



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-13-16-2
 May 24, 2016

Desert View Village Planning Committee Meeting Date: June 7, 2016

Planning Commission Hearing Date: August 4, 2016

Request From: S-1 (412.05 acres)

Request To: R-2 PCD (57.03 acres), R1-10 PCD (143.05 acres), R1-6 PCD (157.96 acres), R1-8 PCD (43.14 acres), and S-1 PCD (10.87 acres)

Proposed Use: A planned community development with a mix of residential uses.

Location: Northwest corner of Deer Valley Road and Black Mountain Boulevard

Owner: Arizona State Land Department

Applicant/Representative: Colin Phipps, Cave Buttes Development Partners, LLC; Susan E. Demmitt, Gammage & Burnham PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 2-5 du/acre	
Street Map Classification	Black Mountain Boulevard	Major Arterial	70-foot west half
	Deer Valley Road	Major Arterial	65-foot north half
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i>			

The proposed development is consistent with the scale, design, and appearance of the surrounding area. The proposal provides a high percentage of open space, consideration of existing wash corridors, and increased perimeter landscape setbacks.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES AND WATERWAYS; CODES TOOL: Require developments adjacent to canal banks, major washes, rivers, and drainage corridors to utilize current standards and guidelines.

The proposed development is integrating natural washes into the site plan. The proposal also exceeds the current standard and guidelines along the wash corridors by providing a minimum 30 percent open edge treatment.

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

The proposal will provide additional housing choices in close proximity to Black Mountain Boulevard and Deer Valley Road, which are both designated for high capacity transit and will allow a greater resident population to support commercial land uses in the immediate area.

Area Plan

Peripheral Areas C and D plan (1987) designates this area for the Arizona Veterans Memorial Cemetery (currently the National Memorial Cemetery of Arizona). The subject property has since been deemed no longer necessary to be utilized for Cemetery use by the Arizona State Land Department and has been more recently marketed for single family residential use. Peripheral Areas C and D plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposed 3.95 du/acre project is consistent with the Peripheral Areas C and D designation of 2-5 du/acre for all properties adjacent to the subject site.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant undeveloped	S-1

North	National Memorial Cemetery of Arizona and vacant undeveloped land	S-1
Northeast	Single Family Residential and an Equestrian Facility	S-1 SP
South	Reach 11 Sports Complex & Regional Park, Pinnacle High School, Vacant undeveloped	S-1 R1-6, R-2
Southeast	Single Family Residential	R1-6
East	Single Family Residential	R1-8 PCD
West	City of Phoenix Cave Creek Water Reclamation Facility	S-1

S-1 Ranch or Farm Residence – Development Units 4 (open space/community amenities) and 15 (open space/community amenities)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Gross Acreage	-	10.87
Total Number of Units	-	None
Density (units/gross acre)	1.0	None
Typical Lot Size	Not less than one acre	None
Subject to Single Family Design Review	No	No
Front Setback	40'	None
Side Setbacks	30'	None
Rear Setback	30'	None
Lot Coverage	Under 2 acres – 20% Over 2 acres – 10%	None

R1-10 Single Family – Development Units 1B, 2, 3, 6, 10, 12		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	143.05 acres
Total Number of Units	-	402 units
Density (units/gross acre)	3.5; 4.5 with bonus	Met - 2.81 du/acre
Minimum Lot Width	45-feet	Not Shown
Subject to Single Family Design Review	Yes	Yes

Open Space	Minimum 5% of gross area	Not Shown
Perimeter Setbacks Street (Front, rear, side)	15' (in addition to the landscape setback)	Not Shown
Property line (rear)	15' (1 story) 20' (2 story)	Not Shown
Property line (side)	10' (1 story) 15' (2 story)	Not Shown
Lot Coverage	40% primary structure; 50% total	Not Shown

R1-8 Single Family – Development Units 5, 14 (School)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	43.14 acres
Total Number of Units	-	99 units
Density (units/gross acre)	4.5; 5.5 with bonus	Met - 2.29 du/acre
Minimum Lot Width	45-feet	Not Shown
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% of gross area	Not Shown
Perimeter Setbacks Street (Front, rear, side)	15' (in addition to the landscape setback)	Not Shown
Property line (rear)	15' (1 story) 20' (2 story)	Not Shown
Property line (side)	10' (1 story) 15' (2 story)	Not Shown
Lot Coverage	40% primary structure; 50% total	Not Shown

R1-6 Single Family – Development Units 1A, 7, 8, 13, 16A, 16B, 17		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Development Option	PRD	PRD

