase. He should have worked it out with whomever he bought the property from, to have a road through their property, not a road through her neighborhood. She picked this neighborhood and her lot because of the view. Putting in two story homes will destroy her view. She built her home in 2005. She specifically picked that lot for the views. If they allow any two-story homes, it will impede the views. Anything more than 20 percent will absolutely impede views. She does not agree with Mr. Fox and his continual change of plans and lack of communication. She 100 percent opposes this request and asked the Commission to vote this case down.

Chairman Gaynor thanked everyone for participating in this process. He called Mr. Fox up for rebuttal and gave him five minutes to speak.

Mr. Fox addressed several issues that came up. He stated that the flooding problem is a product of poor engineering design in their subdivision. They have onsite retention. They do not have any onsite retention specifically designed to

retain the water for a 200-year flood. He is providing three open-space areas that will mitigate the flooding that goes on. The flooding on their property is not coming from his property. It is coming from the property to the east, going through and up through mole holes into their neighborhood. This project will be designed to the highest engineering standards the City of Phoenix has, including additional retention and storm-water requirements that have recently come forward. Regarding the traffic issue, he stated that he is adding 18 units to the property. He is not adding 500 percent of the traffic. He had a traffic letter prepared, because the traffic was so insignificant to the intersections this contributed to. It makes no sense that they want a traffic study on such a small project.

Mr. Fox stated that he is upgrading the neighborhood, and he is going to be compatible with the context of the neighborhood. He displayed an exhibit from the Rio Montana Plan, suggesting that they have an array of one- and two-story houses. A better mix of one- and two-story houses is per the Rio Salado Plan. The neighborhood indicated that all these other things do not comply with the General Plan, and they indicate that the traffic study is not adequate. They also indicate that they had offered to work with him on specific plans, and they have not. He had nine meetings with them. He canceled one of the Village Planning Committee meetings just so he could have another month to work with the neighborhood. Every time the neighborhood came to the table, they were asking him for revisions to the plan. They had probably eight different concepts. It came down to the last concept plan of the 18 units, which was an acceptable plan to engineering, to the Planning Department, and to the area. It does not make a lot of sense to not allow this project to have the same proposal that other properties have. He stated that the reason why they have 3.5 units per acre is because they used a different Ordinance requirement within the R1-10 zone. That is the only reason why they have the 3.5 units. If that developer would have come forward originally with the planned residential development concept, it would have drastically changed that development. He is not asking for anything out of the ordinary with this plan. He thinks it is a good addition to the area, and it provides some progress in the area.

Chairman Gaynor asked for questions and comments from commissioners.

Commissioner Read stated that she was looking through the interdepartmental comments and stated that sometimes fire will comment. She asked staff if the Street Transportation Department or Fire had any concerns with such apparatuses being able to make a turn, including school busses.

Ms. Escobar replied that she could check the file. She did not know if there was any specific concern regarding turning. Fire will typically provide standard comments.

Commissioner Read stated that she did not see anything in the Staff Report. She is not familiar with the requirements regarding a cul de sacs for vehicles to be able to turn around. She knows that school buses cannot go in reverse when students are onboard. She asked where a school bus would pick children up in that neighborhood, and if that is a concern.

Chairman Gaynor asked if that would be part of the early process, getting the plan approved and then getting feedback from Fire.

Ms. Escolar stated that they would have gone through a development pre-application already and they would get feedback from Fire, and with the preliminary approval, as well. She would check on the digital file to see if she could find anything.

Commissioner Matthews stated that he would be frank with Mr. Fox. He was not thrilled with him coming to Planning Commission expressing the support of the Village Planning Committee with a 7 to 5 vote for a certain layout, and then requesting additional units and additional lot changes. He stated that one of the important things is a good-faith engagement with the community. That frustrates him; therefore, he will not support any changes to the stipulations when it comes to those requests. He would remand this back to the Village before he would go and make those changes. For future reference, he stated that it does not present a great approach.

Commissioner James agreed with Commissioner Matthews and stated that he was taken aback when he made the presentation and come to find out that this was not what was recommended by the Village Planning Committee.

