



City of Phoenix

Planning and Development Department

Staff Report Z-21-08-3

May 10, 2011

Paradise Valley Village Planning Committee Meeting Date	June 6, 2011
Planning Commission Hearing Date	June 8, 2011
Request From:	R1-10 (6.39 Acres) and C-2 (0.70 Acres)
Request To:	PUD (7.09 Acres)
Proposed Use	Planned Unit Development with Public Horse Stables and related office, Residential and Horseback Riding and Rentals
Location	Approximately 600 feet east of the northeast corner of Cave Creek Road and Cortez Street
Owner	Bruce & Patty Buckingham
Applicant/Representative	City of Phoenix Planning Commission/ Bruce & Patty Buckingham
Staff Recommendation	Approval, subject to stipulations
KIVA #	N/A

General Plan Conformity	
General Plan Land Use Designation	Parks/Open Space – Publicly Owned
Street Map Classification	No adjacent street frontage
<p><i>LAND USE ELEMENT, GOAL 1 URBAN FORM: PROMOTING THE UNIQUENESS OF EACH VILLAGE: CELEBRATING THE LIFESTYLE AND CHARACTER, THE UNIQUE IDENTITY OF EACH VILLAGE WITH ITS HISTORY, PATTERNS OF DEVELOPMENT, TYPES OF OPEN SPACE AND FACILITIES, AND TYPES OF DEVELOPMENT FROM LARGE LOT AND RURAL TO MIXED-USE AND URBAN.</i></p> <p>Stony Mountain Ranch promotes the unique development pattern in the area while providing a transition from the commercial uses along Cave Creek Road to a less intense use on the border of the Phoenix Mountain Preserves. This equestrian center provides a buffer between a commercial retail center and the mountain preserve, while celebrating the lifestyle of the old west.</p>	

LAND USE ELEMENT, GOAL 12 VILLAGE CHARACTER: THE UNIQUE CHARACTER AND IMAGE OF EACH VILLAGE SHOULD BE RETAINED AND ENHANCED.

A part of the Paradise Valley Village character is a low density western lifestyle. Stony Mountain Ranch enhances the unique village character and offers a glimpse into a way of life that is becoming less visible in the urbanized area.

NEIGHBORHOOD ELEMENT, GOAL 4, CHARACTER AND IDENTITY: ENCOURAGE, DEVELOP AND ENHANCE NEIGHBORHOOD CHARACTER AND/OR IDENTITY THROUGH THE USE OF CREATIVE AND FLEXIBLE DESIGN STANDARDS, VARIED ARCHITECTURE, STREETScape THEMES, APPROPRIATE NAMES, ENTRANCE MARKERS, AND/OR IMPROVEMENT PROJECTS.

Stony Mountain Ranch offers an eclectic mix of uses which requires creative and flexible design standards to enhance neighborhood character.

CONSERVATION, REHABILITATION, AND REDEVELOPMENT ELEMENT, GOAL 1, HISTORICAL, CULTURAL AND CHARACTER PRESERVATION: OUR RICH HERITAGE SHOULD BE PRESERVED AND PROTECTED.

The subject site has rich historical and cultural heritage originating as an old mining site. Uses on the property have evolved over time; however homes from the 1940's still remain along with lush undeveloped desert landscape. An equestrian center that preserves the lifestyle of the old west is nestled behind the hustle and bustle of a growing city.

BACKGROUND

1. In 2007, the Planning Commission initiated a request to rezone the subject site to R1-10 with a Special Permit for a public stable. In 2009, staff requested approval to amend the request to use Planned Unit Development (PUD) zoning which was not available in 2007.

SUBJECT SITE

2. This request is to rezone a 7.09 acre site, located approximately 600 feet east of the northeast corner of Cave Creek Road and Cortez Street, from R1-10 (6.39 acres) and C-2 (0.70 acres) to PUD (7.09 acres). The site consists of an existing equestrian center that provides public horse boarding stables, an arena, a round pen, a tack house, and storage for horse trailers. In addition to the equestrian center, the site is home to five existing residential dwelling units. A portion of the main residence is used as an office for the public horse boarding stable business.
3. The General Plan Land Use Map designation is Parks/Open Space – Publicly Owned, however, the site is less than 10 acres and therefore does not require a General Plan Amendment.

SURROUNDING USES & ZONING

4. The subject site is bounded on the east, west, and south property lines by undisturbed desert which is part of the Phoenix Mountain Preserves (North Mountain Area) and zoned R1-10 (Single-Family Residence). Northwest of the subject site along Cave Creek Road is an existing commercial strip center that is zoned C-2 (Intermediate Commercial). There are two single family residences southeast of the subject site, both are zoned R1-10 (Single-Family Residence).

PROPOSAL

5. The proposal was developed utilizing the PUD zoning district which allows an applicant to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment, more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped May 6, 2011, Attachment B.

Land Use

The narrative proposes a mix of land use categories: residential, commercial, and open space, with one set of standards that will apply to all uses on the site. Permitted uses are limited to the existing public horse stables and related office; the existing five residential dwelling units; and future public horseback riding and rental uses. An existing horse riding exercise arena with no public events, round pen, turnout pen, horse trailer storage, tack house; and future barbeque cook outs are permitted as accessory uses to the public horse stables.

Development Standards

The proposed maximum building height for the entire PUD is 30 feet. The building setbacks range from a minimum of 5 feet to 40 feet to reflect the existing building setbacks currently on-site. The residential density is restricted to 5 dwelling units for the entire PUD. The lot coverage cannot exceed 25 percent for the entire PUD, a maximum of 15 percent for the main building and all accessory buildings; and an additional 10 percent for shade structures only. The proposed maximum density and lot coverage are consistent with the maximum density and lot coverage allowed for hillside development.

Landscaping Standards

Landscaping located within the building setbacks shall remain in a natural state. In addition, a minimum 21 percent of designated open space, exclusive of the required building setbacks, shall remain in a natural state, as depicted on the Open Space Exhibit on page 10 of the Development Narrative. The property

owner will record a preservation easement that prevents construction and grading within the designated open space area. The slope analysis approved on November 10, 2010, by the City of Phoenix Planning and Development Department confirmed this area exceeds the 10 percent slope line, thereby designating the area as hillside.

Parking

On-site parking has been limited to one space per dwelling unit for the existing five residences, one space per four stalls for the existing public horse stables, and 10 spaces for the future horseback riding and rentals. There are approximately 30 horse stalls on-site which would require eight parking spaces. The PUD does not limit the number of horse stalls, however, any increase in the number of horse stalls would require an increase in parking spaces.

Alternative Dustproofing Materials for Parking and Maneuvering Areas

A request to use alternative dustproofing materials for parking and maneuvering areas was approved by the Zoning Administrator on March 2, 2011, subject to the approval of this PUD per Exhibit 13. The use of alternative dustproofing materials would be more appropriate for the use of the property and consistent with the natural setting of the horse facility.

Design Guidelines

All the structures on-site are existing. The Development Narrative does not propose any new design guidelines, therefore, all applicable design guidelines outlined in the Guidelines for Design Review section of the Zoning Ordinance will apply except for design guidelines for fencing. The PUD narrative does propose specific design guidelines for V-mesh fencing to allow a fencing material that is more compatible with good equine care.

Phasing

Phase I: Phase I consists of an existing equestrian center that provides public horse boarding stables, an arena, a round pen, a tack house, and storage for horse trailers. In addition to the equestrian center, the facility also includes five existing residential dwelling units. A portion of the main residence is used as an office for the public horse boarding stable business. Additional site improvements to accommodate additional parking and compliance with ADA requirements will be required prior to commencement of Phase II for the horseback riding and rentals.

Phase II: Phase II proposes an expansion to the equestrian center to include guided horseback rides into the Phoenix Mountain Preserves via designated trails approved by the Parks and Recreation Department. In addition, the property owner proposes barbeque cook-outs on-site to enhance the horseback riding experience. The Parks and Recreation Department is currently working with the property owner to negotiate a use agreement for the horseback rides into the Phoenix Mountain Preserve. Additional site improvements to accommodate additional parking and compliance with ADA requirements will be required prior to commencement of Phase II for the horseback riding and rentals.

Signage

A graphic sign is proposed, Exhibit 15 in the PUD narrative. It is limited to eight feet in height and 55 square feet in sign area. Signage standards provided in the PUD narrative will ensure that the design is consistent with architectural treatment and the overall character of the site.

Sustainability

The narrative proposes a minimum of 21 percent of designated open space with a recorded preservation easement to prevent construction and grading within the designated open space area.

INGRESS/EGRESS

7. Primary ingress and egress is provided via Cortez Street, however, the subject site does not have adjacent street frontage. The subject site touches Cortez Street at a point. The City of Phoenix Real Estate Division granted a 0.017 acre ingress/egress easement (Document No. 20091109806) to allow ingress/egress to the subject site through the Phoenix Mountain Preserve. Secondary ingress and egress is provided via 18th Place for residential use.
8. There is concern that the access via 18th Place is too narrow, on the adjacent property to the north, and that it goes through a wash. The applicant must provide a copy of an easement from the adjacent property owners that allows the road on their property. In addition, the portion of the road that goes through the wash must meet all current city guidelines. The access issue will be addressed in the site plan review process.

MISCELLANEOUS

9. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in an Unshaded Zone X, on panel 1660 H of the Flood Insurance Rate Maps (FIRM), dated September 30, 2005.
10. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposed development enhances the unique village character and preserves a small portion of the old west lifestyle.
2. The proposed development provides a transition between the commercial uses located along Cave Creek Road and the boundaries of the Phoenix Mountain Preserve.
3. The proposed development provides an amenity with over 20% open space to the community.

Stipulations

1. The updated Development Narrative for the Stony Mountain Ranch PUD that reflects the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped May 6, 2011.

