



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: PHO-2-17 – Z-152-03-8  
November 16, 2017**

- APPLICATION:** Z-152-03-8 (PHO-2-17)
- OWNER:** Wells -85 LLC - Dr. R. Lines
- APPLICANT:** Reid Butler, Butler Housing Company, Inc
- REPRESENTATIVE:** Reid Butler, Butler Housing Company, Inc
- LOCATION:** Approximately 995 feet west of the southwest corner of 43rd Avenue and Baseline Road.
- REQUEST:**
- 1) Modification of Stipulation No. 6 regarding general conformance to site plan date stamped May 2, 2013.
  - 2) Modification of Stipulation No. 8 regarding a minimum 800 square foot landscaped entry feature on both sides of the main entry along 43rd Avenue.
  - 3) Modification of Stipulation No. 21 regarding 45-foot wide lots not exceeding 15 percent of the residential lots.
  - 4) Modification of Stipulation No. 22 regarding remaining lots be a minimum of 60-feet in width.

### **STAFF RECOMMENDATION:**

It is recommended that this request be approved with modifications and an additional stipulation as recommended by the Planning Hearing Officer.

### **PLANNING HEARING OFFICER RECOMMENDATION:**

The Planning Hearing Officer took the case out from under advisement on October 9, 2017 and recommended approval with modifications and additional stipulation.

### **BACKGROUND/ANALYSIS**

The proposed project will consist of a 269, one and two story single-family home subdivision at the southwest corner of 43rd Avenue and Baseline Road. After a recent sale of a portion of the site, the developer has modified the site plan to reflect the changes. The development will provide 19.11 percent of open space, and full right-of-way dedications around the site.

The applicant went through the Planning Hearing Officer process to request modifications to Stipulation No. 6 regarding general conformance to site plan, Stipulation No. 8 regarding a landscaped entry feature on both sides of the main entry, Stipulation No. 21 regarding 45-foot wide lots not exceeding 15 percent of the residential lots, and Stipulation No. 22 regarding remaining lot width.

The applicant has listened to the concerns as to where the dividing line should be placed on the development for the different sized lots. After discussions with the Laveen Village Planning Committee and Laveen Citizens for Responsible Development among other individuals, the applicant modified the request to reflect the development to the west.

The applicant requests to modify the lot size percentages explaining that he and his team have worked with various home builders since 2013 to develop the site. He explained that the current home builders have asked for a more balanced mix in lot sizes which is the reason for the requested 60 percent of 45-foot-wide lots and the remaining 40 percent of the lots at 55 feet in width. The applicant is asking for support from the Planning Hearing Officer to allow his team to develop a similar product to that of Cheatham Farms, claiming his proposal is identical.

#### **1. Previous History**

Rezoning Case No. Z-152-03-7 rezoned the property from S-1 to C-2 (9.45 acres) and R1-8 (80.22 acres) for commercial and single-family residential development.

Planning Hearing Officer application 1-13 — Z-152-03-7(8) modified stipulations regarding review and approval of commercial portion of the site, limited access to development, character and theme of development, site plan conformance, limit of one level for 50 percent of the dwelling units and adjacent to South Mountain Avenue, perimeter fencing, multi-use trail along Baseline Road, transit stop along Baseline and 43rd Avenue, lot size, density, four-sided architecture, plant pallet along South Mountain Avenue, maximum commercially zoned area, involvement from the Laveen Village Planning Committee.

Today, the applicant is proposing modifications of Stipulation No. 6 regarding general conformance to site plan, Stipulation No. 8 regarding a landscaped entry feature on both sides of the main entry, Stipulation No. 21 regarding 45-foot wide lots not exceeding 15 percent of the residential lots, and Stipulation No. 22 regarding remaining lot width.

The applicant is requesting to update the single-family portion of the site plan to reflect current market conditions. After the sale of a 10-acre portion of the site in 2013, the number of lots were reduced from 300 to 269. The applicant will provide 60 percent of the lots at 45 feet wide and the remainder at least 55 feet in width as well as a single landscape feature at the main entrance located off of 43rd Avenue.



**Neighborhood Concerns**

- The residents in attendance live near the proposed site and are members of the Laveen Village Planning Committee and Laveen Citizens for Responsible Development. They shared their approval of the project with the exception of the small lots.
- Residents noted the community fought for larger lots when the original stipulations were approved on the site. Adding that wider lots would help blend the adjacent existing acre homes with those of the proposed development. Residents felt a demand exists for homes with more land and shared with staff their fear that communities were being poorly planned and managed. Another concern addressed through various emails included the additional traffic that would result of the large number of lots due to small widths and an increase in illegal parking due to more homes and less space.
- Residents proposed a modification to allow 45 percent of the lots to be 45 feet in width and 55 percent of the lots to be 60 feet in width.

**Planning Hearing Officer's Decision**

The Planning Hearing Officer's recommendation was based on the following findings:

- Stipulation No. 6      The proposed request for lot width modification is consistent with the surrounding single family subdivisions. The zoning district and development option does allow 45-foot wide lots. The developed single-family residential subdivision to the east and west both have a mixture of lot widths throughout them.
- Stipulation No. 8      The applicant is proposing to keep the density of the overall development as approved with the 3.5 dwelling units per acre from the last stipulation modification request. The intensity of the development will be harmonious with the adjacent subdivisions.
- Stipulation No. 21     The applicant has maintained the entry feature stipulation for both sides of the entrance to the residential subdivision to continue the character of the Laveen area.

**VILLAGE PLANNING COMMITTEE (VPC) RECOMMENDATION:**

Laveen Village Planning Committee heard the case at their September 11, 2017 meeting and recommended approval of the request with modifications, with an 8-3 vote.

**Stipulation Modifications:**

6. The development shall be in general conformance to the site plan date stamped ~~May 2,~~ 2013 AUGUST 4, 2017, and shall have a maximum 3.5 dwelling units per acre, with specific regard to street layout.
8. That a minimum 800 square feet landscaped entry feature shall be provided ~~on both sides of the~~ AT main entry into the residential development located along 43<sup>rd</sup> Avenue as approved by the Planning and Development Department.
21. That 45-foot wide lots shall not exceed ~~45%~~ 45 PERCENT of the residential lots.

**DEPARTMENT REVIEW COMMENTS:**

**Archaeology:**

N/A

**Floodplain Management:**

Reviewed the above mentioned project submitted to Floodplain Management, Street Transportation Department.

We have determined that the project is not located in a Special Flood Hazard Area (SFHA) but is located in a Shaded Zone X, on panel 2195 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017. Based on the project information provided, there are no Floodplain Management requirements to fulfill.

**Water Services:**

The proposed PHO has existing water and sewer mains that can potentially serve the development.

**Standard Note Applies:**

Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

**WATER**

Water mains: 12" ACP within 43rd Ave.

Water mains: 36" RCP within Baseline Rd. (Transmission Main DO NOT USE)

Water mains: 12" ACP within Baseline Rd.

**SEWER**

Sewer mains: 15" VCP within 43rd Ave.

Sewer mains: 8" VCP within Baseline Rd. at the NWC of the property only.

REPAYMENT: N/A

**Fire Prevention:**

Fire prevention does not anticipate any problems with this case.

But the site or/and building(s) shall comply with the Phoenix Fire Code.

Also we do not know what the water supply (gpm and psi) is at this site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

**Street Transportation:**

Developer shall extend Tract D (from Z-136-98) from 45th Drive to 43rd Ave

Developer shall dedicate a 30' wide pedestrian access easement (PED AE) along South Mountain Avenue from 45th Drive to 43rd Avenue.



Developer shall construct a 10' wide concrete trail in the 30' PED AE

Developer shall plant and irrigate trees of 3" caliper on both sides of the 10' trail spaced 20' on center

Developer shall provide ADA accessible ramp(s) at 43rd Ave and connect to existing sidewalk near 45th Drive on the north side of the street.

**Public Transit:**

No comments from Transit on Z-152-03-7(8).

**Light Rail:**

N/A

**Aviation:**

The site is within Phoenix Sky Harbor International Airport (PHX) traffic pattern airspace and the proposed use is residential. The Aviation Department requires the following stipulation, if the application is approved:

1. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of within Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

**Parks and Recreation:**

N/A

**GENERAL PLAN DESIGNATION:**

Residential 0 to 1 dwelling units per acre

**CHARACTER OF SURROUNDING LAND USE:**

	<u>Zoning</u>	<u>Land Use</u>
On-site:	S-1, App. R1-8	Agricultural
North:	R1-8, R1-8 PCD, S-1 (ROW)	Single-family Residential
South:	R1-8, RU-43 (County)	Single-family Residential
East:	R1-6, App. C-2	Single-family Residential
West:	R1-8, R-2	Single-family Residential

**RECOMMENDATION:**

It is recommended that this request be approved with modifications and an additional stipulation as recommended by the Planning Hearing Officer.

