

JUL 19 2016

**Planning & Development  
Department**

**THE HACIENDA RIVAS PUD**

Application Z-22-13

First submittal:	May 14, 2013
Second submittal:	May 27, 2015
Third submittal:	August 7, 2015
City Council Approval:	February 3, 2016

**GENERAL STATEMENT REGARDING PLANNED UNIT DEVELOPMENTS**

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 Phoenix 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 portions of the City Code or other city requirements. Additional public hearings may be necessary including, but not limited to, right-of-way abandonments.

This PUD provides the zoning regulations designed to guide the implementation of the overall development plan through the city of Phoenix development review and permit process. The regulations included within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various regulations of the Phoenix Zoning Ordinance, as adopted and periodically amended. In the event of a conflict between a use, development standard, or described development procedure in the Phoenix Zoning Ordinance and this PUD, this PUD shall prevail.

**PRINCIPALS AND DEVELOPMENT TEAM**

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**TABLE OF CONTENTS**

	Page
A. PURPOSE AND INTENT.....	1
B. LAND USE PLAN .....	1
C. SITE CONDITIONS AND LOCATION .....	1
D. GENERAL PLAN CONFORMANCE.....	2
E. ZONING AND LAND USE COMPATIBILITY .....	2
F. LIST OF USES .....	3
G. DEVELOPMENT STANDARDS .....	4
H. DESIGN GUIDELINES .....	6
I. SIGNS .....	6
J. SUSTAINABILITY .....	7
K. INFRASTRUCTURE.....	7
1. Circulation.....	7
2. Grading and Drainage .....	7
3. Water and Wastewater .....	7
L. PHASING PLAN .....	7

**LIST OF EXHIBITS**

	Page
EXHIBIT 1      LEGAL DESCRIPTION.....	9
EXHIBIT 2      LAND USE PLAN.....	11
EXHIBIT 3      AERIAL PHOTOGRAPH OF THE SUBJECT SITE .....	13
EXHIBIT 4      GENERAL PLAN LAND USE MAP EXCERPT .....	15
EXHIBIT 5      CURRENT AND PROPOSED ZONING MAPS.....	17
EXHIBIT 6      AERIAL PHOTOGRAPH OF SURROUNDING AREA .....	21
EXHIBIT 7      CONTEXT PLAN .....	23
EXHIBIT 8      LIGHTING SPECIFICATIONS .....	37
EXHIBIT 9      STREET CLASSIFICATION MAP EXCERPT .....	41

**A. PURPOSE AND INTENT**

Hacienda Rivas is located on the west side of South Central Avenue adjacent to the north side of the Western Canal on an approximately 1.95 acre (gross) lot (the “subject site”). The legal description for the subject site is attached at **Exhibit 1**. The subject site has an unusual split zoning classification with both commercial and high density residential zoning but was developed with one large single family home. The applicant is interested in using the subject site for residential purposes in the main house with banquet/reception activities on the lawn and patios. No available zoning district in the Phoenix Zoning Ordinance allows this mix of uses in a manner that will provide appropriate and adequate buffering/mitigation of the reception uses to protect adjacent single family development to the immediate west of the subject site. The Hacienda Rivas PUD is intended to allow the desired uses in a manner that is fully compatible with those residential uses.

**B. LAND USE PLAN**

The Hacienda Rivas PUD allows all of the uses permitted by its split C-2/R-5 zoning today and adds the ability to use the subject site for a banquet/reception facility as specified in this PUD and on the Land Use Plan, which is included as **Exhibit 2**. The PUD also contemplates continued residential use of the primary structure on the subject site. As part of the banquet/reception use, on-site parking is proposed on the northern side of the subject site, internal to the site, and in the western quadrant. A 10-foot wide landscaped buffer is planned between the parking area and the western property line. Standard parking stall and drive aisle dimensions and existing features on the subject site, e.g. the accessory storage/office/restroom structure and the southwestern-most water feature, preclude location of parking at a greater distance than 10 feet from the western property line without significant negative alterations to the current open lawn area of the subject site.

The majority of the banquet/reception use is intended to occur in the easternmost 191 feet of the subject site – the current C-2 area of the lot. The PUD’s Development Standards, detailed below, will limit location of live music, dining and dancing to that area to mitigate impacts on the residential neighbors to the west. In addition, only valet parking will occur in the westernmost 85 feet of the subject site to discourage event attendees from entering that area and potentially disrupting the adjacent residents.

**C. SITE CONDITIONS AND LOCATION**

The subject site is located at 7252 South Central Avenue, Phoenix, at the northwest corner of Central Avenue and the Western Canal. The parcel is APN 114-14-012-B. The subject site is irregular in shape as the south property line follows the edge of the Western Canal right-of-way which bends southwest from its intersection with Central Avenue. The eastern edge of the subject site is approximately 130 feet wide north-south; the western edge of the subject site is approximately 254 feet wide north-south.

The subject site is relatively flat and contains no unusual physical characteristics that will constrain development. An aerial photograph of the subject site is attached as **Exhibit 3**. The subject site is improved with: 1) an old residential structure of 2,862 square feet; 2) an indoor reception and restroom area of 654 square feet attached to the northwest corner of the residential structure; 3) a gazebo and former carport area totaling 880 square feet for catering use; 4) an accessory structure of 1,308 square feet containing an office, storage area and restrooms; 5) two small ponds and a swimming pool; and 6) a dustproofed driveway and parking area. A significant portion of the subject site is lawn/landscaped area. This existing lawn area will be reduced in accordance with the PUD Land Use Plan to accommodate additional parking on site. The

applicant made additions to the house and erected the accessory structure and carport without permits; this error was corrected with as-built permits in 2011.

**D. GENERAL PLAN CONFORMANCE**

The subject site is designated on the Phoenix General Plan as Commercial, Residential 3.5 to 5 DU/Acre – Traditional Lot, and Residential/15+ DU/Acre – Higher Density Attached, as shown in **Exhibit 4**. Given the small size of the subject site, a General Plan Amendment is not necessary for this PUD. The mixed use nature of the proposed use, with a residential and commercial component, as detailed in the PUD, generally conforms to the General Plan.

The subject site is contiguous to South Central Avenue, which is classified as an Arterial on the Street Classification Map. The existing right-of-way width is a 42-foot half street adjacent to the subject site; the Street Classification Map shows this portion of Central Avenue as an existing roadway built to a modified/special CM cross section.

**E. ZONING AND LAND USE COMPATIBILITY**

The subject site has a combination of C-2/Intermediate Commercial and R-5/Multiple-Family Residence zoning, as shown in the zoning map of the area attached as **Exhibit 5**; that Exhibit also shows the proposed zoning pattern for the subject site. The C-2 portion of the lot extends west from Central Avenue for approximately 191 feet; the remainder of the site is zoned R-5. The aerial photograph of the immediate vicinity, attached as **Exhibit 6**, notes the existing development in the area.

The Hacienda Rivas PUD is compatible with the surrounding area and should have limited impacts on future land use or zoning on adjacent parcels. The zoning and development pattern along the west side of Central Avenue is unusual. Several very large lots front on the west side of Central Avenue between the Western Canal and Carson Road. These lots are zoned C-2 (and, in one case, C-3) for the 191 feet immediately west of Central; the remaining area on the lots is zoned R-5 (and, for one small lot, P-1). As shown in **Exhibit 6**, the R-5 portion of these lots remains undeveloped. Development of the western portion of the large lots has been challenging given the lack of direct access to Central Avenue; access occurs only across the commercially zoned portions of the properties. **Exhibit 7**, the Context Plan, further illustrates the land use/development in the vicinity.

The three lots to the immediate west of the subject site are also zoned R-5; those three multiple-family residential lots were developed with single family homes as part of a larger subdivision that is primarily zoned R1-6. One large R1-6 lot to the northwest of the subject site, which was not included in the adjacent subdivision, appears to be used for nonconforming or illegal agricultural/light industrial uses. The parcels on the south side of the Western Canal are all zoned C-2; some of that land is developed with commercial uses and a portion of the land is vacant. This PUD presents an opportunity for an alternative use of the subject site that has minimal impacts on the adjacent residential development. Approval of the PUD should not serve as an indication other property owners will necessarily take the same path.

**F. LIST OF USES**

The Hacienda Rivas PUD allows the full complement of R-5 and C-2 uses in the areas zoned R-5 and C-2, respectively, at the time of this application, as detailed in Table 1, below, and allows a banquet/reception

facility, subject to satisfying the standards included in Table 2, below, which are significantly more restrictive in most ways than the current R-5 and C-2 zoning and represent the owner’s intent to conduct a use that is a positive addition to the area.