Writer

T. Gomes

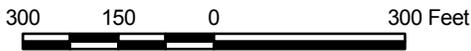
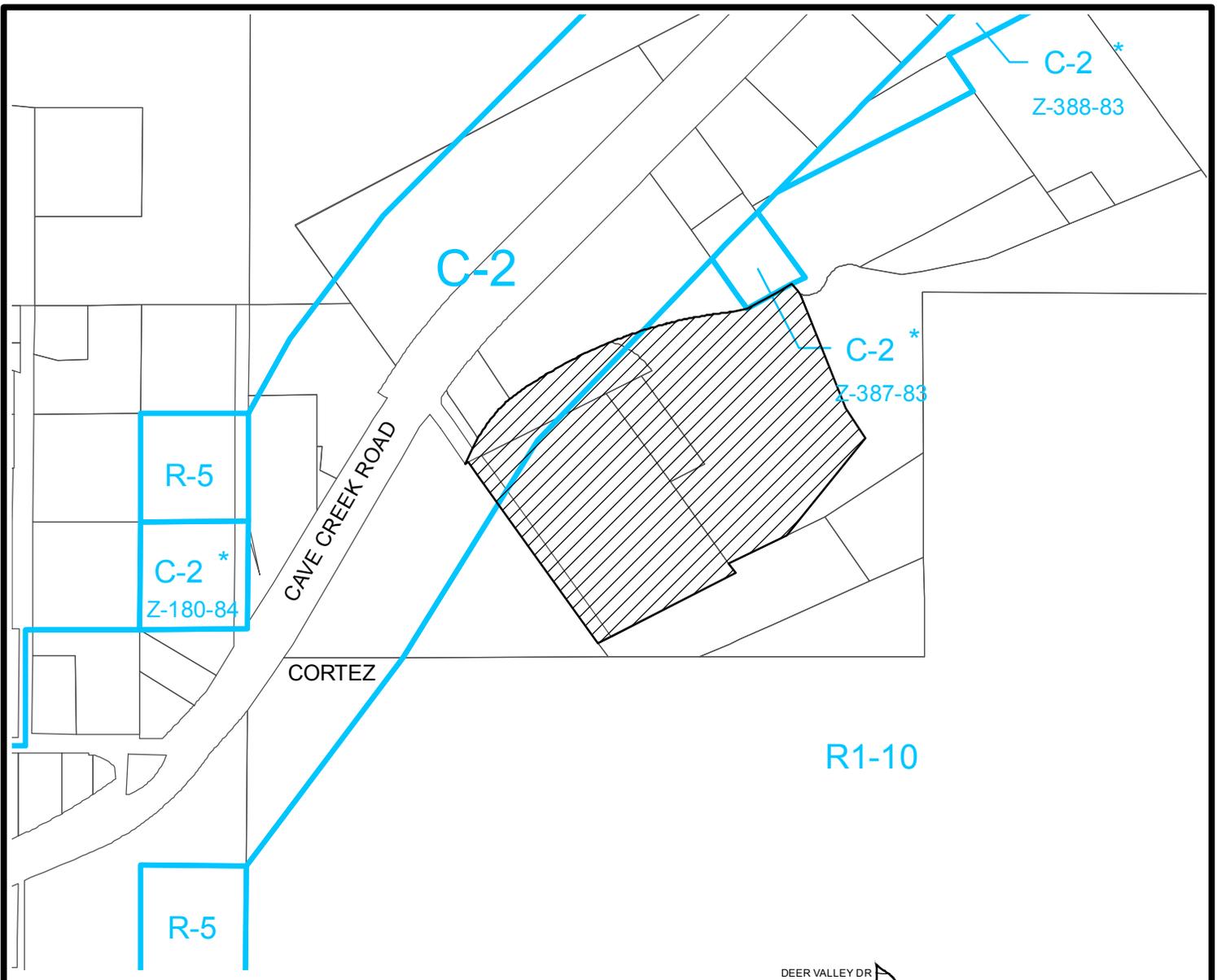
May 10, 2011

JB

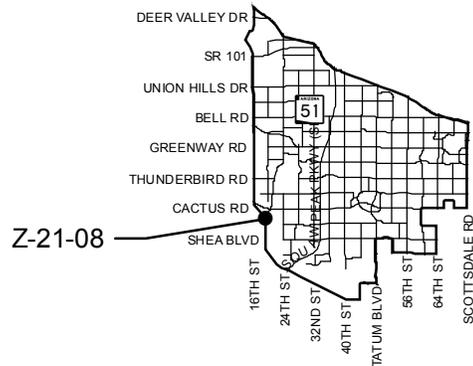
Attachments

Attachment A: Sketch Map

Attachment B: Stony Mountain Ranch PUD Narrative date stamped May 6, 2011



CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: BRUCE & PATTY BUCKINGHAM		REQUESTED CHANGE: FROM: R1-10, (6.39 a.c.) C-2, (.70 a.c.) TO: PUD, (7.09 a.c.)	
APPLICATION NO. Z-21-08	DATE: 03-12-2008 REVISION DATES: 07-22-2008		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.09 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q30-31	ZONING MAP K9	
MULTIPLES PERMITTED R1-10, C-2 PUD	CONVENTIONAL OPTION 19, 10 5	* UNITS P.R.D. OPTION 27, 12 5	

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

STONY MOUNTAIN RANCH

Approximately 600 feet east of the northeast
corner of Cave Creek Road and Cortez Street



Z-21-08-3

CITY OF PHOENIX

MAY 06 2011

PLANNING DEPT.
2nd fl. RECEPTION

Submittal Date: March 25, 2011
Public Hearing Draft Submitted: May 6, 2011

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

PRINCIPALS AND DEVELOPMENT TEAM

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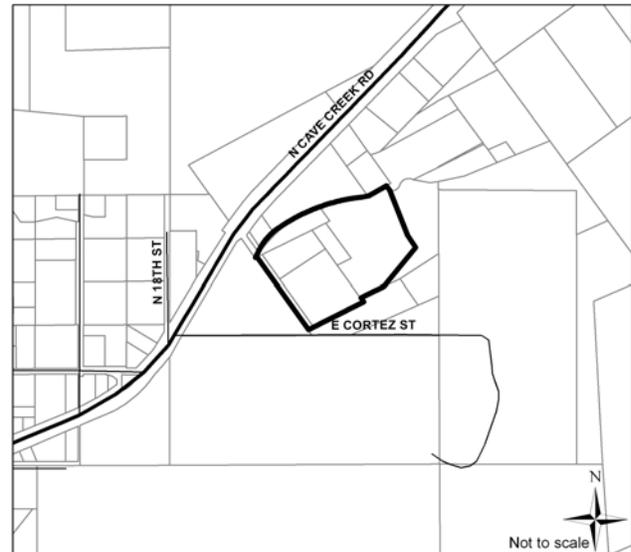
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A. PURPOSE AND INTENT

A.1. Project Overview

The subject site is 7.09 acres located approximately 600 feet east of the northeast corner of Cave Creek Road and Cortez Street and surrounded by the Phoenix Mountain Preserves. Stony Mountain Ranch is an equestrian center which provides horse boarding stables, an arena, a round pen, a tack house, and storage for horse trailers. In addition to the equestrian center, the site is home to five residential dwelling units.



A.2. Project Goals

- Preserve the rural character and equestrian lifestyle that provides an alternative to the urbanized development in the area.
- Introduce horseback trail rides from Stony Mountain Ranch through the Phoenix Mountain Preserves via designated trails.
- Maintain a natural wash and vegetation to preserve the natural ecology in the area.

A.3. Overall Design Concept

A.3.a. Use Categories

Stony Mountain Ranch proposes a mix of use categories: Residential, Commercial and Open Space.

A.3.b. Themes

The overall theme of the site is rural in character integrating a lifestyle from the Old West and eclectic residential architecture ranging from a native stone house to geodesic domes from the 1960's. This proposal would preserve the undisturbed desert that surrounds the site.

B. LAND USE PLAN

This 7.09 gross acre site encompasses a mixture of residential, commercial and open space. One set of standards and uses will apply to this site.



C. SITE CONDITIONS AND LOCATION

C.1. Acreage

Lot gross area is 7.09 acres

C.2. Location

Stony Mountain Ranch is located approximately 600 feet east of the northeast corner of Cave Creek Road and Cortez Street. It is surrounded by the Phoenix Mountain Preserve to the north, south and east. The site is nearly hidden from view from Cave Creek Road and the commercial strip center to the northwest.

C.3. Topography and natural features

The site has an uneven topography with variation in the grade elevation. The slope descends in a south to north direction to an un-named wash along the northwestern boundary. The most eastern portion of the site exceeds the 10% slope line, thereby designating this area as hillside. The vegetation is native and undisturbed in this area.

D. GENERAL PLAN CONFORMANCE

The subject area is designated as Parks/Open Space – Publicly Owned on the Phoenix General Plan Land Use Map. The area on the northwest along Cave Creek Road is designated as Commercial. The area on the east, west and south is designated as Parks/Open Space – Publicly Owned.

The proposed project meets or exceeds the following goals and policies outlined in the General Plan:

Land Use Element, Goal 1, Urban Form: Promoting the uniqueness of each village: celebrating the lifestyle and character, the unique identity of each village with its history, patterns of development, types of open space and facilities, and types of development from large lot and rural to mixed-use and urban.

Stony Mountain Ranch promotes the unique development pattern in the area while providing a transition from the commercial uses along Cave Creek Road to a less intense use on the border of the Phoenix Mountain Preserves. This equestrian center is appropriately located between a commercial buffer and the mountain preserve, celebrating the lifestyle of the Old West.

Land Use Element, Goal 12, Village Character: The unique character and image of each village should be retained and enhanced.

A part of the Paradise Valley Village character is a low density western lifestyle. Stony Mountain Ranch enhances the unique village character and offers a glimpse into a way of life that is becoming obsolete in an urbanized area.

Neighborhood Element, Goal 4, Character and Identity: Encourage, develop and enhance neighborhood character and/or identity through the use of creative and flexible design standards, varied architecture, streetscape themes, appropriate names, entrance markers, and/or improvement projects.

Stony Mountain Ranch offers an eclectic mix of uses which requires creative and flexible design standards to enhance neighborhood character.

Conservation, Rehabilitation, and Redevelopment Element, Goal 1, Historical, Cultural and Character Preservation: Our rich heritage should be preserved and protected.

The subject site has rich historical and cultural heritage originating as an old mining site. Uses on the property have evolved over time; however homes from the 1940's still remain along with lush undeveloped desert. An equestrian center is nestled behind the hustle and bustle of a growing city preserving the lifestyle of the Old West.

E. ZONING AND LAND USE COMPATIBILITY

The subject site is currently zoned C-2 (0.70 acres) and R1-10 (6.39 acres). Along the east, west and south property lines of the subject site is bounded by undisturbed desert which is part of the Phoenix Mountain Preserves (North Mountain Area) and zoned R1-10. The property to the northwest along Cave Creek Road is zoned C-2 with an existing commercial strip center.

F. LIST OF USES

F.1. Permitted Uses

- a. Public Horse Stables and related office
- b. Residential
- c. Horseback Riding and Rentals

F.2. Temporary Uses

- a. As outlined in the Temporary Uses section of the Phoenix Zoning Ordinance.

F.3. Accessory Uses

As outlined in the Accessory Uses and Structures section of the Phoenix Zoning Ordinance unless otherwise modified by this development narrative.

