



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

***REVISED**
Staff Report Z-104-23-8
February 7, 2024

South Mountain [Village Planning Committee](#) Meeting Date: February 13, 2024

[Planning Commission](#) Hearing Date: March 7, 2024

Request From: [R1-6 BAOD](#) (Approved [R1-10 BAOD](#)) (Single-Family Residence District, Baseline Area Overlay District, Approved Single-Family Residence District, Baseline Area Overlay District) (0.83 acres), [S-1 BAOD](#) (Approved [R1-10 BAOD](#)) (Ranch or Farm Residence, Baseline Area Overlay District, Approved Single-Family Residence District, Baseline Area Overlay District) (6.74 acres), and [S-1 BAOD](#) (Ranch or Farm Residence, Baseline Area Overlay District) (10.95 acres)

Request To: [R1-6 BAOD](#) (Single-Family Residence District, Baseline Area Overlay District) (18.52 acres)

Proposal: Single-family residential

Location: Northeast corner of 36th Street and Beverly Road

Owner: Miguel and Yvonne Montiel Family Trust, et. al.

Applicant/Representative: Adam Baugh, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 3.5 to 5 dwelling units per acre and Nurseries / Flower Gardens with alternative 3.5 to 5 dwelling units per acre	
Street Map Classification	36th Street	Local	25 to 30-foot east half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS LAND USE PRINCIPLE; Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The site has been largely vacant for many years with exception of two existing homes. As stipulated, the proposal is compatible with the surrounding land uses and the Baseline area.

BUILD THE SUSTAINABLE CITY; DESERT LANDSCAPE; DESIGN PRINCIPLE: Propose new design standards that address drainage, use of native plants, edge treatment, and access – both visual and physical – for private and public development adjacent to public preserves, parks, washes and open spaces.

The proposal, as stipulated, will provide enhanced landscaping, a detached shaded sidewalk along 36th Street, two green infrastructure techniques for stormwater management, view fencing along the Highline Canal, an enhanced connection to the Highline Canal, and public access connecting 36th Way to the Highline Canal.

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

The proposal, as stipulated, includes a detached sidewalk along 36th Street that will be planted with shade trees and shaded landscape setbacks. These improvements will create a comfortable pedestrian environment along 36th Street, reduce the urban heat island effect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#): Background Item No. 6.

[Conservation Measures for New Development](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Monarch Butterfly Pledge](#): Background Item No. 9.

[Complete Streets Guiding Principles](#): Background Item No. 10.

[Zero Waste PHX](#): Background Item No. 11.

[Baseline Area Master Plan](#) and [Baseline Area Overlay District \(BAOD\)](#): Background Item No. 12.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential and vacant	R1-6 BAOD (Approved R1-10 BAOD), S-1 BAOD (Approved R1-10 BAOD), and S-1 BAOD
North	Multifamily residential and single-family residences	S-1 BAOD (Approved R1-6 BAOD) and R-3 BAOD
West (across 36th Street)	Multifamily residential and single-family residences	R-3 BAOD and R1-6 BAOD
East	Single-family residences and Highline Canal	R-2 BAOD and R1-10 BAOD
South	Highline Canal, single-family residential, vacant land, and mountain preserve	R1-10 BAOD

R1-6 – Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>	-	18.52 acres
Maximum Number of Units	102 units, 120 units with bonus	61 units (Met)
Maximum Density (dwelling units/acre)	5.5 dwelling units per acre; 6.5 with bonus density points	3.29 dwelling units per acre (Met)
Minimum Lot Width	45 feet	45 feet – 55 feet (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	40% primary structure, 10% shade structure (Met)

Maximum Building Height	2 stories and 30 feet	2-stories and 30 feet (Met)
<i>Minimum Perimeter Building Setbacks</i>		
Street	15 feet	15 feet (Met)
Property Line (Rear)	15 feet (1-story) 20 feet (2-story)	15 feet (1-story) 20 feet (2-story) (Met)
Property Line (Side)	10 feet (1-story) 15 feet (2-story)	10 feet (1-story) 15 feet (2-story) (Met)
<i>Minimum Interior Building Setbacks</i>		
Front	10 feet	10 feet (Met)
Rear	None (established by Building Code)	None (Met)
Side	None (established by Building Code)	None (Met)
Street Side	10 feet	10 feet (Met)
Minimum Common Open Space	5% of gross area	25.77% (Met)
Minimum Common Landscape Setback Adjacent to Perimeter Streets	15 feet average, 10 feet minimum	15 feet (Met)
Minimum Parking	122 spaces required 2 spaces per 1 dwelling unit 61 dwelling units proposed	Not specified

Background/Issues/Analysis

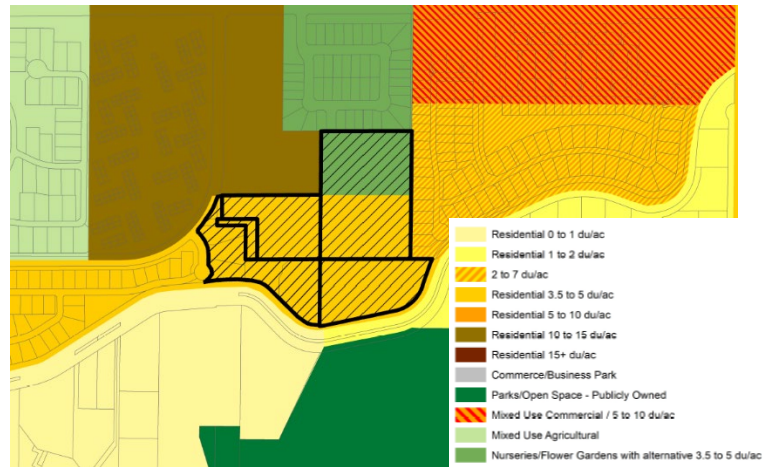
SUBJECT SITE

1. This request is to rezone 18.52 acres located at the northeast corner of 36th Street and Beverly Road from R1-6 BAOD (Approved R1-10 BAOD) (Single-Family Residence District, Baseline Area Overlay District, Approved Single-Family Residence District, Baseline Area Overlay District), S-1 BAOD (Approved R1-10 BAOD) (Ranch or Farm Residence, Baseline Area Overlay District, Approved Single-Family Residence District, Baseline Area Overlay District), and S-1 BAOD (Ranch or Farm Residence, Baseline Area Overlay District) to R1-6 BAOD (Single-Family Residence District, Baseline Area Overlay District) for single-family

residential. The subject site currently contains two single-family homes and is largely vacant. Additionally, a portion of the subject site is in a hillside area.