<b>Table 1 – Permitted Uses &amp; Standards for the Subject Site</b>	
<b>1</b>	All uses permitted in Phoenix Zoning Ordinance §§ 608 and 618 as they apply to the R-5 zoning district are allowed for the <i>westernmost 225 feet</i> of the subject site. Conditional uses (use permit) and uses with specified standards in Phoenix Zoning Ordinance §§ 608 and 618 as they apply to the R-5 zoning district must satisfy those standards and/or public hearing requirements and approvals. Uses permitted in the R-5 zoning district per §647 of the Phoenix Zoning Ordinance shall be permitted subject to the conditions listed in §647 and approval of a special permit.
<b>2</b>	All uses permitted in Phoenix Zoning Ordinance § 623 as they apply to the C-2 zoning district are allowed for the <i>easternmost 191 feet</i> of the subject site. Conditional uses (use permit) and uses with specified standards in Phoenix Zoning Ordinance § 623 as they apply to the C-2 zoning district must satisfy those standards and/or public hearing requirements and approvals. Uses permitted in the C-2 zoning district per §647 of the Phoenix Zoning Ordinance shall be permitted subject to the conditions listed in §647 and approval of a special permit.
<b>3</b>	Banquet/reception facility, subject to the standards of Table 2.

<b>Table 2 – Standards for Banquet/Reception Facility</b>	
<b>1</b>	<p>Live and Recorded Entertainment – Indoor &amp; Outdoor, subject to the following standards:</p> <ul style="list-style-type: none"> <li>a. Hours of entertainment are limited to 10:00 a.m. until 8:00 p.m. Sunday through Thursday, 10:00 a.m. until 10:00 p.m. Friday, and 10:00 a.m. until midnight Saturday.</li> <li>b. Extended hours beyond those listed in §1.a, above, are subject to obtaining a use permit in accordance with the provisions of Phoenix Zoning Ordinance §307.</li> <li>c. Entertainment shall be limited to the easternmost 191 feet of the subject site.</li> <li>d. Live entertainment and any loud speaker system shall be oriented east, away from the residential development west of the subject site.</li> </ul>
<b>2</b>	Parking for on-site uses. Parking in the westernmost 85 feet of the subject site shall be valet

	only.
<b>3</b>	<p>Receptions and Banquets – Indoor &amp; Outdoor, subject to the following standards:</p> <ul style="list-style-type: none"> <li>a. Hours of outdoor receptions and banquets are limited to 10:00 a.m. until 8:00 p.m. Sunday through Thursday, 10:00 a.m. until 10:00 p.m. Friday, and 10:00 a.m. until midnight Saturday.</li> <li>b. Extended hours beyond those listed in §3.a, above, are subject to obtaining a use permit in accordance with the provisions of Phoenix Zoning Ordinance §307.</li> <li>c. Dining tables and dining/beverage service shall be limited to the easternmost 191 feet of the subject site.</li> <li>d. Sales/service of alcoholic beverages is permitted in accordance with Arizona liquor regulations.</li> </ul>
<b>4</b>	<p>Weddings and other ceremonies – Indoor &amp; Outdoor, subject to the following standards:</p> <ul style="list-style-type: none"> <li>a. Hours of ceremonies are limited to 10:00 a.m. until 8:00 p.m.</li> <li>b. Ceremonies shall be limited to the easternmost 370 feet of the subject site.</li> <li>c. Any loud speaker system shall be oriented east, away from the residential development west of the subject site.</li> </ul>

**G. DEVELOPMENT STANDARDS**

Development of the site shall satisfy the development standards as detailed in **Tables 3** and **4**, below.

<b>Table 3 – Development Standards for the Subject Site</b>	
<b>1</b>	Except as modified for a banquet/reception facility in <b>Table 4</b> , all development in the <i>westernmost 225 feet</i> shall satisfy the development standards of the Zoning Ordinance applicable to the R-5 zoning district, including §§ 507, 608, 618 and Chapter 7.
<b>2</b>	Except as modified for a banquet/reception facility in <b>Table 4</b> , all development in the <i>easternmost 191 feet</i> shall satisfy the development standards of the Zoning Ordinance applicable to the C-2 zoning district, including §§ 507, 623 and Chapter 7.
<b>3</b>	Development of a banquet/reception facility shall satisfy the standards detailed in <b>Table 4</b> .

<b>Table 4 – Development Standards – Banquet/Reception Facility</b>	
Development of the subject site for a banquet/reception facility shall conform to the Land Use Plan and the standards contained in this <b>Table 4</b> . The standards are intended to allow reasonable use of the subject site in a manner that reflects current structures on the site and mitigates impacts on the area, particularly the residential uses to the immediate west.	
<b>General Development Standards</b>	
Building Setbacks	Front: 50 feet North Side: 16 feet South Side: 30 feet Rear: 85 feet
Lot Coverage	20 percent
Building Height	Two stories, 30 feet
Division/Size Limitation of Uses	Banquet/reception use of residential structure limited to 660 square feet Dining area limited to 2,141 square feet
<b>Landscape Standards</b>	
Street	50 feet  Maintain existing landscaping within this area.
North Perimeter	Minimum 0 feet, average 5 feet  Maintain existing landscaping within this area.
West Perimeter	Minimum 10 feet  Trees: New trees shall be a minimum 1-inch caliper (25% or three total), 2-inch caliper (50% or six total) and 3-inch caliper (25% or three total). The trees shall be planted 20 feet on center along the West Perimeter (12 trees). Shrubs: Minimum of five (5) 5-gallon shrubs per each tree (60 shrubs).
Canal Perimeter	Minimum 30 feet  Maintain existing landscaping within this area.

<p>Parking Area</p>	<p>Minimum of two (2) landscaped islands in parking lot adjacent to western property line. The islands are planned around existing landscaping on the subject site, which will be retained/maintained.</p> <p>Add the following plants to the existing landscaping in the 15 feet contiguous to eastern edge of parking area:</p> <p>Trees: 1-inch caliper tree (1 Willow Acacia tree) and 2-inch caliper trees (2 Evergreen Elm trees)</p> <p>Shrubs: Minimum of five (5) 5-gallon shrubs per each new tree (15 shrubs).</p>
<p><b>Parking Standards</b></p>	
<p>Parking Required</p>	<p>Minimum of 1 parking space per 50 square feet of dining area. With dining area of 2,141 square feet, a minimum of 43 parking spaces shall be provided on site, including two (2) accessible spaces.</p>
<p>Parking Surface</p>	<p>Parking and maneuvering areas shall be dustproofed with an alternative to asphalt or concrete, as approved by the Zoning Administrator.</p>
<p>Restricted Areas</p>	<p>No parking shall be permitted within the Street setback or within 10 feet of the western property line.</p>
<p><b>Lighting Standards (Specifications included in Exhibit 8)</b></p>	
<p>Parking Area</p>	<p>Two (2) Lithonia Lighting light poles, Area Lighting Model KSF1, are proposed for the eastern edge of the Parking Area, as shown on the Land Use Plan. These lamps will be mounted at six (6) feet above grade. The lamps are box-type with down-lighting only. The lenses of the lamps include silk screened shields. The optics for the lamps will be R3/Type III Asymmetric.</p>
<p>Yard/Event Area</p>	<p>Five (5) European 4 Globe Patio Lamps with White Globes are in the yard/event area. These lamps are 80 inches tall; lighting for each lamp is four (4) maximum 60 watt incandescent equivalent light bulbs. No special shielding is proposed/necessary for these low-light fixtures given their distance from</p>

	residential development and the existing and proposed landscaping on the subject site.
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**H. DESIGN GUIDELINES**

New development or redevelopment of the subject site shall be subject to the Phoenix Zoning Ordinance Design Guidelines in § 507 Tab A as they apply 1) to the R-5 zoning district for the *westernmost 225 feet* of the subject site and 2) to the C-2 zoning district for the *easternmost 191 feet* of the subject site.

