



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-28-22-8
July 11, 2022

South Mountain [Village Planning Committee](#) Meeting Date: July 12, 2022

[Planning Commission](#) Hearing Date: August 4, 2022

Request From: [S-1](#) (Ranch or Farm Residence District) (12.85 acres)

Request To: [R1-8](#) (Single-Family Residence District) (12.85 acres)

Proposed Use: Single-family residential

Location: Northwest corner of 23rd Avenue and Baseline Road

Owner: Seibert Revocable Living Survivor's Trust

Applicant: Lou Turner, Hillstone Homes

Representative: David Maguire, Land Solutions Inc.

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 1 to 2 dwelling units per acre Residential 2 to 3.5 dwelling units per acre	
Street Map Classification	23rd Avenue	Local Street	30-foot west half street
	24th Avenue	Local Street	17-foot east half street
	Baseline Road	Major Arterial (Scenic Drive)	Varies from 55 feet to 60 feet north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: 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.</i></p> <p>As stipulated, the development will promote neighborhood identity and the vision of the Rio Montaña Area Plan by incorporating density limitations, landscape enhancements,</p>			

and fencing enhancements above what is required by the Zoning Ordinance, among other elements.

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 requested R1-8 zoning district would allow development of a housing product that is consistent with existing zoning in the area and other single-family uses.

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

The proposal will be required to provide shade and trees along perimeter and internal public sidewalks. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#): See Background Item No. 4.

[Tree and Shade Master Plan](#): See Background Item No. 9.

[Complete Streets Guidelines](#): See Background Item No. 10.

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

[Housing Phoenix](#): See Background Item No. 12.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural/Rural residential	S-1
North	Single-family residential	R1-8

South (across Baseline Road)	Single-family residential	S-1 (Approved R1-10) and S-1
West (including across 24th Avenue)	Single-family residential	S-1, R1-8, and R1-6
East (across 23rd Avenue)	Single-family residential	R1-8

R1-8 – Single-Family Residential District (Planned Residential Development Option)		
<u>Standards</u>	<u>R1-8 Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	12.85 acres
Total Maximum Number of Units	58 units, up to 70 with bonus	55 units (Met)
Maximum Density	4.5 dwelling units per acre, up to 5.5 with bonus	4.28 dwelling units per acre (Met)
Minimum Lot Width	45 feet	45 feet (Met)
Minimum Lot Depth	None, except 110 feet when adjacent to an arterial street	120 feet (Baseline Road) (Met)
Maximum Building Height	2 stories and 30 feet	2 stories and 30 feet
Maximum Lot Coverage	40 percent, up to 50 percent including attached shade structures	Not specified*
MINIMUM BUILDING SETBACKS		
Perimeter Streets: (23rd Avenue, 24th Avenue, and Baseline Road)	15 feet	23rd Avenue: 25 feet (Met) 24th Avenue: 70 feet (Met) Baseline Road: 20 feet (Met)

Perimeter Property Lines: (Side and Rear)	Rear: 15 feet (1-story), 20 feet (2-story) Side: 10 feet (1-story), 15 feet (2-story)	North: Not specified* West: Not specified*
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Adjacent to street (23rd Avenue and Baseline Road)	15 feet average, 10 feet minimum	23rd Avenue: 25 feet (Met) Baseline Road: 20 feet (Met)
Minimum Common Area	5% of gross site area	Not specified*

*Site plan revision or variance required.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 12.85 acres located at the northwest corner of 23rd Avenue and Baseline Road from S-1 (Ranch or Farm Residence District) to R1-8 (Single-Family Residence District) for a detached single-family residential subdivision. The site presently has a single-family home and accessory buildings, some of which appear to be for livestock use. In 1960, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned S-1. Historic aerial imagery shows that the site was historically utilized for agricultural purposes.

SURROUNDING LAND USES AND ZONING

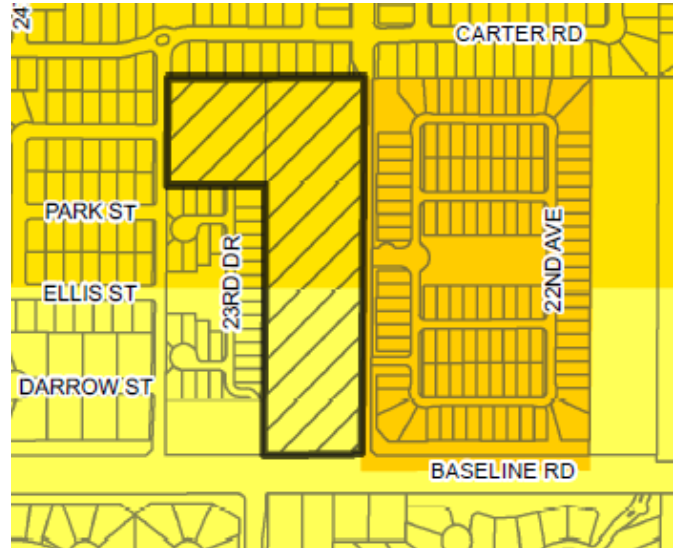
2. Properties to the south of the site and across Baseline Road are zoned S-1. Properties to the north, south, east, and west of the site are developed primarily with single-family residential uses. The surrounding zoning and land uses are described in the previous Zoning and Land Use table.



Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

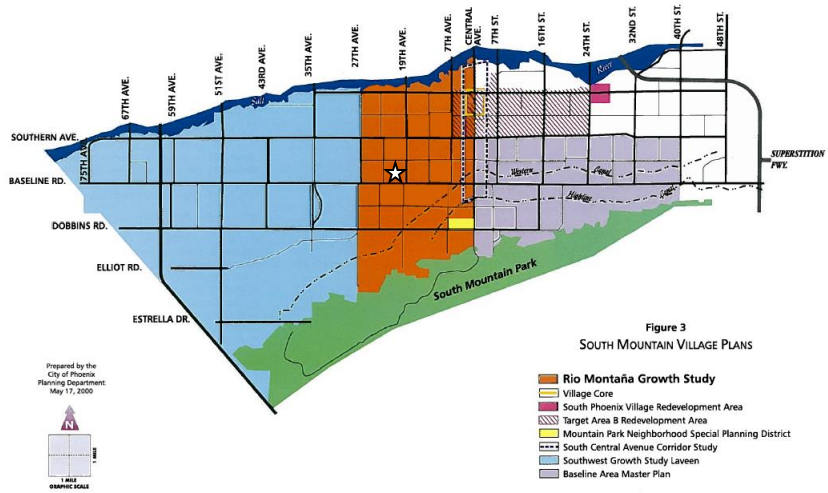
3. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre, and Residential 2 to 3.5 dwelling units per acre. Most of the site is consistent with the existing General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre. The southern portion of the site is not consistent with the land use map designation of Residential 1 to 2 dwelling units per acre, however a minor general plan amendment is not required since this portion of the site is under 10 acres.



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

4. **Rio Montaña Area Plan**

The Rio Montaña Area Plan encourages preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.



Rio Montaña Area Plan, Source: Planning and Development Department

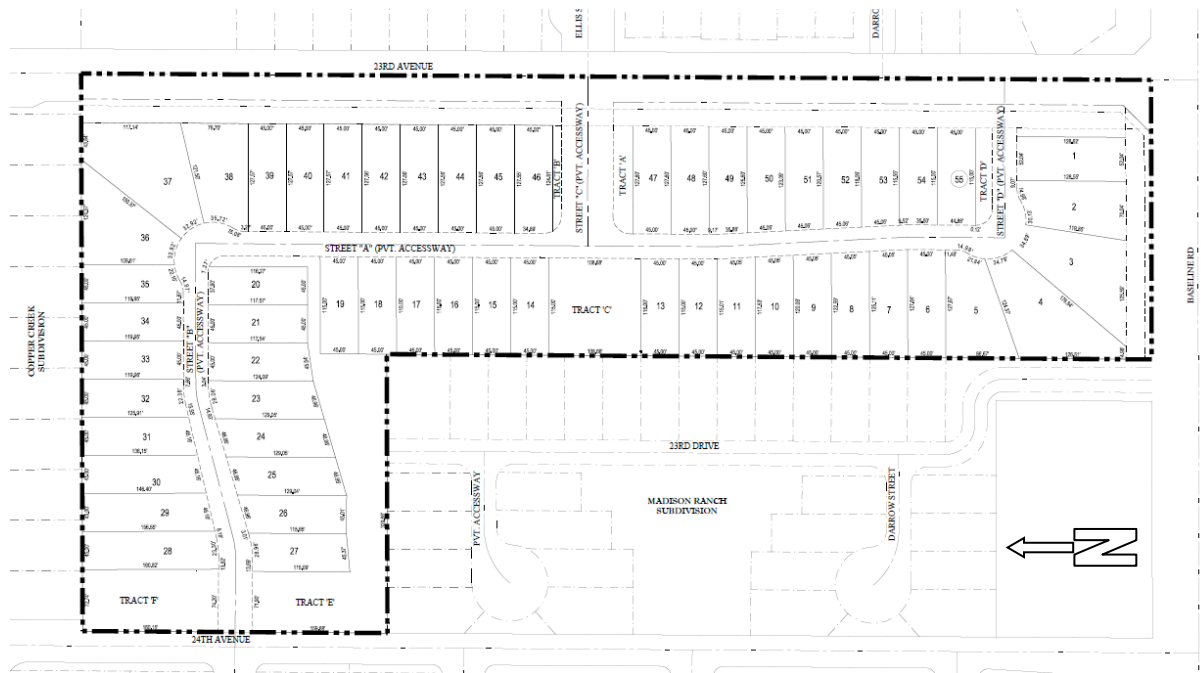
The Rio Montaña Area Plan intends to accomplish this vision through seven goals that include:

1. Promoting balanced, high quality development;
2. Protecting and improving neighborhoods through maintenance, rehabilitation and infill projects;
3. Keeping a distinctive character that reflects the diversity in its equestrian heritage, culture, history and architecture;
4. Protecting the rural character, the Sonoran Desert and the riparian potential of the Rio Salado Habitat Restoration Project;
5. Promoting future business development and economic growth;
6. Developing the tourism industry through a wide range of opportunities;
7. Providing a variety of transportation options.

The Rio Montana Proposed Land Use Plan designated most of the subject site as Residential 2 to 3.5 dwelling units per acre, except for a small portion along Baseline Road that is designated Residential 1 to 2 dwelling units per acre. The proposal, as stipulated, is consistent with the plan given the included design considerations intended to further the goals of the plan, such as density limitations and more open space than required by the Zoning Ordinance. Per the proposed stipulations, the development will provide wider landscape areas than required by the Zoning Ordinance and require porches on 75 percent of the front building elevations. These elements will help provide an appropriate land use transition consistent with development patterns in the general area, while furthering the intent of the Rio Montaña Area Plan. Density limitations, enhanced landscaping, increased open space, and building design elements are addressed in Stipulation Nos. 1, 2, 3, 4, 5, 7, and 8.

PROPOSAL

5. The proposal is to develop a 55-lot, single-family detached residential subdivision with street access points along 23rd Avenue and 24th Avenue. A density of 4.28 dwelling units per acre is depicted in the proposed site plan.