Commissioner Hu stated that a subdivision design with a single access is something that she would like to take a closer look at to make sure that traffic, safety, and emergency services do have proper access, especially in consideration with this particular project that is attached to an existing built environment. Although she is not opposed to a zoning that is similar to the adjacent property, she is concerned with both the quality of the design that is proposed here today and that the community asked for single-story. She also lives in South Mountain and understands that the community that is currently living here really values the mountain view. Since they had gone through the Village with a certain set of negotiations, she just wanted to make a comment that she is only comfortable in pursuing what was narrowly recommended by the Village Planning Committee, but nothing more.

Commissioner Gorraiz stated that he would be candid. He was not offended that Mr. Fox came to the Planning Commission asking for things that were above and beyond what was agreed to through his discussions with the Village Planning Committee. However, he has never seen this ever before, to come to Planning Commission after having reached an agreement and then changing it. Then, coupled with some of the comments he heard from those in opposition saying that he had done the same thing with them in talking about presentations, proposals, and that every day is a brand-new day. If Mr. Fox wants to work something out with the neighborhood, he will give him another shot to do that; however, he is not supporting Mr. Fox's project.

Chairman Gaynor stated that he is perfectly okay with coming to Planning Commission and asking for something different, but he would like to be warned

and told that, “I am coming, and I would like to ask for something different than what was approved.” On to another point, he stated that they had a case before them approved by the Village. The project was negotiated, we need housing. He is not in favor of adding or changing anything on this case, but he is in support of the case, only as it was approved by the Village. He believes that was reached in good faith. He understands the concerns by the neighborhood, however, he has a lot of faith in the City, as it relates to flooding, traffic, fire. They do their homework before they provide this zoning approval. He has never seen them not do that. The neighborhood concerns are compelling. He just does not feel comfortable changing it to 20 units. It was approved by the Village in good faith, as it is. There was a lot of work that went into it. That is what he is supporting. He asked for further discussion or a motion.

Commissioner Matthews stated that he concurred with Chairman Gaynor on the technical challenges. He asked Mr. Fox if he would be willing to push those two-story homes to the south end to help limit some of those effects of use from those existing homes to the north of him, towards South Mountain.

Mr. Fox replied yes.

Commissioner Matthews asked staff if they could identify lots to that effect, something west of and inclusive of Lot 6.

Chairman Gaynor suggested language to add a stipulation.

Commissioner Matthews replied that he did not know if they could reference the graphic or something else to say where those specifics are. He wanted staff's suggestion on how they could restrict the two-story houses to be further south.

Chairman Gaynor asked Ms. Escobar for her assistance. He asked if anyone else wanted to speak. They did not.

Commissioner Matthews stated that he did not want to make a motion. He was just suggesting that if a motion was made, a stipulation be identified to restrict the two-story homes further south. That was a question for staff.

Chairman Gaynor stated that if somebody makes a motion to approve the case, just as it is, and you feel strongly about the amendment and the stipulation, you can amend the motion.

Commissioner Matthews reiterated that he was just looking to staff for guidance to say what language does he need to provide to clarify that within stipulation language. If he is looking at this graphic he would say, “I don't want all four homes to be the farthest south, because you do not want that type of layout. He would say, something south of and inclusive of Lot 6, or something south of the mid-point of the property, for example. He wanted staff's thoughts on what that language would be. He asked if they needed that exact language or could he just give them a stipulation with his idea.

Ms. Escolar responded that it could be done in a variety of ways. Stipulation No. 19 does limit 80 percent of the lots to be one story, a maximum of 26 feet. A provision could be added that the majority of those be on the south end of the subdivision, or he can specify certain lot numbers to be restricted to one story.

He asked if he could say, “restricted to south of the midpoint of the property, north to south.”

Ms. Escolar suggested, “south of Lots 5 and 15, as depicted on the site plan, date stamped September 5, 2024”. She asked Commissioner Matthews if he was considering adjusting the percentage, which is currently at 80 percent.

Commissioner Matthews replied that he was not. He confirmed the 20 percent, two story, and it would also include striking Stipulation No. 20, per the staff request. He stated that it was one of the staff stipulations to delete Stipulation No. 20, as it seeks to limit the height of the development to 32 feet.