Use of the subject site as a banquet/reception facility shall be in general conformance to the Land Use Plan. The Land Use Plan is intended to retain the existing special character of the development and to reflect the agricultural heritage of the South Mountain Village with the following development characteristics, which are considered the design guidelines for the banquet/reception facility:

1. The lush, green lawns and mature trees and other landscape materials that exist on the subject site shall be retained and maintained, with the exception of conversion of a portion of the western end of the property for parking use.
2. Twelve (12) trees and sixty (60) shrubs shall be added to the western landscape setback, as detailed in **Table 4**, to complement the mature landscaping that exists on the subject site and to buffer the banquet/reception facility for the residential neighbors to the immediate west.
3. Three (3) trees and fifteen (15) shrubs shall be added immediately east of the parking area, as detailed in **Table 4**, to complement the mature landscaping that exists on the subject site and to buffer the banquet/reception facility for the residential neighbors to the immediate west.
4. The existing landscaping shall be retained/maintained in the five (5) foot average landscape setback along the northern perimeter of the subject site to preserve the character of the subject site.
5. The two (2) ponds, the swimming pool and the fountain that exist on the subject site shall be retained and maintained to enhance the lush character of the subject site.
6. Parking and maneuvering areas on the subject site shall be treated with an alternative dustproofing method, as detailed in **Table 4**, to avoid introducing pavement and the related heat and urban appearance that would detract from the lush and agricultural character of the subject site.

**I. SIGNS**

The Hacienda Rivas PUD permits signage in accordance with the standards for commercial land use in Phoenix Zoning Ordinance §705 – the Sign Code.

**J. SUSTAINABILITY**

The Hacienda Rivas PUD will allow the sustainable adaptive use of the subject site. The existing residential structure and lush landscaping, typical of this portion of the South Mountain Village and reflective of its agricultural heritage, will be retained. The appeal of the subject site is its reflection of the past. Development under the existing zoning classifications would eliminate this special character and result in a project that is necessarily less sensitive to this heritage. Such adaptive use is a prime example of sustainable development.

**K. INFRASTRUCTURE**

**1. Circulation**

The only public street to which the subject site has access is South Central Avenue, an Arterial street. The 42-foot half-street adjacent to the subject site is part of an existing roadway built to a modified/special CM cross section. The applicable portion of the Phoenix Street Classification Map is attached as **Exhibit 9**.

**2. Grading and Drainage**

The project will comply with any grading and drainage improvements required as part of the development process.

**3. Water and Wastewater**

The subject site will continue to rely on the city's water and wastewater systems.

**L. PHASING PLAN**

The Hacienda Rivas PUD is a single phase project; there is no phasing plan

City Council Approval – February 3, 2016

**Exhibit 1**

**Legal Description**

That part of the Southeast quarter of the Southwest quarter of Section 32, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian lying North of the Western Canal, BEGINNING on the East line of said Southeast quarter of the Southwest quarter at a point distant 631.4 feet South of the Northeast corner of said Southeast quarter of the Southwest quarter

Thence North 89 degrees 56 seconds West 458 feet;

Thence parallel with the East line of said Southeast quarter of the Southwest quarter South to a point on the Northerly right-of-way line of the Western Canal;

Thence Northeasterly along said northerly right-of-way line of the Western Canal to a point where the said northerly right-of-way line intersects with the East line of said Southeast quarter of the Southwest quarter;

Thence North along said East line of the Southeast quarter of the Southwest quarter to the point of beginning.

City Council Approval – February 3, 2016

**Exhibit 2**  
**Land Use Plan**

**LANDSCAPING REQUIREMENTS**

- PER TABLE 3 - LANDSCAPE STANDARDS, FOR THE HACIENDA RIVAS PUD:
- ONE NEW TREE @ 20' FT. O.C. MAX. TO BE PLANTED IN THE WESTERN 10' FT. LANDSCAPE BUFFER.
    - 50% SHALL BE 2" CALIPER
    - 25% SHALL BE 1" CALIPER
    - 25% SHALL BE 3" CALIPER
  - FIVE (5) 5-GALLON SHRUBS PER NEW TREE

**PLANT KEY SYMBOL LEGEND**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
<b>TREES</b>				
	FOOTHILLS PALO VERDE	CERCIDIUM MICROPHYLLUM	36" BOX - 3" CALIPER	3
	EVERGREEN ELM	ULMUS PARVIFOLIA	24" BOX - 2" CALIPER	8
	WILLOW ACACIA	ACACIA SALICINA	24" BOX - 1" CALIPER	4
<b>SHRUBS</b>				
	JOJIBA	SHIMONDISIA CHINENSIS	5 GAL.	44
	BAJA RUELLIA	RUELLIA PENNSYLANICA	5 GAL.	31

**PROJECT DATA**

- ADDRESS:** PARCEL 114-14-012D  
1252 S. CENTRAL  
PHOENIX, ARIZONA 85041
- ZONING:** C-2 & R-5 (EXISTING)  
PUD (PROPOSED)
- OWNER:** JUAN RIVAS  
671 W. MONTEBELLO  
PHOENIX, ARIZONA 85013  
(602) 373-4654
- ARCHITECT:** ROBERT GOMEZ ARCHITECT, A.I.A.  
2719 E. SYLVIA ST  
PHOENIX, ARIZONA 85032  
TEL. (602) 992-1499
- CONSTRUCTION TYPE:** VD
- BUILDING AREAS:**
  - 6.1. RESIDENCE 2862 SQ. FT.
  - 6.2. OFFICE / STORAGE / RESTROOM 1308 SQ. FT.
  - 6.3. CATERING / GAZEDO 888 SQ. FT.
  - 6.4. INDOOR RECEPTION / RESTROOM 684 SQ. FT.
  - TOTAL COVERED AREA 5,933 SQ. FT.
- LOT AREA:** 81,501 SQ. FT. (0.81 ACRES) NET  
85'@34.5 SQ. FT. (0.95 ACRES) GROSS
- LOT COVERAGE:** 7.35 % (40% MAX. ALLOWED)
- PARKING REQUIREMENTS:**
  - 9.1. REQUIRED: 1 SPC. PER 50 S.F. (DANQUET) = 2141 / 50 = 42.8 = 43 SPCS.
  - 9.2. PROVIDED: 41 REGULAR SPCS.  
2 ACCESSIBLE SPCS.
  - TOTAL PARKING PROVIDED 43 SPACES

**CODE COMPLIANCE**

2012	INTERNATIONAL BUILDING CODE (IBC)
2012	UNIFORM PLUMBING CODE (UPC)
2012	INTERNATIONAL MECHANICAL CODE (IMC)
2011	NATIONAL ELECTRICAL CODE (NEC)
2009	INTERNATIONAL FIRE CODE (IFC) w/ CITY AMENDMENTS
2003	ANSI A117.1
	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

**SITE PLAN KEYNOTES**

NO.	DESCRIPTION
1	EXISTING ASPHALT PAVING
2	EXISTING DRIVEWAY ENTRANCE (TO REMAIN)
3	EXISTING LANDSCAPING
4	EXISTING BUILDING
5	EXISTING PROPERTY LINE
6	PARKING SPACES
7	ACCESSIBLE PARKING SPACES
8	ACCESSIBLE ROUTE
9	BUILDING SETBACK LINES (S.B.L.)
10	EXISTING ELECTRIC POWER POLE
11	WATER FEATURE
12	EXISTING RESIDENCE (HEIGHT = 22 FT.)
13	EXISTING STORAGE (HEIGHT = 14 FT.)
14	EXISTING GAZEDO (HEIGHT = 13 FT.) (FOR CATERING)
15	EXISTING SWIMMING POOL
16	EXISTING OFFICE
17	EXISTING FIRE HYDRANT
18	EXISTING RESTROOMS
19	CATERING
20	OUTDOOR DANQUET / RECEPTION AREA
21	INDOOR DANQUET / RECEPTION AREA
22	SEPARATION WALL
23	EXISTING 5-GLOBE PATIO LAMP (TYP. OF 5)
24	PARKING AREA LIGHTING FIXTURE (TYP. OF 2)