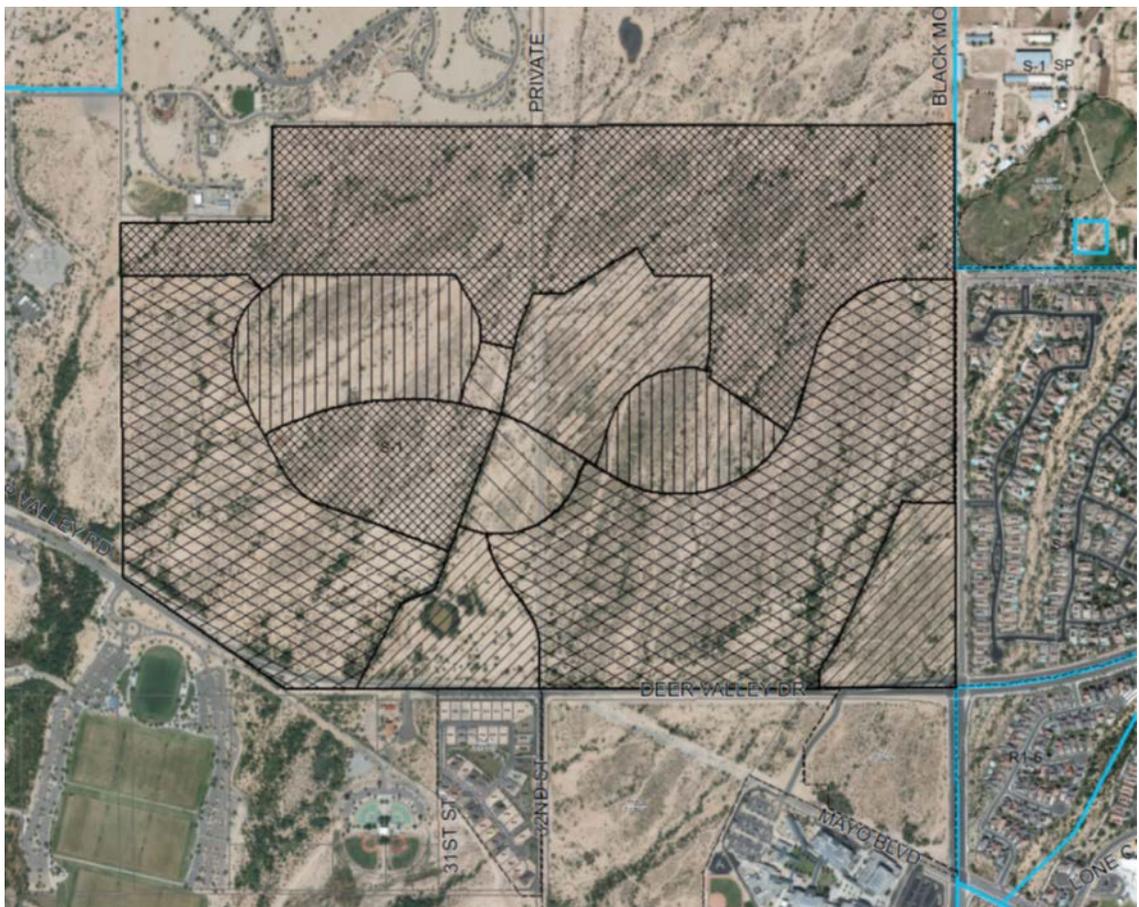
Gross Acreage	-	157.96 acres
Total Number of Units	-	720 units
Density (units/gross acre)	5.5; 6.5 with bonus	Met - 4.56 du/acre
Minimum Lot Width	45-feet	
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% of gross area	
Perimeter Setbacks Street (Front, rear, side)	15' (in addition to the landscape setback)	Not Shown
Property line (rear)	15' (1 story) 20' (2 story)	Not Shown
Property line (side)	10' (1 story) 15' (2 story)	Not Shown
Lot Coverage	40% primary structure; 50% total	Not Shown

R-2 Single Family – Development Units 9, 11, 18		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	57.03 acres
Total Number of Units	-	399 units
Density (units/gross acre)	6.5; 12 with bonus	Met - 7.0 du/acre
Minimum Lot Size	45-feet	Not Shown
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% of gross area	Not Shown
Perimeter Setbacks Street (Front, rear, side)	15' (in addition to the landscape setback)	Not Shown
Property line (rear)	15' (1 story) 20' (2 story)	Not Shown
Property line (side)	10' (1 story) 15' (2 story)	Not Shown
Lot Coverage	40% primary structure; 50% total	Not Shown

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 412.05 acre site located at the northwest corner of Deer Valley Road and Black Mountain Boulevard from S-1 (Ranch or Farm Residence) to R-2 PCD (57.03 acres), R1-10 PCD (143.05 acres), R1-6 PCD (157.96 acres), R1-8 PCD (43.14 acres), and S-1 PCD (10.87 acres). The PCD includes 17 residential parcels, 2 open space/community amenity parcels and 1 parcel is reserved for an elementary school.
2. The subject site is currently vacant undeveloped land. To the north is the National Memorial Cemetery of Arizona, to the northeast is an Equestrian Facility and single family residential homes. To the south is the Reach 11 Sports Complex & Regional Park, Pinnacle High School and vacant undeveloped land. To the east and southeast are single family residential homes, and to the west is the City of Phoenix Cave Creek Water Reclamation Facility.



3. The General Plan Land Use Map designation is Residential 2-5 du/acre. The R1-6 PCD and R-2 PCD portions of the request are not in conformance with the General Plan designation of 2-5 du/acre, however, all of the requested residential districts are consistent with the traditional lot residential product type. Residential requests that do not change from one type of residential product to another do not require a General Plan Amendment.