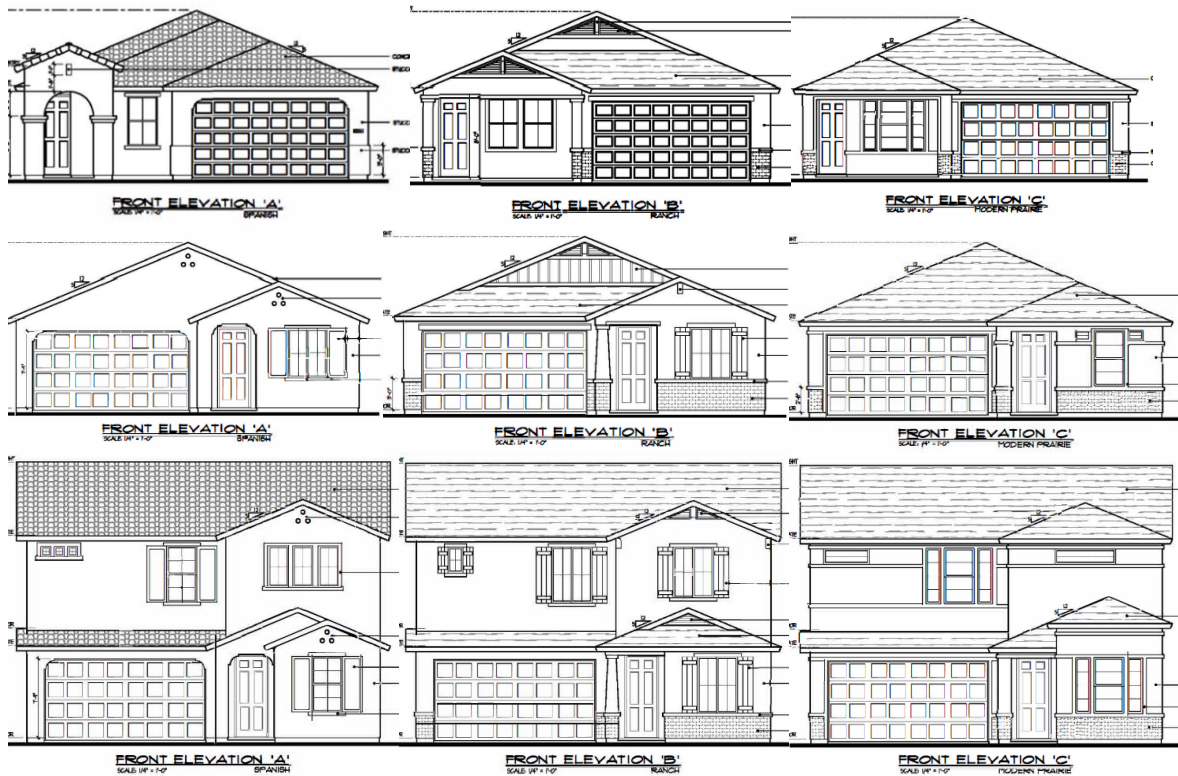
Conceptual Site Plan, Source: Paradigm Design

Conformance to the conceptual site plan provided by the applicant is not recommended by staff as this plan would require a technical appeal, via a separate process, to develop a new subdivision without connecting to the adjacent street stub on 23rd Drive. However, staff recommends Stipulation Nos. 1 and 2 to ensure the development does not exceed the number of lots depicted in the conceptual site plan and for a larger percentage (10 percent) of open space to be provided on the site than required by the Zoning Ordinance. Stipulation Nos. 3 through 5 as recommended by staff, address landscaping enhancements along perimeter landscape setbacks to help maintain the character of the neighborhood and provide a transition in concert with the goals of the Rio Montaña Area Plan.

6. Building elevations were submitted by the applicant, depicting a variety of architectural styles, with various colors and textures proposed. These front building elevations show one-story and two-story housing products.

Staff does not recommend conformance to these building elevations as the Rio Montaña Area Plan mentions porches as an architectural design element to include for single family residential developments.

Due to the proposed lot widths, all lots will be subject to the Single-Family Design Review standards outlined in Section 507 Tab.A.II. of the Zoning Ordinance. However, Stipulation No. 7 requires that a minimum of 75 percent of the front building elevations for each floor plan shall provide a minimum 60 square-foot covered front porch at a depth of at least six feet. This design feature will reinforce community orientation, consistent with the Rio Montaña Area Plan.





Conceptual Front Building Elevations,
Source: The Haley Group

7. Fencing and wall enhancements are addressed in Stipulation No. 9 and include partial view fencing consisting of a minimum three-foot view fence and a maximum three-foot solid wall adjacent to the primary centralized open space area. These elements will increase visibility within this area and promote an open feel.

Perimeter wall enhancements along adjacent public streets are also addressed in Stipulation No. 8 and will help to improve the streetscape by providing visual interest via wall-offsets and material and textural differences.

The development proposes vehicular and pedestrian access to the community along 23rd Avenue and 24th Avenue. Staff recommends Stipulation Nos. 9 and 10 to ensure that entryways along 23rd Avenue and 24th Avenue incorporate decorative material and a variety of plant materials on both sides of the entryway for visual interest.

8. The conceptual site plan also depicts various open space areas distributed throughout the development for future residents to enjoy. Staff recommends Stipulation Nos. 11 and 12 to require several amenities distributed throughout the development including:

- Tot lot with shade equipment in the centralized open space area;
- Picnic areas with a barbeque grill, shade ramada and a picnic table;
- Two benches or seating features; and
- Six inverted u/ artistic shaded bicycle parking spaces.

These amenities will promote the health of future residents by providing recreational opportunities through various activities, allowing the enjoyment of sunlight, and having a communal space that enables social interactions.

- The internal sidewalks shall be detached and the landscape strip located between the sidewalk and back of curb planted with minimum two-inch caliper single trunk shade trees planted at a rate of one tree per lot and 20 feet on center next to open space areas (Stipulation No. 15).

10. **Complete Streets Guidelines**

In 2014, 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. This development will help encourage connectivity within the development and adjacent streets by providing a network of pedestrian pathways and bicycle parking at amenity areas. Furthermore, the project will pedestrianize the immediate street frontages by providing shaded detached sidewalks along 23rd Avenue, 24th Avenue, and Baseline Road, plus internal streets. These are addressed in Stipulation Nos. 12, 13, 14 and 15.

11. **Zero Waste 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 City of Phoenix offers recycling services for residential properties.