**EXISTING STIPULATIONS**

**COMMERCIAL DEVELOPMENT**

1. That the commercial portion of the site plan and elevations shall be reviewed and approved administratively by the Planning Hearing Officer.
2. That street entry ways at Baseline Road and 43rd Avenue, neighborhood parks, perimeter fencing and other appropriate public areas shall follow the guidelines outlined in the Laveen Residential Design Guidelines for the Preservation of Rural Character, created February 19, 2004, updated September 30, 2008, as approved or modified by Planning and Development Department.
3. That four-sided architecture of the commercial buildings shall include architecturally articulated facades such as offsets, recesses, textural changes, window fenestrations, pilasters, and shadow boxes as approved by the Planning and Development Department.
4. That a minimum 75-foot by 75-foot landscaped entry feature, or equivalent area, shall be provided with a 3-dimensional art feature that exemplifies the rural/agricultural character of Laveen at the entrance to the commercial development from Baseline Road as approved by the Planning and Development Department. The proposed art feature shall be shown to the Laveen Village Chairperson or his/her representative for approval. The enhanced landscape feature shall include a turf area and provide plant types from the following list:
  - a) Trees: pecan, Arizona ash, evergreen elm, heritage live oak, sycamore, or other similar canopied trees.
  - b) Shrubs: myrtle (true, dwarf, and/or twisted), pomegranate, AZ yellowbells, bush lantana, Mexican honeysuckle, primrose jasmine, or other similar shrubs.
  - c) Accents: deer grass, wild sunflowers, superb, canyon and firecracker penstemon, golden columbine or other similar accents.
  - d) Vines: White Landy Banks Rose, common trumpet creeper, coral vine, pink trumpet vine, and primrose jasmine or other similar vines.
5. The location of any gasoline pumps shall be located at the east end of the property along Baseline Road and away from residential lots.



## RESIDENTIAL DEVELOPMENT

6. The development shall be in general conformance to the site plan date stamped ~~May 2, 2013~~, AUGUST 4, 2017, and shall have a maximum 3.5 dwelling units per acre, with specific regard to street layout.
7. That residences along 43rd Avenue, Baseline Road, and the southern boundary of the property shall have a building height of one level no greater than 24 feet for a minimum of 50% of the lots.
8. That a minimum 800 square feet landscaped entry feature shall be provided on both sides of the main entry into the residential development located along 43rd Avenue as approved by the Planning and Development Department.
9. That adjacent to each residential street curb shall be a consistent tree pattern design as approved by Planning and Development Department. The trees shall be a minimum 1½” caliper and selected from the Acceptable Plants for Sonoran and Vegetative Areas as described in the February, 2004 draft Laveen Residential Design Guidelines for the Preservation of Rural Character, if approved. The homebuilder will be responsible for installation of the trees and the home buyer shall be responsible for maintaining the trees.
10. That a 9-foot wide landscaped tract containing a minimum of 1½ inch caliper shade tree and five-shrubs shall be provided at an average of 20 feet on center along the street of each corner lot. The home builder shall be responsible for installation, and the homeowner association shall be responsible for maintenance of the common landscaped area.
11. All residential perimeter fencing shall follow the Laveen Residential Design Guidelines for the Preservation of Rural Character, created February 19, 2004, the Planning and Development Department. The residential perimeter fencing along 43rd Avenue shall be offset 2 feet for a minimum of every 250 feet.
12. That the visible portion of houses on lots adjacent to Baseline Road and 43rd Avenue shall be designed in general conformance with the rural character from the draft Laveen Residential Design Guidelines for the Preservation of Rural Character February, 2004.

## STREETS

13. That right-of-way totaling 65 feet shall be dedicated for the south half of Baseline Road, or as may otherwise be modified by the Planning and Development Department.
14. That right-of-way totaling 50 feet shall be dedicated for the west half of 43rd Avenue, or as may otherwise be modified by the Planning and Development Department.
15. There shall be no vehicular access to South Mountain Avenue along the southern boundary of the development as approved by the Planning and Development Department because there is 33 feet of land that is not owned by the applicant. South Mountain

Avenue may be built between 43rd Avenue and 45th Avenue as a public right-of-way by the city or others in the future.

16. That 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 City. All improvements shall comply with all ADA accessibility standards.
17. That the applicant shall complete and submit the Developer Project information Form for the MAG Transportation Improvement Program and Street Transportation Department, (602) 262-6193. This form is a requirement of the EPA to meet clean air quality requirements.

#### TRAILS

18. Dedicate a 30-foot multi-use easement and construct a 10-foot wide multi-use trail along Baseline Road in accordance with city of Phoenix MAG Supplemental Specifications Section 429, as approved by the Parks and Recreation Department.
19. THE DEVELOPER SHALL EXTEND TRACT D FROM THE ADJACENT SUBDIVISION ON THE WEST FROM 45TH DRIVE TO 43RD AVENUE.

#### LAVEEN VILLAGE PLANNING COMMITTEE ADDITIONAL STIPULATIONS

20. That the applicant agrees to the ordinance requirement of 15-foot rear yard setbacks and 10-foot (1-story) and 15-foot (2-story) side yard setbacks along South Mountain Avenue.
21. That the applicant agrees to the ordinance requirement of 15-foot rear yard setbacks, and 10-foot (1-story) and 15-foot (2-story) side yard setbacks along 43rd Avenue.
22. That 45-foot wide lots shall not exceed ~~45%~~ 45% of the residential lots.
23. The remaining lots shall be a minimum of ~~60-foot~~ 55-FOOT lot width.
24. That the minimum open space for the development shall be a minimum of 14.8%.
25. That the minimum landscape setback along any wall on 43rd Avenue shall be 25 feet.
26. That the commercial property shall be in specific conformance to the site plan dated September 17, 2004 (attached) as approved by the Planning and Development Department. The developer shall provide vehicular access from 45th Avenue to the commercial site.
27. That the final residential plat shall be reviewed as part of the Planning and Development Department process.
28. That the final commercial plat and elevations shall be reviewed as part of the Planning and Development Department process.



29. That the final landscape package shall be reviewed as part of the Planning and Development Department process.
30. That the chairperson of the Laveen Village Planning Committee shall be asked as part of the Planning Hearing Officer (PHO) process if the Village Planning Committee would like to review the request prior to the PHO hearing.
31. That the elevations, site plan, perimeter fence plan, landscape plan, and comprehensive trail plan shall be provided to the Laveen Village Planning Committee for review and comment prior to administrative approval by the Planning Hearing Officer.
32. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY

**ATTACHMENTS:**

- Applicant's Narrative (2 pages)
- Letter addressing density entitlement dated November 25, 2014 (2 pages)
- Approval Letter from Rezoning Case No. Z-152-03-7(8) (5 pages)
- Zoning Map
- Aerial Map
- Original Sketch Map
- Proposed Site Plan and Landscape Plan date stamped August 4, 2017 (5 pages)
- Original Site Plan and Landscape Plan date stamped May 2, 2013 (5 pages)
- PHO Summary of September 20, 2017 (7 pages)
- Letters of Opposition (15 total, 18 pages)

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BUTLER HOUSING COMPANY, INC.

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DATE: 8/7/2017 REVISED  
TO: CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT  
FROM: REID BUTLER, PRESIDENT/OWNER ("APPLICANT")  
CC: RUSTY LINES, WES LINES, WELLS-85 LLC ("OWNER")  
RE: LAVEEN/43<sup>RD</sup> AVENUE AND BASELINE/PROJECT BACKGROUND AND DETAILED PROPOSAL

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1. **Project Background.** This approximately 76-acre site is located at the southwest corner of 43<sup>rd</sup> Avenue and Baseline in the Laveen area of Phoenix. The site was re-zoned by Continental Homes on September 22, 2004 to a combination of (i) C-2 and (ii) R1-8. The site was not purchased by Continental Homes. In 2012, a 10-acre portion of the site was sold by the Owner for the development of the Legacy School (a public charter school), which opened in 2012. In 2013, certain Stipulations were modified by this Applicant. This current Application is necessary to update the single family portion of the Site Plan to reflect current market conditions for single family homebuilding in the Laveen marketplace.
  
