



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-81-15-8 (The Arbors PUD) April 26, 2016

South Mountain Village Planning Committee Meeting Date May 10, 2015

Planning Commission Hearing Date June 2, 2016

Request From: MUA BAOD (47.28 acres)

Request To: PUD BAOD (47.28 acres)

Proposed Use Planned Unit Development to allow a mix of uses including single family residential.

Location Northeast corner of 24th Street and Vineyard Road

Owner WWK Waldron LLC

Applicant/Representative LVA Urban Design Studio, Alan Beaudoin

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed-Use Agricultural (Pending Mixed-Use Agricultural/Residential 3.5-5 du/acre)	
Street Map Classification	24 th Street	Arterial	40 foot east half-street
	26 th Street	Local	25 foot west half-street
	Vineyard Road	Local	15 foot north half-street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; Cores, Centers, & Corridors; Land Use Principle: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</p> <p>The development provides housing opportunities in close proximity to an emerging center developing around the land uses at the nearby intersection of 24th Street and Baseline Road.</p>			
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</p>			

The development increases housing diversity by proposing single-family residential units distinct from the higher density developments west of 24th Street and the large-lot single-family residential lots east of 26th Street. The subject site is in close proximity to commercial and employment opportunities along the Baseline Road corridor.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE

PRINCIPLE: *Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.*

The request is accompanied by a General Plan amendment that proposes a hybrid of the 3.5-5 du/acre and Mixed Use Agricultural Land Use Map designations. This designation would help to establish a density transition between the established subdivisions to the west and the large-lot single-family and commercial properties to the east.

CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS; DESIGN

PRINCIPLE: *Provide multi-use trail connections where appropriate.*

The development will include a 10 foot shared-use path located within a multi-use trail easement along 24th Street. This amenity will contribute to the trail system developed throughout this community as adjacent properties are developed.

**CONNECT PEOPLE AND PLACES CORE VALUE; CERTAINTY AND CHARACTER;
DESIGN PRINCIPLES:**

- a) *New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.*
- b) *Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.*
- c) *Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.*
- d) *Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.*

The proposed density of the development provides a transition between the established higher density developments to the west and the lower density development pattern to the east. The housing product is compatible in scale with the existing homes in the surrounding area. The proposal includes numerous development standards designed to complement and enhance the unique rural and agricultural character of the surrounding area. These include robust landscaping standards, a community garden, utilization of agricultural design elements such as arbors and natural building materials, rustic lighting standards, and limited building height for homes adjacent to 26th Street, among others.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; HEALTHY

NEIGHBORHOODS; LAND USE PRINCIPLE: *Promote the growth of urban agriculture throughout Phoenix.*

BUILD THE SUSTAINABLE DESERT CITY; HEALTHY FOOD SYSTEM; LAND USE PRINCIPLE: Support the growth of land uses that contribute to a healthy and sustainable food system (i.e. grocery stores, community gardens, urban farms and other urban agriculture elements).

BUILD THE SUSTAINABLE DESERT CITY; HEALTHY FOOD SYSTEM; DESIGN PRINCIPLE: Encourage neighborhood designs that incorporate community gardens, urban farms and other urban agriculture elements.

The proposed community prominently features a community garden that is both accessible to residents throughout the community and placed along the 24th Street frontage where view fencing allows it to contribute to enhancing the streetscape for pedestrians and drivers.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

The proposed density will allow a transition between the higher-density established residential developments to the west and the large-lot single-family residential lots to the east.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLES:

a) Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.

b) Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject site has remained vacant since the closure of the Waldron Family Nursery Farm and still contains a number of deteriorating structures from this historic land use. Additionally, the site has been plagued with graffiti problems. The proposal will facilitate the redevelopment of a large property in close proximity to an emerging Village center and greatly improve the streetscape along 24th Street.

BUILD THE SUSTAINABLE DESERT CITY; WATER SUPPLY; LAND USE PRINCIPLE: Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.

BUILD THE SUSTAINABLE DESERT CITY; WASTE WATER; LAND USE PRINCIPLE: Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.

Approval of the request will support the redevelopment of this vacant parcel which is located in proximity to both existing residential development and an emerging center of the South Mountain Village.

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

The proposal includes robust landscaping standards for the 24th Street, 26th Street, and Vineyard Road street frontages which call for the preservation of existing mature trees and the use of new trees identified in the Baseline Area Master Plan plant list. The landscaping palette and design will enhance the rural and agricultural character of the surrounding area. Staff stipulations regarding tree spacing will further assist in this goal. Shade standards call for a minimum of 50% coverage as measured at noon on the Summer Solstice.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 47.28 acre site located at the northeast corner of 24th Street and Vineyard Road from MUA BAOD (Mixed Use Agricultural, Baseline Area Overlay District) to PUD BAOD (Planned Unit Development, Baseline Area Overlay District) to allow a mix of uses including single family residential.
2. The subject site is an assemblage of six parcels with common ownership that previously housed the Waldron Family Nursery Farm. The parcels are all vacant other than limited vestiges of this prior use including a greenhouse, water tank, and other small structures. The property has frontage along 24th Street, Vineyard Road, and 26th Street.
3. The General Plan Land Use designation for the properties is Mixed-Use Agricultural. The proposed use is not consistent with this designation and General Plan Amendment Case No. GPA-SM-1-15-8 is being processed concurrently as a companion case. This request is to amend the General Plan Land Use Map designation for 51.24 acres at the northeast corner of 24th Street and Vineyard Road from MUA (Mixed-Use Agricultural) to a hybrid designation of MUA and Residential 3.5-5 du/acre. The staff recommendation in GPA-SM-1-15-8 is to approve the request as filed.