12. **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 a 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 contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

Stipulation No. 1 would allow the developer to construct up to 55 single-family homes. If this development is approved, it would allow further diversity in housing products within the area and a new housing choice for existing and new residents to the area.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has not received any community correspondence.

INTERDEPARTMENTAL COMMENTS

14. The Parks and Recreation Department requires the dedication of a multi-use trail easement and construction of a multi-use trail along the north side of Baseline Road. This is addressed in Stipulation No. 16.
15. The Street Transportation Department indicated that the developer shall dedicate a 50-foot radius cul-de-sac and construct a 45-foot turning radius on site at the termination of 23rd Drive, as approved by the Planning and Development Department. This is a requirement because 23rd drive currently ends as a stub out. Additionally, Baseline Road is identified as a Scenic Drive on the City Council approved Street Classification Map and the cross-section for Baseline Road has been applied from 48th Street to the City's western edge adjacent to the Gila River Community. Other comments provided pertained to detached sidewalks along adjacent streets, adjacent right-of-way dedication and street construction, overhead utility undergrounding, traffic impact study requirement, sight visibility analysis and other general street improvement requirements. These comments are addressed in Stipulation Nos. 14 through 16, and 18 through 20.
16. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. There are requirements for gates across fire apparatus access roads and signage requirements for roadways less than 36 feet. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Fire Code.
17. The Water Services Departments indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development. However, available capacity is a dynamic condition that can change over time due to a variety of factors. For that reason, the City of Phoenix is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval, building permit, or PCD master plan approval.
18. The Aviation Department requires the disclosure of the Phoenix Sky Harbor International Airport to future property owners or tenants on the site. This is addressed in Stipulation No. 22.
19. 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. This is addressed in Stipulation Nos. 23, 24, and 25.

OTHER

20. 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. 6 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.
21. 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 preliminary site plan approval. This is addressed in Stipulation No. 26.
22. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure regarding lot space and density.
23. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The requested R1-8 zoning district is consistent with existing zoning and development patterns in the general area.

2. As stipulated, the proposed development is generally consistent with design policies and the intent of the Rio Montaña Area Plan.
3. This proposed development is appropriately located along an arterial street where various transportation options exist.

Stipulations

1. The development shall not exceed a maximum of 55 lots.
2. A minimum of 10% of the gross site area, exclusive of required landscape setbacks, shall be provided as open space, as approved by the Planning and Development Department.
3. A minimum landscape setback of 20 feet shall be provided along 23rd and 24th Avenues. The landscape setback may be reduced to 17 feet for up to 50% of this frontage for the purpose of staggering setbacks for the perimeter theme wall, as approved by the Planning and Development Department.
4. A minimum landscape setback of 50 feet shall be provided along Baseline Road. The landscape setback may be reduced to 47 feet for up to 50% of this frontage for the purpose of staggering the perimeter theme wall and screening utility boxes, as approved by the Planning and Development Department.
5. All required landscape setbacks shall be planted with minimum 75-percent 2-inch caliper and 25-percent 3-inch caliper large canopy drought-tolerant trees, planted 25 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
6. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. A minimum of 75 percent of the standard building elevations provided shall include a covered front porch in the front yard with a minimum of 60 square feet in area and a minimum depth of 6 feet. No porch shall terminate within the plane of a door or window, as approved by the Planning and Development Department.
8. Fences and walls shall be in general conformance with the wall plan and wall details (wall elevations) date stamped April 1, 2022, as modified by the following stipulations, and approved by the Planning and Development Department:

- a. Partial view fencing, which may include solid columns up to 24 inches in width, shall be utilized where walls are proposed around open space areas, the partial view fencing shall be a maximum 3-foot solid wall and 3-foot view fencing.
 - b. Perimeter walls bounding the rear or side yard property lines of residential lots along 23rd Avenue, 24th Avenue, and Baseline Road shall include minimum three-foot offsets, and material and textural differences, such as stucco, and/or split face or slump block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
 - c. The wall layout depicted in the wall details (wall elevations) plan shall be modified where necessary to accommodate site layout changes that avoid conflicts with the Zoning Ordinance or City Code requirements.
9. Project entry/exit drives along 23rd and 24th Avenues shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
10. Project entry/exit drives along 23rd and 24th Avenues shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.
11. A tot lot with shade equipment shall be provided in the central/primary open space amenity area, as approved by the Planning and Development Department.
12. The following shall be provided in each open space amenity area, as approved by the Planning and Development Department: Modify
 - a. One picnic area with a barbeque grill, shade ramada, and a picnic table;
 - b. Two benches or seating features; and
 - c. A minimum of 6 bicycle parking spaces shall be provided through inverted U, and/or artistic racks. The racks shall be shaded by a tree or structure and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.
13. All sidewalks along 23rd Avenue and 24th Avenue shall be a minimum of 5 feet in

width and detached with a minimum 5-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 to provide a minimum of 75% shade, at maturity.
- b. Drought tolerant vegetation to achieve 75% 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.

14. All sidewalks along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 11-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 75% 2-inch caliper single-trunk large canopy drought-tolerant shade trees, and minimum 25% 3-inch caliper single-trunk large canopy drought-tolerant shade trees.
- b. Drought tolerant vegetation to achieve 75% 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.

15. All sidewalks within the development shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper single trunk shade trees planted at a rate of one tree per lot.

- a. Where adjacent to open space areas, trees shall be planted a minimum of 20 feet on center or in equivalent groupings.
- b. Drought tolerant vegetation to achieve 75% 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.

16. The developer shall dedicate a multi-use trail easement (MUTE) along the north side

of Baseline Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail, as approved by the Planning and Development Department. The developer shall work with the Site Planning section on an alternate design for this requirement through the technical appeal process.