**VICINITY MAP** N.T.S.



**SITE PLAN** 1" = 30'-0"

ROBERT GOMEZ ARCHITECT, A.I.A. 2719 E. SYLVIA ST. PHOENIX, A.Z 85032-1499

PARKING & REZONING  
**RIVAS RESIDENCE**  
PHOENIX, ARIZONA

SITE PLAN  
PROJECT DATA  
VICINITY MAP



**Exhibit 3**

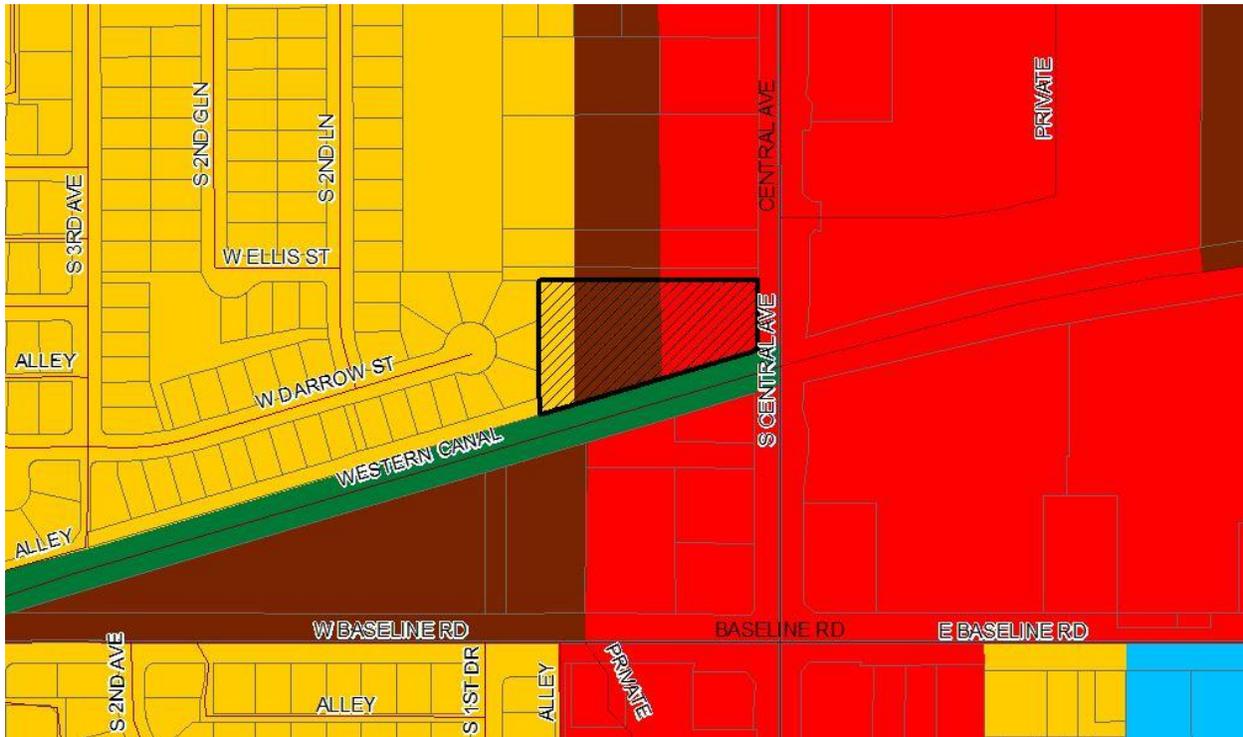
**Aerial Photograph of the Subject Site**



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**Exhibit 4**

**General Plan Land Use Map Excerpt**



## LEGEND

### LAND USE

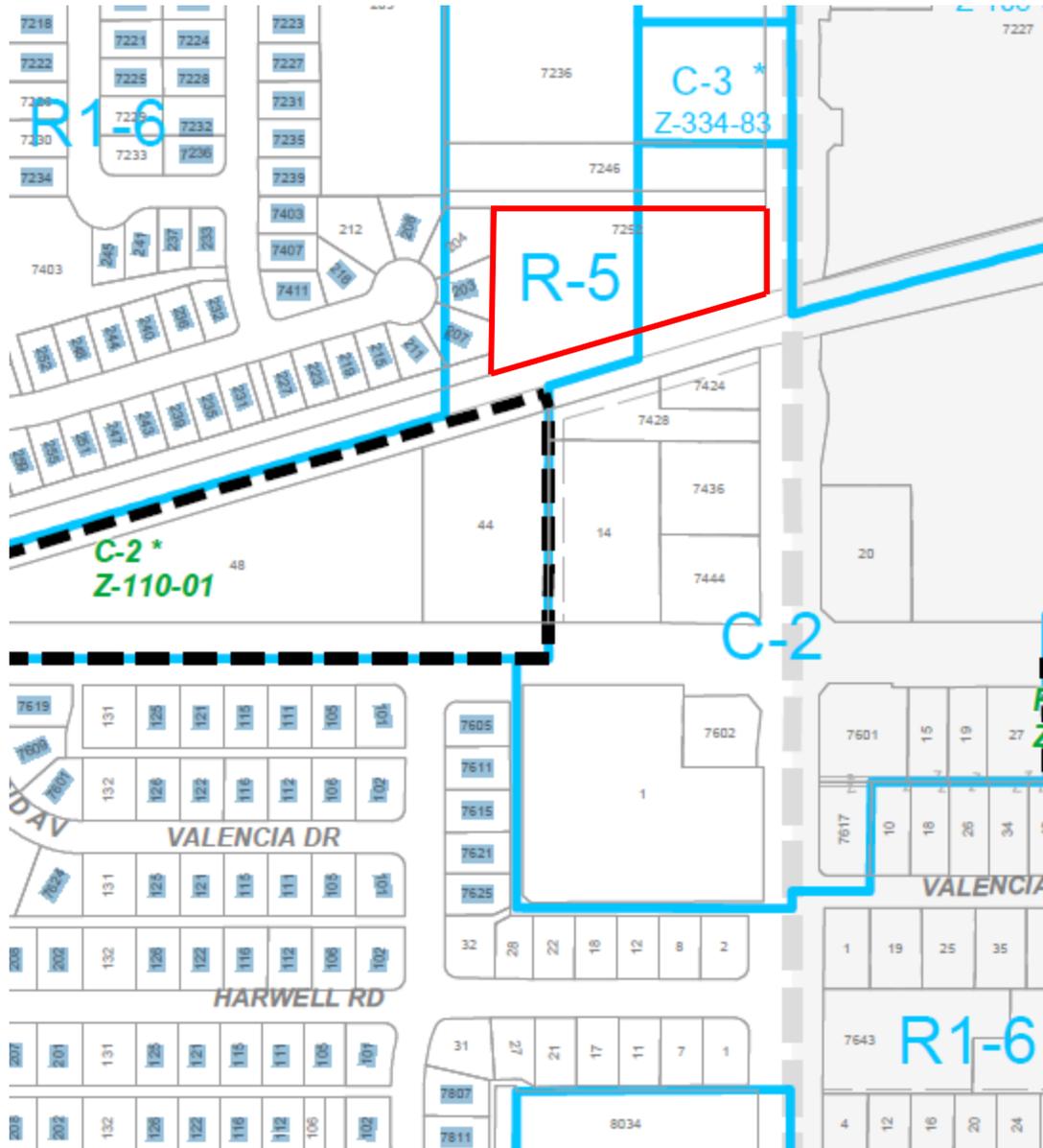
- |  |  |   |       |                           |
|--|--|---|-------|---------------------------|
|  | 0 to 1 du/acre - Large Lot   | <b>NOTE:</b><br>Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment. |       | Proposed Park in Area     |
|  | 1 to 2 du/acre - Large Lot   |   |       | Proposed School in Area   |
|  | 2 to 3.5 du/acre - Traditional Lot   |   | R     | Resort (See NOTES: below) |
|  | 3.5 to 5 du/acre - Traditional Lot   |   | 10    | Density Cap               |
|  | 5 to 10 du/acre - Traditional Lot  |   | ----- | Density Cap Limit         |
|  | 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments |   |       |                           |
|  | 15+ du/acre - Higher density attached townhouses, condos, or apartments      |   |       |                           |
|  | Parks/Open Space - Publicly Owned  |   |       |                           |
|  | Parks/Open Space - Privately Owned   |   |       |                           |
|  | Future Parks/Open Space or 1 du/acre   |   |       |                           |
|  | Mixed Use Agricultural   |   |       |                           |
|  | Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre                   |   |       |                           |
|  | Commercial   |   |       |                           |
|  | Mixed Use (MU)   |   |       |                           |
|  | Mixed Use (Areas C, D and Northwest Area only)                               |   |       |                           |
|  | Industrial   |   |       |                           |
|  | Commerce / Business Park   |   |       |                           |
|  | Public/Quasi-Public  |   |       |                           |