Chairman Gaynor interjected, “per the staff memo”.

Vice-Chairperson Busching stated that she would make the motion.

Vice-Chairperson Busching made a MOTION to approve Z-58-24-8, per the staff memo dated October 7, 2024, with a modification to Stipulation No. 19 to add language stating that two-story lots shall be south of lots 5 and 15, as shown on the site plan, date stamped September 5, 2024.

Commissioner Hu SECONDED

Roll Call:

Boyd – yes

Gorraiz – no

Hu – yes

James – yes

Jaramillo – yes

Matthews – no

Read – yes

Busching – yes

Gaynor – yes

Commissioner Boyd explained his vote. He is okay with the stipulations as agreed to. He is not a typical fan of some of these stipulations. He does not love the number of things they do to limit density down below three units, but in this case, he thinks it is better to just get these 18 units in.

The motion passed with a vote of 7-2 (Gorraiz, Matthews).

Stipulations:

1. The conceptual site plan 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 conceptual elevations 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 final 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.
3. 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.
4. 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.
5. 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.
6. 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 within common areas, as approved by the Planning and Development Department.
7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8. 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.
9. 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.

10. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
11. A minimum 50 feet of right-of-way shall be dedicated and constructed for the full width of 20th Lane for the full length of the subject site, connecting to the southern adjacent parcel.
12. A minimum 50-foot radius easement shall be dedicated and a minimum 45-foot radius temporary turnaround shall be constructed at the southern terminus of 20th Lane. Alternatively, a permanent turn around design may be considered and shall include a center landscaped island, designed to City of Phoenix standards, as approved by the Street Transportation Department.
13. 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.
14. 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.
15. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
16. 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.
17. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 18 UNITS.
18. A MINIMUM OF 30% OF BUILDING ELEVATIONS SHALL INCLUDE COVERED PORCHES IN THE FRONT YARD AND REAR YARD AT A MINIMUM OF 60 FEET EACH AND AT A DEPTH OF AT LEAST 6 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
19. THE MAXIMUM BUILDING HEIGHT FOR 80% OF THE LOTS SHALL BE LIMITED TO ONE STORY AND 26 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. **TWO-STORY LOTS SHALL BE SOUTH OF LOTS 5 AND 15, AS SHOWN ON THE SITE PLAN DATE STAMPED**

SEPTEMBER 5, 2024.

- ~~20.~~ THE MAXIMUM BUILDING HEIGHT SHALL BE TWO STORIES AND 32 FEET,
AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~21.~~ A MINIMUM OF 8% OF THE GROSS PROJECT AREA SHALL BE RETAINED
20. AS COMMON AREA, AS APPROVED BY THE PLANNING AND
DEVELOPMENT DEPARTMENT.
- ~~22.~~ BUILDING ELEVATIONS SHALL CONTAIN MULTIPLE COLORS, EXTERIOR
21. 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, AS APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~23.~~ ALL STREET-FACING GARAGE DOORS LENGTHS SHALL BE LESS THAN
22. 50% OF THE TOTAL WIDTH OF THE FAÇADE, AS APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~24.~~ FRONT SETBACKS FOR COVERED BUILDING ELEMENTS SHALL BE
23. STAGGERED BY A MINIMUM OF 5 FEET, AS APPROVED BY THE PLANNING
AND DEVELOPMENT DEPARTMENT
- ~~25.~~ LOT WIDTHS SHALL VARY, AS APPROVED BY THE PLANNING AND
24. DEVELOPMENT DEPARTMENT.
- ~~26.~~ THE SOUTHERN END OF THE STREET SHALL HAVE LANDSCAPING AND
25. WROUGHT IRON VIEW FENCING TO ENHANCE THE VIEW OF SOUTH
MOUNTAIN, UNTIL 20TH LANE IS CONSTRUCTED TO THE SOUTH OF THE
PROPERTY, AS APPROVED BY THE PLANNING AND DEVELOPMENT
DEPARTMENT.
- ~~27.~~ A RETAINING WALL SHALL BE PROVIDED ALONG THE NORTHERN
26. BOUNDARY OF TRACT A, AS APPROVED OR MODIFIED BY THE PLANNING
AND DEVELOPMENT DEPARTMENT.
- ~~28.~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE
27. SITE PLAN DATE STAMPED SEPTEMBER 5, 2024, AS MODIFIED BY THE
ABOVE STIPULATIONS AND AS APPROVED BY THE PLANNING AND
DEVELOPMENT DEPARTMENT.