2. **Site Plan/Updated.**
  - a. **2013 Site Plan.** The 2013 Site Plan (date stamped May 1, 2013) removed the Legacy School site and modified the layout for the single family lots to reflect then current market conditions for homebuilding in Laveen. The size of the lots was reduced to allow for smaller homes that will be built and sold at prices that fit the current Laveen housing market (but only 15% of the total number of lots were allowed to be the smaller 45-foot wide lots). In addition, the number of proposed lots was reduced from 300 (3.9 homes per acre) to 269 (3.5 homes per acre).
  
  - b. **2017 Site Plan.** The 2017 Site Plan submitted with this Application will keep the lot count at 269 lots and 3.5 homes per acre. The Site Plan changes the mix of lots to allow up to 60% of the lots as 45-foot wide lots, with the remainder of the lots to be at least 55-foot wide—to fit the current Laveen marketplace.
  
3. **Modifications to Stipulations/Rationale.**

Stipulation no. 6. The development shall be in general conformance to the site plan date stamped ~~May 2, 2013~~ AUGUST 4, 2017, and shall have a maximum 3.5 dwelling units per acre, with specific regard to street layout.

**Rationale:** The Site Plan meets the current market conditions for single family homebuilding (smaller homes at competitive prices for the current marketplace). The reference to specific



regard to street layout has been deleted to allow for some design flexibility for the public streets within the planned subdivision.

Stipulation no. 8. That a minimum 800 square feet landscaped entry feature shall be provided ~~on both sides of~~ AT the main entry into the residential development located along 43rd Avenue as approved by the Planning and Development Department

Rationale: *THE SITE PLAN PROVIDES A SINGLE LANDSCAPED ENTRY FEATURE AT A PROMINENT LOCATION.*

Stipulation no. 21. That 45-foot wide lots shall not exceed ~~45%~~ 60% of the residential lots.

Rationale: The mix of lot sizes is based on the current Site Plan, which fits the current market for homebuilding (i.e., the need for smaller lots and homes that are competitively priced in the Laveen marketplace).

Stipulation no. 22. The remaining lots shall be a minimum of ~~60-foot~~ 55-FOOT lot width.

Rationale: The mix of lot sizes is based on the current Site Plan, which fits the current market for homebuilding (i.e., the need for smaller lots and homes that are competitively priced in the Laveen marketplace).

Thank you.



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

November 25, 2014

Gary L. Birnbaum, Attorney  
Dickinson Wright PLLC  
1850 North Central Avenue, Suite 1400  
Phoenix, AZ 85004

RE: West of the SWC 43rd Avenue and Baseline Road  
Request for clarification (density entitlement)  
Zoning Cases: SP-23-03-7 and Z-152-03-7      Zoning: C-2 and R1-8 PRD

Dear Mr. Birnbaum,

Thank you for your inquiry regarding the property located west of the southwest corner of 43rd Avenue and Baseline Road. You requested confirmation that the stipulations in zoning case Z-152-03-7 would allow the density entitlement to be based on the approximate 77 gross acres, including the commercial portion of the site.

On September 22, 2004 the property was rezoned from S-1 to C-2 and R1-8 pursuant to zoning application Z-152-03-7. Stipulation 7 mandated that the development shall be in general conformance to the May 10, 2004 site plan and shall have a maximum of 3.0 dwelling units per acre. Stipulation 31 required that the overall gross density for the entire development shall not exceed 2.93 dwelling units per acre.

The Background/Issues/Analysis section of the staff report for Z-152-03-7 noted that the request was for 3.4 dwelling units per gross acres. As noted in your correspondence, the Planning Commission meeting minutes from June 9, 2004 reflect that Mr. Cole, speaking on behalf of the applicant, stated that the overall density was stipulated to 270 units as shown on the site plan. In addition, a letter from Jason Morris to Planning Director David Richert, dated September 30, 2004, requested confirmation that the calculation of the "gross residential density" included the commercial acreage in the rezoning application. Planning Director David Richert accepted and approved the contents of the letter through his signature dated November 14, 2004 provided at the bottom of the letter.

After reviewing the zoning history for the property located west of the southwest corner of 43rd Avenue and Baseline Road and reviewing the issue with the Law Department.




Mr. Gary L. Birnbaum  
November 25, 2014  
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The density entitlement should be calculated using the gross acreage that also includes the commercially zoned area pursuant to the approval. The maximum allowable density for the project would be 269 dwelling units (based on 76.84 gross acres).

Please let me know if you have any questions or need further clarification. I can be reached at (602) 262-6656, or [alan.stephenson@phoenix.gov](mailto:alan.stephenson@phoenix.gov).

Respectfully,



Alan Stephenson  
Planning & Development Director

c: File – Z-152-03-7  
Sandra Hoffman  
Paul Li



## City of Phoenix

CRIS A. MEYER  
CITY CLERK

November 1, 2013

Reid Butler  
Butler Housing Company  
42 West Mariposa Street  
Phoenix, AZ 85013

RE: Application PHO-1-13-Z-152-03-7(8)

To Whom It May Concern:

The Phoenix City Council, at its meeting held October 30, 2013, considered a request for: 1) Modification of Stipulation 1 regarding review of site plan and elevations, 2) Modification of Stipulation 2 regarding access, 3) Deletion of Stipulation 3 regarding the Red Barn theme, 4) Modification of Stipulation 7 regarding general conformance to site plan date stamped May 10, 2004, 5) Modification of Stipulation 8 regarding building height along Baseline Road, 6) Modification of Stipulation 9 regarding percentage of dwelling units limited to one level, 7) Modification of Stipulation 13 regarding residential perimeter fencing, 8) Deletion of Stipulation 14 regarding four-sided architecture, 9) Deletion of Stipulation 15 regarding right-of-way for the south half of Baseline Road, 10) Deletion of Stipulation 17 regarding right-of-way for the north half of South Mountain Avenue, 11) Deletion of Stipulation 18 regarding right-of-way triangle, 12) Deletion of Stipulation 21 regarding multi-use trail, 13) Deletion of Stipulation 22 regarding transit stop, 14) Deletion of Stipulation 23 regarding minimum square-foot lots, 15) Modification of Stipulation 25 regarding maximum height adjacent to South Mountain Avenue, 16) Modification of Stipulation 27 regarding maximum height adjacent to 43rd Avenue, 17) Modification of Stipulation 28 regarding minimum lot widths, 18) Modification of Stipulation 29 regarding 60-foot-wide lots, 19) Modification of Stipulation 30 regarding remaining lot widths, 20) Modification of Stipulation 31 regarding overall gross density, 21) Deletion of Stipulation 33 regarding four-sided architecture, 22) Modification of Stipulation 34 regarding general conformance to site plan dated September 17, 2004, 23) Modification of Stipulation 35 regarding perimeter fencing along 43rd Avenue, 24) Modification of Stipulation 36 regarding use of stucco, 25) Deletion of Stipulation 38 regarding plant pallet, 26) Deletion of Stipulation 39 regarding C-2 zoned commercial land, 27) Modification of Stipulation 40 regarding specific conformance to the site plan dated September 17, 2004, 28) Technical correction to Stipulations 4, 5, 10, 11, 16, 41, 42, and 43 for 76.84 acres located approximately 280 feet west of the southwest corner of 43rd Avenue and Baseline Road.



The Council approved application PHO-1-13-Z-152-03-7(8) per the Planning Commission recommendation, subject to modified stipulations as listed below:

Stipulations

COMMERCIAL DEVELOPMENT

1. That the commercial portion of the site plan and elevations shall be reviewed and approved administratively by the Planning Hearing Officer.
2. That street entry ways at Baseline Road and 43rd Avenue, neighborhood parks, perimeter fencing and other appropriate public areas shall follow the guidelines outlined in the Laveen Residential Design Guidelines for the Preservation of Rural Character, created February 19, 2004, updated September 30, 2008, as approved or modified by Planning and Development Department.
3. That four-sided architecture of the commercial buildings shall include architecturally articulated facades such as offsets, recesses, textural changes, window fenestrations, pilasters, and shadow boxes as approved by the Planning and Development Department.
4. That a minimum 75-foot by 75-foot landscaped entry feature, or equivalent area, shall be provided with a 3-dimensional art feature that exemplifies the rural/agricultural character of Laveen at the entrance to the commercial development from Baseline Road as approved by the Planning and Development Department. The proposed art feature shall be shown to the Laveen Village Chairperson or his/her representative for approval. The enhanced landscape feature shall include a turf area and provide plant types from the following list:
  - a) Trees: pecan, Arizona ash, evergreen elm, heritage live oak, sycamore, or other similar canopied trees.
  - b) Shrubs: myrtle (true, dwarf, and/or twisted), pomegranate, AZ yellowbells, bush lantana, Mexican honeysuckle, primrose jasmine, or other similar shrubs.
  - c) Accents: deer grass, wild sunflowers, superb, canyon and firecracker penstemon, golden columbine or other similar accents.
  - d) Vines: White Lady Banks Rose, common trumpet creeper, coral vine, pink trumpet vine, and primrose jasmine or other similar vines.
5. The location of any gasoline pumps shall be located at the east end of the property along Baseline Road and away from residential lots.