City Council Approval – February 3, 2016

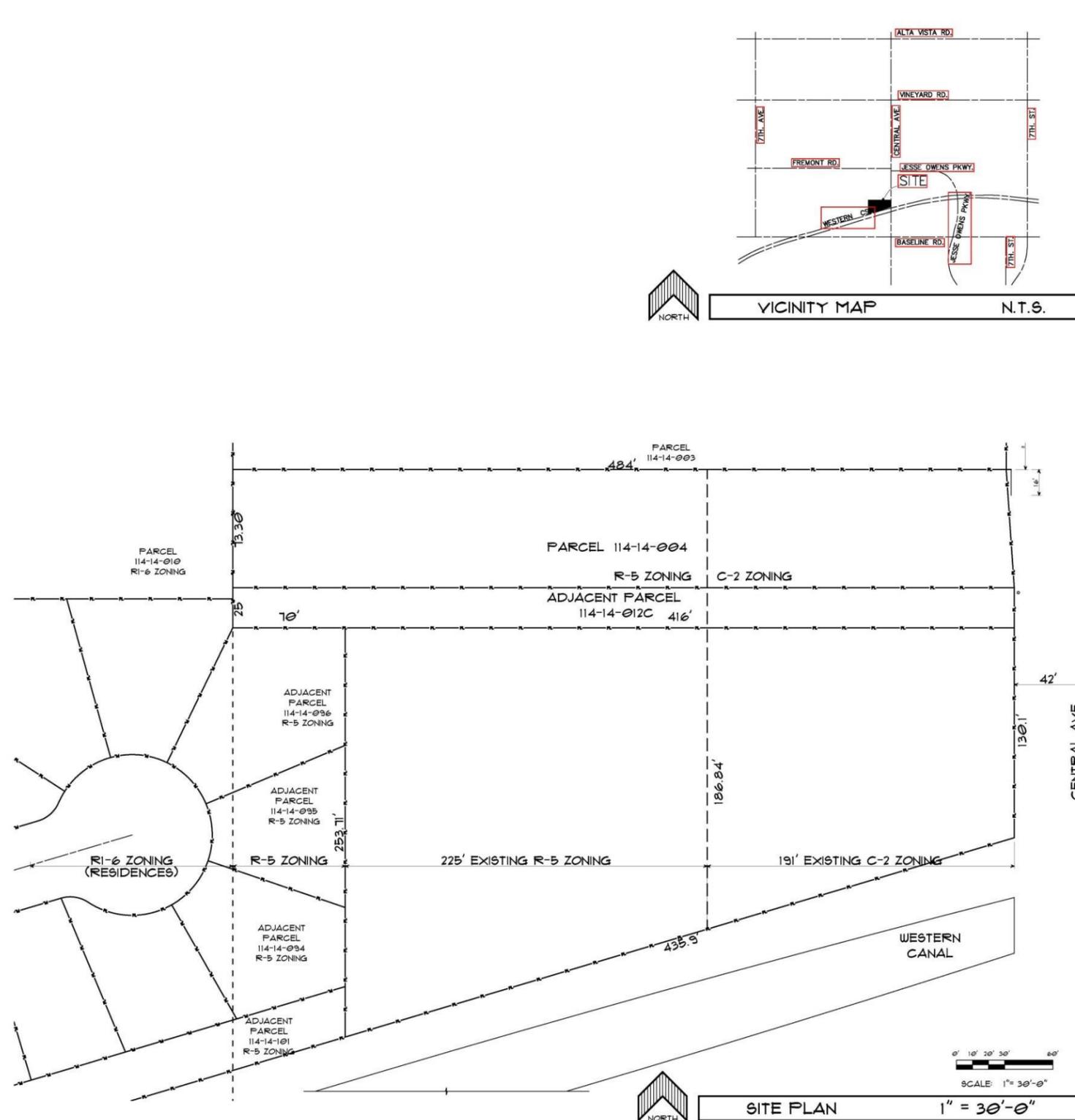
**Exhibit 5**

**Current and Proposed Zoning Maps**

Current Zoning Map

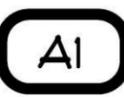


Current Zoning with Dimensions

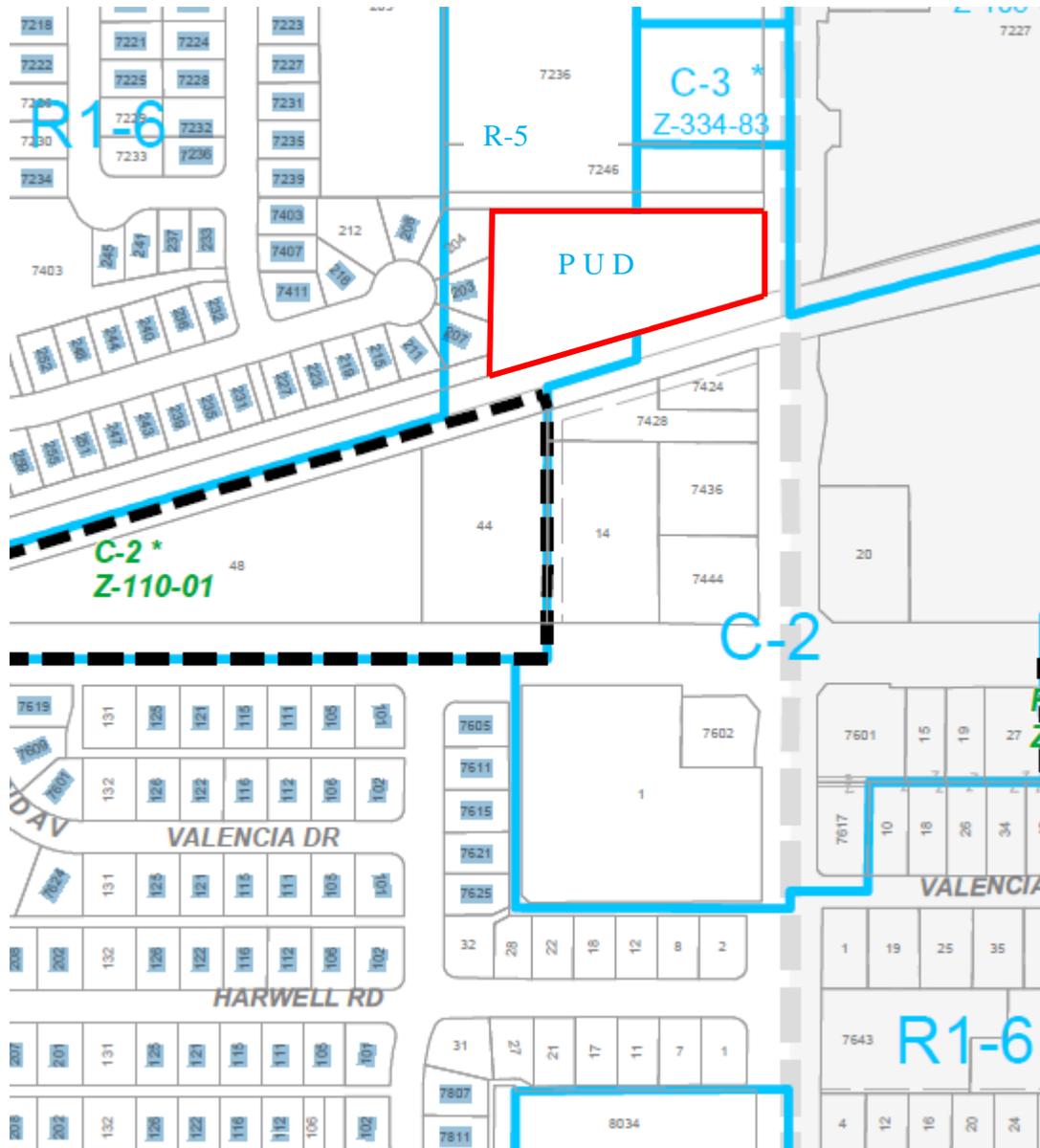


ROBERT GOMEZ ARCHITECT, A.I.A. 2719 E. SYLVIA ST. PHOENIX, A.Z. 992-1499

PUD Z-22-13-1  
**HACIENDA RIVAS PUD**  
 PHOENIX, ARIZONA  