A.J. Imperial shared the history of Speedway Raceway and explained that the Parks Department is not renewing the lease for the raceway. Mr. Imperial stated that while the raceway does not generate income directly, it does generate money for the City through tourism and spending within the area. Mr. Imperial explained that the high cost of demolishing the site would be better used if invested into the community. Mr. Imperial stated that without the raceway, there will be no place for kids to race and explained that the site is small but operations occur for nine months out of the year.

Julia Taggart explained the City of Phoenix Parks Department is doing a 10-year master plan, which aims to understand what people want in their parks. Ms. Taggart informed the committee about the South Mountain Visitor Center grand reopening, scheduled for November 8th at 9:00 AM. Ms. Taggart explained the Mystery Castle survey had been completed and stated \$3.1 million will need to be allocated for its renovation. Ms. Taggart shared that a nonprofit is willing to fund the repairs, but they need to know if the City or another nonprofit will take over the property. Ms. Taggart encouraged others to help and explained that the demolition permit will be approved on November 22nd. Ms. Taggart discussed the South Mountain Speedway, explained that it was discussed by the Parks Board, and stated that no vote was taken yet. Ms. Taggart shared that at a Parks Board meeting a member stated they would vote to demolish the speedway if they had been voting that day. Ms. Taggart emphasized the need for an alternative location where kids could race, encouraged the Village Planning Committee (VPC) to request a presentation from the Historic Preservation team if they wanted more information, and encouraged VPC members to attend Parks Board meetings.

Committee Member Kay Shepard asked about how much land the speedway occupies. Ms. Taggart explained that she is unsure about the specific size of the speedway and stated that Mystery Castle site is close to 9 acres.

4. **Z-58-24-8**: Presentation, discussion, and possible recommendation regarding a request to rezone 4.54 acres located approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) to allow single-family residential.

12 members of the public registered to speak in opposition to this item and 10 members of the public registered in opposition but did not wish to speak. Four members of the public donated their time to Jewel Clark and four members of the public donated their time to Jai Goudeau.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan,

proposed elevations, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

APPLICANT PRESENTATION

John Fox, representing the applicant, presented the history of the rezoning process, including his attendance at two previous Village Planning Committee (VPC) meetings. Mr. Fox stated that the City is recommending approval of the rezoning request, explained that his team had provided a site plan to the neighbors that reduced the number of units from 20 to 18, explained that he had received additional stipulations from neighborhood representatives asking for a 16-unit proposal, explained he thought his team and the neighbors could meet in the middle with an 18-unit proposal, and explained that his team is now proposing a 20-unit development.

PUBLIC COMMENT

Chair Trent Marchuk noted that there were 22 cards in opposition to the project, with no cards in support and explained that five cards were submitted to Jai Goudeau, five to Jewel Clark, and one card to Mike Josic.

Jewel Clark explained where she lives and stated that she has consistently opposed an 18-unit development. Ms. Clark asked Mr. Fox about compliance with the Rio Montaña Plan, expressed concerns about preserving the character of the area, and referenced City of Phoenix policy plans that emphasize compatibility. Ms. Clark explained that she is not opposed to a development but wants a development that fits the neighborhood. Ms. Clark explained that she would support the proposal if it included stipulations provided by the neighborhood representatives.

Committee Member Marcia Busching asked how the proposed neighborhood stipulations were developed and if they came from City of Phoenix policy plans or previous cases. Ms. Clark explained that many of the neighborhood requested stipulations came from the Rio Montaña Plan and other rezoning cases in the area.