17. The developer shall dedicate a minimum of 30 feet of right-of-way and construct the west side of 23rd Avenue, as approved by the Planning and Development Department.
18. The developer shall dedicate 25 feet of right-of-way for the east side of 24th Avenue, as approved by the Planning and Development Department.
19. The existing irrigation facilities along 23rd Avenue are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and or civil plan review approval.
20. The developer shall connect to 23rd Drive, or dedicate a 50-foot radius cul-de-sac and construct a 45-foot turning radius on site at the termination of 23rd Drive, as modified and approved by the Planning and Development Department.
21. 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.
22. The property owner shall record documents that disclose the existence, and operational characteristics 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.
23. 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.
24. 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

25. 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.
26. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. 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

Elias Valencia

July 11, 2022

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

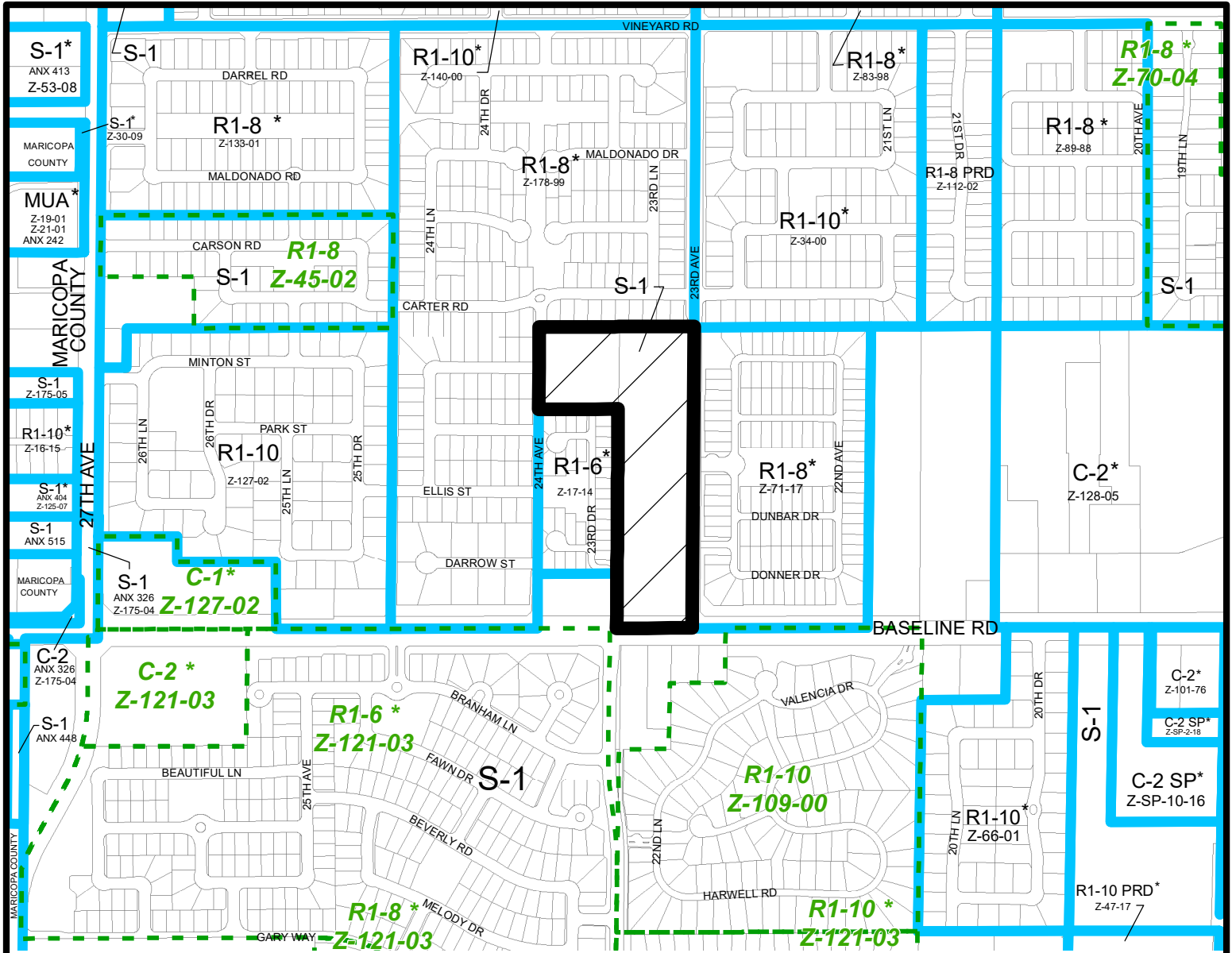
Aerial sketch map

Conceptual Site Plan date stamped April 1, 2022 (2 pages)

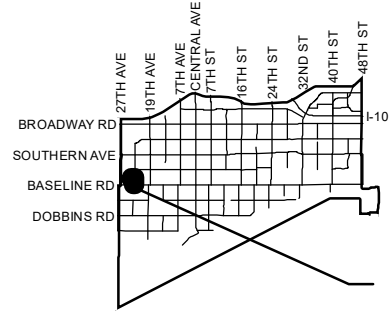
Conceptual Landscape Plan date stamped April 1, 2022

Conceptual Wall Plan and Details date stamped April 1, 2022 (2 pages)

Conceptual Front Building Elevations date stamped April 1, 2022 (4 pages)