4. The area of the Desert View Village that is immediately to the east of the subject site is designated as the Desert Ridge Specific Plan Area generally bounded by Pinnacle Peak Road on the north, Central Arizona Project canal on the south, 64th Street on the east and Black Mountain Boulevard and 32nd Street on the west. The Desert Ridge Primary Core also located within the boundaries of the Desert Ridge Specific Plan generally between Tatum Boulevard and 56th Street and between Deer Valley Road and the Loop 101 freeway. The Desert Ridge Specific Plan area has a variety of land uses, from more intense residential, commercial, and office uses within and adjacent to the Primary Core and less intense residential uses towards the perimeter of the Specific Plan area boundary. The proposed development is consistent with the residential land use intensities in the general area.

PROPOSAL

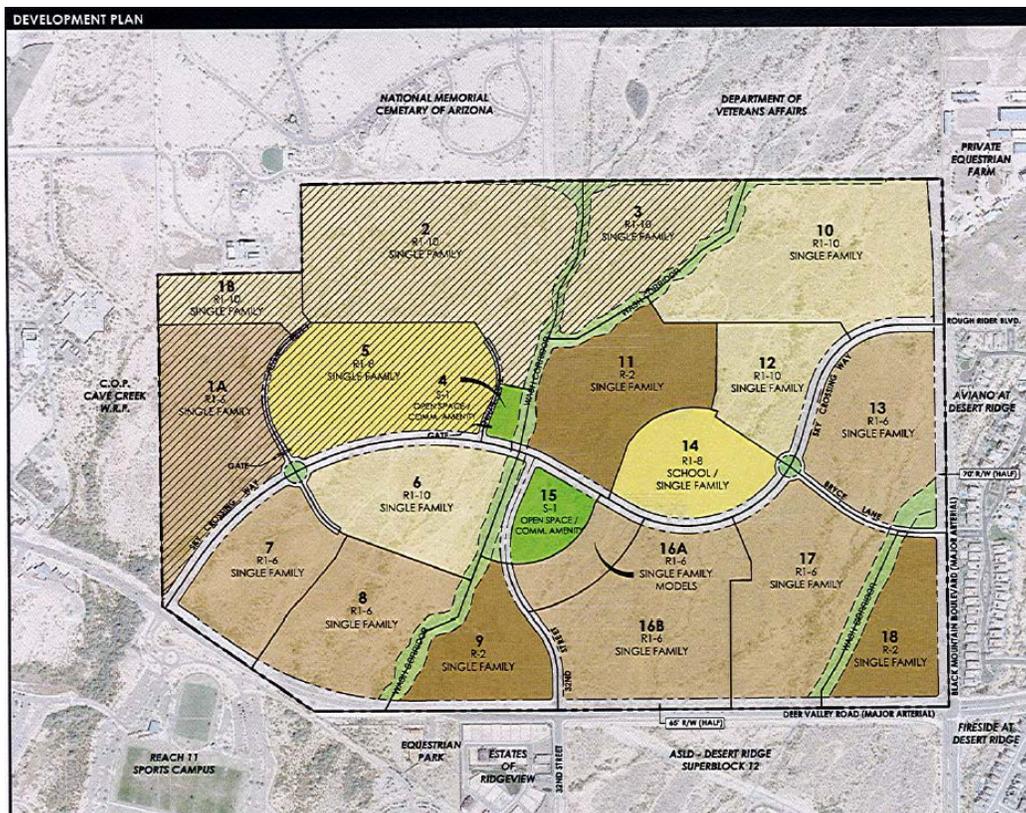
5. The Conceptual Development plan depicts the subject site which is bisected from north to south by Sky Crossing Way, the proposed main access drive. Similarly the subject site is bisected from east to west by an existing wash, loosely dividing the property into 4 quadrants. The four quadrants are further divided into 20 individual development units (parcels). Ingress and egress will be provided from Sky Crossing Way along Black Mountain Boulevard in alignment with Rough Rider Road on the east, and along Deer Valley Road in alignment with Reach 11 access drive on the southwest. Ingress and Egress will also be provided from 32nd Street on the south and from Bryce Lane on the east. The table to the right summarizes the proposed development.

Land Use Summary

DEVELOPMENT UNIT	PROPOSED USE	PROPOSED ZONING DISTRICT	TARGET DWELLING UNITS
1A	RESIDENTIAL	R1-6	131
1B	RESIDENTIAL	R1-10	16
2	RESIDENTIAL	R1-10	130
3	RESIDENTIAL	R1-10	37
4	OPEN SPACE / COMMUNITY AMENITY	S-1	0
5	RESIDENTIAL	R1-8	99
6	RESIDENTIAL	R1-10	64
7	RESIDENTIAL	R1-6	99
8	RESIDENTIAL	R1-6	101
9	RESIDENTIAL	R-2	163
10	RESIDENTIAL	R1-10	116
11	RESIDENTIAL	R-2	74
12	RESIDENTIAL	R1-10	39
13	RESIDENTIAL	R1-6	117
14	RESIDENTIAL / SCHOOL	R1-8	0
15	OPEN SPACE / COMMUNITY AMENITY	S-1	0
16A	RESIDENTIAL / MODELS	R1-6	28
16B	RESIDENTIAL	R1-6	139
17	RESIDENTIAL	R1-6	105
18	RESIDENTIAL	R-2	162
			1,621

Staff is recommending a stipulation that the development shall be in general conformance with the PCD Conceptual Development Plan date stamped May 27, 2016 with specific regard to not exceed 1,621 units to ensure the proposed development is compatible with the surrounding land use patterns.