#### RESIDENTIAL DEVELOPMENT

6. The development shall be in general conformance to the site plan date stamped May 2, 2013, and shall have a maximum 3.5 dwelling units per acre, with specific regard to street layout.
7. That residences along 43rd Avenue, Baseline Road, and the southern boundary of the property shall have a building height of one level no greater than 24 feet for a minimum of 50% of the lots.
8. That a minimum 800 square feet landscaped entry feature shall be provided on both sides of the main entry into the residential development located along 43rd Avenue as approved by the Planning and Development Department.
9. That adjacent to each residential street curb shall be a consistent tree pattern design as approved by Planning and Development Department. The trees shall be a minimum 1 1/2" caliper and selected from the Acceptable Plants for Sonoran and Vegetative Areas as described in the February, 2004 draft Laveen Residential Design Guidelines for the Preservation of Rural Character, if approved. The homebuilder will be responsible for installation of the trees and the home buyer shall be responsible for maintaining the trees.
10. That a 9-foot wide landscaped tract containing a minimum of 1 1/2 inch caliper shade tree and five-shrubs shall be provided at an average of 20 feet on center along the street of each corner lot. The home builder shall be responsible for installation, and the homeowner association shall be responsible for maintenance of the common landscaped area.
11. All residential perimeter fencing shall follow the Laveen Residential Design Guidelines for the Preservation of Rural Character, created February 19, 2004, updated September 30, 2008, while avoiding stucco, as approved or modified by the Planning and Development Department. The residential perimeter fencing along 43rd Avenue shall be offset 2 feet for a minimum of every 250 feet.
12. That the visible portion of houses on lots adjacent to Baseline Road and 43rd Avenue shall be designed in general conformance with the rural character from the draft Laveen Residential Design Guidelines for the Preservation of Rural Character February, 2004.

#### STREETS

13. That right-of-way totaling 65 feet shall be dedicated for the south half of Baseline Road, or as may otherwise be modified by the Planning and Development Department.
14. That right-of-way totaling 50 feet shall be dedicated for the west half of 43rd Avenue, or as may otherwise be modified by the Planning and Development Department.



15. There shall be no vehicular access to South Mountain Avenue along the southern boundary of the development as approved by the Planning and Development Department because there is 33 feet of land that is not owned by the applicant. South Mountain Avenue may be built between 43rd Avenue and 45th Avenue as a public right-of-way by the city or others in the future.
16. That 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 City. All improvements shall comply with all ADA accessibility standards.
17. That the applicant shall complete and submit the Developer Project information Form for the MAG Transportation Improvement Program to Street Transportation Department, (602) 262-6193. This form is a requirement of the EPA to meet clean air quality requirements.

#### TRAILS

18. Dedicate a 30-foot multi-use trail easement and construct a 10-foot wide multi-use trail along Baseline Road in accordance with city of Phoenix MAG Supplemental Specifications Section 429, as approved by the Parks and Recreation Department.

#### LAVEEN VILLAGE PLANNING COMMITTEE ADDITIONAL STIPULATIONS

19. That the applicant agrees to the ordinance requirement of 15-foot rear yard setbacks and 10-foot (1-story) and 15-foot (2-story) side yard setbacks along South Mountain Avenue.
20. That the applicant agrees to the ordinance requirement of 15-foot rear yard setbacks, and 10-foot (1-story) and 15-foot (2-story) side yard setbacks along 43rd Avenue.
21. That 45-foot wide lots shall not exceed 15% of the residential lots.
22. The remaining lots shall be a minimum of 60-foot lot width.
23. That the minimum open space for the development shall be a minimum of 14.8%.
24. That the minimum landscape setback along any wall on 43rd Avenue shall be 25 feet.
25. That the commercial property shall be in specific conformance to the site plan dated September 17, 2004 (attached) as approved or modified by the Planning and Development Department. The developer shall provide vehicular access from 45th Avenue to the commercial site.

26. That the final residential plat shall be reviewed as part of the Planning and Development Department process.
27. That the final commercial plat and elevations shall be reviewed as part of the Planning and Development Department process.
28. That the final landscape package shall be reviewed as part of the Planning and Development Department process.
29. That the chairperson of the Laveen Village Planning Committee shall be asked as part of the Planning Hearing Officer (PHO) process if the Village Planning Committee would like to review the request prior to the PHO hearing.
30. That the elevations, site plan, perimeter fence plan, landscape plan, and comprehensive trail plan shall be provided to the Laveen Village Planning Committee for review and comment prior to administrative approval by the Planning Hearing Officer.

If you require further assistance or information, please contact the Planning and Development Department, Second Floor of Phoenix City Hall, 200 West Washington Street, or call (602) 262-7131.

Sincerely,



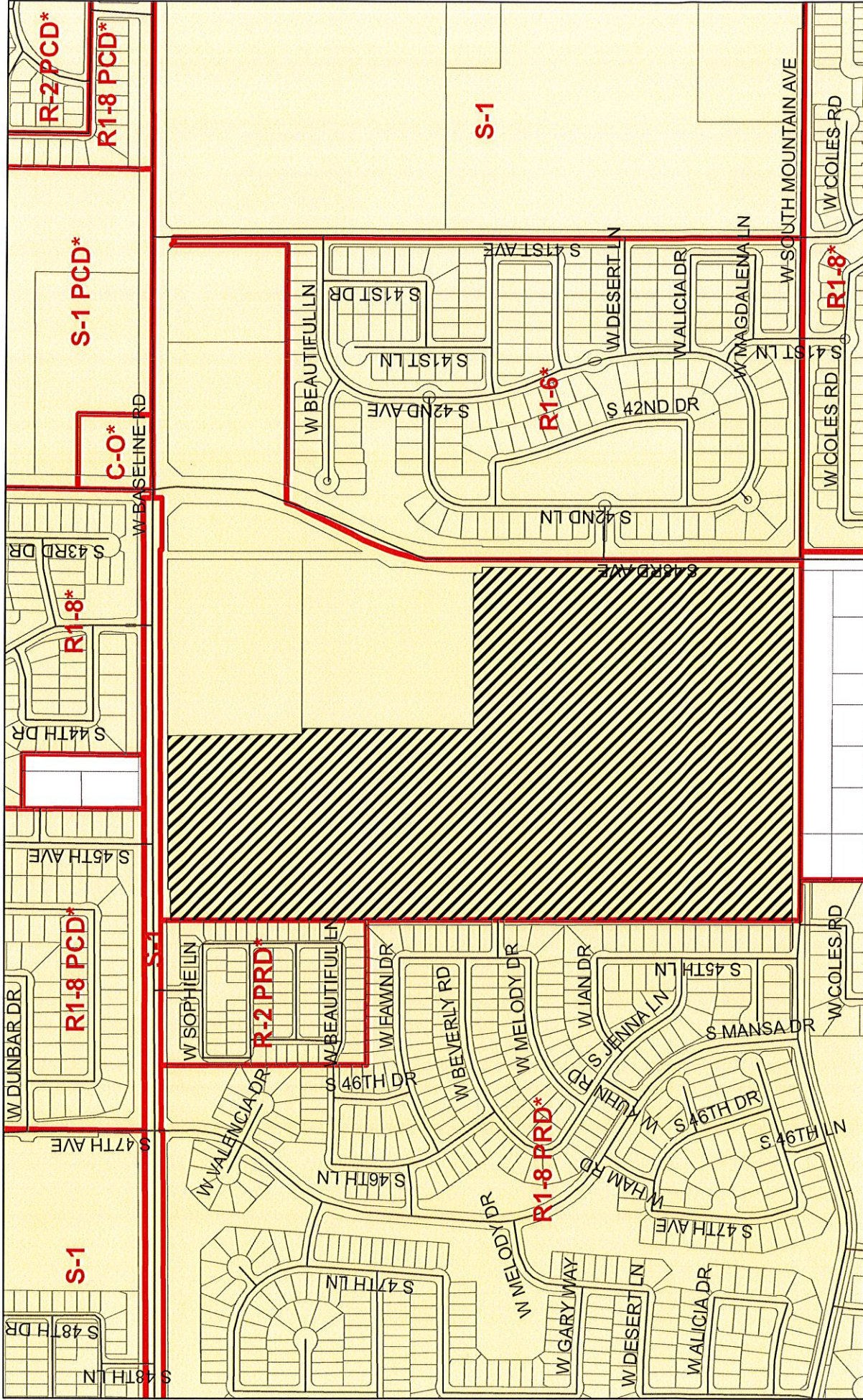
Cris Meyer  
City Clerk

CM/Item 74

c: Dr. R. Lines  
Wells-85 LLC  
2415 South Rural Road, Suite-A  
Tempe, AZ 85282

✓ Planning & Development Department, Planning Division – Diane Rogers  
Planning & Development Department, Development Division – Sandra Hoffman  
Street Transportation  
Official Records





Property Location: Southwest corner of 43rd Avenue and Baseline Road.