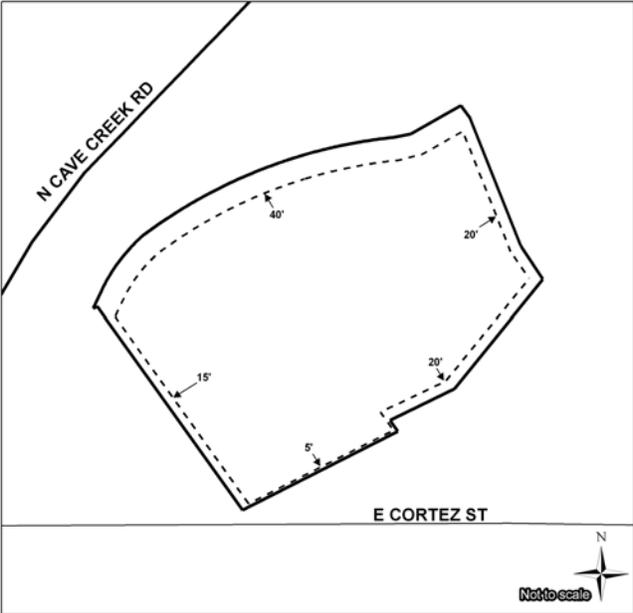
- a. Horse Riding Exercise Arena, no public events
- b. Horse Round Pen
- c. Horse Turnout Pen
- d. Horse Trailer Storage
- e. Tack House
- f. Barbeque Cook Outs

G. DEVELOPMENT STANDARDS

G.1. Development Table

These standards apply to the entire PUD	
Density	Maximum 5 dwelling units
Minimum Site Size	None
Building Setbacks	Per Setback Exhibit
Open Space	Minimum 21%, exclusive of required building setbacks
Building Height	Maximum 30 feet
Lot Coverage	The main building and all accessory buildings, not including shade structures: 15% of the PUD area. Total: 25% for the PUD area.
Division of Uses	Residential Commercial Open Space

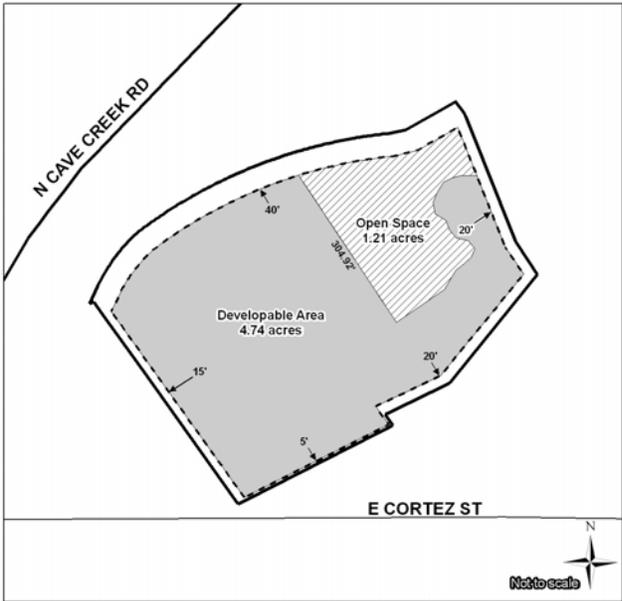
G.2. Setback Exhibit



G.3. Landscaping Standards

A minimum 21% of designated open space, exclusive of the required building setback, shall be maintained for the entire 7.09 acre site, as depicted in the Open Space Exhibit. The designated open space shall remain in a natural state. The property owner shall record a preservation easement that restricts construction and grading within the designated open space area.

G.3.a. Open Space Exhibit



G.4. Parking Standards

All parking requirements shall comply with the Off-Street Parking and Loading Section of the Phoenix Zoning Ordinance unless otherwise modified by this development narrative.

G.4.a. Parking Standards Table

Type of Land Use	Parking Requirements
Dwelling Unit	1 space per dwelling unit
Public Horse Stables	1 space per 4 stalls
Horseback Riding & Rentals	10 spaces

G.5. Lighting

- a. Lighting Guidelines shall comply with Section 507 Tab A., Guidelines for Design Review, of the Phoenix Zoning Ordinance unless otherwise modified by this development narrative.
- b. Lighting for the arena shall be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of one (1) foot candle at the property line.
- c. Arena lighting fixtures shall not exceed a maximum of twenty-two (22) feet in height including lamp, pole, and base.

H. DESIGN GUIDELINES

Design Guidelines shall comply with Section 507 Tab A., Guidelines for Design Review, of the Phoenix Zoning Ordinance unless otherwise modified by this development narrative as follows:

H.1 Walls/Fencing

- a. Materials such as wrought iron, wood, or V-Mesh shall be used for the perimeter fence.
- b. V-Mesh fencing shall incorporate a minimum 1 inch by 6 inch top rail and 4 inch by 4 inch posts shall be spaced 10 to 12 feet apart.
- c. T-posts shall not be used.
- d. Temporary fencing shall not be permitted along the perimeter of the PUD.

I. SIGNS

All sign requirements shall comply with Section 705 (Signs) of the Phoenix Zoning Ordinance unless otherwise modified by this development narrative.

I.1. Character.

- a. Signs shall be designed to be consistent with the architectural treatment and overall character of the site.
- b. Signs shall use materials or textures which are complementary to those used in the building or project being signed.
- c. Signs shall use colors which match or complement the colors used on the building or in the project being signed.
- d. Ground signs placed closer to the building than the width of the sign shall not exceed the height of the building, or shall be designed to appear to be an integral part of the architecture of the building.

I.2. Location.

- a. Sign locations shall be integrated within the design of the site and the adjacent streetscape.
- b. Signs and landscaping shall be placed so that they are not in conflict when landscaping reaches full maturity.

I.3. Function.

- a. Sign placement and materials for multiple tenant occupancies shall be delineated in a uniform and consistent manner.
- b. Traffic directionals shall be placed to promote safe and efficient traffic flow.
- c. Signs shall be oriented to promote readability and serve their intended function.

I.4. Sign Standard Table

Wall Signs		Ground Signs		
Height (feet)	Area (square feet)	Number of Signs	Height (feet)	Area (square feet)
15	1 sq. ft./each 4 lin. Ft. (min. 24; max 120)	1	8	55

J. SUSTAINABILITY

Sonoran desert vegetation is a slow growing, scarce, and valuable resource which provides a unique character and sense of place to this area which should be preserved.

J.1. Standards

A minimum 21% of designated open space, exclusive of the required building setback, shall be maintained for the entire 7.09 acre site as depicted in the Open Space Exhibit. The designated open space shall remain in a natural state. The property owner shall record a preservation easement that limits construction and grading within the designated open space area.

K. INFRASTRUCTURE

1. Circulation Systems

a. Streets

- 1) Primary ingress and egress will be provided via Cortez Street. Secondary ingress and egress will be provided via 18th Place for residential use.

2. Grading and Drainage

As required by the Planning and Development Department at the time of site plan approval.

3. Water and Wastewater Services

As required by the Planning and Development Department at the time of site plan approval.

Currently, a nine (9) inch water main is located approximately fifteen (15) feet from the south property line under Cortez Street with five (5) water meters to service the site. The water pressure is approximately 73-82 psi.

There are sewer mains located under 18th Place and Cave Creek Road, which is approximately 55 feet from the western property lines. The subject site is currently on septic systems.

L. PHASING PLAN

Uses shall be phased as follows:

Phase I consists of the existing Stony Mountain Ranch equestrian center, associated accessory structures and five residential dwelling units. Additional site improvements to accommodate additional parking and compliance with ADA requirements will be required prior to the commencement of Phase II for the horseback riding and rentals.

Phase II proposes an expansion to the equestrian center to include guided horseback rides into the Phoenix Mountain Preserves via designated trails. However, a use agreement would need to be negotiated with the Parks and Recreation Department. Additional site improvements to accommodate additional parking and compliance with ADA requirements will be required prior to the commencement of Phase II for the horseback riding and rentals.

**All standards not expressed herein shall conform to the regulations outlined within the Phoenix Zoning Ordinance.

EXHIBITS

Exhibit 1: Comparative Zoning Development Standards

Development Standards	R1-10	C-2	PUD
Density Dwelling units per gross acre (du/ac)	3.5	14.5	Maximum 5 dwelling units
Minimum Site Size	N/A	N/A	None
Minimum Gross Lot Area	10,000 square feet	N/A	N/A
Building Setbacks	Front yard: 25 feet Side: 10 and 3 feet Rear: 25 feet	Adjacent to streets: Average 25 feet Not Adjacent to streets: Maximum 50 feet	Per setback exhibit
Open Space	N/A	N/A	Minimum 21%, exclusive of the required building setbacks
Maximum Height	2 stories and 30'	2 stories and 30 feet	Maximum 30 feet
Lot Coverage	40%	45% - Residential 50% - Commercial	The main building and all accessory buildings, not including shade structures: 15% of the PUD area. Total: 25% for the PUD area.