Julian Galindo explained he attended the meeting with the developer and that the neighborhood had been against an 18-unit proposal, explained he is a civil engineer, and stated that he has concerns about stormwater management and the project's density. **Committee Member Busching** asked a question regarding the retaining wall. Mr. Galindo confirmed that he advocated for the stipulation regarding the retaining wall and explained that the retaining wall will help to mitigate flooding concerns. Committee Member Busching asked whether Mr. Fox was in opposition to the stipulation. Mr. Galindo responded that the stipulation had been discussed but not agreed to.

Committee Member Greg Brownell inquired about the project's floodplain review. **Mr. Rogers** explained that the project had gone through a preliminary floodplain

review, but a full grading and drainage review will occur when the development comes in for permitting. **Chair Marchuk** stated that the existing homes to the north are four feet lower than the proposed development, explained that the retaining wall will mitigate flooding issues, and explained that Mr. Fox had agreed to the retaining wall in concept.

Kara Moreno echoed other neighbors' concerns regarding the proposed development and explained concerns about the impact of the development if additional street access is not provided. Ms. Moreno emphasized the potential safety risks associated with construction activities, including traffic and car safety. Ms. Moreno also raised concerns about the increased length of the street, which she believed could encourage faster driving, potentially leading to safety hazards due to speeding vehicles.

Jai Goudeau explained that he owns the first home built in the neighborhood to the north, highlighted ongoing flooding issues, and stated traffic accidents occur every 2.5 days at 19th Avenue and Baseline Road. Mr. Goudeau expressed concerns about the proposed street length and the temporary turnaround in the development, noting potential difficulties for large trucks navigating the roundabout. Mr. Goudeau explained that the community proposed several design alternatives and stated the developer backed out of negotiations at the last minute. Mr. Goudeau expressed concerns about the meeting noticing, stated that the HOA failed to send timely notices, and stated more neighbors would be in attendance if they had been properly noticed. Mr. Goudeau stated that he is not opposed to building a community, emphasized that all traffic from the new development would flow through Wyndham Square, and explained the development would effectively be an extension of the Wyndham Square neighborhood.

Mike Josic voiced his understanding of the housing crisis but argued that reducing the number of homes by four would not significantly impact the crisis. Mr. Josic emphasized that the proposed development feels unfair to current residents and urged the committee to vote against it.

APPLICANT RESPONSE

Mr. Fox provided examples of other developments in the area that were not held to the same requirements the neighborhood is asking his team to comply with. Mr. Fox explained that the neighborhood's stipulations were received too late and that the staff is already stipulating that the site plan, elevations, and landscape plan be reviewed by the Planning Hearing Officer (PHO) and the South Mountain VPC. Mr. Fox explained that the Rio Montaña plan is an older plan and explained that he disagrees with some of the stipulations but stated that he is open to compromise on others.

QUESTIONS FROM THE COMMITTEE

Committee Member Coleman asked when other subdivisions Mr. Fox referenced were built. **Mr. Fox** explained that they were constructed within the last 15 to 20 years.

Committee Member Beehler asked if Mr. Fox was the purchaser or the owner of the property, who owns the parcel to the south, and asked about a potential access easement across the parcel to the south. **Mr. Fox** explained that he is in escrow for the purchase of the subject site, explained that the property owner also owns the parcel to the south, and stated the owner is not open to an access easement across the property to the south.

Chair Marchuk asked staff to explain the City's perspective on the street termination. **Mr. Rogers** explained that the proposed street must be designed to accommodate a future connection to the parcel to the south and stated that most potential uses for the southern parcel, aside from a single-family home, would require this connection to the subject site.

Committee Member Busching asked if Mr. Fox was amenable to any of the neighborhood's stipulations. **Mr. Fox** explained which stipulations his team is not okay with and others he is willing to accept.

Committee Member Coleman asked if Mr. Fox was willing to comply with a retaining wall if approved by grading and drainage standards. **Mr. Fox** affirmed that he would comply if necessary.

Chair Marchuk mentioned that although the stipulation language was new, the content had been received on Sunday.

Committee Member Petra Falcon asked if the current plan was the one that the Planning Commission would see. **Mr. Rogers** explained that the stipulations are written so that the plans will come back in front of the VPC through the PHO process and explained that Mr. Fox may provide updated plans for the Planning Commission hearing.