- The Conceptual Development plan depicts two open space/community amenity tracts adjacent to an existing wash corridor centralized within the subject site. This central wash corridor and a secondary wash corridor at the southeast corner of the subject site are planned to be protected and preserved as natural features and community amenities. To improve a sense of ownership from the greater community, staff is recommending a stipulation that a minimum of 30-percent of the cumulative frontage of the Wash Corridors shown on the Conceptual Development Plan date stamped May 27, 2016 must be designed with an edge treatment that remains open and unfenced. Edge treatment may consist of any combination of: open space; connecting open space areas such as wash or trail corridors, recreation/amenity areas; perimeter, common, landscape, drainage or other tracts; single-loaded or un-loaded streets; or cul-de-sacs. Open edge treatment encourages a sense of ownership from the greater community by providing visual and physical access, rather than only for those located at the edge.



7. The subject site is bound by two major arterials streets one on the south and one on the east which connect to scenic drives. Black Mountain Boulevard will connect further north of the subject site to the proposed Pinnacle Peak Road scenic corridor and Deer Valley Road currently connects further west of the subject site to the existing Cave Creek Road Scenic Corridor. To encourage a consistent landscape character connecting to the designated and proposed scenic corridors staff is recommending an average landscape setback of 40 feet, minimum 15 feet shall be required along Black Mountain Boulevard and an average landscape setback of 50 feet, minimum 25 feet shall be required along Deer Valley Road.
8. The proposed development is adjacent to the existing National Memorial Cemetery of Arizona to the north and City of Phoenix Cave Creek Wastewater Reclamation Facility to the west. Staff is recommending a stipulation that the property owner shall record documents that disclose to purchasers of property north of Sky Crossing Way as shown on the PCD Conceptual Development plan date stamped May 27, 2016, the existence and operational characteristics of the nearby National Memorial Cemetery of Arizona and the City of Phoenix Cave Creek Wastewater Reclamation Facility that may cause adverse noise, odors, dust, and other externalities.

PUBLIC TRANSIT

9. The Public Transit Department has indicated that the developer shall dedicate and construct a bus bay and transit pad at a number of locations within and adjacent to the subject site. Staff is recommending two stipulations to address this request.

PARKS

10. The Parks and Recreation Department has determined that a 10 foot concrete Shared Use Path/Sidewalk shall be constructed along the west side of Black Mountain Boulevard. Staff is recommending a stipulation to address this request.

AVIATION

11. The Aviation Department has indicated that the developer shall record documents that disclose the existence, and operational characteristics of City of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. Staff is recommending a stipulation to address this request.

OTHER

12. The proposed Sky Crossing PCD is located within the Northeast Impact Fee Area. Impact fees will be due at the time of building permit. Open space shown on the conceptual plan may be eligible for a Park Impact Fee credit, if the land is dedicated to the City of Phoenix for public park purposes. In addition, the current Infrastructure Financing Plan (IFP) shows half street

improvements on Black Mountain Boulevard and some improvements to build out Deer Valley Road would be eligible to receive Major Streets impact fee credit should the developer be required to construct improvements adjacent to the subject parcel. Impact fees are subject to change based on Program updates. Please contact Eric Buskirk at 602-495-5455 for additional information regarding impact fees.

13. Water Resource Acquisition (WRA) fees and Development Occupational Fees are also charged when connecting to City Services. Please contact Water Services Department Information Records Services at 602-495-5601 for additional information regarding WRA fees.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The request is consistent with the General Plan land use designation of Residential 2-5 du/acre.
2. The proposal will provide additional housing choices in close proximity to Cave Creek Road and Black Mountain Boulevard, which are both designated for future high capacity transit and will allow a greater resident population to support commercial land uses in the immediate area.
3. The proposed development respects the natural topography of the area and incorporates existing washes into the overall design.

Stipulations

1. An updated Planned Community Program Narrative for the Sky Crossing PCD reflecting the changes approved through this request shall be submitted to the Planning Department within 90 days of City Council approval of this request.
2. The development shall be in general conformance with the PCD Conceptual Development plan date stamped May 27, 2016, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - A. The development shall not exceed 1,621 units.

3. A minimum of 30-percent of the cumulative frontage of the Wash Corridors shown on the Conceptual Development Plan date stamped May 27, 2016 must be designed with an edge treatment that remains open and unfenced. Edge treatment may consist of any combination of: open space; connecting open space areas such as wash or trail corridors, recreation/amenity areas; perimeter, common, landscape, drainage or other tracts; single-loaded or un-loaded streets; or cul-de-sacs, as approved by the Planning and Development Department.
4. An average landscape setback of 40 feet, minimum 15 feet shall be required along Black Mountain Boulevard and an average landscape setback of 50 feet, minimum 25 feet shall be required along Deer Valley Road, as approved by the Planning and Development Department.
5. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) north of Sky Crossing Way as shown on the PCD Conceptual Development plan date stamped May 27, 2016, the existence and operational characteristics of nearby National Memorial Cemetery of Arizona and City of Phoenix Cave Creek Wastewater Reclamation Facility that may cause adverse noise, odors, dust, and other externalities. 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.