(PHO 2-17) Z-152-03-7(8)



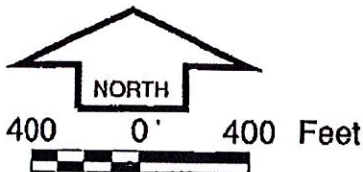
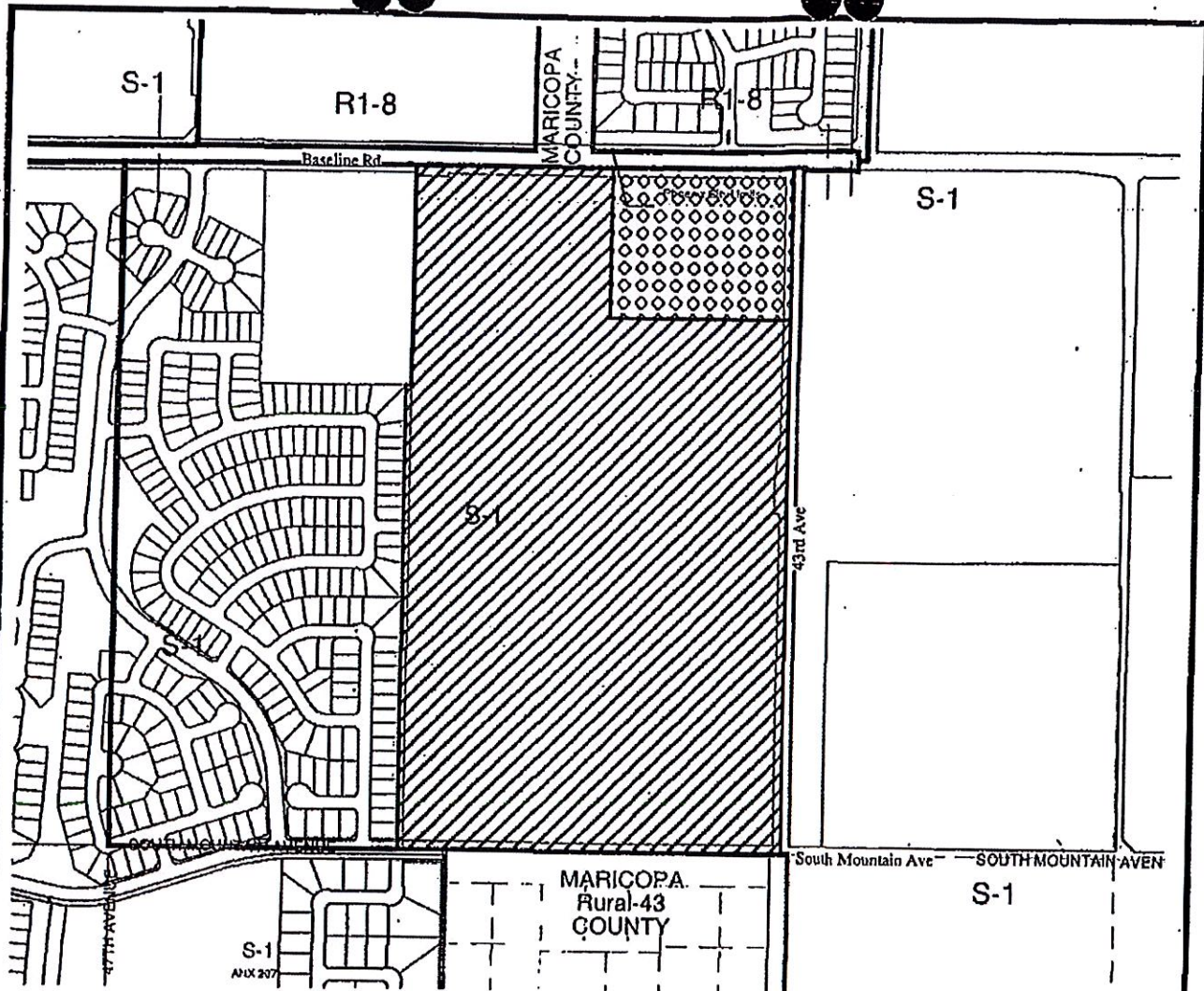
# Planning & Development Department











152-03



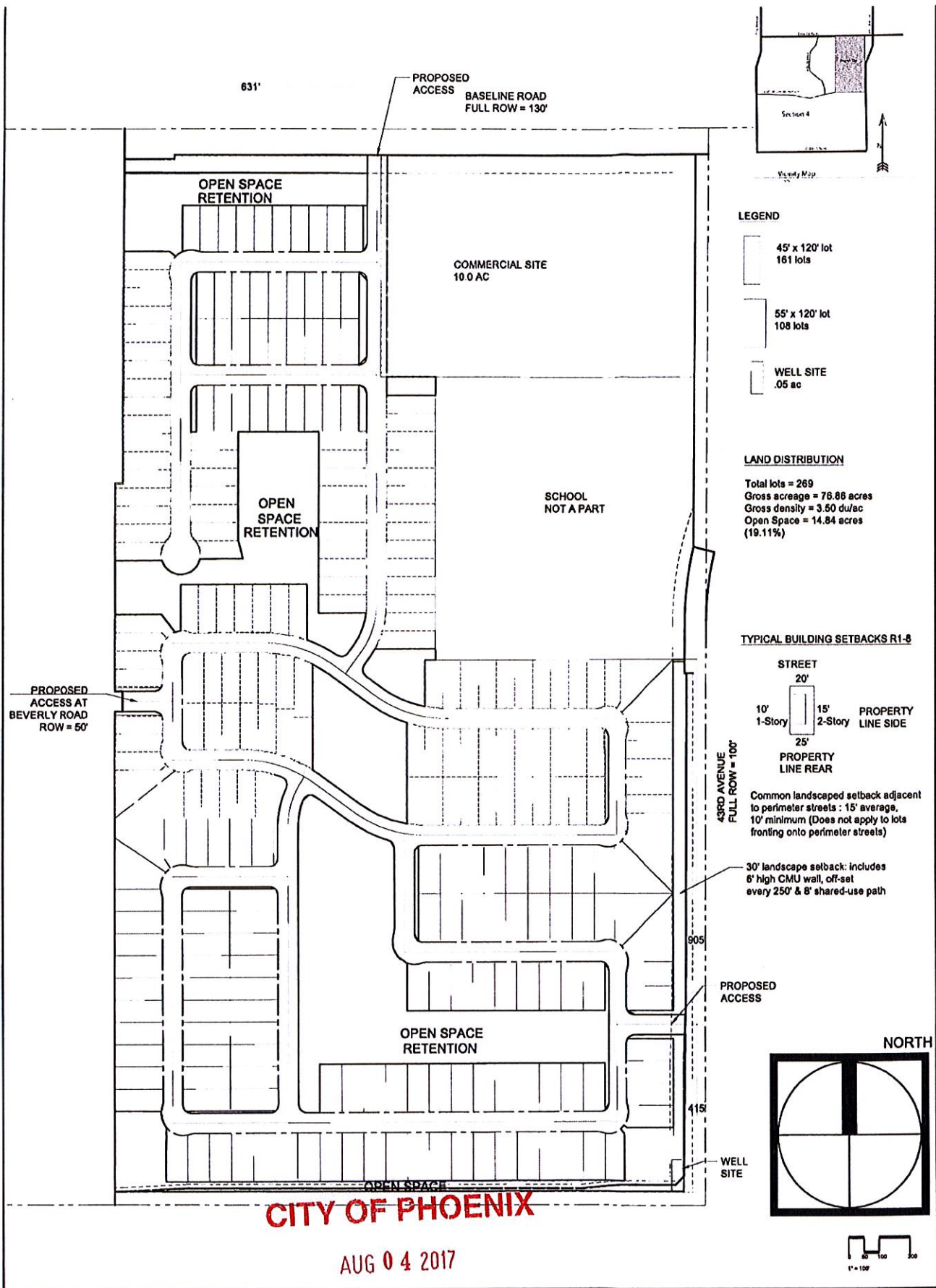
CITY OF PHOENIX PLANNING DEPARTMENT

### Laveen Village

CITY COUNCIL DISTRICT: 7

<b>APPLICANT'S NAME:</b> Continental Homes		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> 152-03	<b>DATE:</b> 1-6-2004 <small>REVISION DATES</small>	<b>FROM:</b> S-1	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>89.67 Acres</b>	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> Q01-18	<small>ZONING MAP</small> D6	<b>TO:</b> <input checked="" type="checkbox"/> R1-8 (80.22 ac) <input checked="" type="checkbox"/> C-2 (9.45 ac)
<b>MULTIPLES PERMITTED</b> S-1 R1-8, C-2	<b>CONVENTIONAL OPTION</b> 89 321 / N/A		<b>UNITS P.R.D. OPTION</b> N/A 362 / N/A