SURROUNDING USES & ZONING

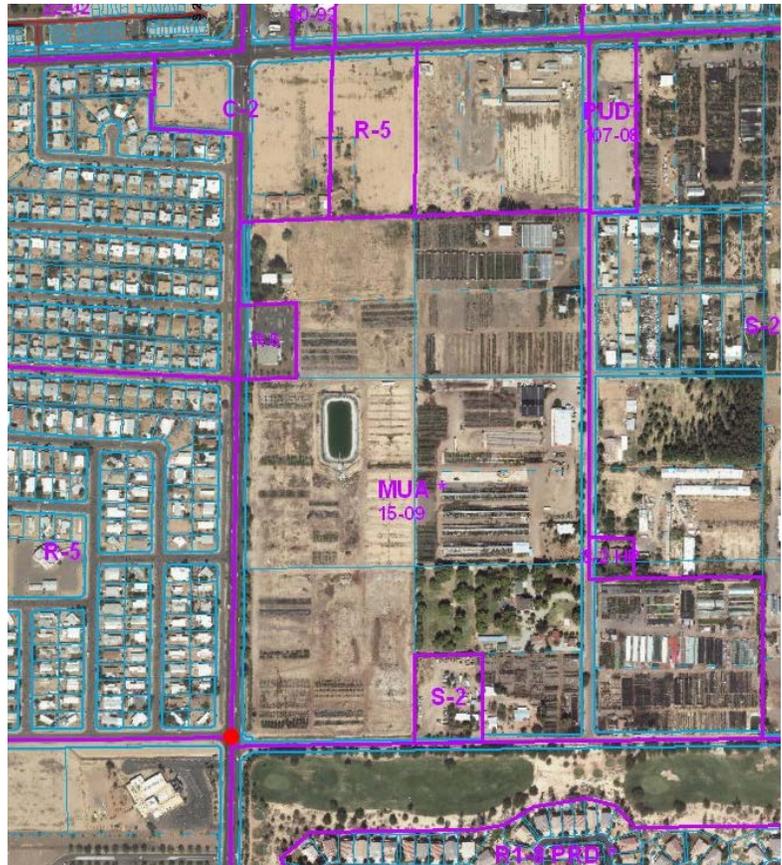
4. **North**
North of the site is primarily vacant land with scattered single-family residential properties, some of which are vacant. The properties are zoned S-2 BAOD (Ranch or Farm Commercial, Baseline Area Overlay District) and R-5 BAOD (Multifamily Residential, Baseline Area Overlay District).

East

East of the subject site and across 26th Street are a variety of large-lot single-family residential homes and numerous agricultural, nursery, and gardening businesses. The properties are zoned S-2 BAOD (Ranch or Farm Commercial, Baseline Area Overlay District), S-2 HP BAOD (Ranch or Farm Commercial, Historic Preservation, Baseline Area Overlay District), and MUA BAOD (Mixed Use Agricultural, Baseline Area Overlay District).

South

Southeast of the site is a single-family residential property zoned Mixed Use Agricultural. South of the site across Vineyard Road is the Legacy Golf Resort which includes single-family residential homes interspersed throughout the golf course. The golf course is zoned R1-8 SP BAOD (Single-Family Residential, Special Permit, Baseline Area Overlay District) with the Special Permit approved to allow the golf course, while the residential component is zoned R1-8 BAOD (Single-Family Residential, Baseline Area Overlay District).



West

Adjacent to a portion of the site to the west is the Martin Luther King Jr. Lodge which functions as a community gathering space and is zoned R-5 BAOD (Multifamily Residential, Baseline Area Overlay District). Further west across 24th Street are single-family residential homes in both the longstanding Jade Park Mobile Home and Del Monte Plaza subdivisions zoned R-5 BAOD (Multifamily Residential, Baseline Area Overlay District) and R1-6 BAOD (Single-Family Residential, Baseline Area Overlay District) respectively.

PROPOSAL

5. The proposal was developed utilizing the PUD zoning designation, 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 Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped April 7, 2016. The proposed standards were designed to allow for a single-family residential subdivision located within close proximity to an emerging neighborhood center defined by the land uses along 24th Street between Baseline Road and Southern

Avenue and intended to transition between the higher density, established subdivisions west of 24th Street and the lower-density agricultural and single-family uses east of 26th Street.



Land Use

The Development Narrative proposes to allow single-family detached residential uses for the entire site as well as a residential model home complex and sales office. Additionally, there are limited provisions permitting accessory uses such as guesthouses for the single-family residential lots, a community garden, and instruction and classes pertaining to the use of the community garden.

Development Standards

Unit Count and Density

The Development Narrative proposes to develop a single-family residential Planned Unit Development consisting of 165 lots built at a density of 3.49 du/acre. The site plan details 68 lots at 60 feet in width and 125 feet in depth and 97 lots at 45 feet in width and 120 feet in depth. Smaller lots are primarily concentrated in the western portion of the site and along the northern property line. Larger lots are proposed for the central portion of the site adjacent to a large, open, green space and along the western property line. Staff stipulations include a requirement for the provision of a minimum of 80 lots to be provided with the 60 feet by 125 feet dimensions as well as requiring that all lots along the north and east property lines maintain these

dimensions. This stipulations will result in a reduced unit count and density that is more consistent with the surrounding land use pattern. Additionally, this stipulation will help to mitigate effects on the existing single-family homes east of 26th Street and potential future development adjacent to the north property line.

Building Height

Building height is limited to two-stories or thirty feet unless otherwise designated on the site plan. The Development Narrative also indicates that a maximum of 50% of lots 124-138 are permitted to be two-stories or thirty feet. Staff stipulations require amending this language to clarify that the 50% of lots 124-138 permitted at this height is exclusive of the homes that are already designated as single-story on the submitted site plan. This stipulation will further mitigate potential negative effects of development on the existing single-family homes east of 26th Street.

Setbacks

Proposed setbacks are designed to closely correlate with regulations in the Mixed-Use Agricultural zoning district and the Baseline Area Overlay District. Front yard setbacks adjacent to arterial and collector streets are 40 feet, while setbacks adjacent to local streets and private accessways are 30 feet (20 feet from back of sidewalk) for homes with no front porches. For homes with front porch encroachment or side-loaded garages, setbacks are proposed to be twenty feet, and 10 feet from back of sidewalk. Staff stipulations require the revision of these standards to simplify the development standard to 30 feet, and 20 feet from back of sidewalk, with a provision to allow open projections to 10 feet from back of sidewalk.