 1252 S. CENTRAL

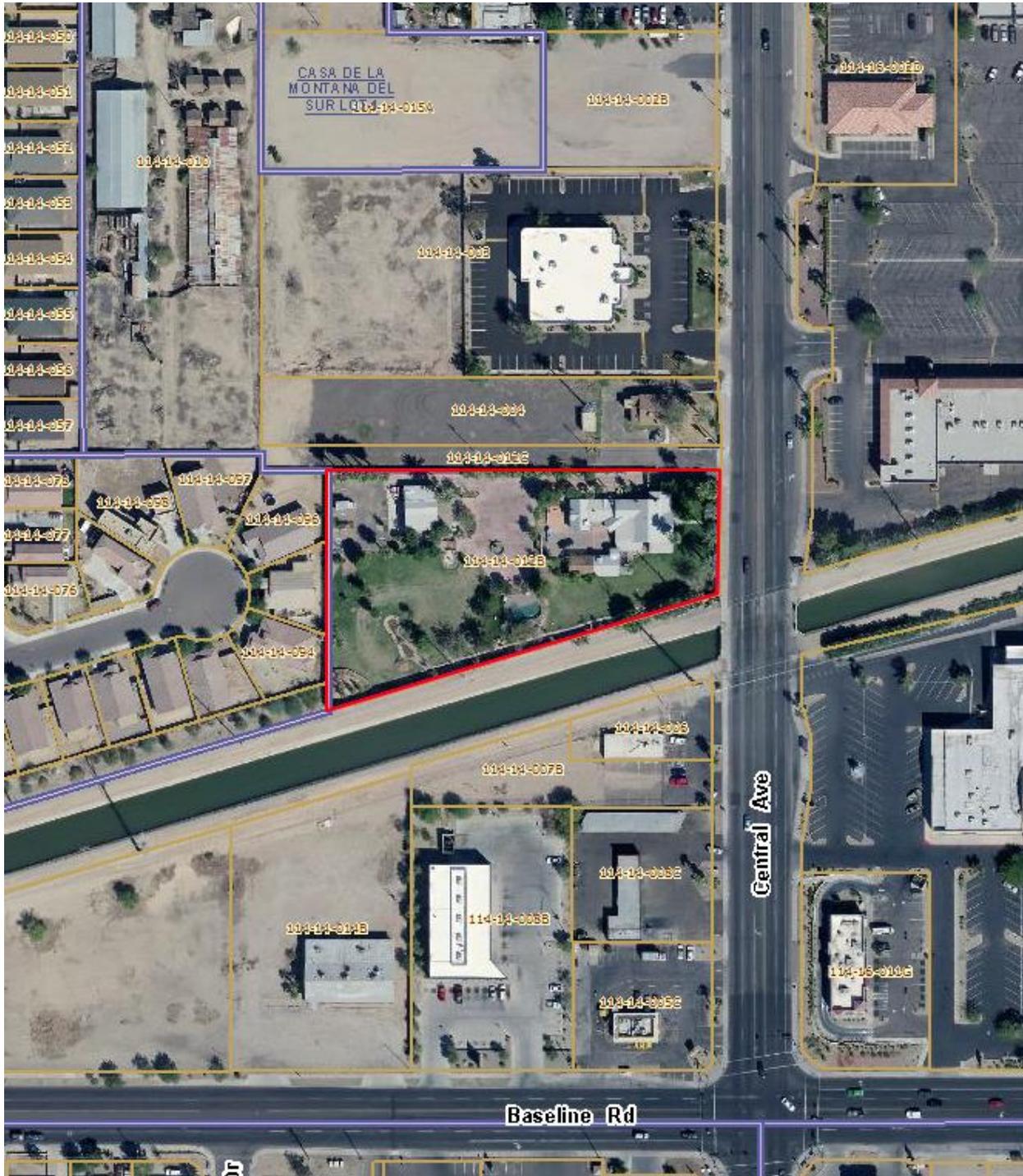


### Proposed Zoning Map



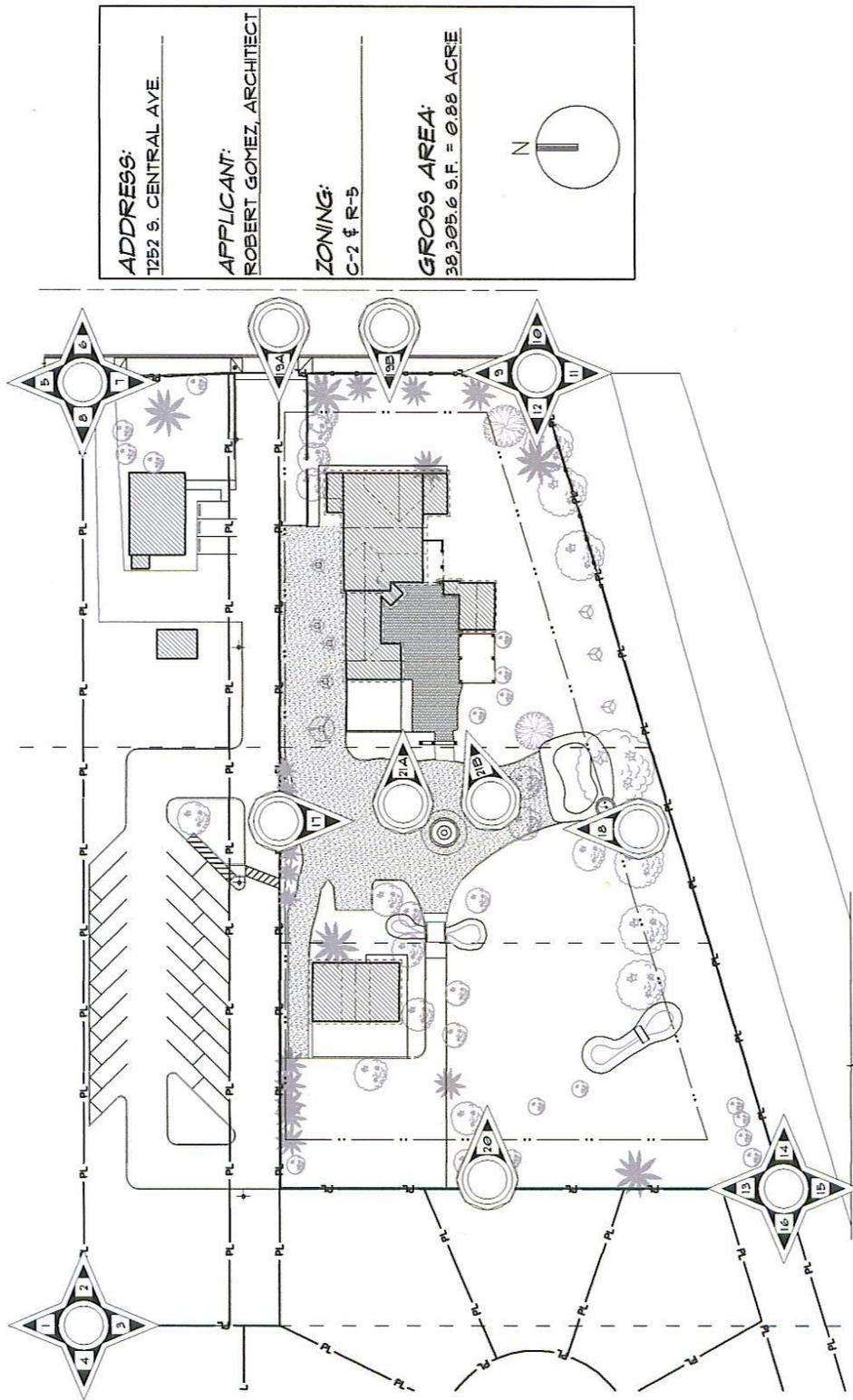
**Exhibit 6**

**Aerial Photograph of Surrounding Area**



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**Exhibit 7**  
**Context Plan**



**ADDRESS:**  
1252 S. CENTRAL AVE

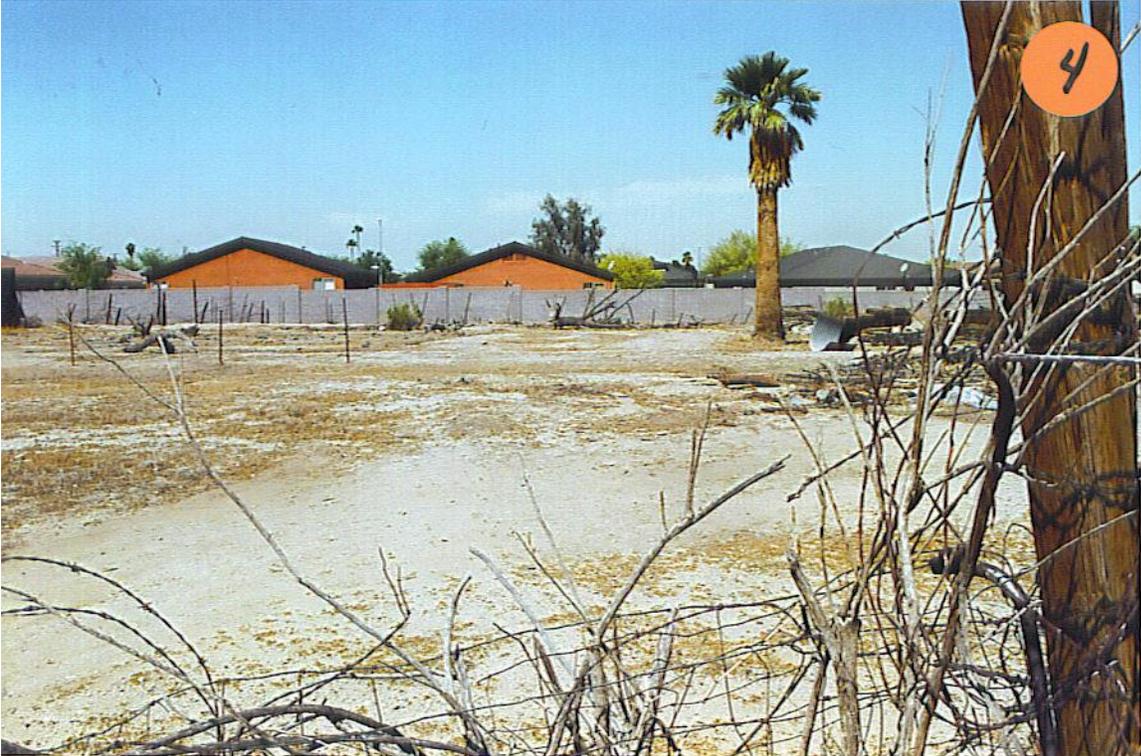
**APPLICANT:**  
ROBERT GOMEZ, ARCHITECT