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



**CITY OF PHOENIX**

AUG 04 2017

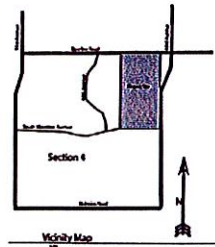
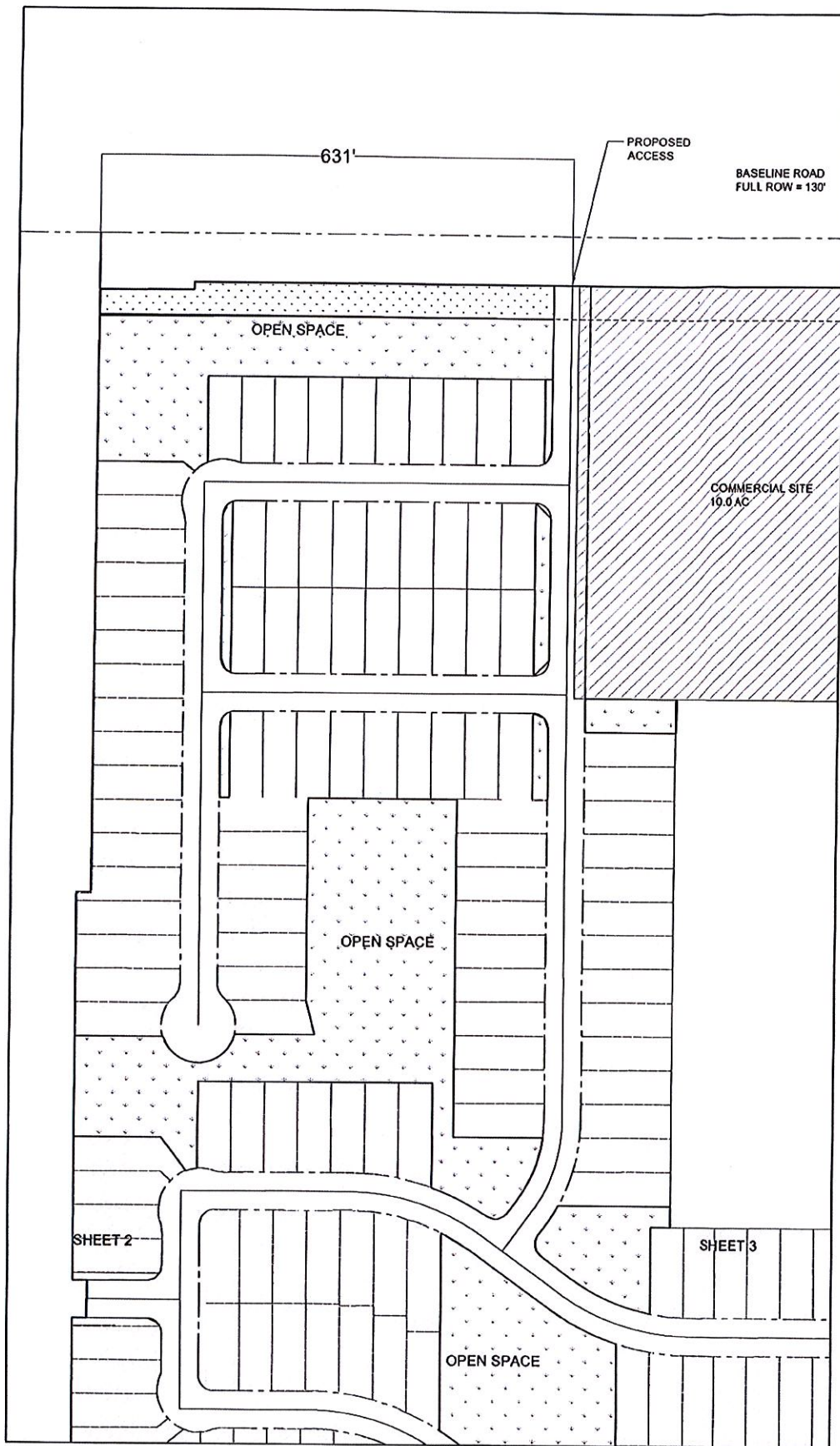
43rd Avenue & Baseline Phoenix, AZ  
 SITE PLAN MASTER SHEET

Planning & Development  
 Department

NOTE: ALL RIGHTS OF WAY WITHIN THE  
 PROJECT ARE 50' IN WIDTH.





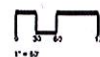
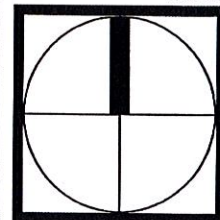


**CITY OF PHOENIX**

AUG 04 2017

Planning & Development  
Department

NORTH

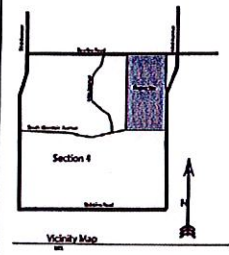
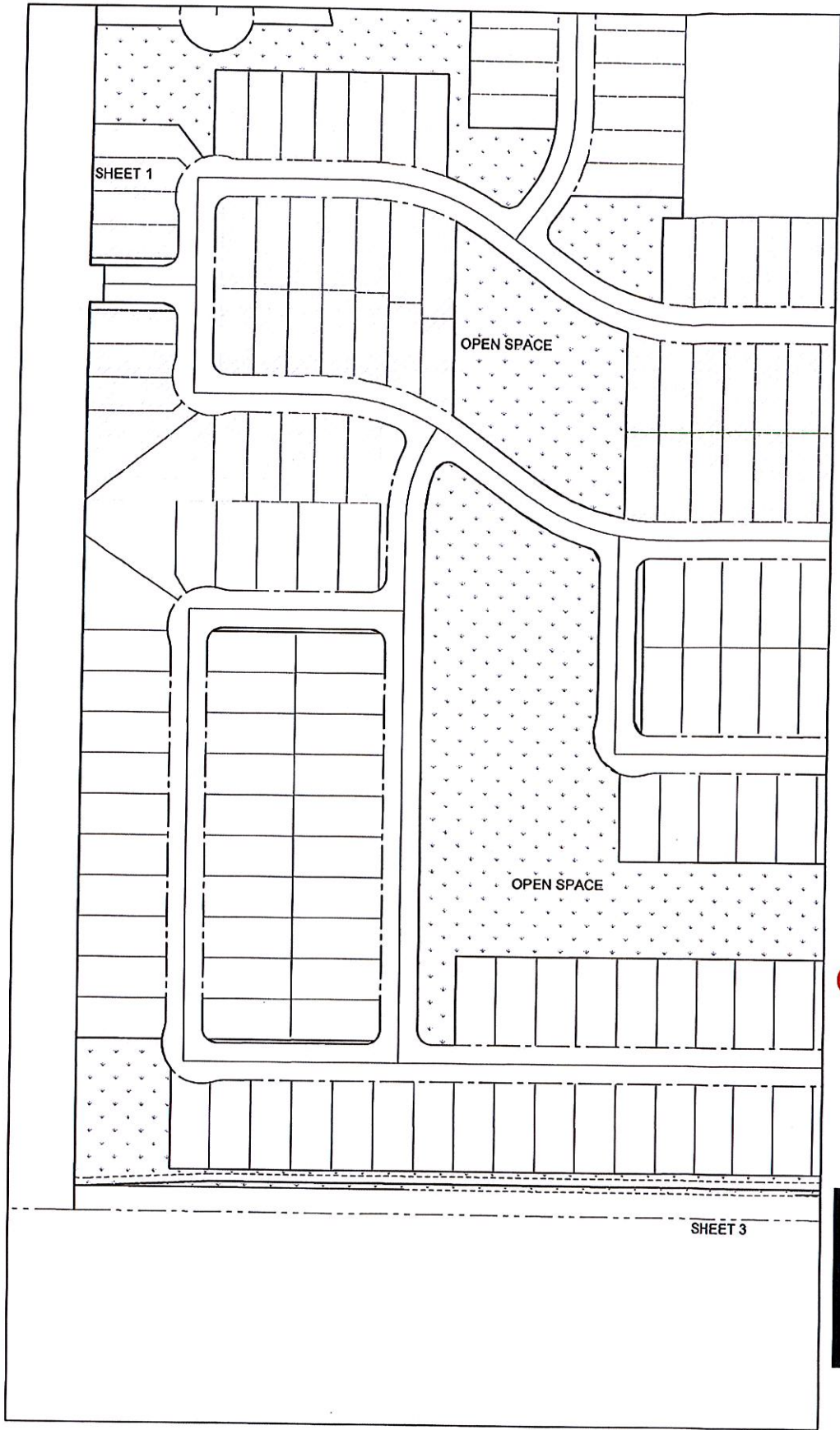