Exhibit 2: Setback Exhibit

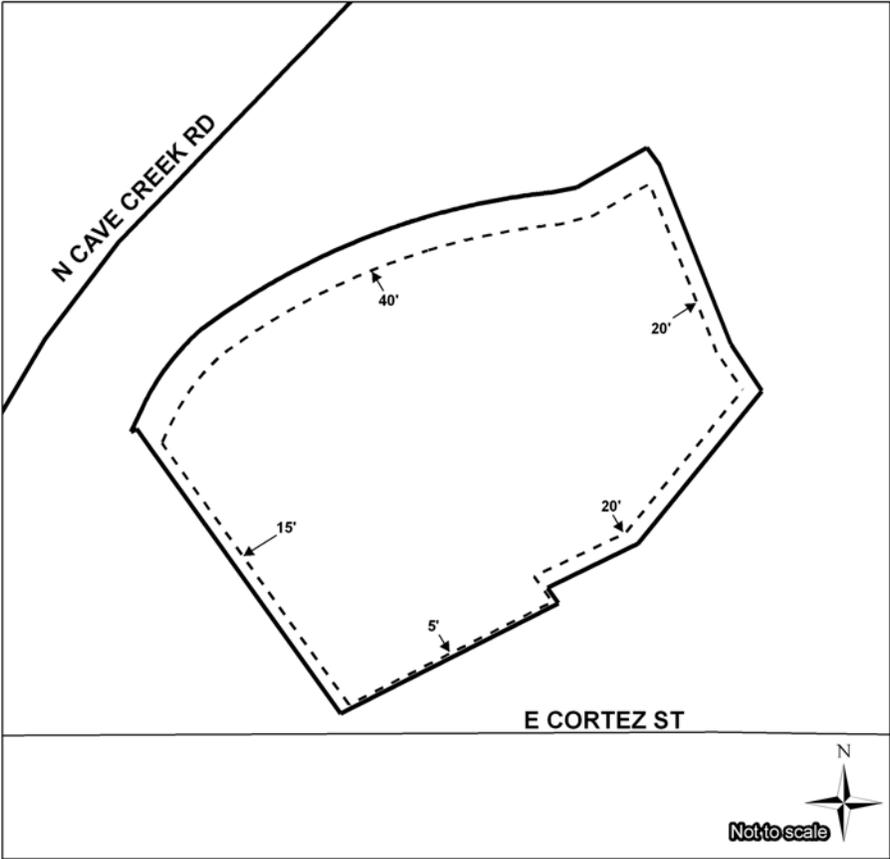


Exhibit 3: Open Space Exhibit

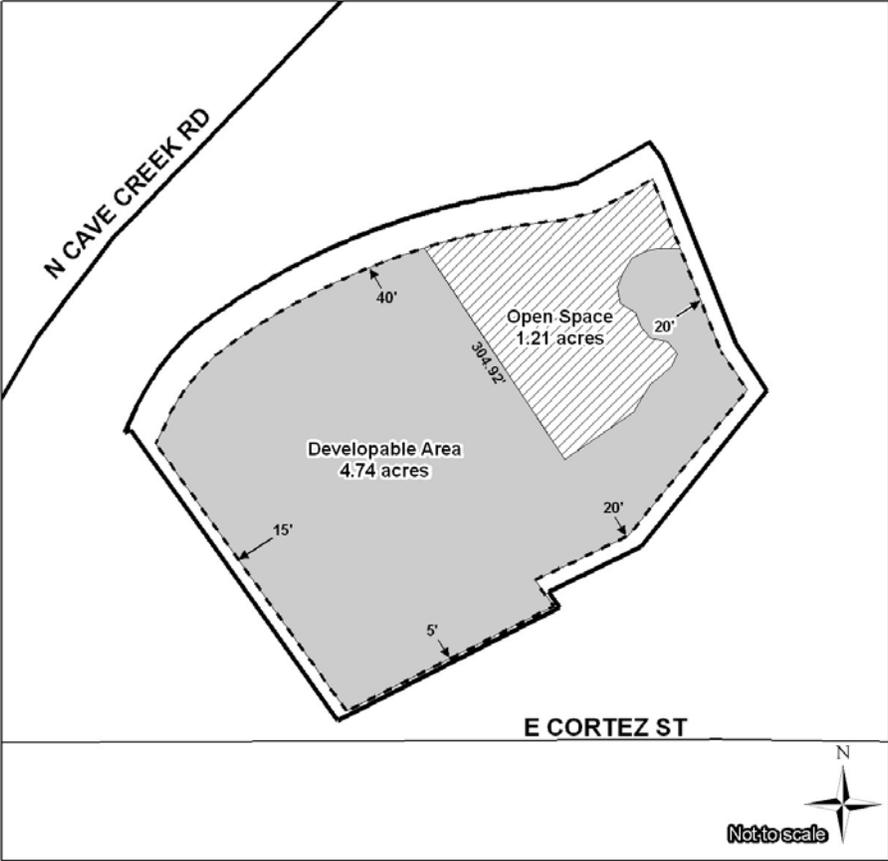
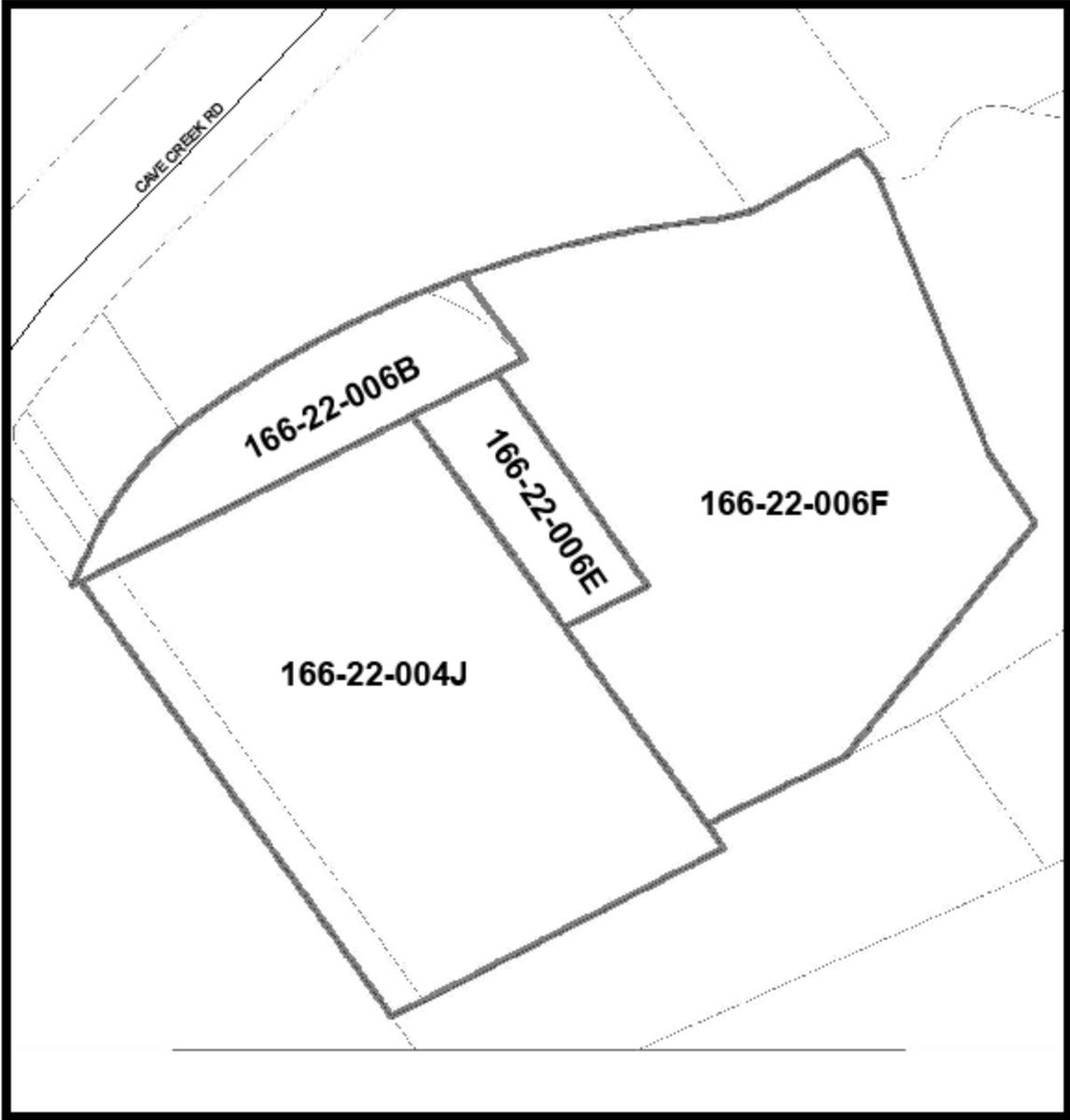


Exhibit 4: Legal Description



Z-21-08 Legal Description Exhibit

Exhibit 4: Legal Description

Parcel 166-22-006B

That part of the AVELINA LODE MINING CLAIM designated as Survey No. 4367, embracing a portion of Section Twenty-two (22), Township Three (3) North, Range Three (3) East of the Gila and Salt River Base and Meridian, in the Winifred Mining District, Maricopa County, Arizona, and abounded and described as follows:

BEGINNING at a point which is South 62 degrees 56 minutes 30 seconds West 1089.60 feet from Corner 2, identical with Corner 1, Devide Mining Claim, Survey No. 4321, the point of beginning being in the center of a wash; thence South 62 degrees 56 minutes 30 seconds, 410.3 feet, more or less, to Corner No. 3 of the Avelina mining claim Mineral Survey No. 4367, and the point where a wash intersects said Corner 3; thence in a Northeasterly direction and in an Easterly direction, following the bottom of said wash, for a distance of approximately 415 feet, more or less to a point where a road intersects said wash; and thence along the South line of said Road, in an Easterly and Southeasterly direction 100 feet, more or less to the point of beginning.

Together with the use as right of way for a road 50 ft. wide from wash to Cave Creek Road as granted to W.W. Adams et ux by instrument recorded Nov. 15, 1955, in Docket 1760, page 166. EXCEPT: That part of said premises conveyed to the City of Phoenix in Docket 10990, page 210.

Parcel 166-22-006E

That part of the Devide Lode Mining Claim designated as Mineral Survey No. 4321, embracing a portion of Section 22, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, in the Winifred Mining District, Maricopa County, Arizona, described as follows:

From the North quarter corner of said Section 22, run thence South 25 degrees 17 minutes 45 seconds East 1088.91 feet to corner No. 1 of Devide Lode Mining Claim, identical with corner No. 2 of Avelina Lode Mining Claim, Mineral Survey No. 4367

Thence South 62 degrees 56 minutes 30 seconds West, along the line between corners 1 and 4 of said Devide Lode Mining Claim, 1111.64 to a point North 62 degrees 56 minutes 30 seconds East 375 feet from corner No. 4 of said Devide Lode Mining Claim and the Point of Beginning of this Parcel;

Thence South 36 degrees 04 minutes East 210 feet;

Thence South 62 degrees 56 minutes 30 seconds West parallel to the Northerly line of said Devide Lode Mining Claim 75 feet to the East line of the property conveyed to William D. Pontzious, et ux by Deed recorded in Docket 2385, page 515;

Thence North 36 degrees 04 minutes West, along said East line, 210 feet to a point on the line between corners 1 and 4 of said Devide Lode Mining Claim;

Thence along said line North 62 degrees 56 minutes 30 seconds East, 75 feet to the point of beginning.

Exhibit 4: Legal Description

Parcel 166-22-004J

A description of lands, currently identified by the Maricopa County Assessors Office as:
APN 166-22-004E, APN 166-22-004F

Consolidating said two parcels described in Docket Number 1992-0380176 and Docket Number 1987-0655780 recorded in the office of the Maricopa County Recorder, into one parcel.

Said parcels are located in the part of the Devide Lode Mining Claim, designated on Mineral Survey No. 4321, embracing a portion of Section 22, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, in the Winifred Mining District,

Using the results of survey map recorded in book of maps 1048 page 37 of Maricopa County Records as the basis for this description, the consolidated parcel is more particularly described as follows:

Commencing at the North quarter corner of said Section 22;

Thence South 25 degrees 17 minutes 45 second East, 1088.91 feet (R) South 25 degrees 17 minutes 43 seconds East, 1090.59 feet (M) to Corner No. 1 of said Devide Lode Mining Claim;

Thence South 62 degrees 56 minutes 30 seconds West (R) South 63 degrees 00 minutes 49 seconds West (M), along the line between Corners 1 and 4 of said Devide Lode Mining Claim, 1486.64 feet (R) 1487.04 feet (M) to said Corner No. 4 and being the true point of beginning of a tract of land herein described;

Thence South 36 degrees 04 minutes East (R) South 35 degrees 57 minutes 11 seconds East (M) along the line between Corners 3 and 4 of said Devide Lode Mining Claim, 423.07 feet to intersect 6-7 of the Arizona Placer Claim;

Thence North 62 degrees 56 minutes 30 seconds East (R) North 63 degrees 00 minutes 49 seconds East (M) a distance 300.00 feet;

Thence North 36 degrees 04 minutes West (R) North 35 degrees 57 minutes 11 seconds West (M) a distance of 423.07 feet to a point on the line between Corners 1 and 4 of said Devide Lode Mining Claim;

Thence South 62 degrees 56 minutes 30 seconds West (R) South 63 degrees 00 minutes 49 seconds West (M) along said line, 300.00 feet to the true point of beginning;

Except all that portion within the boundaries of the Arizona Placer Claim, and all veins, lodes and ledges, throughout their entire depth, the tops or apexes of which may be inside of said excluded portion, as set forth in the patent.

