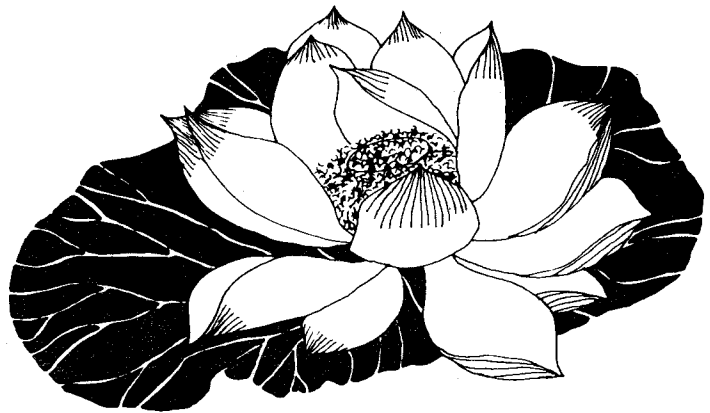


ENCANTO VISTA
Neighborhood
Conservation
Plan



**NEIGHBORHOOD CONSERVATION PLAN
FOR THE
ENCANTO VISTA NEIGHBORHOOD**

CITY OF PHOENIX
PLANNING DEPARTMENT

APPROVED BY:
CITY COUNCIL
ON
APRIL 21, 1987

NEIGHBORHOOD CONSERVATION PLAN

FOR THE

ENCANTO VISTA NEIGHBORHOOD

Introduction

The Special Conservation District (SCD) Ordinance was adopted by the Phoenix City Council on July 11, 1987. The SCD is intended as a means for property owners in small geographic areas to conserve, revitalize, or generally upgrade their neighborhood by tailoring the zoning ordinance to the unique needs of the area. An SCD incorporates some of the benefits of a historic preservation district while being flexible enough to apply to neighborhoods not considered historic.

Encanto Vista is a small pocket of single family homes located in the heart of the Encanto area. The neighborhood is bounded by 8th Avenue on the west, 7th Avenue on the east, Windsor Avenue on the north, and Encanto Boulevard on the south.

In preparation for establishing a Special Conservation District, concerned citizens of Encanto Vista conducted neighborhood meetings, met with planning and zoning staff, and sent out letters to neighborhood residents.

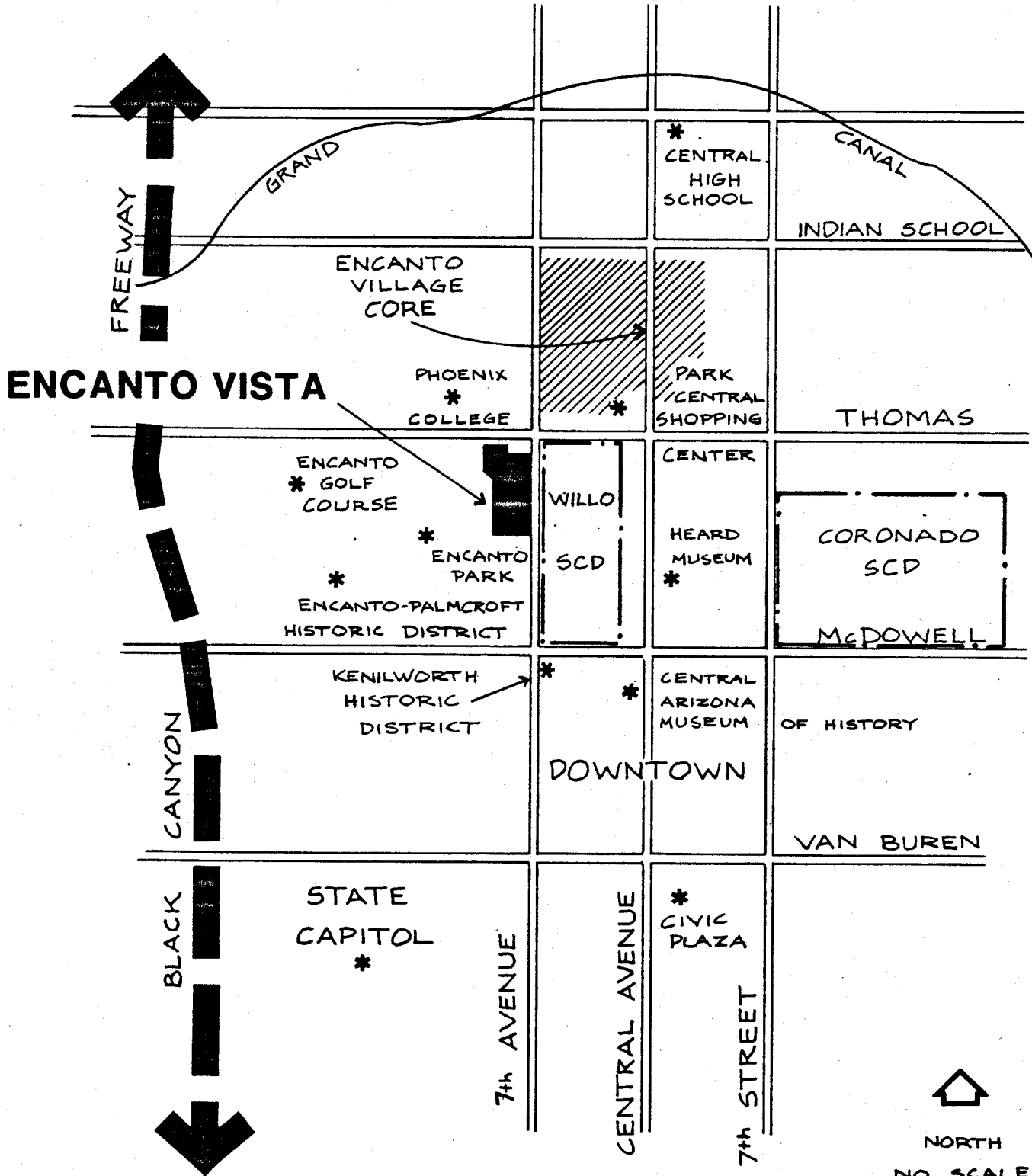
A neighborhood petition showed that 83 percent of Encanto Vista supported the creation of an SCD. No residents were opposed. On April 02, 1986, the Phoenix City Council unanimously supported the creation of an SCD in Encanto Vista.