TRANSIT

6. The right-of-way shall be dedicated and a bus bay detail #P1256 and transit pad detail # P1261 constructed at westbound Deer Valley Road west of Black Mountain Boulevard as shown in the PCD Conceptual Development Plan date stamped May 27, 2016, as approved by the Planning and Development Department.
7. The right-of-way shall be dedicated and transit pad detail # P1262 constructed at the following locations, as approved by the Planning and Development Department:
 - Southbound Black Canyon Boulevard south of Sky Crossing Way
 - Southbound Black Canyon Boulevard south of Bryce Lane
 - Westbound Deer Valley Road 1,300 feet west of Black Mountain Boulevard
 - Westbound Deer Valley Road west of 32nd Street
 - Westbound Deer Valley Road 1,300 feet west of 32nd Street
 - Westbound Deer Valley Road west of Sky Crossing Way

PARKS

8. A 10 foot concrete Shared Use Path/Sidewalk shall be constructed along the west side of Black Mountain Boulevard, as approved by the Planning and Development Department and the Parks and Recreation Department. Any portion of the Shared Use Path/Sidewalk that extends beyond the Black Mountain Boulevard right-of-way line shall be located within a public easement.

AVIATION

9. The property owner shall record documents that disclose the existence, and operational characteristics of City of Phoenix Deer Valley Airport (DVT) 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.

Writer

Joél Carrasco

May 24, 2016

Joshua Bednarek

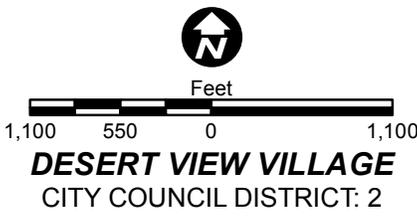
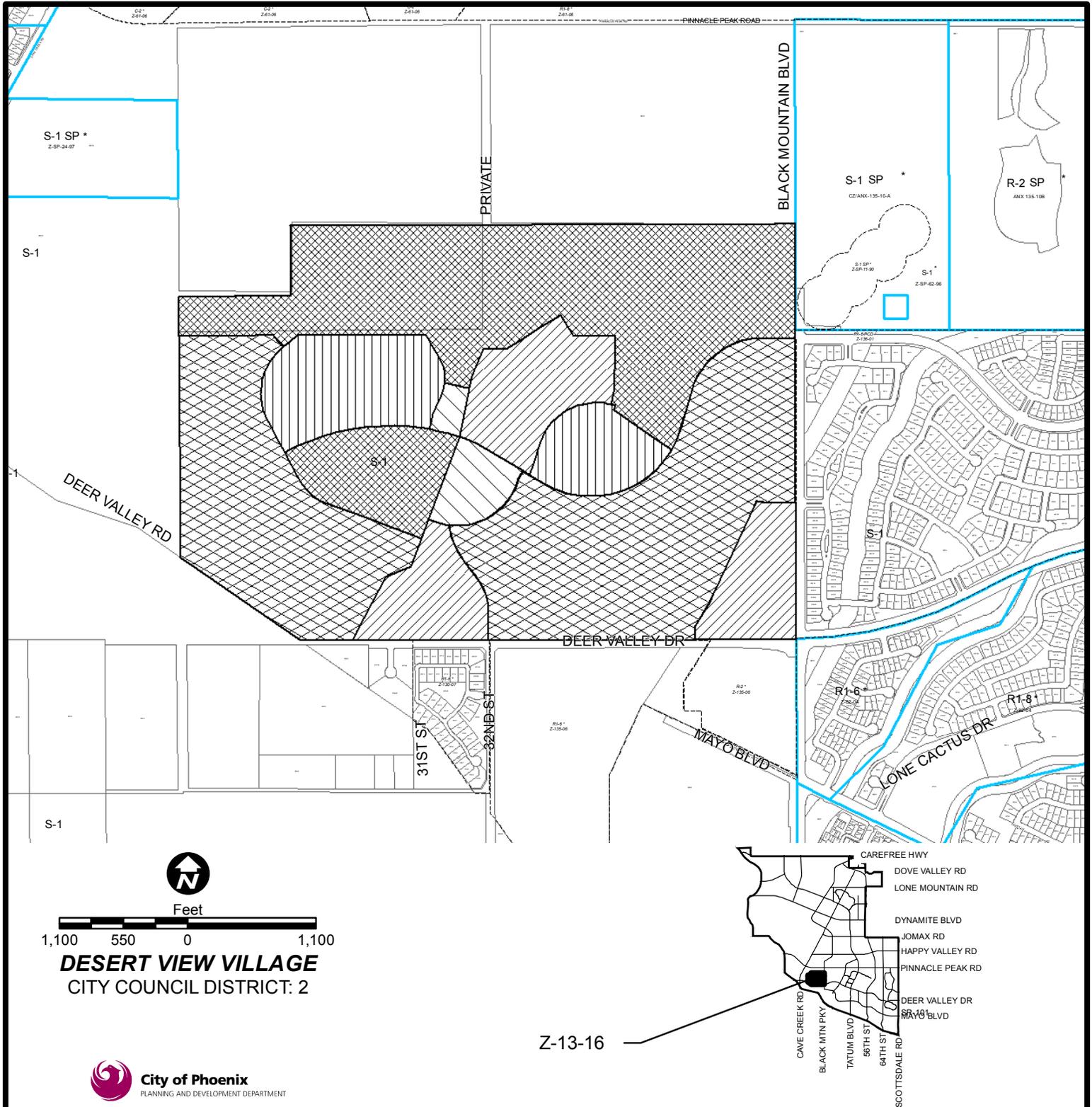
Attachments