Exhibit 4: Legal Description

Parcel 166-22-006F

Parcel No. 1:

That part of AVELINA LODE MINING CLAIM in Winifred Mining District, being shown on Mineral Survey No. 4367 on file in the Bureau of Land Management as granted by Patent recorded in Docket 1730, Page 60, records of Maricopa County, Arizona and that part of DEVIDE LODE MINING CLAIM in Winifred Mining District, being shown on Mineral Survey No. 4321, on file in the Bureau of Land Management as granted by Patent recorded in Docket 871, Page 199, records of Maricopa County, Arizona, described as follows:

COMMENCING at a point which is South 62 degrees 56 minutes 30 seconds West, 643.10 feet from Corner No. 2 of said AVELINA LODE MINING CLAIM, identical with Corner No. 1 of said DEVIDE LODE MINING CLAIM, said corner being monumented by a standard one inch G.L.O. pipe set 12 inches in the ground and surrounded by a mound of rock and marked in addition to the G.L.O. markings D-1-4321; A-2-5467, said point being the bottom of a wash; thence Southwesterly along the bottom of said wash to the Southeast corner of the parcel of land described in the instrument recorded in Docket 9932, Page 444, records of Maricopa County, Arizona, said point being the TRUE POINT OF BEGINNING; thence Southeasterly to a point which lies North 33 degrees 26 minutes 18 seconds West, a distance of 155 feet from a point which is North 56 degrees 33 minutes 42 seconds East, a distance of 150 feet from the most Westerly corner of that certain parcel of land described in Docket 5499, Page 58, records of Maricopa County, Arizona; thence South 33 degrees 26 minutes 18 seconds East, a distance of 70 feet; thence Southwesterly to a point in the Northwesterly line of the parcel of land described in the instrument recorded in Docket 2159, Page 109, records of Maricopa County, Arizona, a distance of 75.83 feet from the most Northerly Corner thereof; thence Southwesterly along last said Northwesterly line to the Northwest corner of land described in instrument recorded in said Docket 2159, Page 109, records of Maricopa County, Arizona, also being a point on the Easterly line of land described in instrument recorded in Docket 2385, Page 515, records of Maricopa County, Arizona; thence Northwesterly along said Easterly line to a point being the Southwesterly corner of land described in instrument recorded in Docket 7008, Page 389, records of Maricopa County, Arizona; thence North 62 degrees 56 minutes 30 seconds East, 75 feet to the Southeasterly corner of said land; thence North 36 degrees 04 minutes West, 210 feet to the Northeasterly corner of said land; a thence Northeasterly to a point being South 62 degrees 56 minutes 30 seconds West 1089.60 feet from Corner No. 1 of said DEVIDE LODE MINING CLAIM; thence Northwesterly 100.00 feet to a point being the most Northerly corner of land described in instrument recorded in Docket 15440, Page 25, records of Maricopa County, Arizona, also being a point in the center of the wash which extends across the Northeast corner of said DEVIDE LODE MINING CLAIM, said wash being further identified as the South line of the crosshatched portion of Mineral Survey No. 4321 attached to and made a part of the instrument recorded in Docket 871, Page 211, records of Maricopa County, Arizona; thence Northeasterly along the center of said wash to the POINT OF BEGINNING.

Exhibit 4: Legal Description

Parcel No. 2

An Easement for ingress and egress as created by instrument recorded in Document No. 85-090720, records of Maricopa County, Arizona, over the following described property:

THAT part of the AVELINA LODGE MINING CLAIM designated as Survey No. 4367, embracing a portion of Section 22, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, in the Winifred Mining District, Maricopa County, Arizona, and abounded and described as follows:

BEGINNING at a point which is South 62 degrees 56 minutes 30 seconds West 1089.60 feet from Corner 2, identical with Corner 1, Devide Mining Claim, Survey No. 4321, the point of beginning being in the center of a wash; thence South 62 degrees 56 minutes 30 seconds West, 410.3 feet, more or less, to Corner No. 3 of the Avelina Mining Claim Mineral Survey No. 4367, and the point where a wash intersects said Corner 3; thence in a Northeasterly direction and in an Easterly direction, following the bottom of said wash, for a distance of approximately 415 feet, more or less to a point where a road intersects said wash; thence along the South line of said Road, in an Easterly and Southeasterly direction 100 feet, more or less to the POINT OF BEGINNING;

EXCEPT that part of said premises conveyed to the City of Phoenix in Docket 10990, Page 210, records of Maricopa County, Arizona.