**ZONING:**  
C-2 & R-5

**GROSS AREA:**  
38,305.6 S.F. = 0.88 ACRE

N

























City Council Approval – February 3, 2016

**Exhibit 8**  
**Lighting Specifications**



**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Ideal for car lots, street lighting or parking areas.

**CONSTRUCTION** — Rugged, .063" thick, aluminum rectilinear housing. Formed for weather-tight seal and integrity. Naturally anodized, extruded aluminum door frame with mitered corners, is retained with two .188" diameter hinge pins and secured with one quarter-turn, quick-release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into the door frame, and another gasket applied to the housing.

Finish: Standard finish is dark bronze (DDB), polyester powder finish with other architectural colors available.

**OPTICS** — Reflectors are anodized and segmented for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw, sharp cutoff). Lens is .125" thick impact-resistant tempered glass with thermally applied silk-screened shield.

**ELECTRICAL** — Ballast: High pressure sodium: 70-150W is high-reactance, high power factor. Constant wattage autotransformer for 200-250W. Metal halide: 100-150W is high-reactance, high power factor and standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-250W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 151-200W (SCWA option) for U.S. shipments only. CSA or INTL required for probe-start shipments outside the U.S. Pulse-start ballast (SCWA) required for 200M.

Ballasts are 100% factory-tested.

Socket is porcelain, horizontally mounted medium base socket for 70-150M and position-oriented mogul base socket for HPS and 175M-250M, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V.

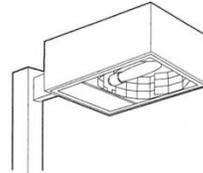
**INSTALLATION** — Extruded aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

**LISTING** — UL listed for wet locations. Listed and labeled to comply with Canadian standards (see Options).

Note: Specifications subject to change without notice.

**ORDERING INFORMATION** For shortest lead times, configure product using **bolded options**.

Catalog Number
Notes
Type

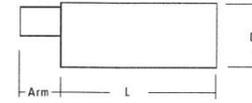


**Area Lighting**  
**KSF1**

METAL HALIDE: 100-250W  
HIGH PRESSURE SODIUM: 70-200W  
15' to 25' Mounting

**Specifications**

EPA: 1.5 ft<sup>2</sup> (.14 m<sup>2</sup>) (includes arm)  
Length: 21-1/4 (54.0)  
Width: 15-15/32 (39.3)  
Depth: 7-1/4 (18.4)  
Arm: 4 (10.2)  
\*Weight: 35 lbs (15.9 kg)  
\*Weight as configured in example below.  
All dimensions are inches (centimeters) unless otherwise specified.



Mounting option	Drilling template
SPxx, RPxx, DA12P	5
WBxx, DA12WB	6
WWxx	7

**Example: KSF1 150S R3 TB SP04 LPI**

KSF1	150m	R3	208	SCWA	SP04	
<b>Series</b>	<b>Wattage</b>	<b>Distribution</b>	<b>Voltage</b>	<b>Ballast</b>	<b>Mounting</b>	
<b>KSF1</b>	Metal halide 100M <sup>1</sup> 175M <sup>2</sup> 200M <sup>3</sup> <b>150M</b> 250M <sup>4</sup> Ceramic metal halide <sup>5</sup> 100MH <sup>6</sup> 150MH <sup>7</sup> High pressure sodium <sup>1</sup> 70S <sup>8</sup> 100S 200S <sup>9</sup> 150S <sup>6</sup>	R2 Type II roadway <b>R3</b> Type III asymmetric <b>R4SC</b> Type IV forward throw, sharp cutoff	120 <b>347</b> <b>208<sup>7</sup></b> 480 <sup>7</sup> 240 <sup>7</sup> TB <sup>8</sup> <b>277</b> 23050HZ <sup>9</sup>	(blank) Magnetic CWI Contant wattage isolated <b>Pulse Start</b> <b>SCWA</b> Super CWA pulse-start ballast NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	Type <b>SP</b> Square pole RP Round pole WB Wall bracket WW Wood pole or wall bracket Arm length <sup>10</sup> Shipped separately DA12P Degree arm, pole DA12WB Degree arm, wall KMA Mast arm adapter KTMB Twin mounting bar	
<b>HS</b>	<b>Options</b>				<b>Finish<sup>14</sup></b>	<b>Lamp<sup>15</sup></b>
	Shipped installed in fixture PER NEMA twist-lock receptacle only (no photocontrol) SF Single fuse (120, 277, 347V) n/a TB DF Double fuse (208, 240, 480V) n/a TB QRS Quartz restrrike system <sup>11</sup> QRSTD QRS time delay <sup>11</sup>	EC Emergency circuit <sup>11</sup> CSA CSA Certified NOM NOM Certified <sup>8</sup> INTL Available for MH probe-start shipping outside the U.S. KW1 KiloWatch <sup>®</sup> 120V control relay <sup>12</sup> KW4 KiloWatch <sup>®</sup> 277V control relay <sup>12</sup> REGC1 California Title 20 effective 1/1/2010		Shipped separately <sup>13</sup> PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for PER option HS House side shield (R2, R3) <sup>14,15</sup> VG Vandal guard <sup>14</sup>	(blank) Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum CR Corrosion resistant finish CRT Non-stick protective coating <sup>17</sup>	LPI Lamp included L/LP Less lamp 

Accessories: Tenon Mounting Slipfitter Number of fixtures.							
Tenon O.D.	One	Two@180°	Two@90° <sup>18</sup>	Three@120°	Three@90° <sup>18</sup>	Four@90° <sup>19</sup>	
2-3/8" (6)	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490	
2-7/8" (7.3)	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490	
4" (10.2)	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490	

- Notes**
- Not available with SCWA.
  - These wattages do not comply with California Title 20 regulations.
  - Must be ordered with SCWA.
  - These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347V or 480V.
  - Not available with L/LP.
  - Not available with 480V.
  - Must specify CWI for use in Canada.
  - Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V in Canada).
  - Consult factory for available wattages.
  - Use 9" arm when two or more luminaires are oriented on a 90° drilling pattern.
  - Maximum allowable wattage lamp included.
  - KiloWatch<sup>®</sup> controls are available only with 150S.
  - May be ordered as an accessory.
  - Prefix with KSF1 when ordering as an accessory.
  - Available with R2 and R3 distributions only.
  - See www.lithonia.com/archcolors for additional color options.
  - Black finish only.
  - Must be specified.
  - Must use RP09 or RP12.