Zoning sketch

Aerial

Conceptual Development plan date stamped May 27, 2016 (1 page)

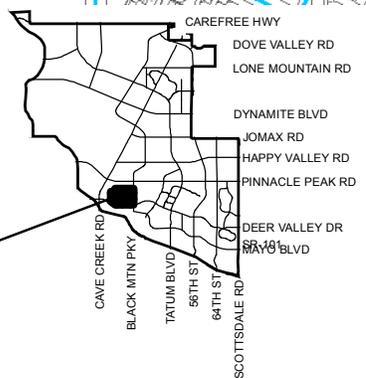
Sky Crossing Planned Community District Development Narrative date stamped May 27, 2016. (38 pages)



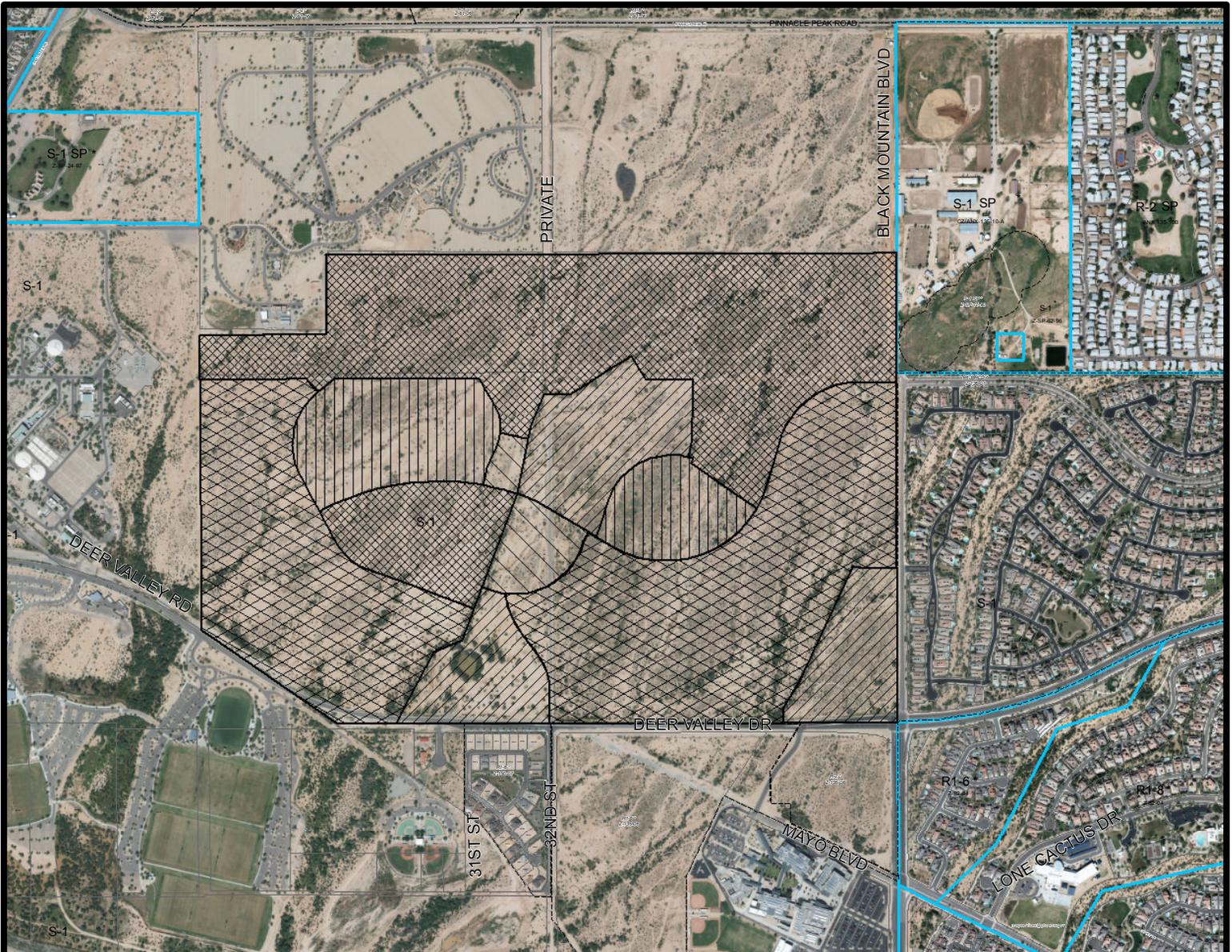
DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