Exhibit 5: Area Vicinity Map

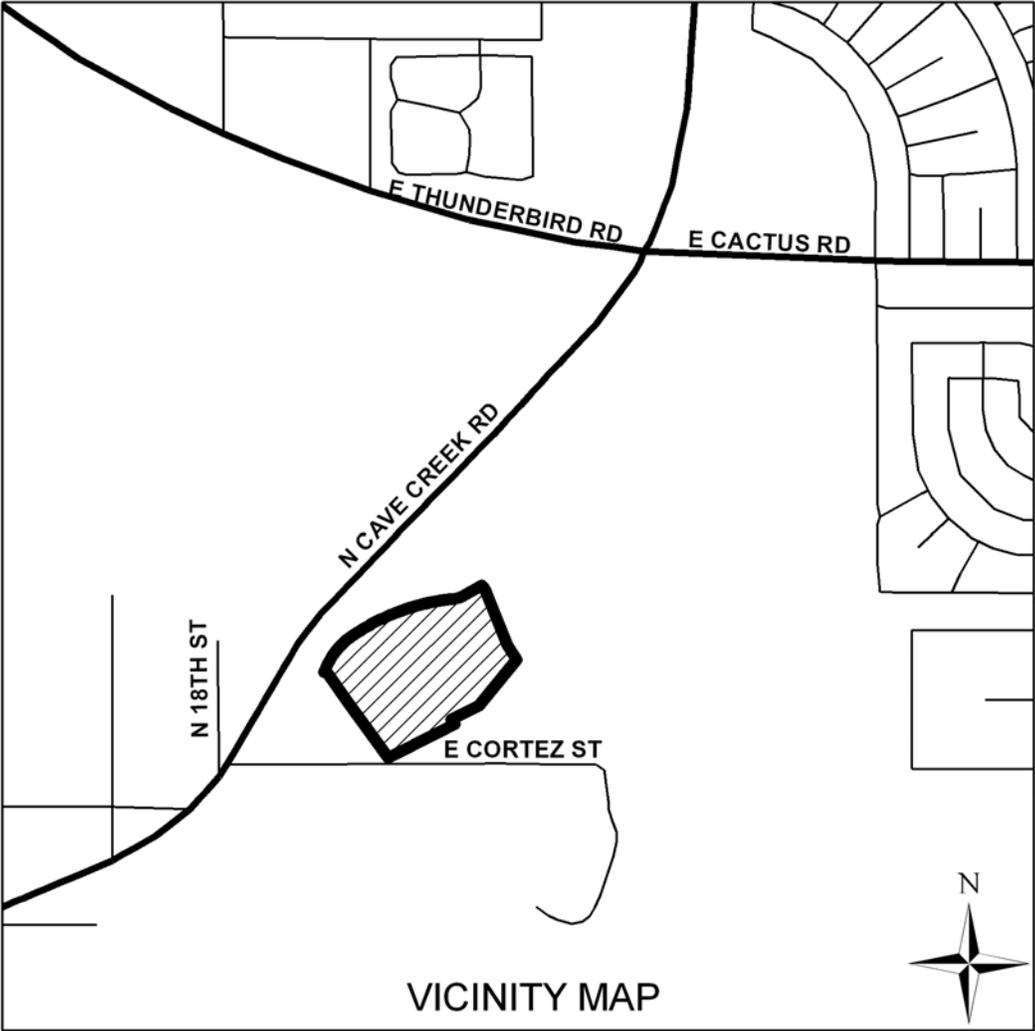


Exhibit 6: Aerial Map



Exhibit 7: Zoning Map

Exhibit 7.a Existing Zoning

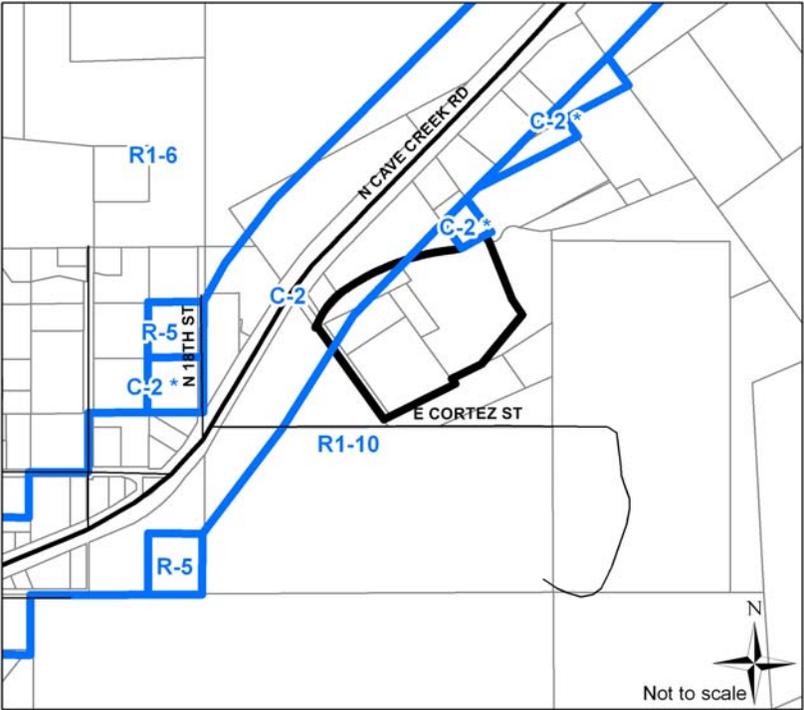


Exhibit 7.b Proposed Zoning

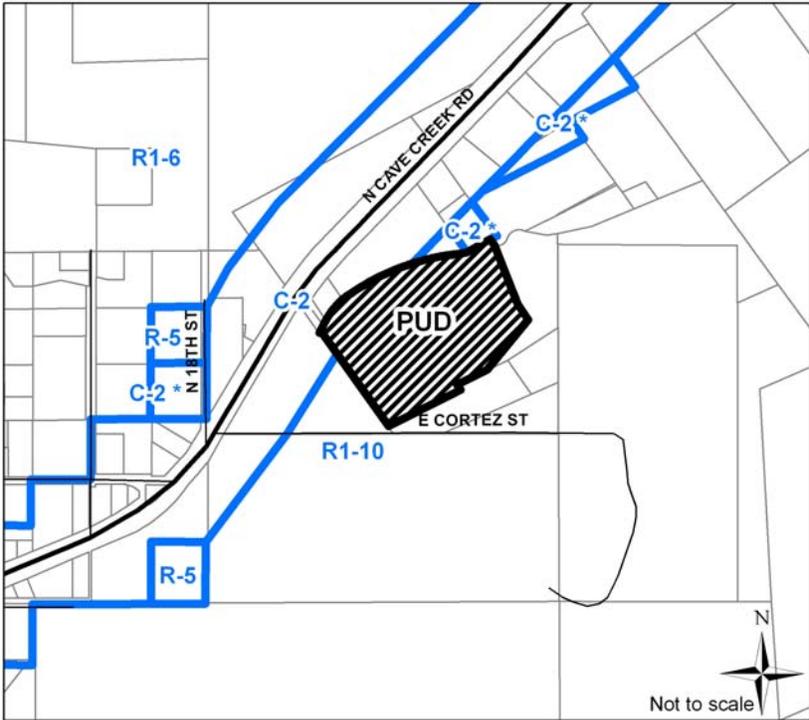


Exhibit 8: Context Plan



Exhibit 8: Context Plan



Photo 1 – Tack House



Photo 2 – Hay Storage

Exhibit 8: Context Plan



Photo 3 – Garbage Refuse



Photo 4 – Phoenix Mountain Preserve looking west

Exhibit 8: Context Plan



Photo 5 – Horse Stalls



Photo 6 – Horse Trailer Storage

Exhibit 8: Context Plan



Photo 7 – Main Residence and related office



Photo 8 – Round Pen

Exhibit 8: Context Plan



Photo 9 - Residences



Photo 10 - Residence (Geodesic Domes)