Interior side yard setbacks are proposed to require 5 foot minimum widths and a 10 foot minimum combined total width. Street side setbacks require a 10 foot minimum width. Rear yard setbacks must maintain a minimum distance of 20 feet.

Lot Coverage

Lot coverage is limited to 35% of the gross site area, exclusive of perimeter right-of ways and interior streets.

Open Space

The Development Narrative requires that a minimum of 15% of the net area be maintained as open space. This open space is distributed throughout the site and includes a large, central green space containing amenities such as a playground and gathering area as well as smaller green space areas integrated between lots in the north and south portions of the site, as well as retention areas in the northeast and southeast portions of the site.

Landscaping and Streetscape Standards

The Development Narrative proposes landscaping on all perimeter property lines, interior streets, retention areas, open space, and within the community garden area. Proposed landscaping standards exceed common Zoning Ordinance standards in most cases. The Development Narrative indicates that landscaping standards are intended to be consistent with and enhance the rural and agricultural

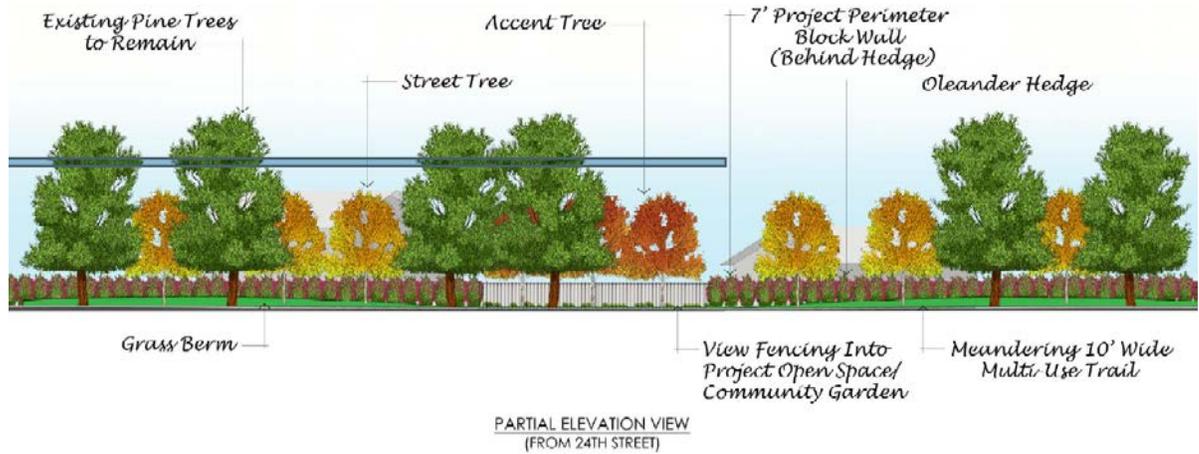
character of the area. The proposal indicates that in addition to the installation of significant new landscaping, developers will preserve, utilize, or relocate existing vegetation.

Permitted plant materials include those contained in the Baseline Area Master Plan Plant List as well as a limited selection of additions, which include pistachio and a variety of ash trees. The primary "Theme" trees widely implemented throughout the site include pistachio and ash varieties.

24th Street

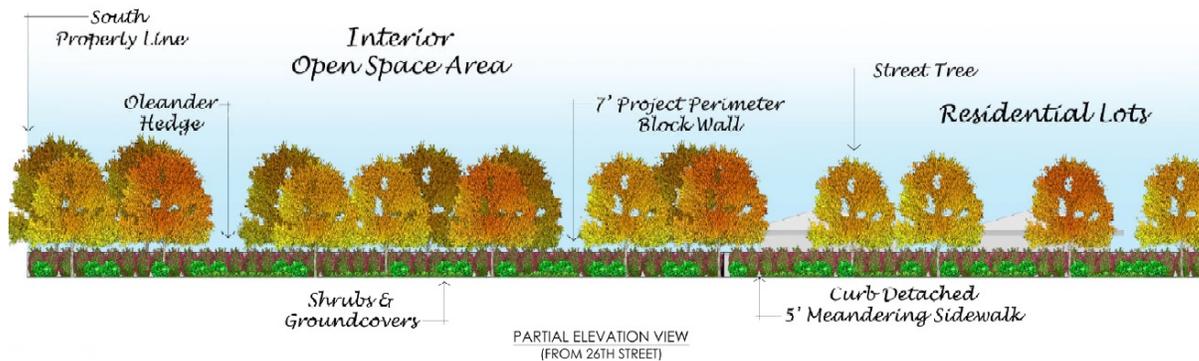
The 24th Street landscape setback shall be a minimum of 50-feet in width. This landscape setback is envisioned to serve as a publically accessible linear park space and will feature a 10-foot meandering shared-use path, preservation of existing pine trees, an irrigation channel, and an oleander hedge placed against perimeter fencing. The proposed community garden is also located along the 24th Street frontage and would be visible to pedestrians and other users of the 24th Street right-of way through provided view fencing.