43rd Avenue & Baseline Phoenix, AZ  
SITE PLAN SHEET 1

NOTE: ALL RIGHTS OF WAY WITHIN THE  
PROJECT ARE 50' IN WIDTH.

August 3, 2017

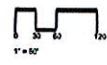
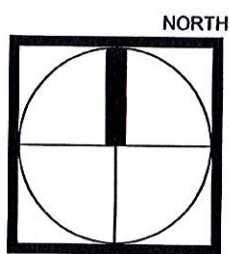




**CITY OF PHOENIX**

AUG 04 2017

Planning & Development  
Department



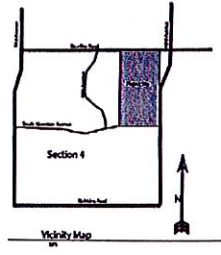
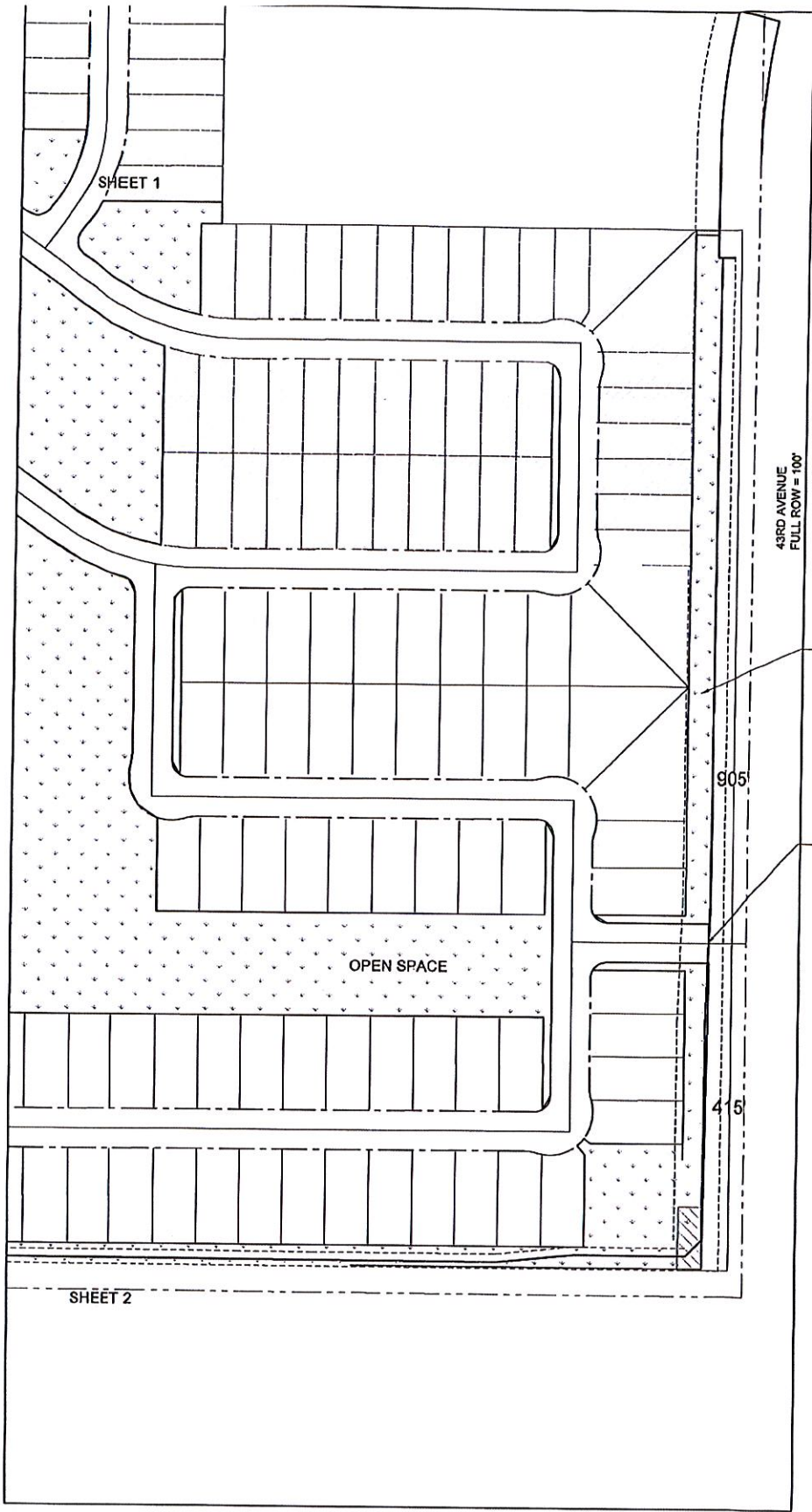
43rd Avenue & Baseline Phoenix, AZ  
SITE PLAN SHEET 2

NOTE: ALL RIGHTS OF WAY WITHIN THE  
PROJECT ARE 50' IN WIDTH.

August 3, 2017



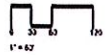
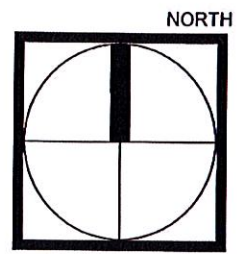




**CITY OF PHOENIX**

AUG 04 2017

Planning & Development  
Department



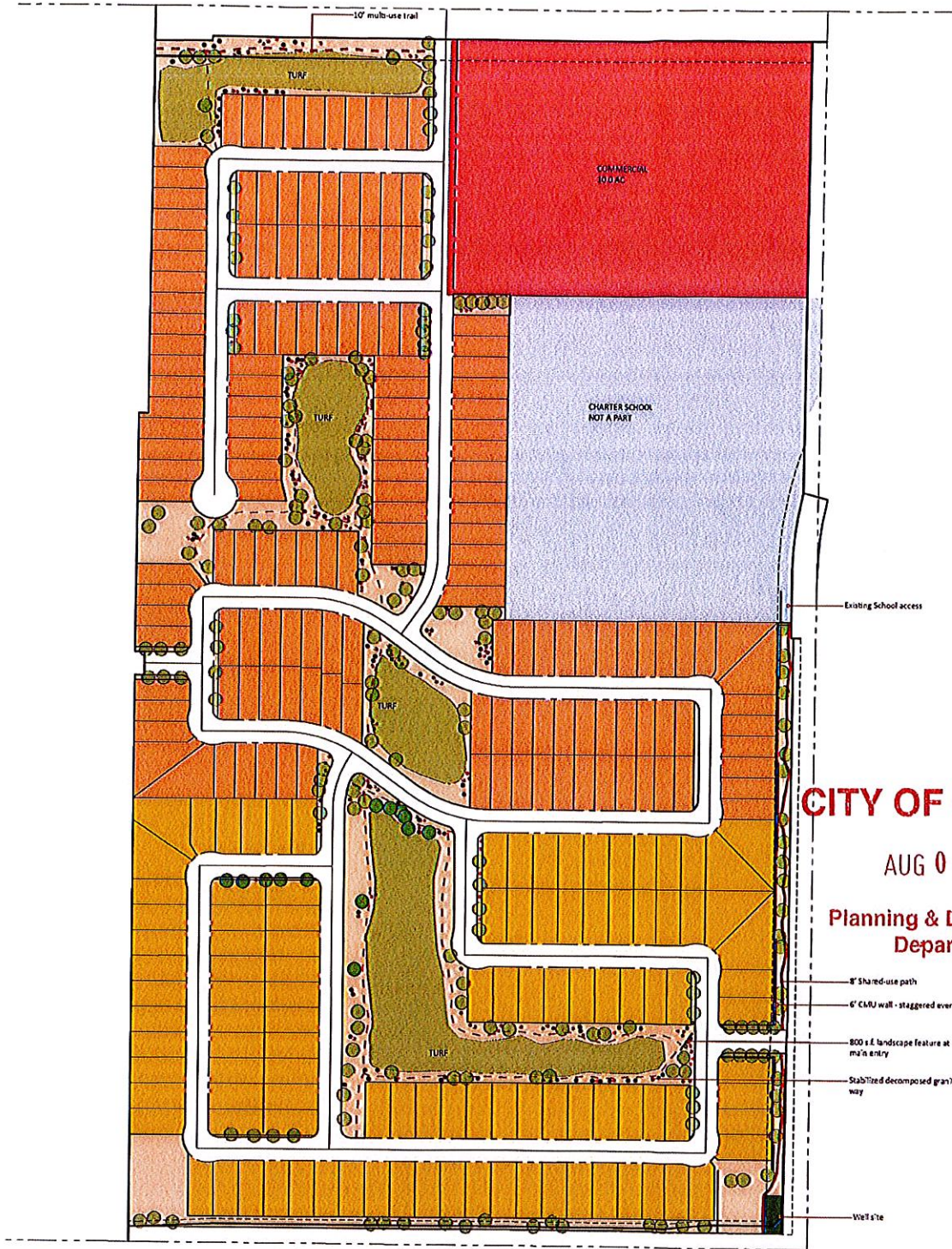
**43rd Avenue & Baseline** Phoenix, AZ  
SITE PLAN SHEET 3