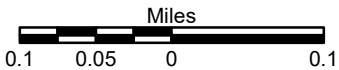
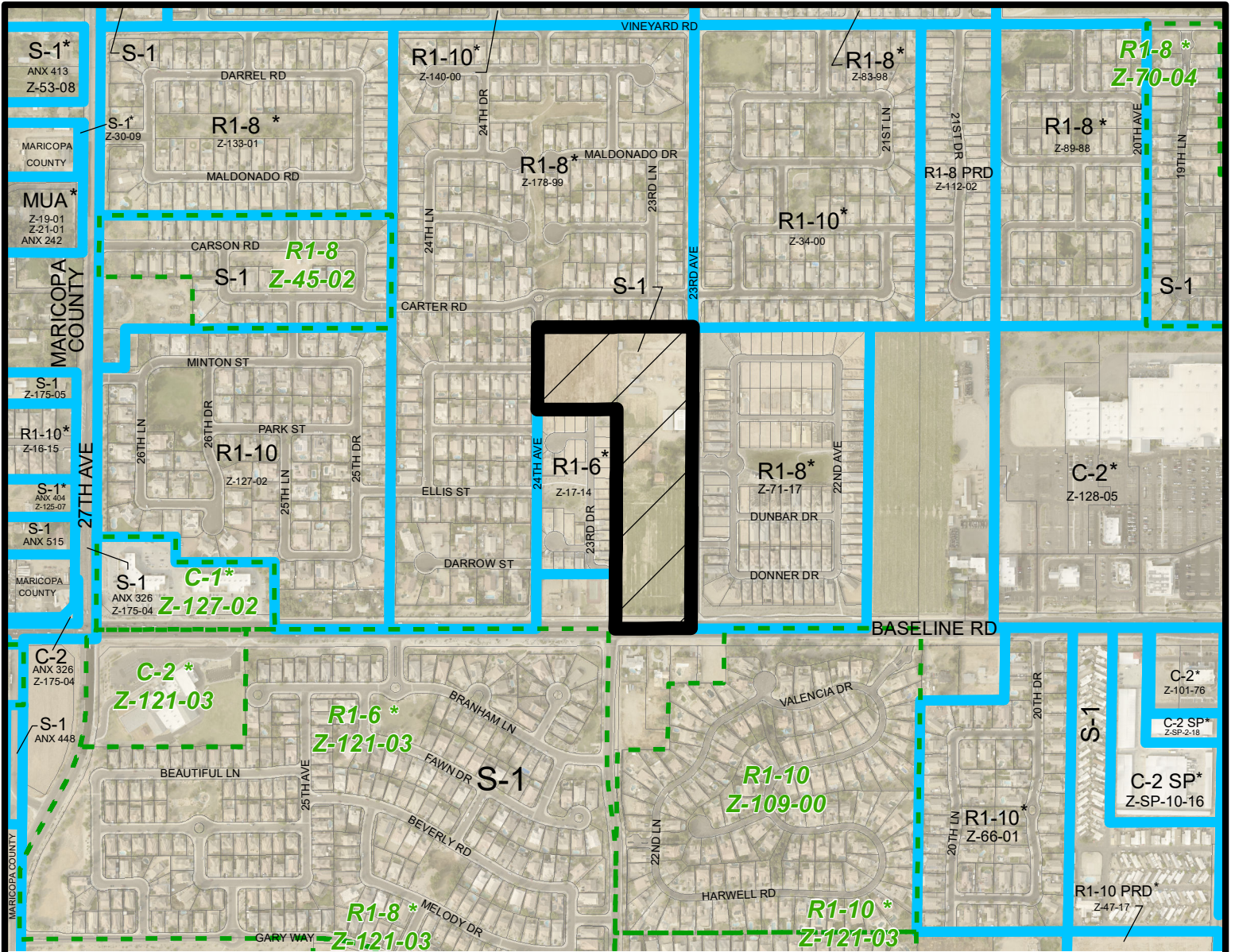
SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



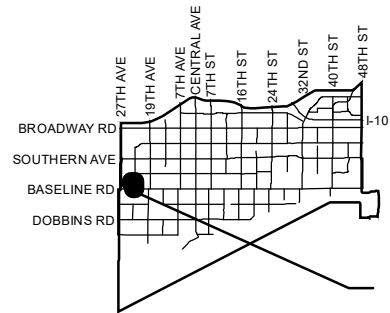
Z-28-22

APPLICANT'S NAME: Lou Turner, Hillstone Homes		REQUESTED CHANGE:	
APPLICATION NO. Z-28-22		FROM: S-1 (12.85 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 12.85 Acres		TO: R1-8 (12.85 a.c.)	
MULTIPLES PERMITTED S-1 R1-8		CONVENTIONAL OPTION 12 55	
		* UNITS P.R.D. OPTION N/A 70	

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



SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



Z-28-22

APPLICANT'S NAME: Lou Turner, Hillstone Homes		REQUESTED CHANGE:	
APPLICATION NO. Z-28-22		FROM: S-1 (12.85 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 12.85 Acres		<small>DATE:</small> 4/27/2022 <small>REVISION DATES:</small> 6/8/2022	
MULTIPLES PERMITTED S-1 R1-8		TO: R1-8 (12.85 a.c.)	
MULTIPLES PERMITTED S-1 R1-8		CONVENTIONAL OPTION 12 55	
		* UNITS P.R.D. OPTION N/A 70	

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



HILLSTONE VILLAS

PRELIMINARY PLANTING PLAN

N.W. CORNER OF W. BASELINE RD. & S.23RD. AVE. MARICOPA COUNTY, ARIZONA
MARCH 30TH, 2022

DEVELOPER

HILLSTONE HOMES
2440 W. MISSION LN. SUITE 15
PHOENIX, AZ 85021
(602) 595-5120
CONTACT: LOU TURNER
lturner@hillstonehomes.com

ENGINEER

PARADIGM DESIGN
4250 N. DRINKWATER BLVD.
SCOTTSDALE, AZ 85251
(602) 374-4066
CONTACT: SCOTT EISENHART, P.E.
seisenhart@paradigmae.com

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E. MCKELLIPS RD., SUITE 131
MESA, AZ 85203
(602) 997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

CITY OF PHOENIX

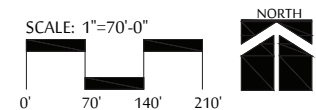
APR 01 2022
Planning & Development
Department