Committee Kay Shepard asked about the VPC's ability to stipulate to a specific site plan. **Mr. Rogers** confirmed that the VPC can stipulate conformance to a site plan. **Committee Member Busching** asked if there was an updated site plan. Mr. Rogers confirmed that the applicant had submitted an updated site plan date stamped September 5, 2024 and stated the site plan was included in the slide deck he had sent to the VPC.

Committee Member Greg Brownell expressed concerns about denying the case and it getting approved at the next hearing body without the VPC's input. Committee Member Brownell emphasized the need for more discussion, stated

that an old plan does not imply a weaker plan, and clarified that the overlay is not law but guidance. Committee Member Brownell explained that if the committee opposes this, they are essentially out of the discussion, expressed a preference to keep the case at the committee level, explained that both citizens and the builder will need to compromise, and explained he would like the development team to return with a proposal that the committee can vote on.

Committee Member Beehler stated that the VPC should deny the project, stated the proposal does not adequately address key access issues to Baseline Road. expressed a belief that the property owner is selling prematurely, and explained that the owner should sell the entire property.

Committee Member Holmerud stated that most arguments against the development focus on perceived shortcomings and explained that the fact previous developments were not held to the same standards should not prevent negotiations on the proposed project.

Committee Member Brownell stated that the committee should not decline the proposal and recommended continuing the case and explained that declining the project would result in losing the opportunity for the VPC to impact the development.

Committee Member Beehler expressed that this project is unsuitable for the site at this time and reiterated the recommendation to decline.

Committee Member Busching mentioned her usual support for the neighborhood but expressed a different perspective due to the relatively small community. Committee Member Busching explained that people have the right to buy and develop land and referenced that the Wyndham Square builder had constructed the development with a stub road intended to connect to the adjacent parcel to the south. Committee Member Busching acknowledged the hard work of the neighbors and the VPC and stated she would like to make a motion to approve the rezoning request with additional stipulations.

Committee Member Holmerud questioned the financial viability of a project with 16 lots. **Chair Marchuk** stated that his understanding is that 18 lots is the minimum acceptable for the development.

Chair Marchuk echoed Committee Member Busching, explained that VPC members, the applicant, and community representatives had been meeting weekly since the previous month's continuance of the case, and explained that the applicant declined to attend the final meeting. Chair Marchuk explained that the site plan had been extensively reviewed and explained that the layout makes the most sense with the current parcel dimensions. Chair Marchuk stated that negotiations were going well until the neighborhood provided a list of stipulations they would like

considered, stated there was not adequate time to vet the neighborhood stipulations, stated there is still an opportunity for negotiation, and stated it may be premature to pass the project in its current form.

Committee Member Shepard stated that 18 lots are the bottom line for the developer, while 16 lots are the maximum for the community and expressed skepticism about any potential movement by either party on the proposal.

Committee Member Beehler explained there are ongoing access issues and expressed concern about burdening neighbors with additional traffic.

Committee Member Shepard inquired about the traffic generated by an 18-lot subdivision per day. **Mr. Fox** stated that traffic was analyzed by peak hour trips, not per day.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Mark Beehler made a motion to deny Z-58-24-8. **Committee Member Gene Holmerud** seconded the motion.

VOTE

4-8, motion to recommend denial of Z-58-24-8 fails with Committee Members Beehler, Coleman, F. Daniels, and Holmerud in favor and Committee Members Brooks, Brownell, Busching, Falcon, T. Muhammad, Shepard, Greathouse, and Marchuk in opposition.

MOTION

Committee Member Marcia Busching made a motion to approve Z-58-24-8 with additional stipulations. **Committee Member Lee Coleman** seconded the motion.

VOTE

7-5, motion to recommend approval of Z-58-24-8 with additional stipulations passed with Committee Members Committee Members Busching, Coleman, Falcon, Holmerud T. Muhammad, Shepard, and Greathouse in favor and Committee Members Beehler, Brooks, Brownell, F. Daniels, and Marchuk and in opposition.