Background and History

With a history of just over one hundred years, Phoenix has developed a number of unique neighborhoods with a variety of distinct qualities. One such neighborhood is Encanto Vista.

In 1907, James W. Dorris, a prominent Phoenix businessman, purchased 320 acres of land bounded by McDowell Road, Thomas Road, 7th Avenue, and 15th Avenue. In the 1920's, Dorris began subdividing his estate. The southernly 160 acres were developed as the Encanto and Plamcroft neighborhoods. Over 100 acres north of Encanto Boulevard was sold to the City of Phoenix in 1934 for the development of Encanto Park. The Encanto Vista neighborhood was subdivided shortly before Dorris' death in 1943, however, World War II delayed completion of the first home until 1945. Construction continued through the 1950s until all available lots were developed with single family homes. Two former City Council members chose to live in Encanto Vista. Mr. David Bush was on the City Council from 1950-1961. He was active in many other community welfares. Dr. Reid Shupe served on the City Council from 1938-1940. Dr. Shupe also served as Mayor of Phoenix from 1940-1942.

VICINITY MAP



ENCANTO VISTA

MAP 1

NORTH
NO SCALE

Neighborhood Character

Today, Encanto Vista is fully developed with single-family homes. There are no vacant lots, multi-family complexes, or commercial uses in the neighborhood. The 82 homes in Encanto Vista feature ranch, contemporary and cottage styles. The value of homes in the neighborhood has constantly appreciated showing a consistent demand for the neighborhood lifestyle. The homes are in good to excellent condition and have similar scale, materials, and setback that contribute to the image of Encanto Vista as an established, exclusively residential neighborhood. Mature, well maintained landscaping is also a distinct feature of the neighborhood.

Encanto Vista enjoys light traffic despite being located adjacent to a major traffic artery (7th Avenue). All streets loop around in a horseshoe fashion, with the exception of Windsor Avenue, which is a cul-de-sac.

Many other factors make the Encanto Vista neighborhood an attractive place to live. These include the neighborhood's proximity to recreational facilities (i.e. Encanto Park), shopping, cultural activities, medical facilities and Downtown. Encanto Vista's residents are a mix of older residents and younger professionals who recognize the distinct advantages of the area as a place to live and raise a family.

Goals and Objectives

Encanto Vista residents enjoy both their proximity to urban activities and the residential character of their inner city neighborhood. Pressure from expanding commercial uses in the area have caused concern among residents that the integrity and unique character of their neighborhood will be diminished by future development.

The goals of Encanto Vista residents are designed to protect the character of the neighborhood. Three goals of the Special Conservation District are:

- The integrity of the neighborhood should be protected
- Quality family-oriented living should be guaranteed
- The residential character of the neighborhood should be preserved.

Objectives

- Maintain existing zoning, and current zoning restrictions
- Prohibit commercial uses and illegal outside storage
- Maintain existing deed restrictions.