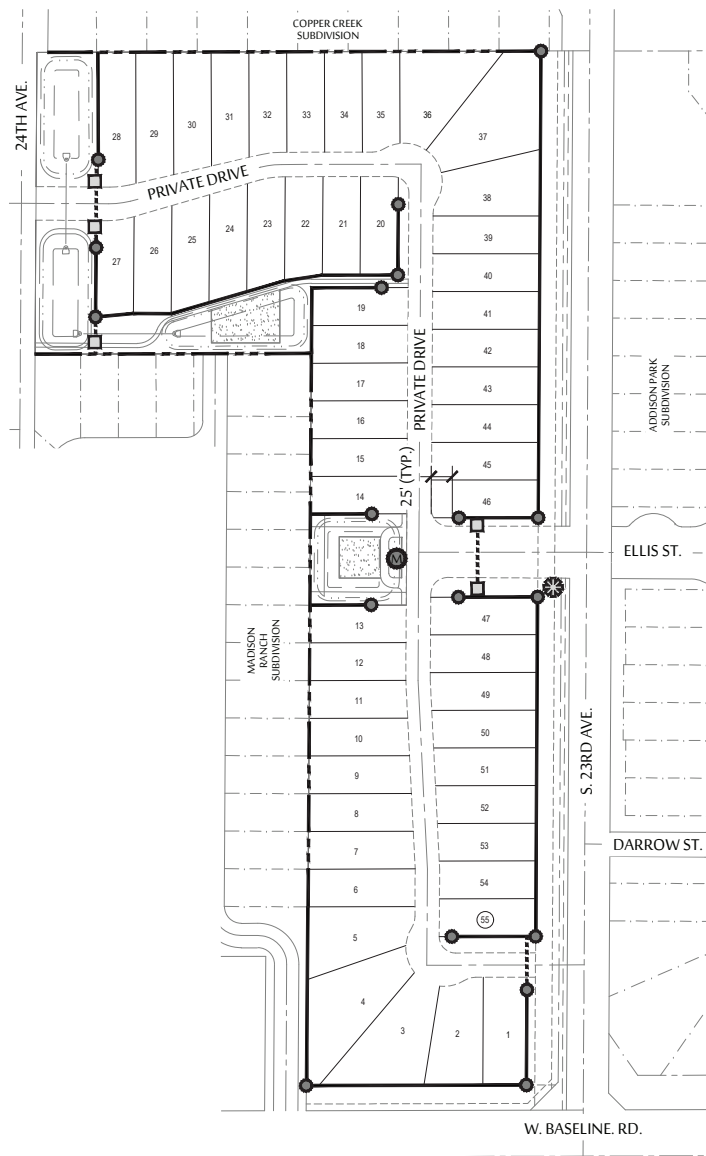
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	CAESALPINIA CACALACO / CASCALOTE 'SMOOTHIE'
	FRAXINUS VELUTINA / ARIZONA ASH
	PARKINSONIA FLORIDA / BLUE PALO VERDE
	PISTACIA CHINENSIS / RED PUSH PISTACHE TREE
	PISTACIA LENTISCUS / MASTIC TREE
	QUERCUS VIRGINIANA / LIVE OAK
SHRUBS	
	BOUGAINVILLEA HYBRID / 'FLAME' BUSH BOUGAINVILLEA
	EREMOPHILA CARNOSA HYBRID / 'WINTER BLAZE'
	MYRTUS COMMUNIS / COMPACT MYRTLE
	NERIUM OLEANDER / DWARF 'SALMON' OLEANDER
	OLEA EUROPA HYBRID / 'LITTLE OLIE'
	RUELLIA PENINSULARIS / BAJA RUPELLIA
	TECOMA STANS HYBRID / 'SPARKLETTE'
	XYLOSMA COMPACTA / COMPACT XYLOSMA
ACCENTS	
	AGAVE WEBERI / WEBER'S AGAVE
	ALOE BARBADENSIS / MEDICINAL ALOE
	ALOE HYBRID / 'TOPAZ'
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
	MUHLENBERGIA HYBRID / 'NASHVILLE' GRASS
	MUHLENBERGIA CAPILARIS / 'PINK MUHLY' GRASS
GROUND COVERS	
	CONVOLVULUS SABATIUS / GROUND MORNING GLORY
	LANTANA HYBRID / 'NEW GOLD' LANTANA
	RUELLIA BRITTONIA HYBRID / 'KATIE' RUPELLIA
	WEDELIA TRILOBATA / YELLOW DOT
	DECOMPOSED GRANITE - 3/4" SCREENED 'APACHE BROWN' (2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS).
	MID-IRON BERMUDA TURF

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.
5. ALL TREES & PLANTS CONFORM TO THE BASELINE AREA MASTER PLANT LIST.





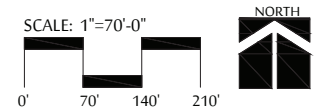
WALL PLAN LEGEND

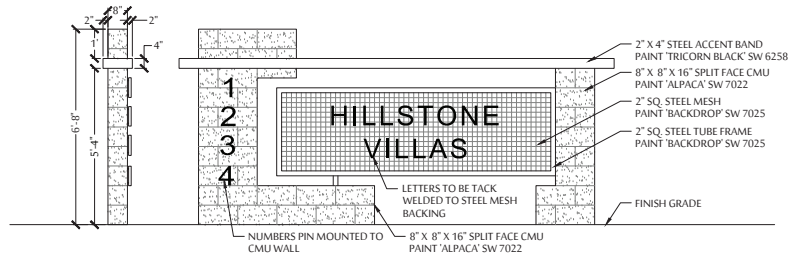
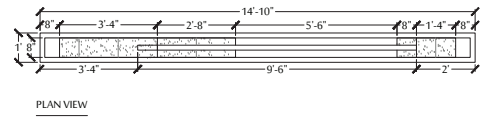
	6' HT. PROJECT THEME WALL
	6' HT. FULL VIEW FENCE
	6' HT. EXISTING BUILDER WALL
	ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE 4" CMU FENCE BLOCK
	PRIMARY THEME COLUMNS
	PROJECT ENTRANCE/SIGN MONUMENT
	COMMUNITY MAILBOX CLUSTER
	4' WIDE - IRON FENCE PEDESTRIAN GATE