Vice Chair Greathouse explained that he had been a part of the process, including multiple iterations of the site plan, and stated it is unfortunate to have reached this point. **Vice Chair Greathouse** explained that good collaboration had been happening but was lost along the way. **Vice Chair Greathouse** stated that this is the most logical and feasible plan and wished there was more support, as a lot of work had gone into reaching this point. **Vice Chair Greathouse** emphasized

that nobody was going to win everything or concede on every negotiation point and stated his support for the project.

Chair Marchuk stated that he would be voting in opposition to the motion to approve and explained there are several unresolved questions that should have been addressed and still have the potential to be resolved.

Stipulations listed for clarity:

1. *The conceptual site plan 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 conceptual elevations 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 final 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.*
3. *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.*
4. *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.*
5. *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.*
6. *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 within common areas, as approved by the Planning and Development Department.*

7. *Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.*
8. *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.*
9. *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.*
10. *Swimming pools on individual single-family lots shall be limited to 600 square feet in size.*
11. *A minimum 50 feet of right-of-way shall be dedicated and constructed for the full width of 20th Lane for the full length of the subject site, connecting to the southern adjacent parcel.*
12. *A minimum 50-foot radius easement shall be dedicated and a minimum 45-foot radius temporary turnaround shall be constructed at the southern terminus of 20th Lane. Alternatively, a permanent turn around design may be considered and shall include a center landscaped island, designed to City of Phoenix standards, as approved by the Street Transportation Department.*
13. *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.*
14. *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.*
15. *In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.*

16. *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.*
17. **THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 18 UNITS.**
18. **A MINIMUM OF 30% OF BUILDING ELEVATIONS SHALL INCLUDE COVERED PORCHES IN THE FRONT YARD AND REAR YARD AT A MINIMUM OF SIXTY SQUARE FEET EACH AND AT A DEPTH OF AT LEAST SIX FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
19. **THE MAXIMUM BUILDING HEIGHT FOR 80% OF THE LOTS SHALL BE LIMITED TO ONE STORY AND 26 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
20. **THE MAXIMUM BUILDING HEIGHT SHALL BE TWO-STORIES AND 32 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
21. **A MINIMUM OF 8% OF THE GROSS PROJECT AREA SHALL BE RETAINED AS COMMON AREA, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
22. **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, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
23. **ALL STREET-FACING GARAGE DOORS LENGTHS SHALL BE LESS THAN 50% OF THE TOTAL WIDTH OF THE FAÇADE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
24. **FRONT SETBACKS FOR COVERED BUILDING ELEMENTS SHALL BE STAGGERED BY A MINIMUM OF 5 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT**
25. **LOT WIDTHS SHALL VARY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
26. **THE SOUTHERN END OF THE STREET SHALL HAVE LANDSCAPING AND ROD IRON VIEW FENCING TO ENHANCE THE VIEW OF SOUTH**

MOUNTAIN, UNTIL 20TH LANE IS CONSTRUCTED TO THE SOUTH OF THE PROPERTY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

27. A RETAINING WALL SHALL BE PROVIDED ALONG THE NORTHERN BOUNDARY OF TRACT A, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

28. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED SEPTEMBER 5, 2024, AS MODIFIED BY THE ABOVE STIPULATIONS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

5. **INFORMATION ONLY - Z-TA-3-24:** Presentation and discussion regarding a request to amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed text amendment Z-TA-3-24, highlighting the background of the legislation approved by the Arizona Legislature, the areas of applicability, the proposed allowances for multifamily development and adaptive reuse, and the timeline for the proposal.

QUESTIONS FROM THE COMMITTEE

Committee Member Greg Brownell asked about where the provisions of the bill would apply. **Mr. Rogers** stated that the bill is creating an overlay zone over the existing Transit Oriented Communities (TOC) areas and explained how the overlay makes site review more feasible.

Chair Trent Marchuk asked for clarification on whether the text amendment would permit T5:5 transect development standards only within the Affordable Residential Overlay (ARM). **Mr. Rogers** confirmed Chair Marchuk's question.

Vice Chair Arthur Greathouse III inquired about what percentage of the Area Median Income (AMI) qualifies as affordable and workforce housing. **Committee Member Marcia Busching** stated that affordable housing is considered to be 80% of AMI, while workforce housing is at 120% of AMI.