2. A majority of the subject site is designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The northern portion of the site is designated Nurseries/Flower Gardens with alternative 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The area to the west directly adjacent and across 36th Street is designated Residential 10 to 15 dwelling acres. The area

General Plan Land Use Map; Source: Planning and Development Department

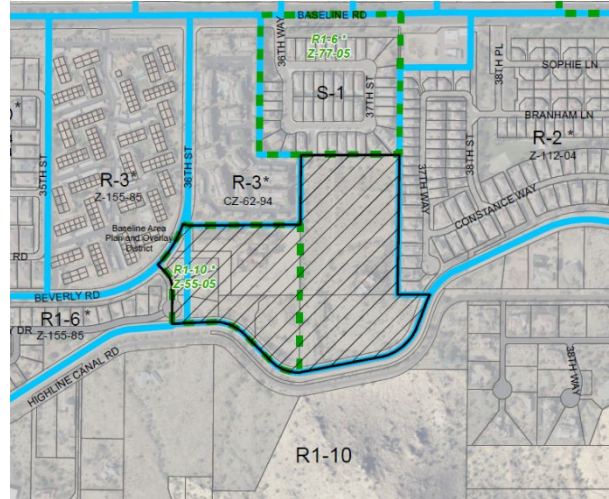


across 36th Street and south of the Beverly Road is designated Residential 3.5 to 5 dwelling units per acre. The area to the north is Residential 10 to 15 dwelling acres and Nurseries/Flower Gardens with alternative 3.5 to 5 dwelling units per acre. The area to the east is designated Residential 2 to 7 dwelling units per acre and area across the canal is designated Residential 1 to 2 dwelling units per acre. The area to the south across the canal is designated Residential 0 to 1 dwelling units per acre, Parks/Open Space – Publicly Owned, and Residential 1 to 2 dwelling units per acre. The request to rezone to R1-6 is consistent with the General Plan Land Use Map designations on the site.

EXISTING CONDITIONS AND SURROUNDING ZONING

- The subject site is zoned R1-6 BAOD (Approved R1-10 BAOD), S-1 BAOD (Approved R1-10 BAOD), and S-1 BAOD and is largely vacant with the exception of two existing single-family homes. To north is a multifamily residential development zoned R-3 BAOD and a single-family residential subdivision zoned S-1 BAOD (Approved R1-6 BAOD); to the east are single-family residential subdivisions zoned R-2 BAOD and R1-10 BAOD; to the west across 36th Street is a multifamily residential development zoned R-3 BAOD and a single-family residential subdivision zoned R1-6 BAOD; and to the south is the Highline Canal and vacant land zoned R1-10 BAOD.

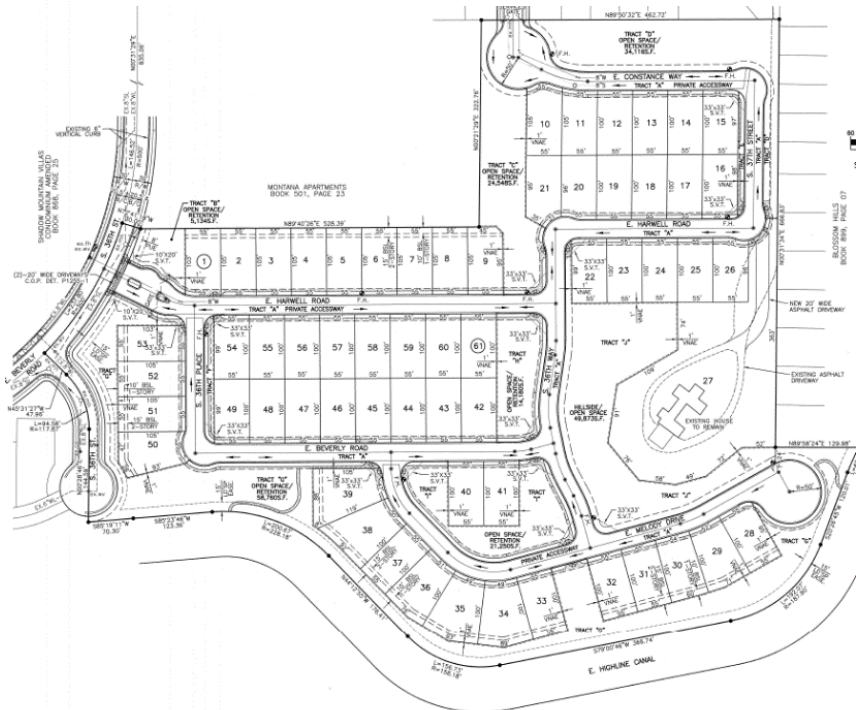
Location Map; Source: Planning and Development Department



PROPOSAL

- Site Plan
The proposal is for a 61-unit subdivision located at the northeast corner of 36th Street and Beverly Road. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of each lot, the open space areas, and the existing home at the top of Lot 27. The site will have two points of ingress/egress. One on the west

Conceptual Site Plan; Source: Clouse Engineering Inc.

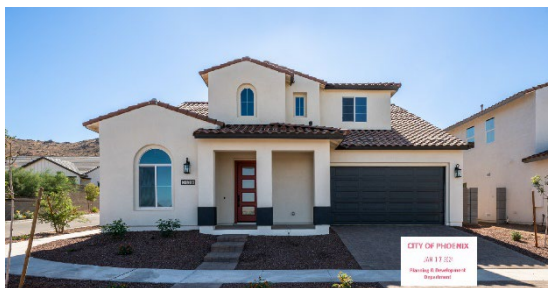


side on 36th Street and an emergency access point on the north side on 36th Way. To provide a buffer from neighboring properties and to increase shade, Stipulation No. 7 requires enhanced landscaping within the landscape setbacks and Stipulation No. 9 requires a detached sidewalk along 36th Street.