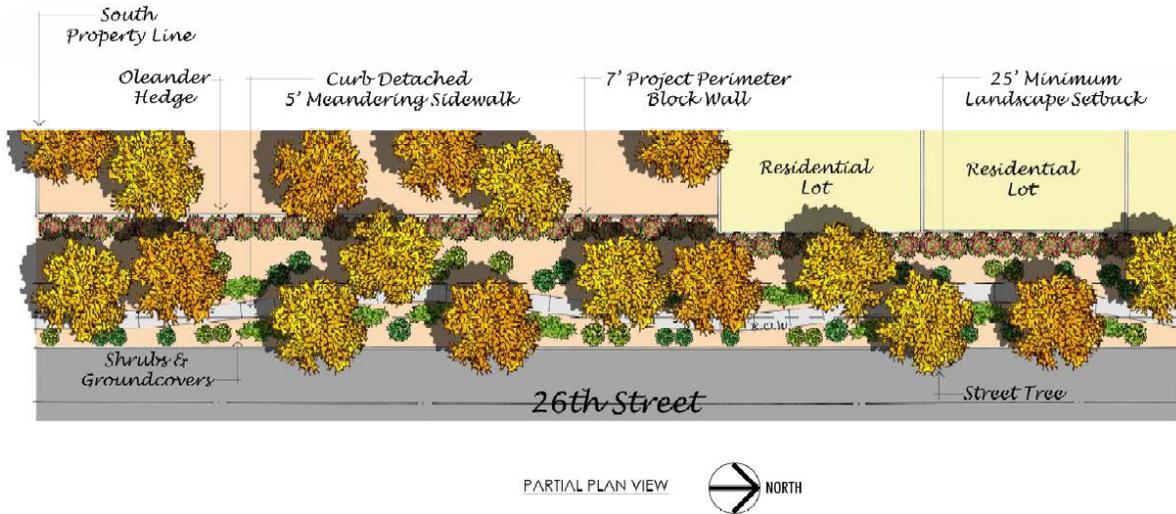




26th Street

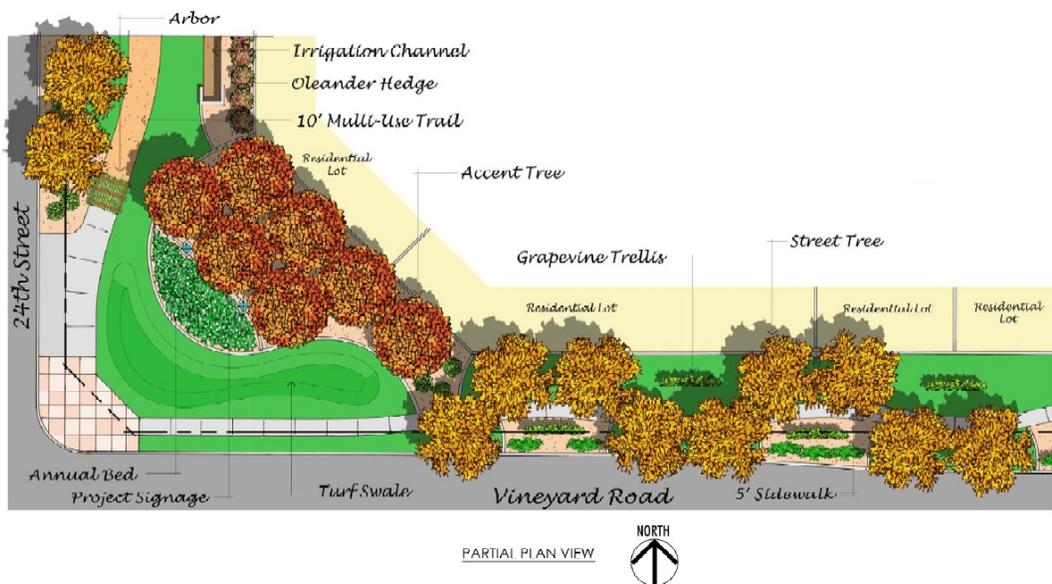
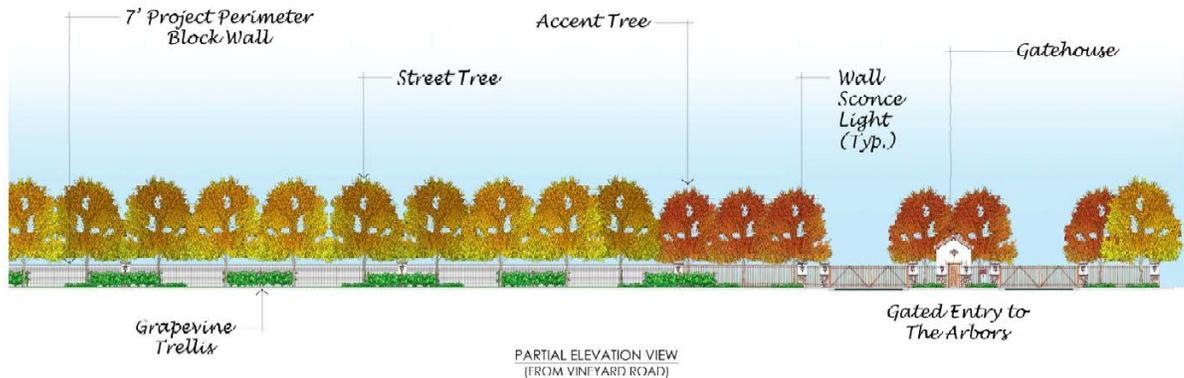
The 26th Street landscape setback shall be an average of 25 feet in width, with a minimum of 20 feet permitted for up to 50% of the frontage. This landscape setback is dominated by street trees and will assist in mitigating the effects of development on the existing single-family residential uses on the east side of 26th Street through the provision of a tree mix that includes a minimum of 25% 4-inch caliper or multi-trunk trees. The 26th Street frontage also contains the secondary entrance gates to the community.





Vineyard Road

The Vineyard Road landscape setback shall be an average of 25 feet in width, with a minimum of 20 feet permitted for up to 50% of the frontage. The Vineyard Road frontage contains the project's primary entrance, identifying signage at the northeast intersection of 24th Street and Vineyard road, and serves as the introduction to the community. The streetscape includes a detached 5 foot meandering sidewalk.



Interior Streets and Private Accessways

Landscaping at a minimum of 6 feet shall be required between the curb and sidewalk. The Development Narrative proposes trees be spaced at intervals of twenty (20 feet) based on a dimension exclusive of driveway widths. Staff stipulations require that this regulation be revised to require tree spacing at 30 feet. As proposed, the development standard may result in tree spacing at intervals between 30-40 feet based on the proposed driveway widths. Removing this provision from the regulation will guarantee an increase in the quantity of street trees and help enhance the agricultural and rural character of the community. The streetscape along private accessways will also benefit from development standards regarding interior front yard setbacks as a staggered effect will be achieved from the diversity of frontage options including front facing garages, side facing garages, and front porches.



Additional

The Development Narrative proposes a 10 foot minimum landscape setback along the northern property line indicating that this setback may be provided within an easement. Staff stipulations recommend that this development standard be deleted. Staff contends that the provision of this setback would create negative side effects for homes when properties adjacent to the north of the site are developed. At this time anticipated future development on this site may include commercial uses and/or a religious facility. The proposed setback would effectively create a 10 foot 'dead-zone' between required fencing for these potential uses and the homes within the PUD.