Implementation and Policy

Enforce existing City zoning regulations which currently prohibit the following:

- Outside junk storage
- Abandoned and/or inoperable vehicles in front yards
- Continuing yard sales, and
- Commercial uses in residential areas.

MAP 2

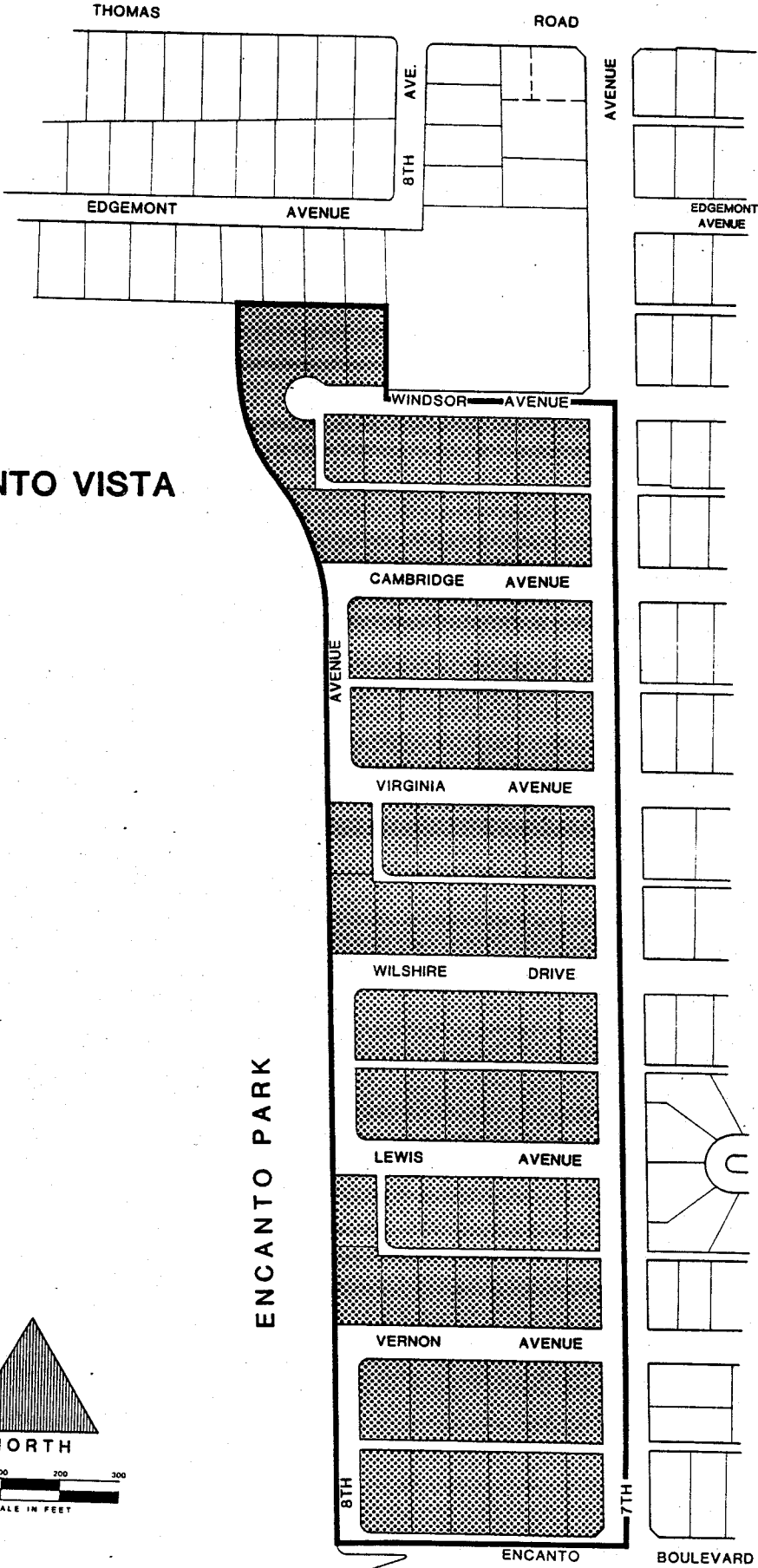
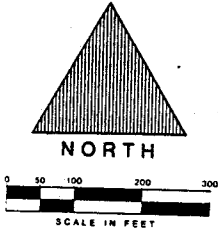
EXISTING AND PROPOSED LAND USE

 SINGLE FAMILY

ZONED: R1-6

ENCANTO VISTA

ENCANTO PARK



Purpose of Plan

This plan requires no new or special expenditures by the City or private property owners. Its purpose is to preserve the quality and character of this single-family neighborhood by maintaining the existing zoning and current zoning restrictions.