HILLSTONE VILLAS

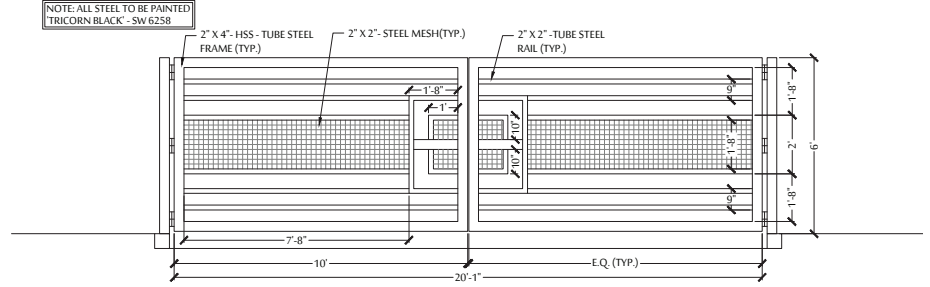
PRELIMINARY WALL PLAN

N.W. CORNER OF W. BASELINE RD. & S.23RD. AVE. MARICOPA COUNTY, ARIZONA
 MARCH 30TH, 2022

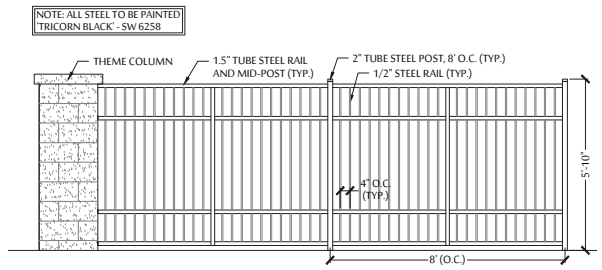




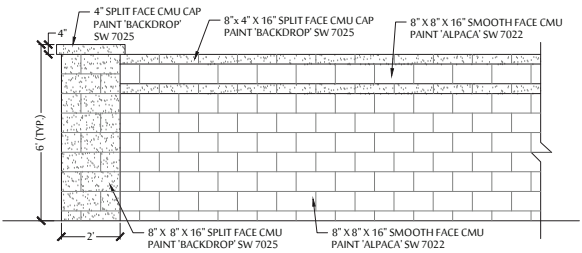
A PRIMARY ENTRY MONUMENT SCALE: 1/2" = 1'-0"



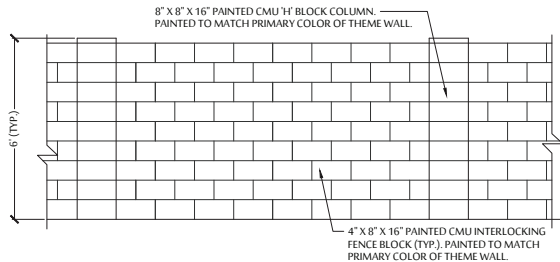
B VEHICULAR ENTRY GATE SCALE: 1/2" = 1'-0"



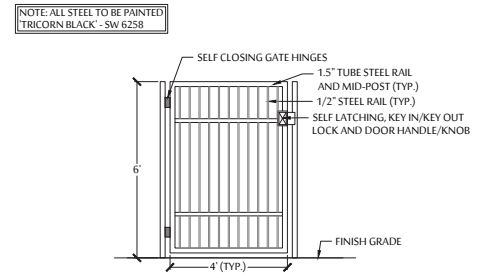
C FULL VIEW FENCE SCALE: 1/2" = 1'-0"



D PRIMARY THEME WALL & COLUMN SCALE: 1/2" = 1'-0"



E BUILDER WALL (TYP.) SCALE: 1/2" = 1'-0"



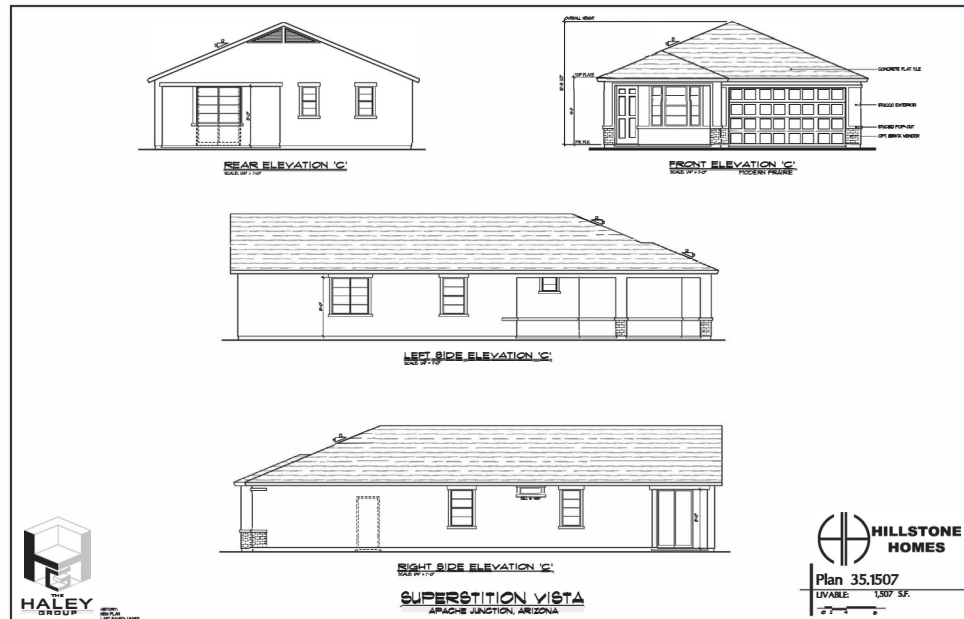
F PEDESTRIAN GATE SCALE: 1/2" = 1'-0"



HILLSTONE VILLAS

PRELIMINARY HARDSCAPE DETAILS

N.W. CORNER OF W. BASELINE RD. & S.23RD. AVE. MARICOPA COUNTY, ARIZONA
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