Parking

Staff stipulations require that the applicants add language stating that parking on the site will be in compliance with all regulations and provisions of Section 702 of the Zoning Ordinance.

Shading

The proposal includes a requirement that all pedestrian walkways be shaded by shade trees as measured at noon on the Summer Solstice with a minimum of 50% coverage provided at the full maturity of the landscaping.

Shade trees are proposed to be spaced at an interval (or average thereof) that is thirty (30 feet) on center for 24th Street, 26th Street, and Vineyard Road. Staff stipulations require revising these regulations to require that all shade trees be spaced at intervals of twenty (20-feet) on center. This standard would be closer to existing Zoning Ordinance standards and provide a more robust and effective shade canopy along all perimeter street frontages. Additionally, this more stringent landscaping standard is more consistent with the rural and agricultural character of the surrounding community.

Design Guidelines

Fencing

Fencing is proposed along all perimeter property lines. The Baseline Area Overlay District contains a design presumption regarding the use of open fencing for perimeter walls. The Development Narrative proposes deviating from this standard while acknowledging the need to overcome this presumption per Section 507 of the Zoning Ordinance. The included fencing plan includes 6 foot walls along the majority of the perimeter, with a 7-foot wall along the eastern perimeter property line and an 8 foot wall along a portion of the southern perimeter property line. The proposed 8 foot wall is in response to the concerns of adjacent property owners. Staff stipulations require that the majority of the proposed 7 foot wall be replaced with 6 foot walls. This standard is more closely aligned with the existing residential fencing standards throughout the City. Robust landscaping standards on the 24th Street streetscape will also help to mitigate any potential negative effects of proximity to the right-of-way for adjacent property owners.

Proposed interior fencing includes the use of semi-private 6-foot tall vinyl fencing between lots with shared property lines. For homes oriented towards primary open space areas, view fencing will be required for all adjacent side or rear property lines.

Open Space

In addition to the standards detailed in #6, ***Development Standards***, above, the proposal includes requirements that no home shall exceed a maximum distance of 500 feet from an internal open area or access path connection. Further, a minimum of three connection points, not to be spaced in excess of 800 feet apart, shall be provided to the 24th Street shared-use path. These regulations will ensure equitable access to the shared amenities by property owners throughout the development.

Entries

There are two entries to the community, with the primary entrance gates located off Vineyard Road. The introduction to this entrance along Vineyard Road will be

defined by the use of theme trees along the streetscape. The gate utilizes wrought-iron construction and is framed by a gatehouse designed to resemble a rustic farm building. Beyond the gates, the streetscape contains landscaped medians that lead directly to the entrance to the primary open, green space which is framed by one of the architectural arbor elements.

The secondary entrance along 26th Street also utilizes theme trees and provides gates utilizing the same design as those at the front entry. There is no gatehouse at this entrance and a single landscaped median beyond the gates.

Common and Retention Areas

The common and retention areas in the community include a 4-acre primary active common space. This common open space is centrally located and is accessible from all parts of the development. This space shall include shade structures, seating furniture, and an open turf area. Staff stipulations require the addition of a playground as depicted on the proposed site plan to the list of required amenities.

Additionally, the development will provide a minimum 10,000 square foot community garden to be located along the 24th Street frontage. The use of view fencing along the street frontage will allow visibility of the garden to users in the public right-of-way. Staff stipulations require clarification that this amenity is to be provided in addition to the amenities described above.

Lighting

Proposed lighting standards include the use of up-lighting and floodlight fixtures to highlight select landscape features and directional signage throughout the development. Selected features shall be those that highlight the character of the community.

The Development Narrative identifies a specific lighting element for use in wall or sconce lighting which is intended to complement the rural and agricultural character of the community. Deviations from this lighting element would require an administrative review by the City of Phoenix Planning Hearing Officer. Staff stipulations require the inclusion of language that requires any alternative lighting be consistent with the character of the area.

Driveways

The Development Narrative proposes the use of decorative brick or concrete pavers of varying style and color options between neighboring residences. This requirement is not present in any of the base or overlay zoning districts in the Zoning Ordinance. The provision of this unique design consideration will contribute to diversity among lots as well as the character of the community.

Signage

The Development Narrative includes sign standards intended to permit only signs that will be consistent with the agricultural and rural character expressed throughout the PUD and within the surrounding community. Sign regulations recognize that the Baseline Area Overlay District provisions are applicable to the

site, which include design presumptions regarding the incorporation of natural materials in signage and limitations to overall sign size. Additionally, the Development Narrative contains specific prohibitions against a variety of sign types including outdoor advertising, backlit awnings, balloons, and moving, flashing, or rotating signs. These prohibitions are consistent with the goal to complement the community's rural character. All other signs proposed for the project will be in conformance with the regulations contained in Section 705 of the Zoning Ordinance.

Sustainability

The Development Narrative proposes a variety of sustainable development tactics to be employed in the project's construction and continuing operation. Developers will be required to employ two specific elements from this list and a total of four elements overall. The two specific elements include the implementation of a community garden and the retention of an existing open irrigation ditch along 24th Street. This irrigation ditch is outside the 30-foot multi-use trail easement and within the 50 foot linear park area proposed adjacent to 24th Street. Other proposed sustainable elements include the use of 'smart' irrigation control systems, energy-efficient appliances, the use of recycled and/or salvaged building materials, and others.

STREETS AND TRAFFIC

7. The Street Transportation Department requires that the developer provide a 10-foot wide shared use path within a 30-foot shared use path and sidewalk easement to be dedicated along the east side of 24th Street for the length of the project. The proposal includes the removal of the existing 5-foot attached sidewalk along 24th Street. The Street Transportation Department has approved this proposal and required that the shared use path be paved and meet ADA accessibility standards. Should the Street Transportation Department or other stakeholders desire future installation of a public sidewalk, this would be possible through the dedication of the sidewalk easement required in the Street Transportation stipulation.
8. The Street Transportation Department requires that the developer align Vineyard Road east of 24th Street with the existing Vineyard Road west of 24th Street and dedicate right-of-way to achieve this goal. Vineyard Road does not have a consistent half-street dimension and the right-of-way dedications will fluctuate to reflect this. However, the stipulation provides for both Street Transportation and Planning and Development Department approval of the dedication to ensure accuracy.
9. The Street Transportation Department requires that the developer submit a Traffic Impact Statement prior to the preliminary approval of any plans.