5. Conceptual Building Elevations

The conceptual building elevations, attached as an exhibit, depict three different single-family elevations. Each elevation proposes a shaded porch and a variety of building materials. Stipulation No. 5 requires a minimum of three distinct exterior accent materials for each standard plan to align with the Baseline Area Master Plan goal of providing more variety than subdivisions being built throughout the Valley.

Conceptual Building Elevations; Source: Porchlight Homes.



STUDIES AND POLICIES

6. Housing Phoenix:

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

7. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 10 through 17.

8. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The development proposal, as stipulated, will create a comfortable streetscape environment with enhanced landscaping in all landscape setbacks and shaded and detached sidewalks along 36th Street. These are addressed in Stipulation Nos. 7 and 9.

9. **Monarch Butterfly Pledge:**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 8 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

10. **Complete Streets Guiding Principles:**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an

accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including a detached sidewalk on 36th Street and pedestrian connections to the adjacent Highline Canal. These are addressed in Stipulation Nos. 9, 19, and 20.

11. **Zero Waste Phoenix PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

The provision of recycling containers was not addressed in the applicant's submittals, however recycling service is provided by the City of Phoenix to single-family residential developments.

12. **Baseline Area Master Plan and Baseline Area Overlay District (BAOD):**

The Baseline Area Master Plan and the Baseline Area Overlay District are designed to encourage development that preserves the rural and agricultural character of the area. The overlay district emphasizes a strong streetscape environment including shade for pedestrians and landscape enhancements. Stipulation No. 1 requires that specific tracts be reserved for open space in alignment with the goal of organizing subdivisions around a centralized open space. Stipulation No. 5 requires a minimum of three distinct exterior accent materials for each standard plan to align with the Baseline Area Master Plan goal of providing more variety than subdivisions being built throughout the valley. Stipulation No. 6 requires that a minimum of 75% view fencing be provided where fencing is proposed along the site's perimeter aligning with the Baseline Area Master Plan goal of maintaining the open feel of the Baseline area.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report three letters of opposition have been received for the request. Concerns raised were regarding the possibility of the homes being for rent, the obstruction of mountain views, and lowering property values.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department is requiring a detached sidewalk along 36th Street, a public connection to 36th Way or termination of 36th Way, an enhanced pedestrian connection to the Highline Canal, and a sidewalk easement connecting 36th Way to the Highline Canal. These are addressed in Stipulation Nos. 9, 18, 19, and 20. The Street Transportation Department also requests that the developer

replace or construct all improvements in the right-of-way with all required elements and to ADA standards. This is addressed in Stipulation Nos. 21 and 22.

15. The Aviation Department requested the airport disclosure stipulation. This is addressed in Stipulation No. 23.
16. The Hillside review team within the Site Planning Division of the Planning and Development Department has requested the dedication of a preservation easement, the review of any improvements to Lot 27 through a Hillside/Grading and Drainage Plan, and the provision of a physical feature, such as a retaining wall, to protect the hillside area. Stipulations Nos. 2, 3, and 4 address these requirements.

OTHER

17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. These are addressed in Stipulation Nos. 24 through 26.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 27.
19. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designations, the Baseline Area Master Plan, and with the character of the surrounding area.

2. The proposed R1-6 zoning district is compatible with the surrounding single-family residence districts.
3. The proposal, as stipulated, will create a strong pedestrian environment along 36th Avenue with shaded and detached sidewalks and pedestrian connections to the Highline Canal. These pathways will convey individuals safely and comfortably to the nearby neighborhoods, medical offices, commercial uses, and recreational amenities.

Stipulations:

1. Tracts "C", "H", "I", and "G", as generally depicted on the site plan date stamped January 17, 2024, shall be reserved for open space, as modified by the following stipulations and approved by the Planning and Development Department.
2. The undisturbed hillside area (above 10% per the approved Slope Analysis) shall remain undisturbed and be dedicated with a preservation easement except for Lot 27 and development of private accessways as generally depicted on the site plan date stamped January 17, 2024, as approved by the Planning and Development Department.
3. The existing home on Lot 27 shall remain and any improvements to this lot shall be reviewed and approved through a Hillside/Grading and Drainage Plan by the Planning and Development Department.
4. A physical feature (such as retaining wall, rock wall, etc.) shall be provided along the west and south portions of Tract "J", as generally depicted on the site plan date stamped January 17, 2024, to protect the undisturbed hillside area, as approved by the Planning and Development Department.
- *5. A minimum of three distinct exterior accent materials for each required standard plan within the subdivision shall be provided, as approved by the Planning and Development Department.
- *6. If fencing is proposed along the perimeter of the site, the fencing shall be a minimum of 75% view fencing, except on Lots 1 and 50-53, as approved by the Planning and Development Department. Any perimeter fencing requirement adjacent to the Highline Canal is subject to review and approval of SRP.

7. All landscape setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
8. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
9. The sidewalk along 36th Street shall be a minimum of five feet in width and detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

10. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
11. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
12. Only landscape materials listed in the Baseline Area Master Plan Plant List shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. Landscaping in common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin), and functional turf areas within common areas, as approved by the Planning and Development Department.
16. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
17. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
18. A public connection to the existing 36th Way stub street shall be provided or the existing 36th Way right-of-way shall be terminated per the City of Phoenix termination standards, as required by the Street Transportation Department.
19. An enhanced connection shall be provided on the southern site boundary to allow for direct pedestrian access to the adjacent Highline Canal. The developer shall construct an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material providing at the entryway, as approved by the Planning and Development Department.
20. A sidewalk easement shall be dedicated over a clearly defined pedestrian pathway(s) providing a public connection through the site from the existing 36th Way access point on the northern site boundary to the Highline Canal and the adjacent wash/trail system, as approved by the Planning and Development Department.
21. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
22. All streets within and adjacent to the development shall be constructed 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
23. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport 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.

24. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
25. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
26. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
27. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Samuel Rogers

February 7, 2024

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

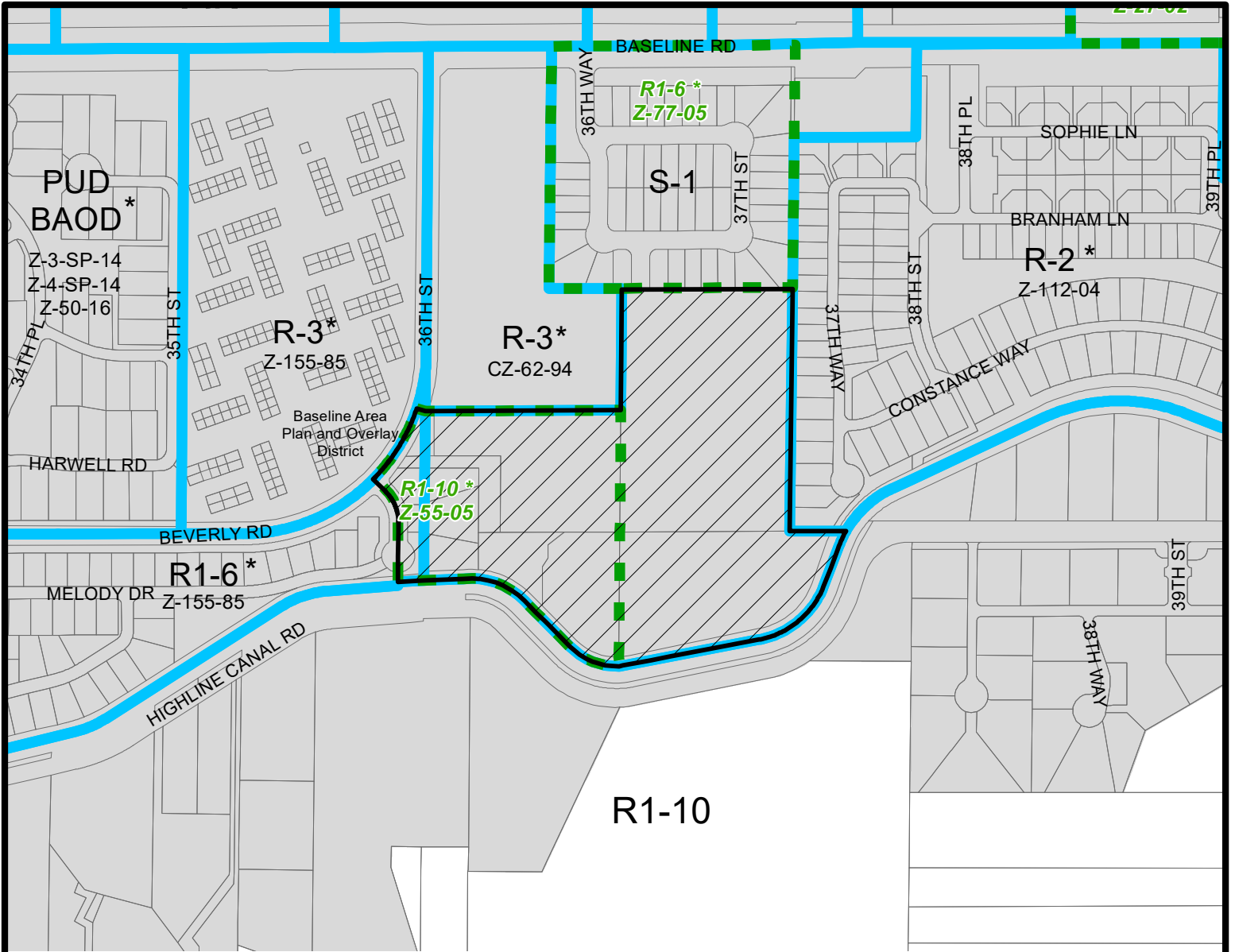
Aerial sketch map

Conceptual Site Plan date stamped January 17, 2024; (2 pages)

Conceptual Building Renderings date stamped January 17, 2024; (3 pages)

Conceptual Landscape Plan date stamped January 17, 2024; (4 pages)

Correspondence (3 Pages)



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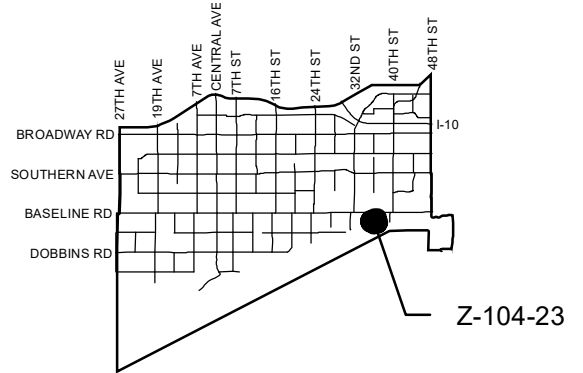
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SOUTH MOUNTAIN VILLAGE