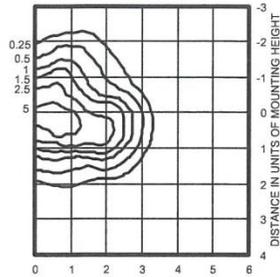
OUTDOOR

KSF1-M-S

### KSF1 Arm-Mounted Rectilinear Cutoff Lighting

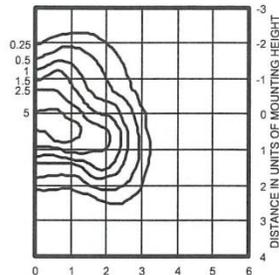
Coefficient of Utilization \_\_\_\_\_  
Initial Footcandles \_\_\_\_\_

**KSF1 250M R2 TEST NO: 1194090701P**  
**ISOILLUMINANCE PLOT (Footcandle)**



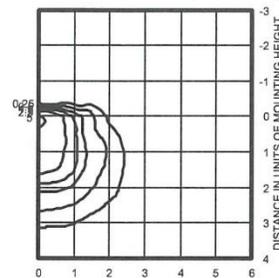
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.  
Classification: Type II, Short, Full Cutoff

**KSF1 250M R3 TEST NO: 1194080302P**  
**ISOILLUMINANCE PLOT (Footcandle)**



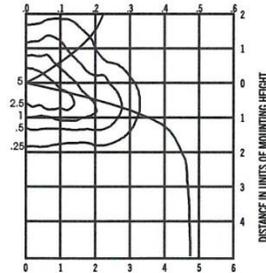
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.  
Classification: Type III, Short, Full Cutoff

**KSF1 250M R4SC TEST NO: 1194080901P**  
**ISOILLUMINANCE PLOT (Footcandle)**



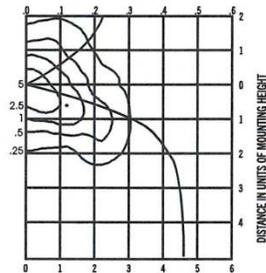
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.  
Classification: Unclassified (Type IV, Very Short), Full Cutoff

**KSF1 150S R2 Test No. TEST NO. 1194090802**  
**COEFFICIENT OF UTILIZATION**



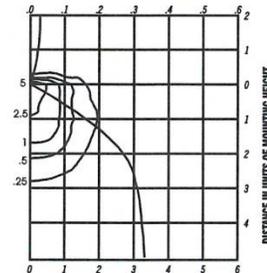
150W high pressure sodium lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution II, full cutoff.

**KSF1 150S R3 Test No. TEST NO. 1194081603**  
**COEFFICIENT OF UTILIZATION**



150W high pressure sodium lamp, 16000 rated lumens. Footcandle values based on 35' mounting height, Distribution III, full cutoff.

**KSF1 150S R4SC Test No. TEST NO. 1194081502**  
**COEFFICIENT OF UTILIZATION**



150W high pressure sodium lamp, 16000 rated lumens. Footcandle values based on 35' mounting height, Distribution IV, full cutoff.

**NOTES:**

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting website. ([www.Lithonia.com](http://www.Lithonia.com))
- 2 For electrical characteristics, consult outdoor technical data specification sheets on [www.Lithonia.com](http://www.Lithonia.com).
- 3 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

**Mounting Height Correction Factor**

(Multiply the fc level by the correction factor)

35' mounting height	20' mounting height
15 ft. = 5.4	15 ft. = 1.78
30 ft. = 1.36	30 ft. = 0.45
40 ft. = 0.77	40 ft. = 0.25

$$\left( \frac{\text{Existing Mounting Height}^2}{\text{New Mounting Height}^2} \right) = \text{Correction Factor}$$



KSF1-M-S

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770.922.9000 Fax: 770-918-1209 [www.lithonia.com](http://www.lithonia.com)

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**PatioFurnitureSmart**  
by CozyDays

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European 4 Globe Patio Lamp White Globes < Patio Lamps Lights < PatioFurnitureSmart

### European 4 Globe Patio Lamp White Globes

European four globe patio lamp. Inspired by Italian Renaissance period street style globe lamps. Weatherproof. Powder coated aluminum construction with resin base. White acrylic break resistant globes. Two level dimming switch. 10 Ft. grounded cord. 80 inches tall. Base diameter 22 inches. Base can be filled up with 40 lbs of sand. Available in black or white body with white only globes. Accepts four 60 watts bulbs.

- Product ID: **001465**
- SKU: **PLC-00370**
- Easy assembly.
- Black Post, White Globes.
- European 4 Globe Patio Lamp White Globes **ships in 5 days.**
- Order today & get **free shipping** on **European 4 Globe Patio Lamp White Globes!**

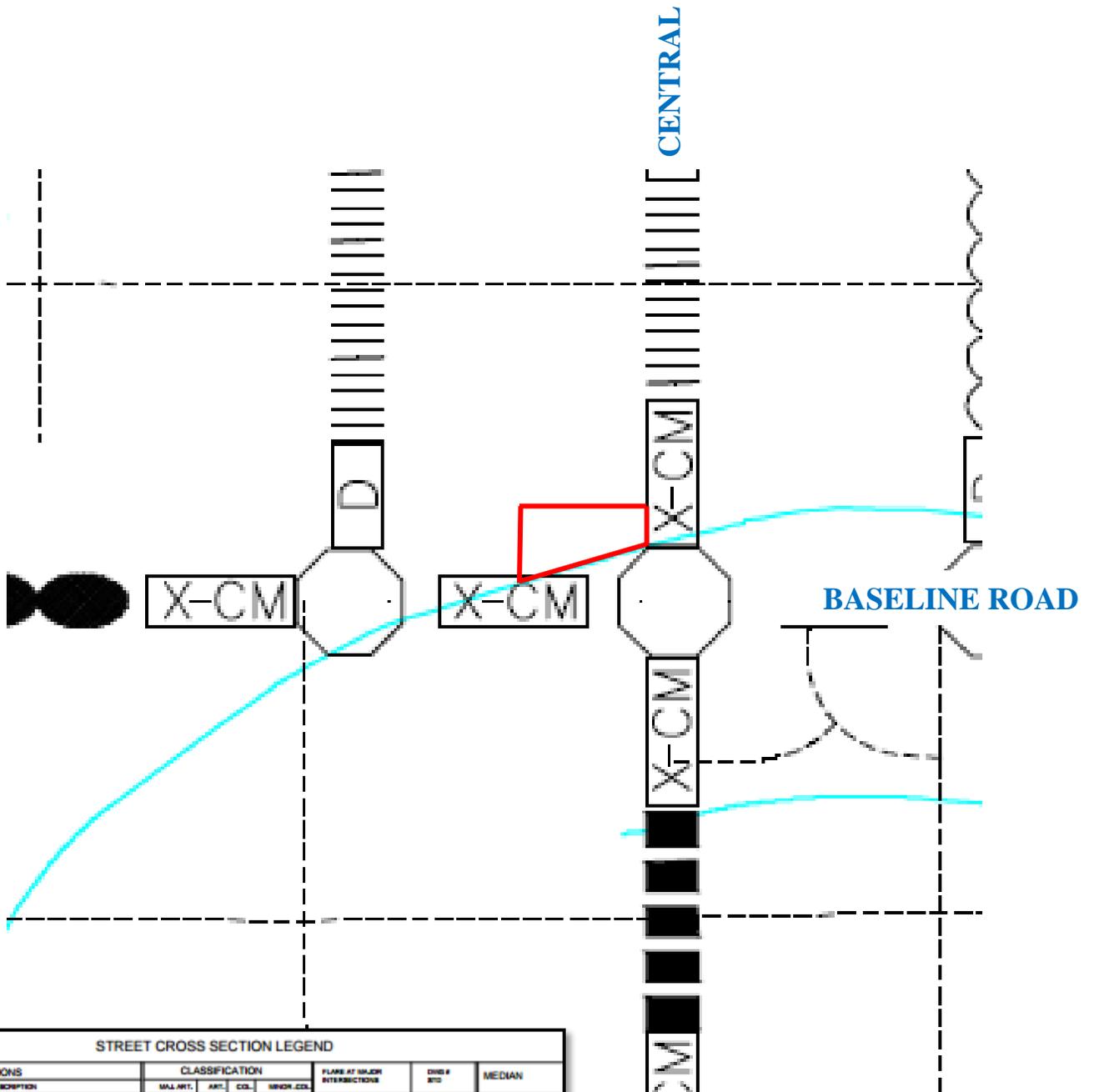


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Miami, Florida.

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**Exhibit 9**

**Street Classification Map Excerpt**



STREET CROSS SECTION LEGEND								
CROSS SECTIONS		CLASSIFICATION				FLARE AT MAJOR INTERSECTIONS	CHG # STD	MEDIAN
LETTER	DESCRIPTION	MAJ. ART.	ART.	COL.	MINOR COL.			
A	5247140	X	X			FLARE ONE	7336	Yes
B	541130	X	X			FLARE TWO	7336	Opt
C	741110	X	X			FLARE THREE	7336	Opt
D	641100	X	X	X		FLARE FOUR	7336	No
E	5580			X		FLARE FIVE	7336	No
F	4580			X	X	FLARE SIX	7336	No

STREET CLASSIFICATION LEGEND		
SCENIC DRIVE	STREET	
		MAJOR ARTERIAL
		ARTERIAL
		COLLECTOR
		MINOR COLLECTOR