MISCELLANEOUS

10. The Public Transit Department requires that the developer dedicate right-of-way and build a replacement bus stop on northbound 24th Street, north of Vineyard Road.

11. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
12. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
14. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. 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 proposal is not consistent with the General Land Use Map designation of Mixed Use Agriculture and the site's gross acreage exceeds 10 acres, however a companion General Plan amendment request is being processed concurrently.
2. The request will support the development of needed housing units in proximity to an emerging center in the South Mountain Village.
3. The proposal includes landscaping standards and design guidelines that in many cases exceed Zoning Ordinance standards in the MUA and BAOD districts and are consistent with the rural and agricultural character of the surrounding area.
4. The proposed development is consistent in scale and character with the surrounding land use pattern.

Stipulations

1. A minimum of 80 lots must maintain minimum lot dimensions of sixty (60) feet in width and one hundred and twenty-five (125) feet in depth. All lots adjacent to the north and east perimeter property lines must maintain these minimum lot dimensions.

2. An updated Development Narrative for the Arbors PUD reflecting 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 April 7, 2016, as modified by the following stipulations:
 - a. Revise all references to the gross acreage of the subject property in the Development Narrative to reflect a gross acreage of 47.28 acres, the gross acreage as reflected in the official sketch maps.
 - b. Page ii, Table Of Contents, G. Development Standards: Add new subsection named "Parking" as Section G.3. Renumber all proceeding sections' page numbers if required.
 - c. Page 2, Zoning Ordinance Applicability, Chapter 6: Replace "replaced and superseded by this PUD" with "applicable except as modified by PUD Subsections F, G, and H".
 - d. Page 17-20, Section G, Development Standards: Revise as follows:
 - Remove 'Table 2 – PUD Development Standards & Comparison Reference' in its entirety and add this to the Appendices section of the Development Narrative as a new Appendix.
 - Insert a revised 'Table 2 – PUD Development Standards & Comparison Reference' in its place which is titled "Development Standards" and does not contain the table columns labeled "MUA" and "BAOD".
 - e. Page 17, Section G.1, Development Standards (Yard, Height, and Area Requirements): Replace "preside" with "supersede".
 - f. Page 18, Table 2, Maximum Building Height or Structure Height: Amend second paragraph to read: "A maximum of 50% of Lots 124-138 depicted on the Conceptual Development Plan (Figure 2) **WHICH ARE NOT ALREADY DESIGNATED AS ONE-STORY ONLY** are permitted to be two-stories or Thirty (30) feet in height."
 - g. Page 18, Table 2, Building Setbacks, Local Streets/Private Accessways: Amend to read:

Thirty (30) feet (20 feet – Back of Sidewalk) ~~to living space for homes with no front porch.~~ **OPEN PROJECTIONS MAY PROJECT NO CLOSER THAN 10 FEET FROM BACK OF SIDEWALK.**
Twenty (20) feet (10 feet – Back of sidewalk) ~~– allowed for front porch encroachment or side-loaded garage.~~
 - h. Page 18, Minimum Garage Setback (Residential): Delete category and development standard.

- i. Page 19, Required Open Space: Amend to read: “REQUIRED OPEN SPACE (Refer to Section ~~G.8~~ **H.2 AND H.3.G** for Additional Design Guidelines)”.
- j. Page 19, Landscape Setbacks – Streetscape, Plant Type: Amend to read: “Trees (average spacing of ~~30~~ **20** feet on center)
- k. Page 19, Landscape Setback – Perimeter Property Lines (Not Adjacent to a Street): Amend to read: “None, ~~(Except North property line: 10 foot minimum. This landscape area may be provided within an easement established along the north property line outside of the PUD boundary or internal to the project area.)~~”
- l. Page 20, Landscape Setback – Interior Local Street/Private Accessway, Trees and Shrubs, Minimum Planting Size, BAOD: Add text: “**ROW OF TREES ON EACH SIDE OF SIDEWALK. MINIMUM TWO-INCH CALIPER AND TWENTY-FOUR-INCH BOX SIZE AT TIME OF PLANTING. AVERAGE OF ONE TREE PER TWENTY-FIVE FEET OF STREET FRONTAGE. TREES TO BE MAINTAINED BY PROPERTY OWNER AND/OR HOA.**”
- m. Page 20: Add new subsection named “Parking” as Section G.3. which shall read as follows: “3. Parking – Parking standards for the entirety of the site will be in compliance with all regulations and provisions of Section 702 of the Zoning Ordinance.”
- n. Page 21, Fences and Walls, Perimeter Fences and Walls: Amend paragraph 2 to read: “six (6) ~~feet~~, seven (7), or eight (8) **FEET** above ~~feet~~ natural ~~(pre-development)~~ **FINISHED** grade.”
- o. Page 22, Fence Height Graphic: Revise the graphic as follows: Replace seven (7) foot walls on the rear property lines of Lots 7-15 and Lots 45-61 with six (6) foot walls.
- p. Page 24, Streetscape – 24th Street: Amend bullet (1) to read: “(1) Shade trees (Existing or New) will be spaced at an interval (or average thereof) that is ~~thirty (30)~~ **TWENTY (20)** feet on center”
- q. Page 27, Streetscape – Vineyard Road: Amend bullet (1) to read: “(1) Trees will be spaced at ~~thirty (30)~~ **TWENTY (20)** feet on center”
- r. Page 27, Streetscape – 26th Street: Amend to bullet (1) to read: “(1) Trees will be spaced at ~~thirty (30)~~ **TWENTY (20)** feet on center”
- s. Page 28, Streetscape – Internal Local Street/Private Accessway Streetscape: Amend bullet (1) to read: “(1) Trees will be spaced at intervals

~~twenty (20) foot~~ **OF THIRTY (30) FEET** based on a linear dimension ~~exclusive of driveway widths~~".