Exhibit 8: Context Plan



Photo 11 – Phoenix Mountain Preserve looking east



Photo 12 – Residential Garbage Refuse

Exhibit 8: Context Plan



Photo 13 – Stony Mountain Ranch Entrance looking south



Photo 14 – Un-named wash at 18th Place

Exhibit 8: Context Plan



Photo 15 – Vehicle access along north property line



Photo 16 – Commercial buffer looking north

Exhibit 8: Context Plan

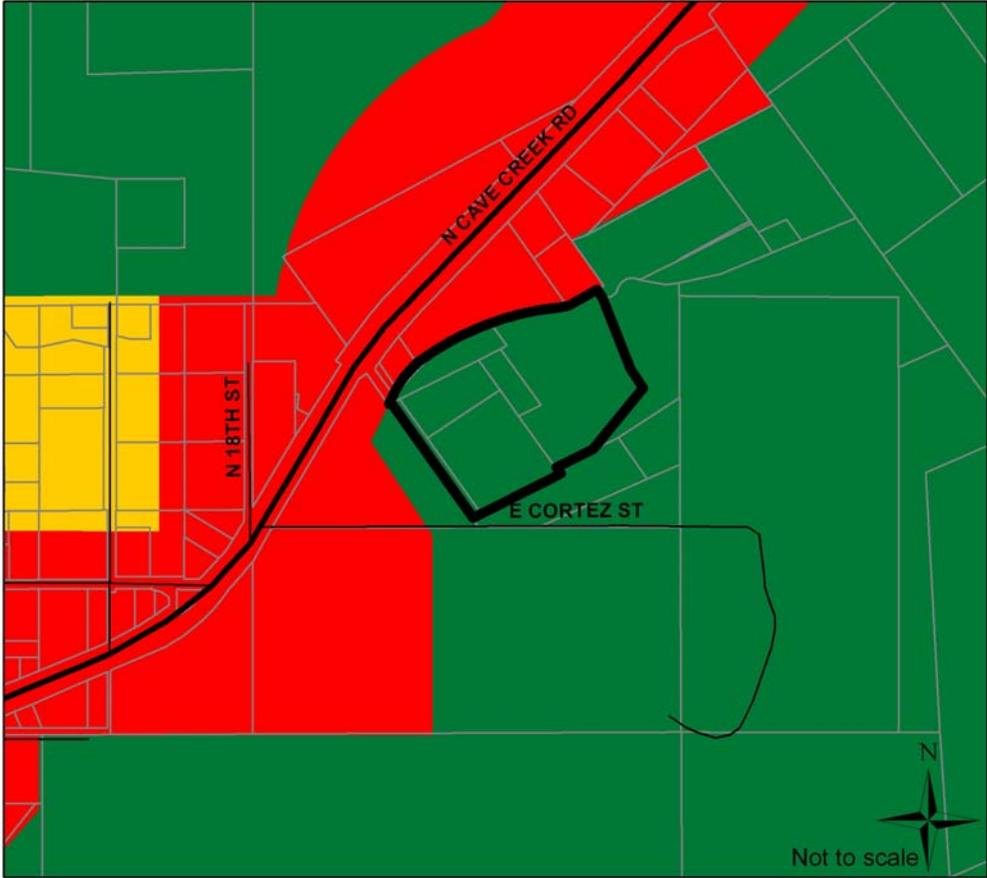


Photo 17 – Storage Building



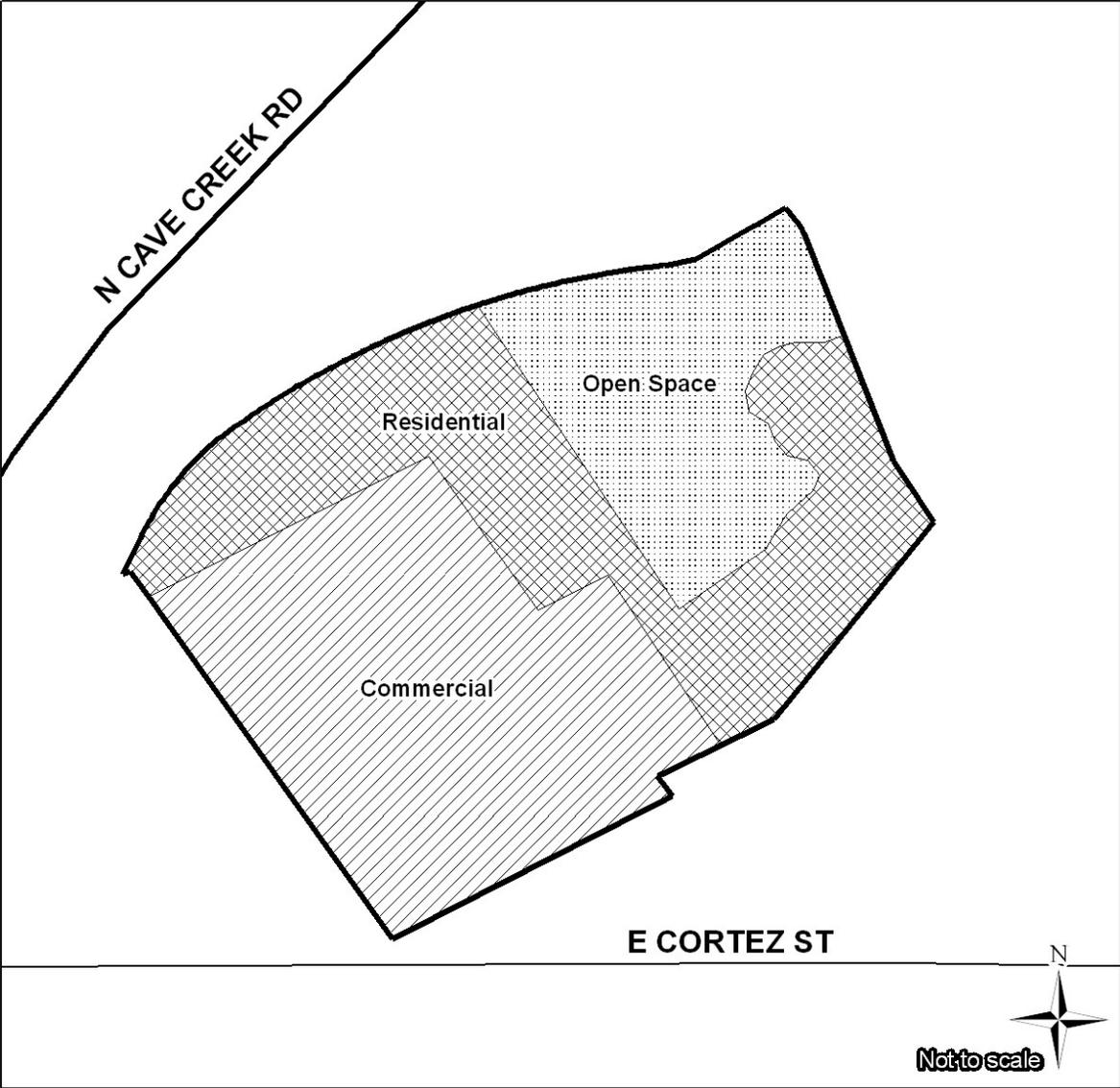
Photo 18 – Stony Mountain Ranch Sign

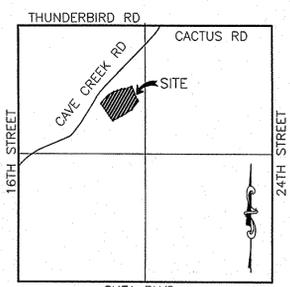
Exhibit 9: General Plan Map



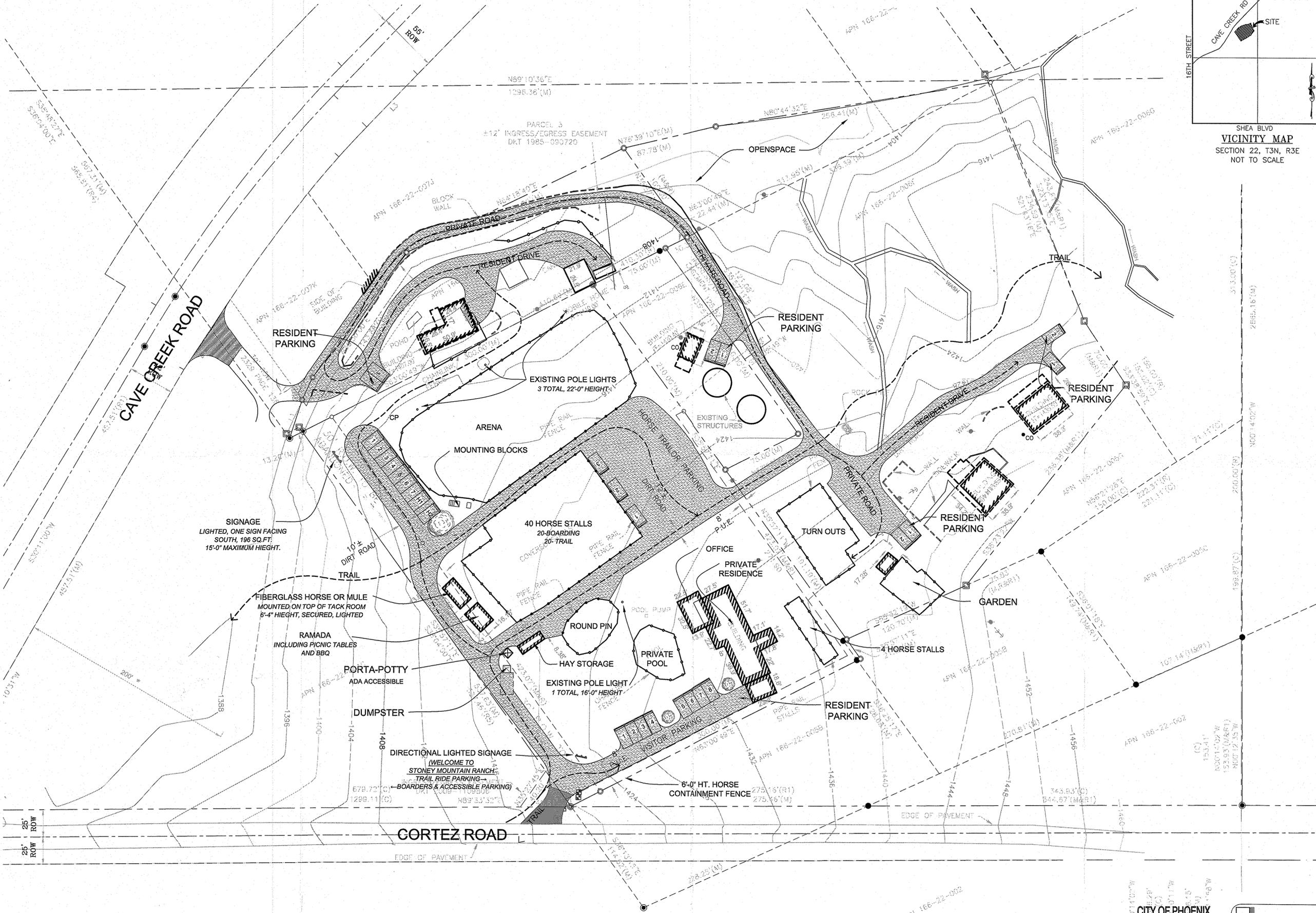
-  Subject Site
-  Parks/Open Space - Publicly Owned
-  Commercial
-  3.5 to 5 du/acre

Exhibit 10: Land Use Plan





SHEA BLVD
VICINITY MAP
SECTION 22, T3N, R3E
NOT TO SCALE



metropolitan
GREEN I.I.C.
480-560-8932
zkiebkke@hotmail.com

SITE PLAN
STONEY MOUNTAIN RANCH
part of north half of section 22, township 3 north
range 3 east, G&SRM Maricopa County, AZ

Scale
1" = 40'-0"
April 5, 2010
May 12, 2010

SITE PLAN

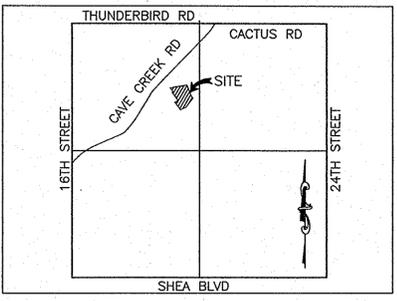
1

CITY OF PHOENIX
MAY 14 2010
Planning Department

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

11645 N. 18TH PLACE SLOPE ANALYSIS

PART OF THE NORTH HALF OF SECTION 22
T3N, R3E G&SRM, MARICOPA COUNTY, AZ
APN 166-22-006F



VICINITY MAP
SCALE: NOT TO SCALE
SECTION 22, T3N, R3E

BENCHMARK:
CITY OF PHOENIX BRASS CAP FLUSH
16TH STREET AND CAVE CREEK ROAD
ELEVATION 1369.14
CITY OF PHOENIX DATUM (NGVD 29)

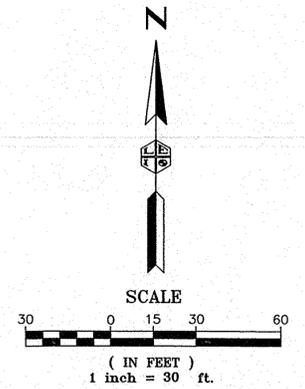
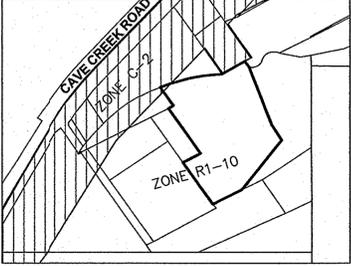
- NOTES:**
- LOT LAYOUTS, ROADS, RESIDENCES, DRIVEWAYS, WALLS, POOLS, OR ANY OTHER ACCESSORY STRUCTURES/AMENITIES ARE NOT APPROVED AS PART OF SLOPE ANALYSIS PLANS
 - SUBDIVISION DESIGN AND DENSITY REQUIRES PRELIMINARY SITE PLAN APPROVAL

OWNER:
BRUCE BUCKINGHAM
P.O. BOX 2691
PHOENIX, AZ 85068
TEL(602)943-3400
FAX(602)435-8971

CIVIL ENGINEER:
LEMME ENGINEERING INC.
3608 W. BETHANY HOME RD.
PHOENIX, ARIZONA 85019
CONTACT: TAYLOR BROWN, P.E.
PHONE: 602-841-6904
FAX: 602-841-6351

SHEET INDEX:
1 EXISTING TOPOGRAPHY
2 SLOPE ANALYSIS

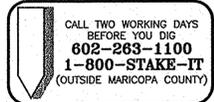
ZONING:
C-2
R1-10



EXISTING TOPOGRAPHY
SITE AREA: 137,296 SF
DISTURBED AREA: 53,399 SF
CONTOURS FROM 6-5-71 TOPOGRAPHY BY AERIAL MAPPING INC. - FIELD VERIFIED AND TIED TO CURRENT BENCHMARK AND DATUM BY LEMME ENGINEERING, INC.

[Signature]
SLOPE ANALYSIS APPROVAL, CITY OF PHOENIX
HILLSIDE SLOPE LINES/CATEGORIES ONLY APPROVED
DATE: 11-10-10

SDEV# 1000332
HILLSIDE # H10046
KIVA# 10-3467
ENVR# 100050
QS# 30-31
ZONING R1-10 & C-2



NOTE: THIS MAP OR PLAN IS NOT TO BE USED, RELIED UPON, OR CONSIDERED COMPLETE OR READY FOR CONSTRUCTION, UNLESS STAMPED BY A PROFESSIONAL FROM LEMME ENGINEERING.
COPYRIGHT NOTICE: THIS DRAWING IS COPYRIGHTED AND ANY ELECTRONIC COPY PROVIDED, IS FOR THE SPECIFIC USE INTENDED OF THE PROJECT AND MAY NOT BE UTILIZED FOR ANY OTHER PROJECTS UNLESS WRITTEN AUTHORIZATION IS RECEIVED FROM LEMME ENGINEERING.

NO.	REVISION	DATE

**11645 N. 18TH PLACE
SLOPE ANALYSIS**
LEMME ENGINEERING, INC.
 PLANNING - CIVIL ENGINEERING - SURVEYING



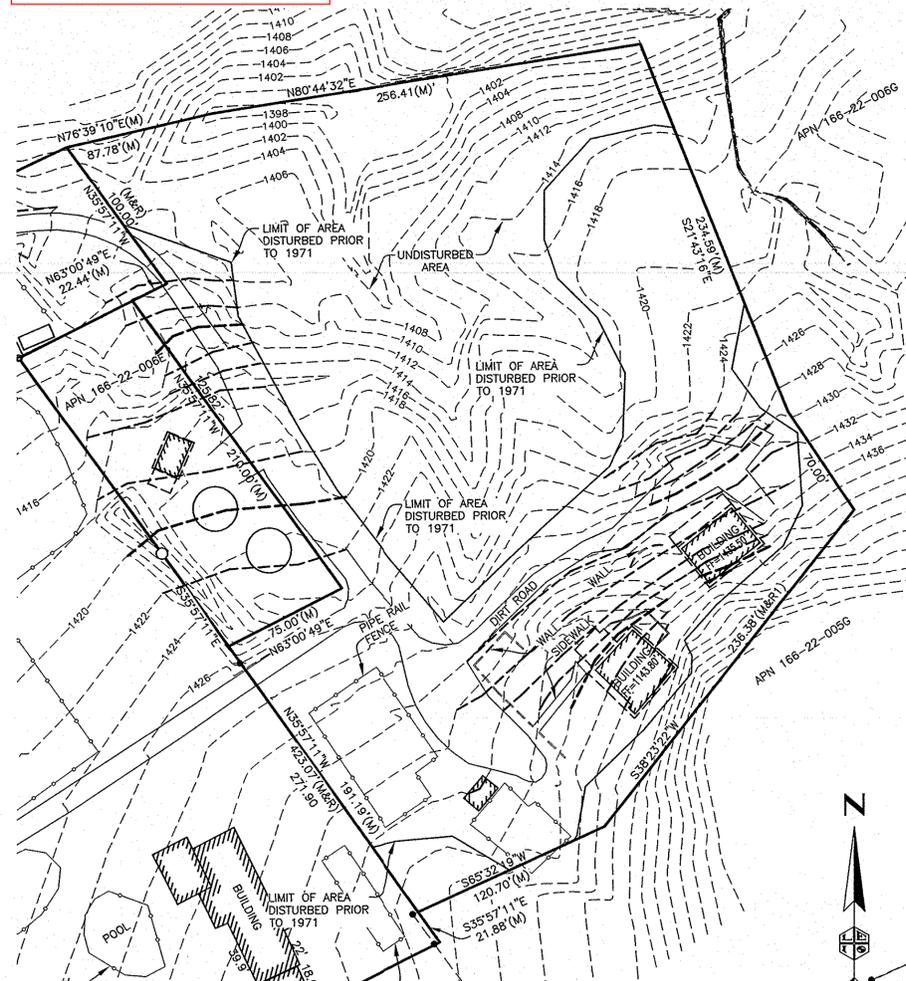
1	DRAWING OF	2
DESIGNED BY:	TB	
DRAWN BY:	TB	
DATE:	10.29.10	
LEI W.O. #:	08-422	

11645 N. 18TH PLACE SLOPE ANALYSIS

PART OF THE NORTH HALF OF SECTION 22
T3N, R3E G&SRM, MARICOPA COUNTY, AZ
APN 166-22-006F

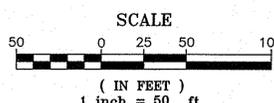
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ESTIMATED ORIGINAL TOPOGRAPHY

NOTE: BOLD CONTOURS ARE "PROJECTED" TO GIVE OUR BEST ESTIMATE OF THE UNDISTURBED ORIGINAL TERRAIN.