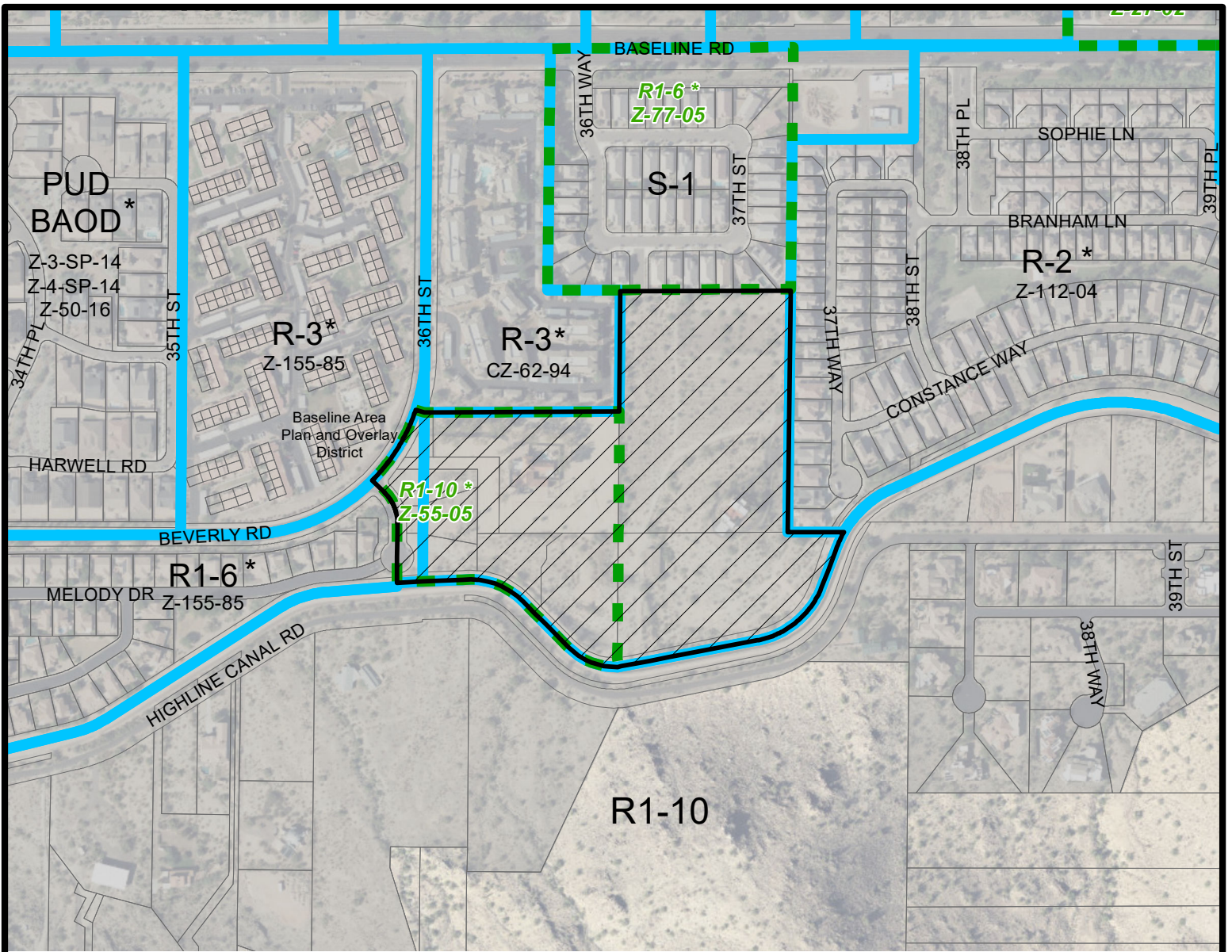
CITY COUNCIL DISTRICT: 8



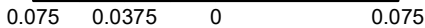
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO. Z-104-23	DATE: 12/18/2023 REVISION DATES:	FROM: R1-6 BAOD (Approved R1-10 BAOD) (0.83 a.c.) S-1 BAOD (Approved R1-10 BAOD) (6.74 a.c.) S-1 BAOD (10.95 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 18.52 Acres	1/08/2024	TO: R1-6 BAOD (18.52 a.c.)	
AERIAL PHOTO & QUARTER SEC. NO. QS 01-36	ZONING MAP D-10	* UNITS P.R.D. OPTION	
MULTIPLES PERMITTED R1-6 BAOD (Approved R1-10 BAOD), S-1 BAOD (Approved R1-10 BAOD), S-1 BAOD R1-6 BAOD		CONVENTIONAL OPTION 4 (3), 6 (23), 10 98	
* Maximum Units Allowed with P.R.D. Bonus		5 (3), N/A (30), N/A 120	



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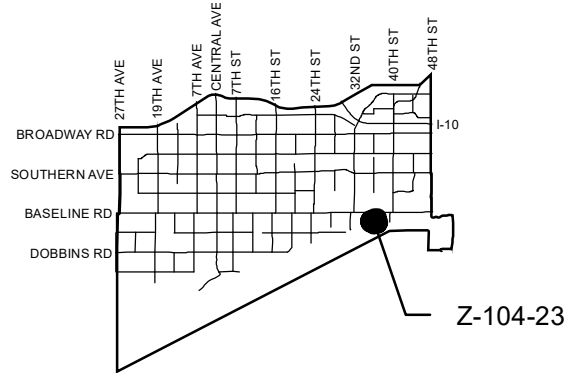


SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Withey Morris Baugh, PLC**

REQUESTED CHANGE:

FROM:
R1-6 BAOD (Approved R1-10 BAOD) (0.83 a.c.)
S-1 BAOD (Approved R1-10 BAOD) (6.74 a.c.)
S-1 BAOD (10.95 a.c.)

APPLICATION NO. **Z-104-23**

DATE: **12/18/2023**
REVISION DATES:

1/08/2024 1/18/2024

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

18.52 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 01-36

ZONING MAP
D-10

TO: **R1-6 BAOD (18.52 a.c.)**

MULTIPLES PERMITTED

R1-6 BAOD (Approved R1-10 BAOD),
S-1 BAOD (Approved R1-10 BAOD), S-1 BAOD

R1-6 BAOD

CONVENTIONAL OPTION

4 (3), 6 (23), 10

98

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

5 (3), N/A (30), N/A

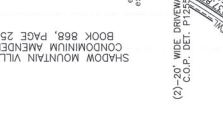
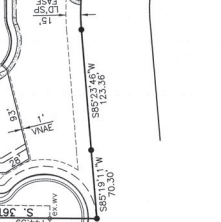
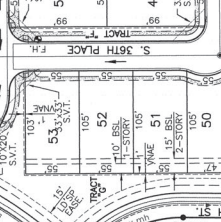
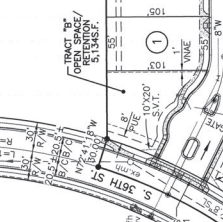
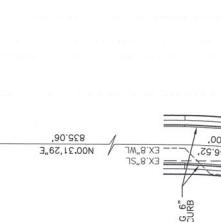
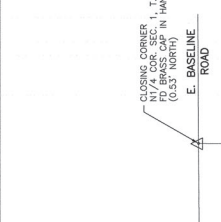
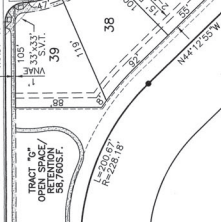
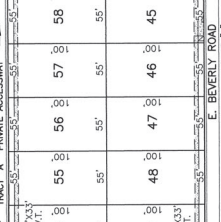
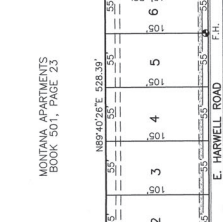
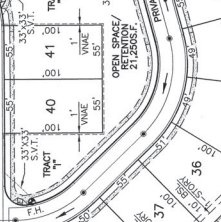
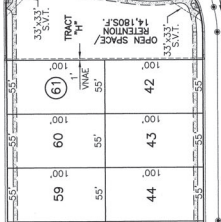
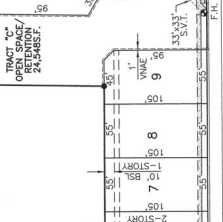