- t. Page 33, Common and Retention Areas, first bullet point: Amend first bullet point to read: "~~community garden~~ **PLAYGROUND**"
 - u. Page 33, Common and Retention Areas, Paragraph 2: Amend first line of paragraph 2 to read: "**A COMMUNITY GARDEN AMENITY SHALL BE PROVIDED IN** An open space situated along 24th Street ~~shall be the designated location for the Arbors Community Garden amenity.~~"
 - v. Page 36, Lighting Standards, Wall/Sconce Light Specification: Amend to read: "An alternate fixture type of similar design character **WHICH CONTRIBUTES TO A RURAL OR AGRARIAN ATMOSPHERE** may be used upon approval by the City of Phoenix Planning Hearing Officer."
 - w. Page 38, Sustainability Guidelines: Amend bullet a) to read: "a) Implement a community garden within the PUD which provides fruits and/or vegetables for community members. To be enforced through review and approval of future site plan and landscape construction documents and field inspection. **(R)**"
 - x. Page 38: Baseline Area Overlay District Standards: Amend to read: "In addition to the standards and design guidelines contained within this PUD, **ALL OF** the ~~following general~~ standards and guidelines ~~per~~ **CONTAINED IN** the Baseline Area Overlay District shall be applicable **INCLUDING THE FOLLOWING,**"
3. The developer shall dedicate right-of-way and a build a replacement bus stop pad according to City of Phoenix Standard Detail P1260 on northbound 24th Street, north of Vineyard Road. The pad should be located between 60 and 110 feet north of Vineyard Road (City of Phoenix Standard Detail P1258).
 4. The developer shall construct a 10 foot wide shared use path within a 30-foot shared use path and sidewalk easement that shall be dedicated along the east side of 24th Street for the length of the project, as approved by the Planning and Development Department.
 5. The developer shall align Vineyard Road east of 24th Street with the existing Vineyard Road west of 24th Street.
 6. The developer shall dedicate right-of-way on Vineyard Road as approved by the City of Phoenix Street Transportation and Planning and Development Departments.
 7. The applicant shall submit a Traffic Impact Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.

8. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

Writer

Adam Stranieri
April 26, 2016

Team Leader

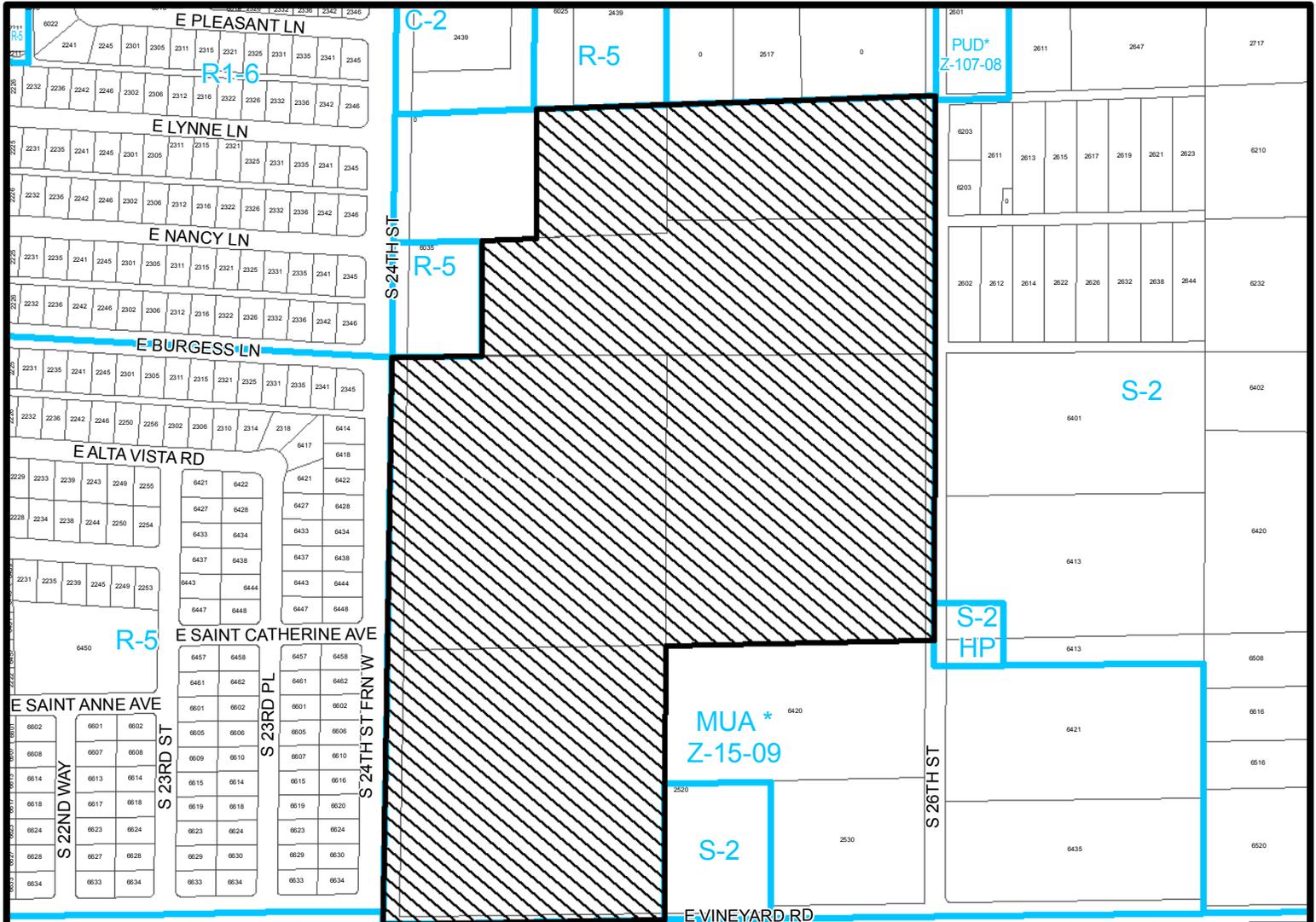
Joshua Bednarek

Attachments

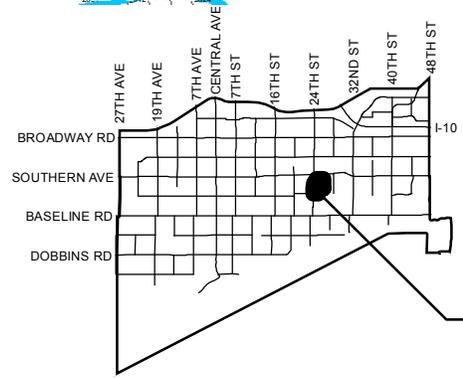
Attachment A: Sketch Map

Attachment B: Aerial

Attachment C: The Arbors PUD Development Narrative date stamped April 7, 2016



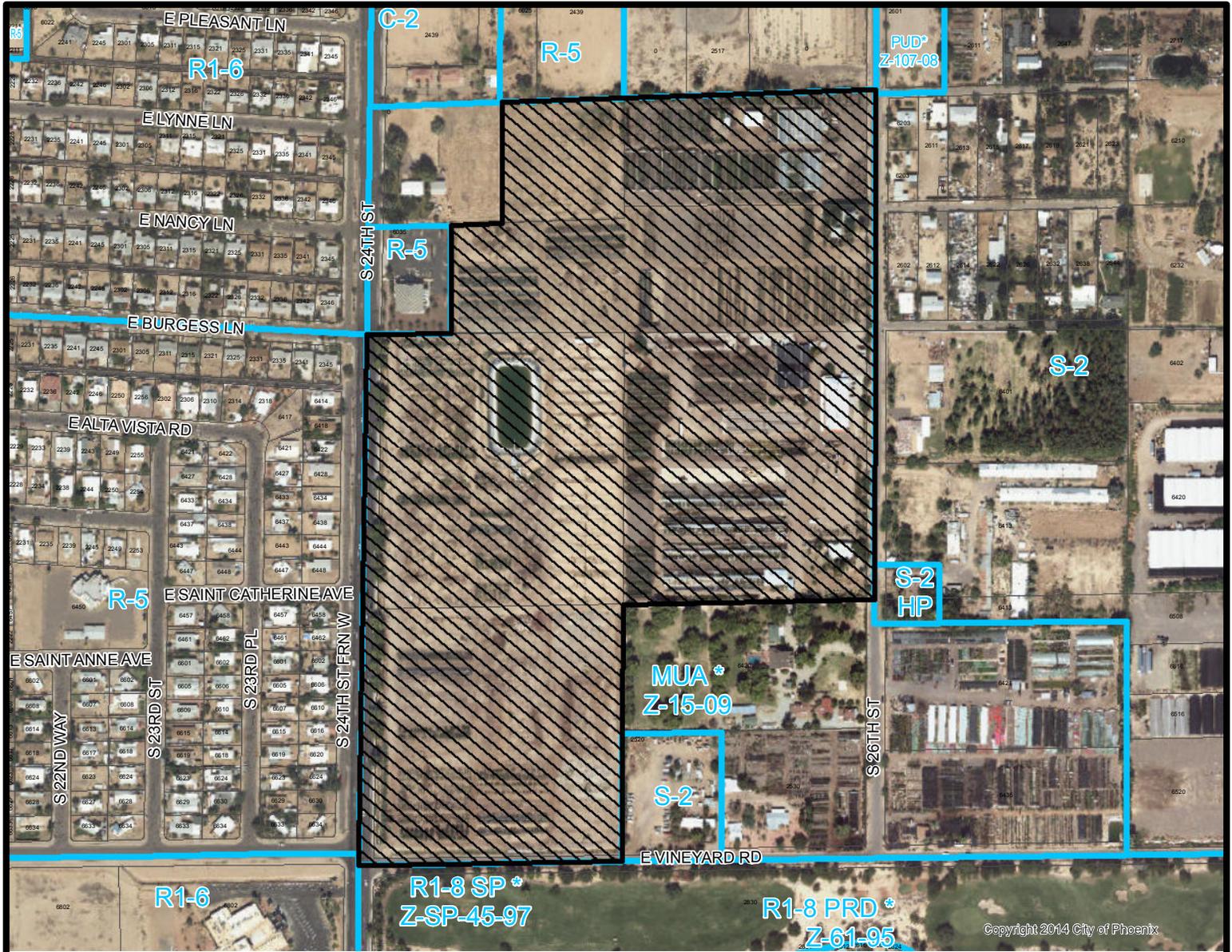
CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8



Z-81-15

APPLICANT'S NAME: Earl, Curley & Lagarde, P.C. (T. Earl)		REQUESTED CHANGE: FROM: MUA BAOD (47.28 a.c.) TO: PUD BAOD (47.28 a.c.)	
APPLICATION NO. Z-81-15	DATE: 1/26/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 47.28 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 2-33	ZONING MAP D-9	
MULTIPLES PERMITTED MUA BAOD PUD BAOD		CONVENTIONAL OPTION 94 165	
		* UNITS P.R.D. OPTION 94 165	

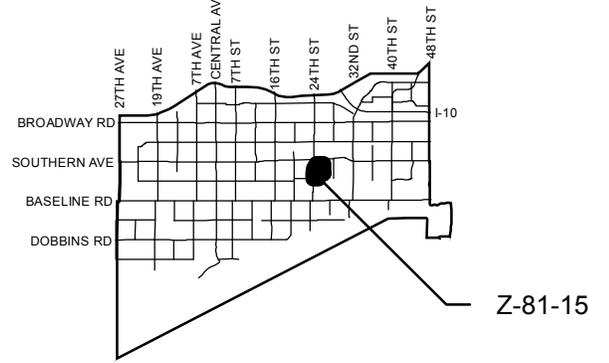
* Maximum Units Allowed with P.R.D. Bonus



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CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
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AERIAL PHOTO & QUARTER SEC. NO.
 QS 2-33

ZONING MAP
 D-9

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MULTIPLES PERMITTED
MUA BAOD
PUD BAOD

CONVENTIONAL OPTION
94
165

* UNITS P.R.D. OPTION
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