Slope of Land	Allowable Density Units/Acre	Acreage in the Slope Category	Product of Density x Acreage	Total # Allowable Hillside Lots
10% to 14.9%	1.8	0.87	1.56	2*
15% to 19.9%	1.1	0.86	0.95*	0
20% to 24.9%	0.7	0.15	0.11*	0
25% to 29.9%	0.5	0.13	0.06*	0
30% to 34.9%	0.3	0.00	0.00	0
35% and over	0.2	0.00	0.00	0
TOTAL:		2.01		2

* density of higher areas have been added to lower density.

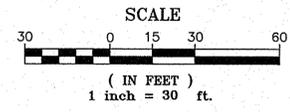
TOTAL SITE AREA: 137296 SQ. FT.
 TOTAL HILLSIDE AREA: 87597 SQ. FT.
 TOTAL NON-HILLSIDE AREA: 49699 SQ. FT.

NON-HILLSIDE DENSITY TABULATION:
 NON-HILLSIDE AREA ZONED R1-10: 49158 SF
 R1-10 ALLOWABLE DENSITY: 3.5 UNITS/ACRE
 ALLOWABLE UNITS = 3.5 X 49158/43560 = 3 UNITS

- LEGEND:
- REPRESENTS MIDPOINT OF THE LINE AT THE 10% SLOPE
 - REPRESENTS MIDPOINT OF THE LINE AT THE 15% SLOPE
 - △ REPRESENTS MIDPOINT OF THE LINE AT THE 20% SLOPE
 - ◇ REPRESENTS MIDPOINT OF THE LINE AT THE 25% SLOPE
 - ⊙ REPRESENTS MIDPOINT OF THE LINE AT THE 30% SLOPE



SLOPE ANALYSIS



SDEV# 1000332
 HILLSIDE # H10046
 KIVA# 10-3467
 ENVR# 100050
 QS# 30-31
 ZONING R1-10 & C-2

CALL TWO WORKING DAYS BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

NO.	REVISION	DATE

3808 W. BETHANY HOME RD.
 PHOENIX, ARIZONA 85019
 PHONE (602) 841-6904
 FAX (602) 841-6361

11645 N. 18TH PLACE
SLOPE ANALYSIS
LEMME ENGINEERING, INC.
 PLANNING - CIVIL ENGINEERING - SURVEYING

Professional Engineer Seal: TAYLOR R. BROWN, No. 29170, Expires 03-31-12

2 DRAWING OF 2
 DESIGNED BY: TB
 DRAWN BY: TB
 DATE: 10.29.10
 LEI W.O. #: 08-422



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

March 2, 2011

Bruce Buckingham
Stoney Mountain Ranch
11631 North Cave Creek Road
Phoenix, Arizona 85020

Re: Dustproofing for 11631 North Cave Creek Road

Dear Mr. Buckingham:

This responds to your request date stamped February 9, 2011 requesting the use of alternative dustproofing materials for parking and maneuvering areas on the site located at 11631 North Cave Creek Road. Your letter indicates that this site is used as a horse ranch with riding and boarding facilities, as well as residential use. We have reviewed your plan and feel that it meets the intent of the Zoning Ordinance in accordance with the following conditions:

1. This approval is subject to the approval of Rezoning Case No. Z-21-08 for Planned Unit Development Zoning.
2. The parking and maneuvering areas on the southern portion of the site as depicted on the site plan date stamped February 9, 2011, is to be dust proofed and maintained with a smooth layer of a minimum of three (3) to four (4) inches of stabilized decomposed granite, no smaller than a diameter of 1/4-inch or larger than 3/4-inch, over compacted soil or ABC, compacted to a minimum of 90% density. The site shall be watered as needed.
3. The parking and maneuvering areas on the northern portion of the site as depicted on the site plan date stamped February 9, 2011, is to be dust proofed and maintained with a smooth layer of a minimum of three (3) to four (4) inches of stabilized asphalt millings, over compacted soil or ABC, compacted to a minimum of 90% density. The site shall be watered as needed.
4. The alternative dustproofing surface shall be contained within a permanent border.
5. The site shall meet all ADA requirements including, a solid surface for the accessible parking and the accessible route.
6. The driveway connections to the street must be paved for a distance of 30 feet to prevent the tracking of the dustproofing materials onto the paved roadway. If the street has curb and gutter, a city approved driveway must be provided.
7. There shall be no visible track-out at any time.
8. The site shall be maintained and repaired as needed to prevent potholes and ponding.
9. The site shall be kept weed and litter free.

**EXHIBIT 13: ALTERNATIVE
DUSTPROOFING MATERIALS FOR
PARKING AND MANEUVERING AREAS
(2 OF 3)**

Our review of this request has been in relation to the proposed dustproofing alternatives only. No other City of Phoenix Code or Ordinance provisions have been addressed.

Should you require further assistance please contact Racelle Escobar 602-256-3322.

Sincerely,

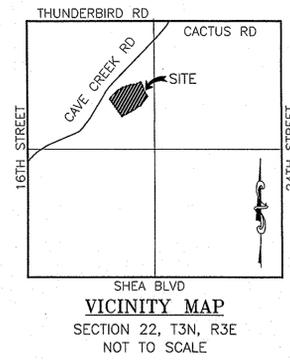
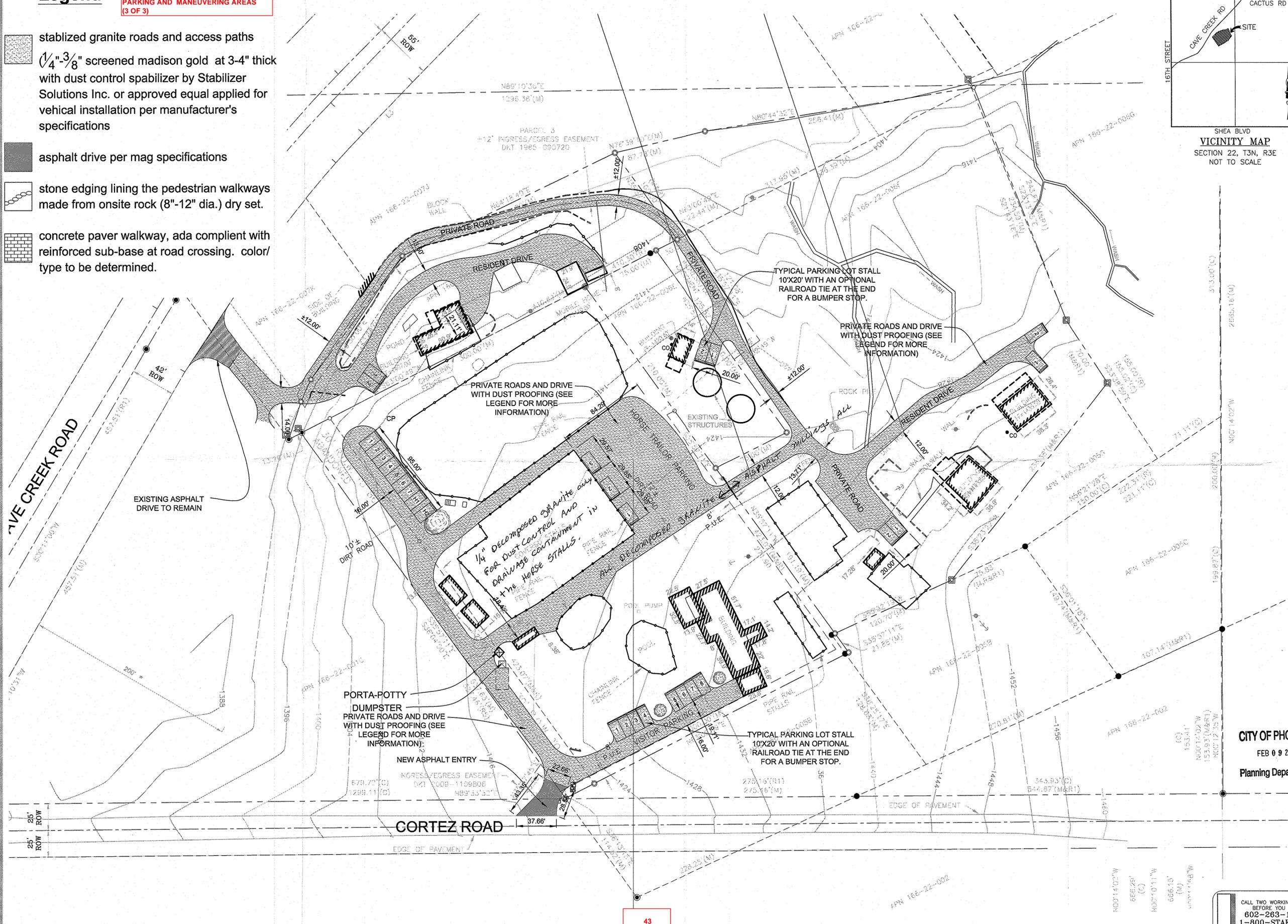


Alex Singbush
Zoning Administrator

Legend

EXHIBIT 13: ALTERNATIVE DUSTPROOFING MATERIALS FOR PARKING AND MANEUVERING AREAS (3 OF 3)

-  stabilized granite roads and access paths
-  1/4"-3/8" screened madison gold at 3-4" thick with dust control spabizer by Stabilizer Solutions Inc. or approved equal applied for vehical installation per manufacturer's specifications
-  asphalt drive per mag specifications
-  stone edging lining the pedestrian walkways made from onsite rock (8"-12" dia.) dry set.
-  concrete paver walkway, ada compliant with reinforced sub-base at road crossing. color/type to be determined.



metropolitan
GREEN i.l.c.
480-560-8932
zkiebele@hotmail.com

DUST CONTROL PLAN
STONEY MOUNTAIN RANCH
part of north half of section 22, township 3 north
range 3 east, G&SRM Maricopa County, AZ

CITY OF PHOENIX
FEB 09 2011
Planning Department

scale
1"=40'-0"
April 5, 2010

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Exhibit 14: Fence Exhibit



Source: www.declanandy.com



Source: www.declanandy.com

Exhibit 14: Fence Exhibit



Source: www.harrisonfence.net

Exhibit 15: Sign Exhibit



Source: www.fiberstock.com



Source: www.fiberstock.com

Exhibit 15: Sign Exhibit



Source: www.fiberstock.com



Source: www.fiberstock.com

Exhibit 15: Sign Exhibit



Source: www.fiberstock.com