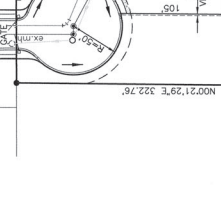
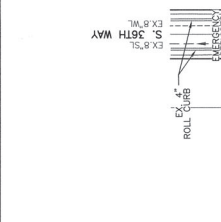
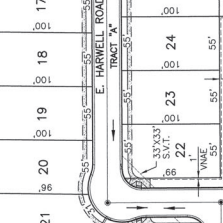
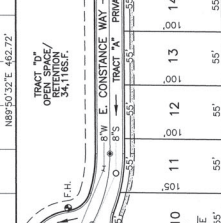
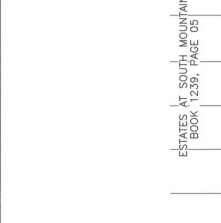
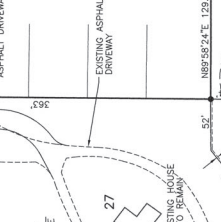
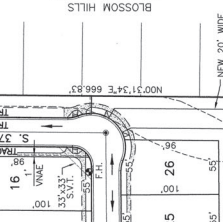
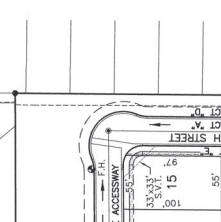
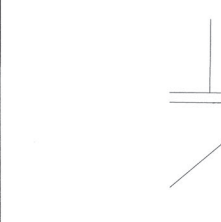
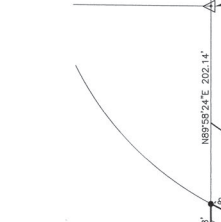
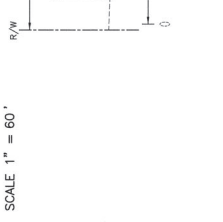
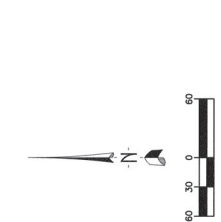
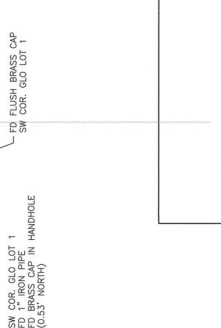
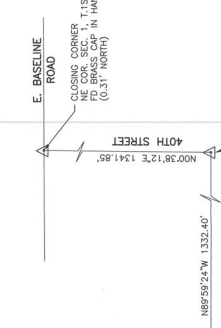
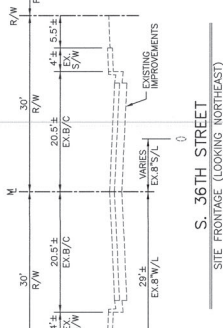
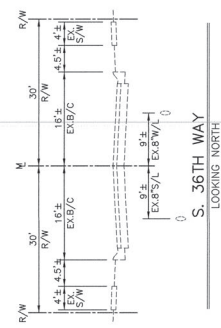
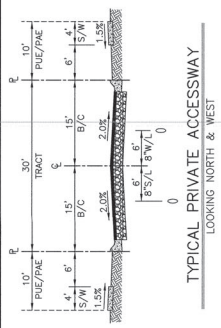
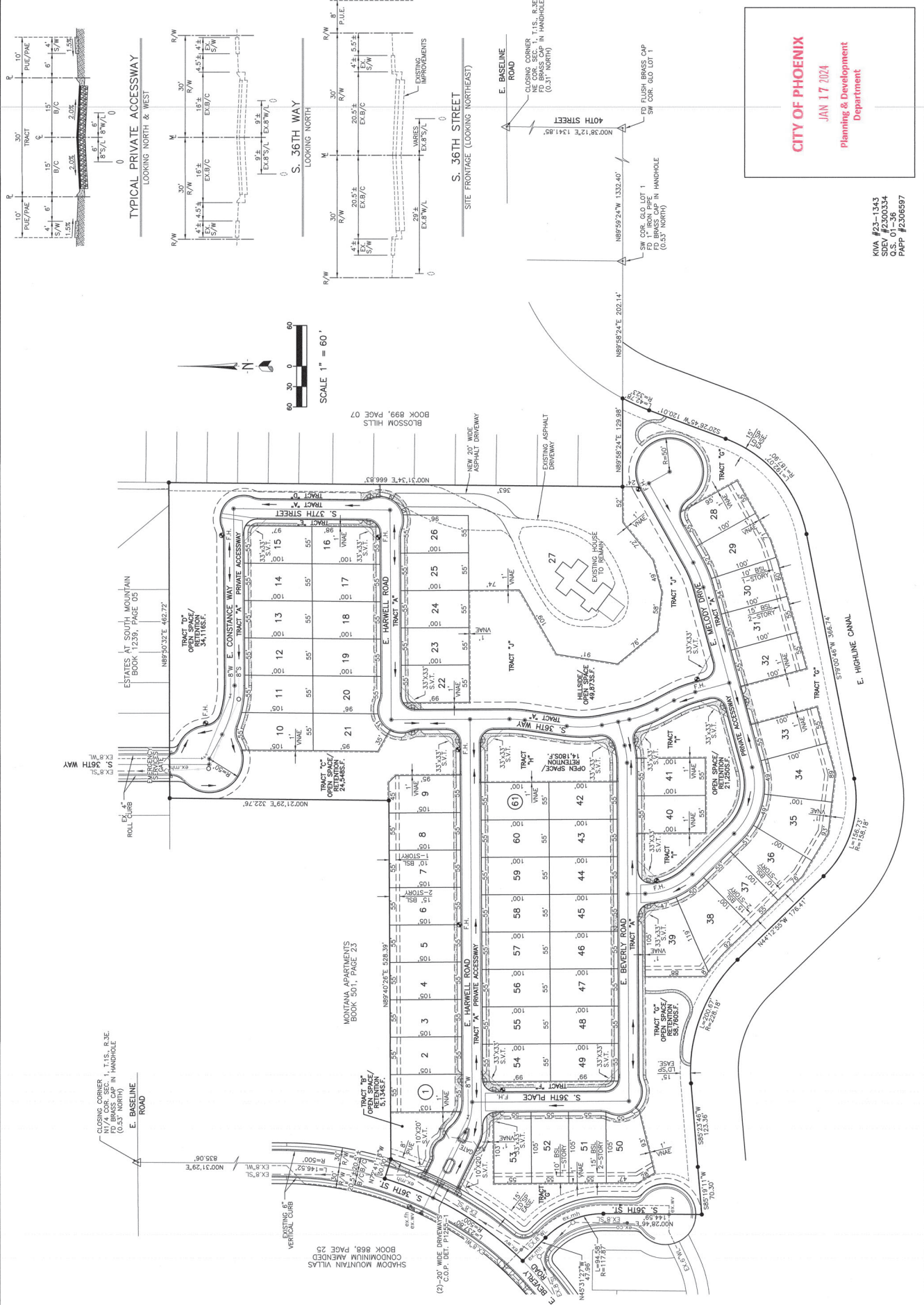
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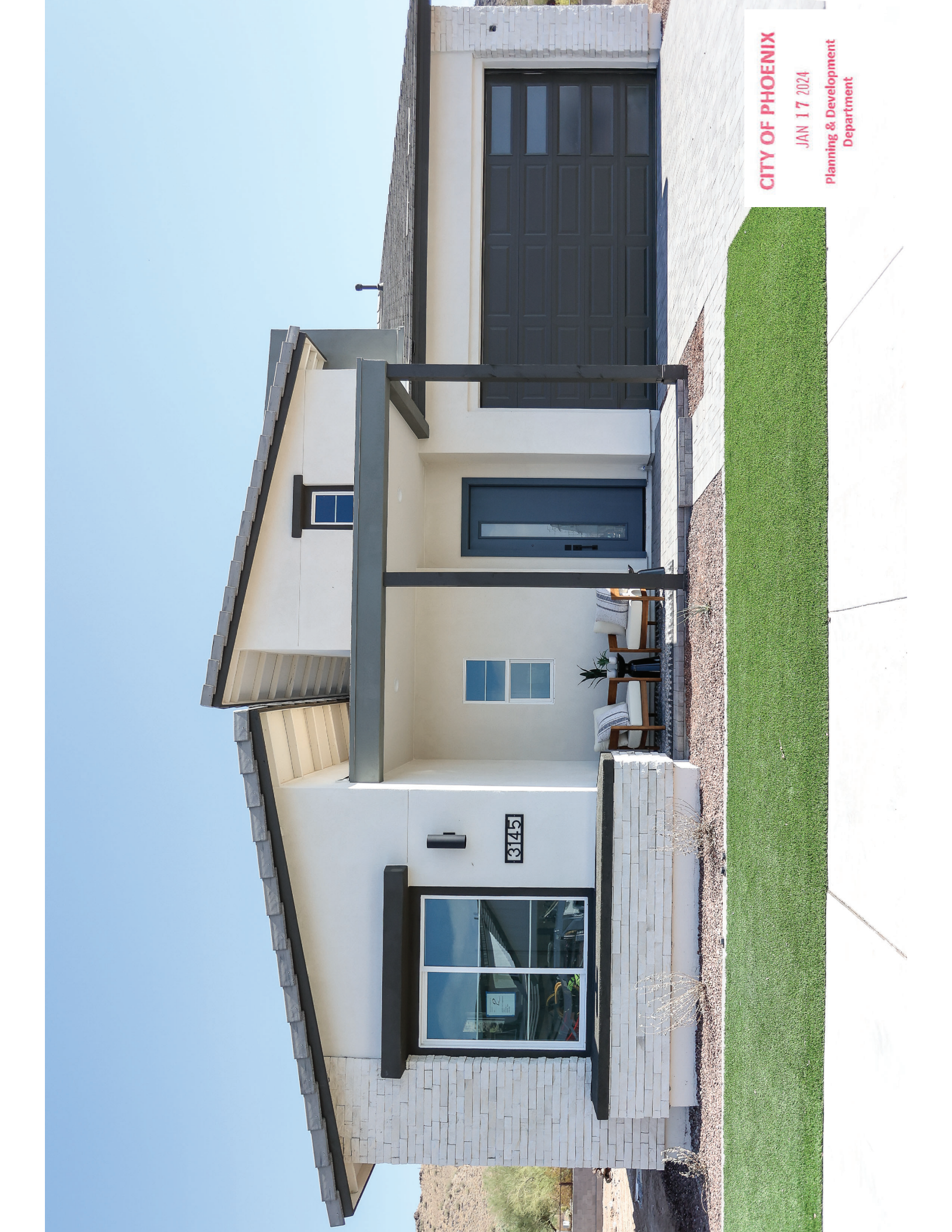
* **Maximum Units Allowed with P.R.D. Bonus**