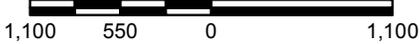
Z-13-16



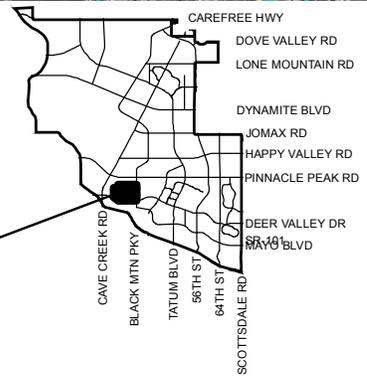
APPLICANT'S NAME: Colin Phipps, Cave Buttes Development		REQUESTED CHANGE: FROM: S-1 (412.05 a.c.) TO: PCD (R-2, 57.03 Acres) [diagonal lines] (R1-10, 143.05 Acres) [cross-hatch] (R1-6, 157.96 Acres) [diagonal lines] (R1-8, 43.14 Acres) [horizontal lines] (S-1, 10.87 Acres) [vertical lines]	
APPLICATION NO. Z-13-16	DATE: 4/11/16 REVISION DATES: 5/17/16	AERIAL PHOTO & QUARTER SEC. NO. QS 43-34, 43-35, 44-35, 44-35 ZONING MAP N-10, O-10	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 412.05 Acres		MULTIPLES PERMITTED S-1 PCD (R-2, R1-10, R1-6, R1-8, S-1)	
CONVENTIONAL OPTION 412 2019, (570, 429, 837, 172, 11)		* UNITS P.R.D. OPTION 412 2601 (684, 643, 1026, 237, 11)	
* Maximum Units Allowed with P.R.D. Bonus			



Feet



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



Z-13-16

APPLICANT'S NAME: Colin Phipps, Cave Buttes Development

APPLICATION NO. Z-13-16

DATE: 4/11/16
REVISION DATES:

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

412.05 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 43-34, 43-35, 44-35, 44-35
ZONING MAP N-10, O-10

REQUESTED CHANGE:

FROM: S-1 (412.05 a.c.)

TO: PCD (R-2, 57.03 Acres)
(R1-10, 143.05 Acres)
(R1-6, 157.96 Acres)
(R1-8, 43.14 Acres)
(S-1, 10.87 Acres)

MULTIPLES PERMITTED

S-1

PCD (R-2, R1-10, R1-6, R1-8, S-1)

CONVENTIONAL OPTION

412

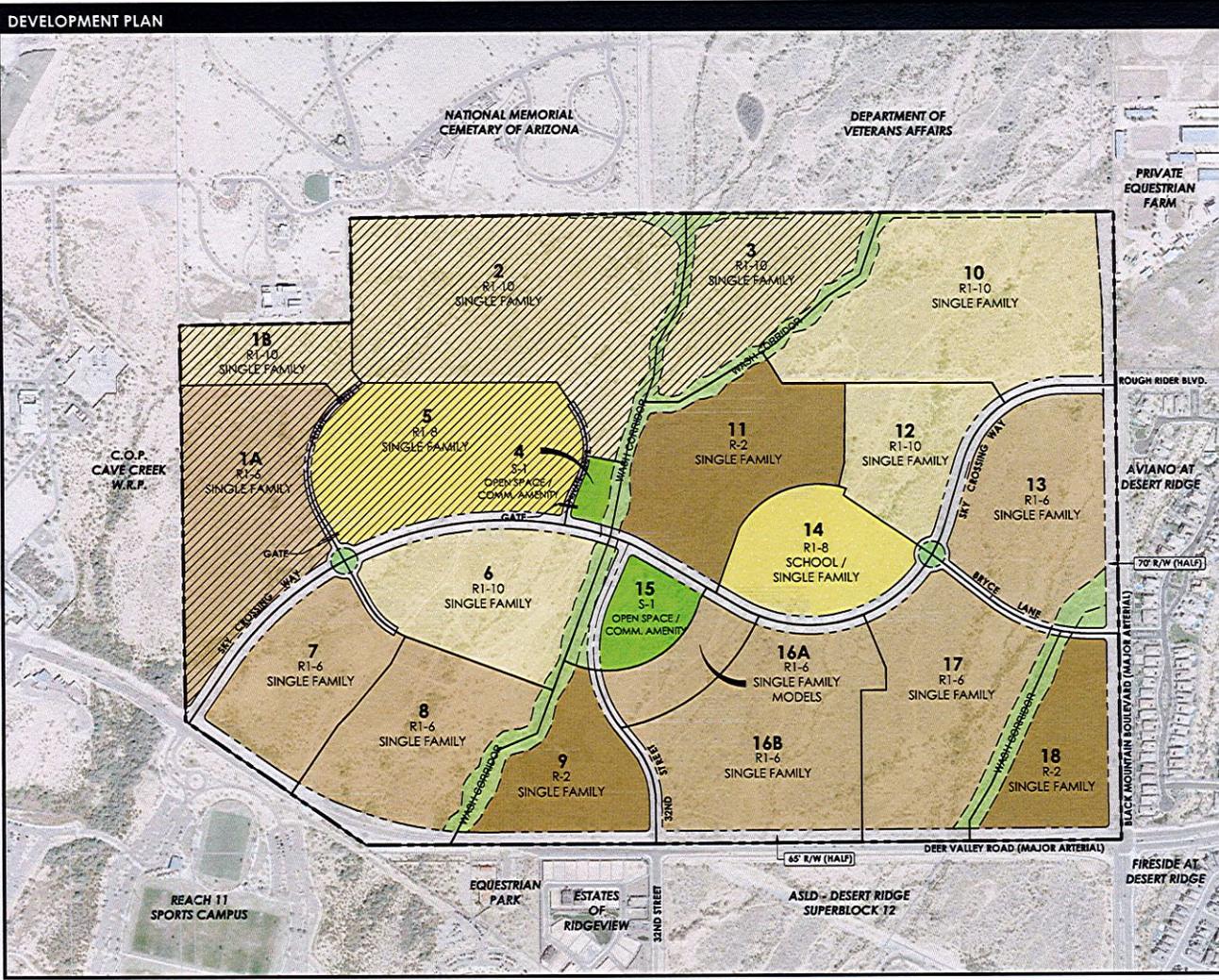
2019, (570, 429, 837, 172, 11)