PRELIMINARY SITE PLAN
 PRESERVE AT THE HIGHLINE
 AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT
 PHOENIX, ARIZONA

CITY OF PHOENIX
 JAN 17 2024
 Planning & Development
 Department





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1 STREET ENTRY MONUMENT & GATE ELEVATIONS

SCALE 3/16" = 1'-0"



2 ENTRY GATE ELEVATION

SCALE 3/16" = 1'-0"

3 ENTRY MONUMENT ELEVATION

SCALE 3/16" = 1'-0"



PROJECT

CITY OF PHOENIX
JAN 17 2024
 Planning & Development
 Department

EXHIBIT #

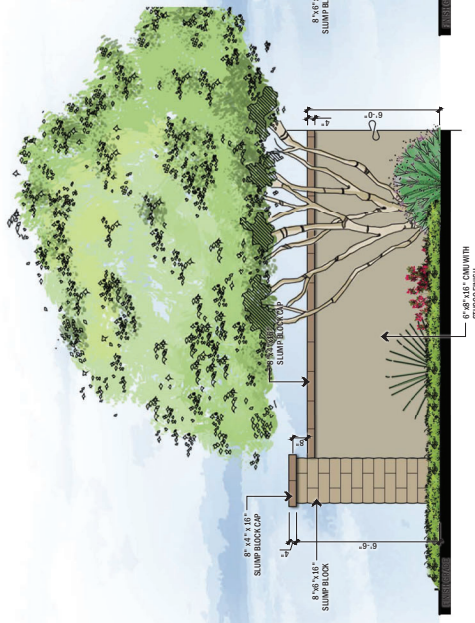
**PRELIMINARY
 ENTRY MONUMENT &
 ENTRY GATES**

L3

DATE 01/13/2024

**PRESERVE at the
 HIGHLINE**

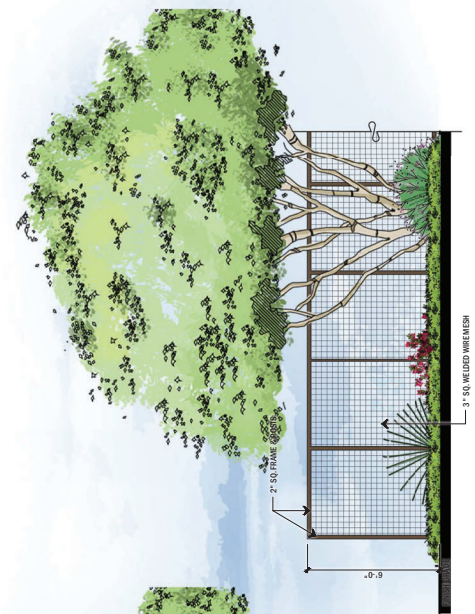




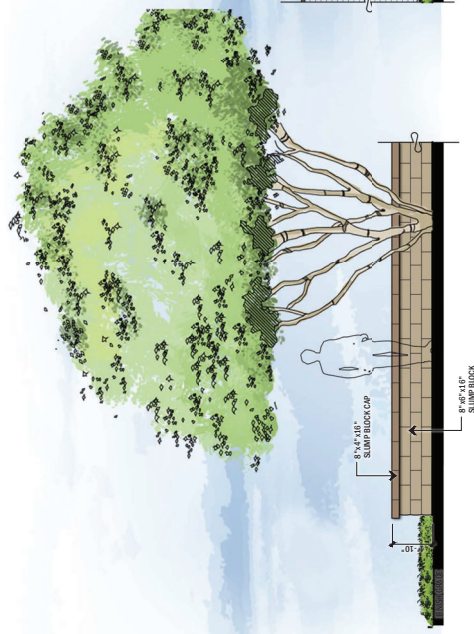
A THEME WALL
SCALE: 3/8" = 1'-0"



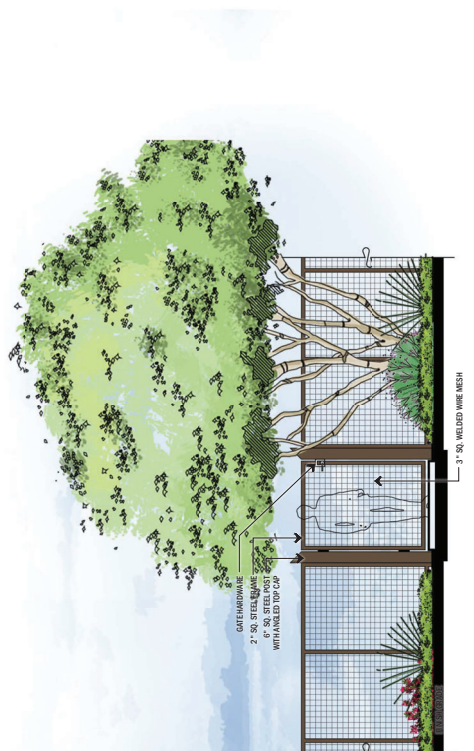
B VIEW WALL
SCALE: 3/8" = 1'-0"



C VIEW FENCE
SCALE: 3/8" = 1'-0"



D SEAT WALL
SCALE: 3/8" = 1'-0"



1 PEDESTRIAN GATE
SCALE: 3/8" = 1'-0"

Rezoning 16.2 acres near 36th St & Baseline, Case no. Z-104-23

ekurschat3 <ekurschat3@aol.com>

Fri 12/15/2023 12:13 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Mr Rogers,

I received the developer's plans and rezoning letter that you sent. I was not able to make the public hearing meeting last night.

Will the developer be offering those single family homes on the rezoned property for sale? Or is he going to hold them all as rentals? Some of the houses look kind of small, And if the developer is planning to hold them as rentals, that's a problem and I don't want any more raggedy rental folks in the neighborhood.

If he's planning to market and sell all of the houses, more power to him!

Thank you,

Ernest Kurschat, engineer, realtor

Tel. 480-643-0734

Living at:

7734 S. 38th St

Phoenix AZ 85042

Sent from my T-Mobile 5G Device

Objection to Withey Morris Baugh Development

Robert Dotterer <rdotterer33@gmail.com>

Thu 1/18/2024 11:15 AM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Hello Samuel,

Thank you for speaking with me today and informing me of the process.

I am a property owner at 3707 E Branham Ln, north of the proposed development site by Withey Morris Baugh, located south of the southeast corner of 36th street. I object to the development as it could adversely impact the value of my property, given that I paid a premium for mountain views. Building behind my property would diminish home property value.

Kind regards,

Robert Dotterer

For development site by Withey Morris Baugh peoblem

ruosi shen <shenruosi@gmail.com>

Thu 1/18/2024 2:07 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

I am a property owner at 3641 E Branham Ln, north of the proposed development site by Withey Morris Baugh, located south of the southeast corner of 36th street. I object to the development as it could adversely impact the value of my property, given that I paid a premium for mountain views. Building behind my property would diminish home property value. **Because when I was choosing a house, I spent an extra \$8,000 to choose the row near the mountain view.** From the perspective of residents, it is definitely incomprehensible to the fact that the mountain views are blocked by the newly built community, because after all, it affects our quality of life.

Ruosi Shen