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

412

2601 (684, 643, 1026, 237, 11)

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



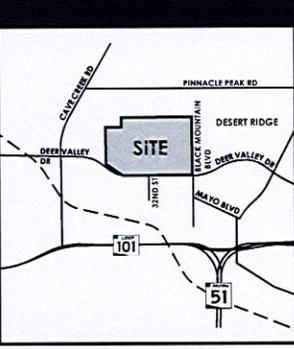
PROPERTY BOUNDARY
DEVELOPMENT UNIT BOUNDARY
GATED/PRIVATE STREETS

NOTE: ALL GATES MUST COMPLY WITH CITY OF PHOENIX REQUIREMENTS FOR ACCESS AND MANEUVERING.

DEVELOPED OPEN SPACE / COMMUNITY AMENITY
PROPOSED GATE

GROSS LAND AREA: 409.9 AC +/-
 GROSS PROJECT DENSITY: 3.95 DU/AC

PREPARED BY: LVA URBAN DESIGN STUDIO c/o: ALAN BEAUDOIN
 480.994.0994 albeaudoin@lva-urban.com
 PREPARED FOR: TAYLOR MORRISON c/o: COLIN PHIPPS
 9000 E. PIMA CENTER PKWY. STE 300, SCOTTSDALE, AZ 85258
 480.346.1719 colin@taylor-morrison.com
 PULTE HOMES c/o: PATRICK BROWN
 16767 N. PERIMETER DR. STE 100, SCOTTSDALE, AZ 85260
 480.962.7856 patrick.brown@pultehome.com



LAND USE SUMMARY TABLE

DEVELOPMENT UNIT	PROPOSED USE	PROPOSED ZONING DISTRICT	GROSS ACREAGE	TARGET DWELLING UNITS	MAXIMUM DENSITY	MAXIMUM DWELLING UNITS
1A	RESIDENTIAL	R1-6	26.2	131	5.50	144
1B	RESIDENTIAL	R1-10	7.9	16	3.50	27
2	RESIDENTIAL	R1-10	43.0	130	3.50	150
3	RESIDENTIAL	R1-10	18.7	37	3.50	66
4	O-S / COMMUNITY AMENITY	S-1	2.4	0	1.00	2
5	RESIDENTIAL	R1-8	28.0	99	4.50	126
6	RESIDENTIAL	R1-10	21.4	64	3.50	75
7	RESIDENTIAL	R1-6	18.0	99	5.50	99
8	RESIDENTIAL	R1-6	22.7	101	5.50	125
9	RESIDENTIAL	R-2	16.3	163	10.00	163
10	RESIDENTIAL	R1-10	37.0	116	3.50	130
11	RESIDENTIAL	R-2	24.0	74	10.00	240
12	RESIDENTIAL	R1-10	13.4	39	3.50	47
13	RESIDENTIAL	R1-6	26.3	117	5.50	145
14	SCHOOL / RESIDENTIAL	R1-8	15.1	0	4.50	68
15	O-S / COMMUNITY AMENITY	S-1	8.5	0	1.00	9
16A	RESIDENTIAL / MODELS	R1-6	7.0	28	5.50	38
16B	RESIDENTIAL	R1-6	30.6	139	5.50	168
17	RESIDENTIAL	R1-6	27.1	105	5.50	149
18	RESIDENTIAL	R-2	16.2	162	10.00	162
			409.9	1,621		2,135
			GROSS PROJECT DENSITY	3.95		5.21

ZONING SUMMARY TABLE

District	Gross Land Area
S-1	10.9
R1-10	141.4
R1-8	43.2
R1-6	157.9
R-2	56.6
Total	409.9

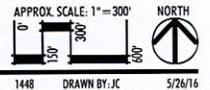
taylor morrison Pulte
 Homes Inspired by You The way it should be®

HILGARTWILSON CIVTECH GAMMAGE BURNHAM andersonbaron

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

SKY CROSSING

CITY OF PHOENIX



PCD-CONCEPTUAL DEVELOPMENT PLAN

PRELIMINARY AND NOT FOR CONSTRUCTION. SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL. © COPYRIGHT LVA URBAN DESIGN STUDIO 1117

MAY 27 2016

Planning & Development Department

KIVA: 16-1029 MDEV: 160001 QS: 43-34/43-35 ZONING CASE#: Z-13-16