August 3, 2017

NOTE: ALL RIGHTS OF WAY WITHIN THE  
PROJECT ARE 50' IN WIDTH.









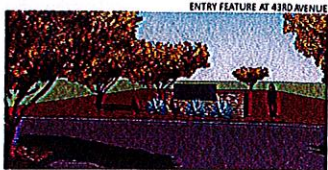
**CITY OF PHOENIX**

AUG 04 2017

Planning & Development  
Department

- Existing School access
- 8' Shared-use path
- 6' CMU wall - staggered every 250'
- 800 x 8' landscape feature at main entry
- Stabilized decomposed granite pathway
- Well site

 45' = 161	 OPEN SPACE = 14.84 AC (19.1% of 64.86 ac)
 55' = 108	 WELL SITE = .05 AC
TOTAL = 269	
ACREAGE - INCLUSIVE OF COMMERCIAL: 74.86	



NOTE: The landscape for the site includes a network of stabilized decomposed granite pathways, turf areas, and xeriscape landscape. Specific species of vegetation have not been selected but will comply with the Arizona Department of Water Resources approved plant list. The grading plan has not yet been established but should include slight berming at strategic positions to create interest in the landscape and for integrating retention.

**43rd & BASELINE** PHOENIX, AZ  
LANDSCAPE PLAN  
August 3, 2017

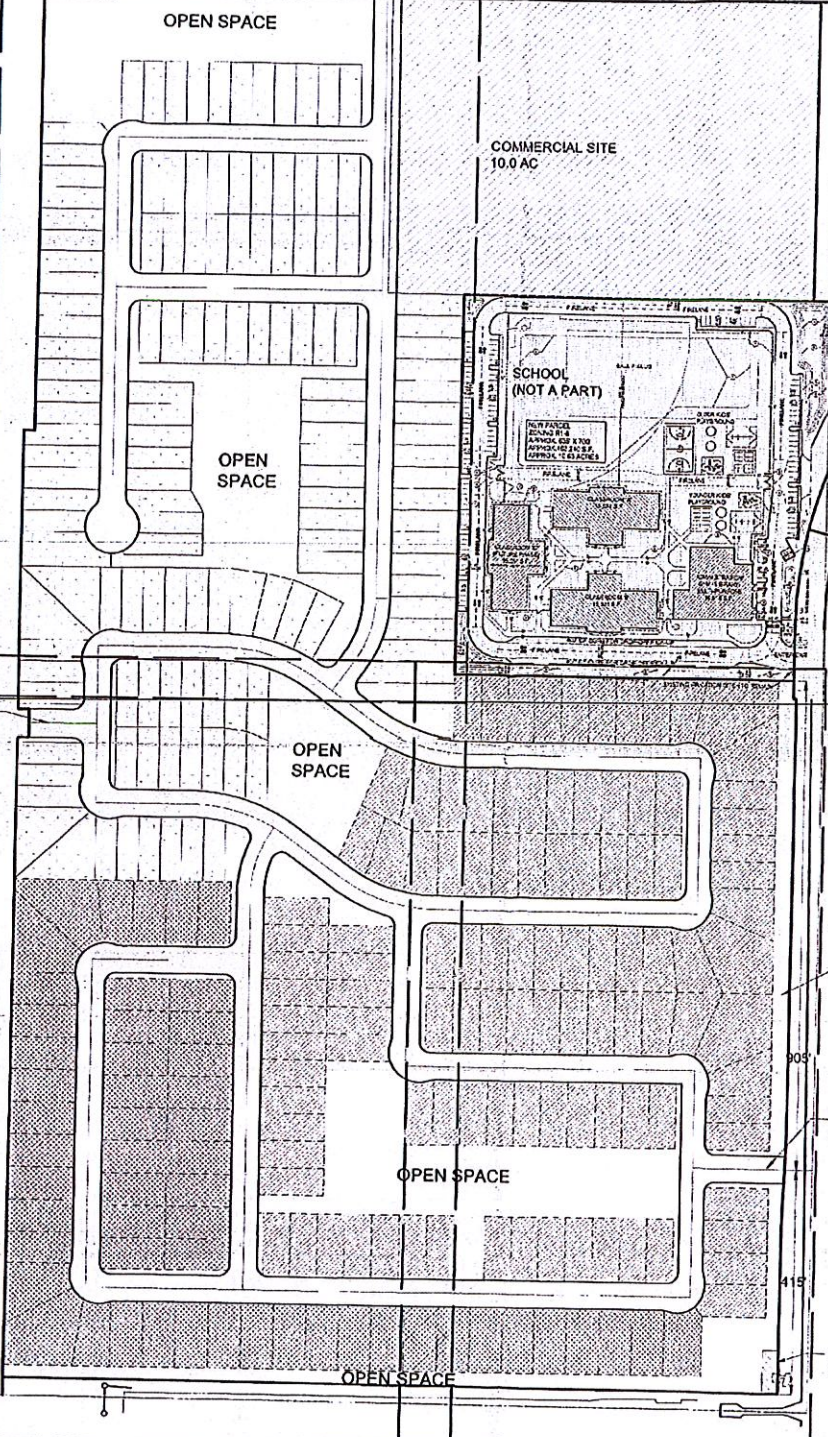
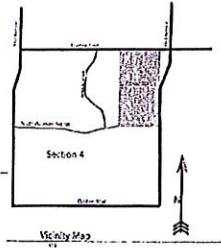




SHEET 1

631'

PROPOSED ACCESS  
BASELINE ROAD  
FULL ROW = 130'



**LEGEND**

40' x 120' lot  
148 lots

50' x 120' lot  
104 lots

60' x 120' lot  
58 lots

WELL SITE  
.05 ac

**LAND DISTRIBUTION**

Total lots = 300  
Gross acreage = 76.84 acres  
Gross density = 3.90 du/ac

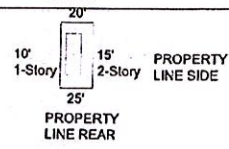
Gross R1-8 Acreage = 66.84  
Gross R1-8 Density = 4.49

Net acreage = 64.84 acres  
Net Density = 4.63 du/ac

Net Open Space = 11.37 acres  
(17.65%)

**TYPICAL BUILDING SETBACKS R1-8**

**STREET**



Common landscaped setback adjacent to perimeter streets : 15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)

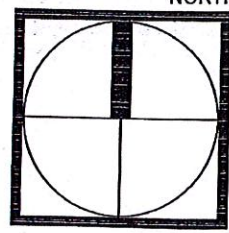
30' landscape setback: includes 6' high CMU wall, off-set every 250' & 8' shared-use path

43RD AVENUE  
FULL ROW = 100'

PROPOSED ACCESS

**CITY OF PHOENIX**  
MAY 0 2 2013  
Planning & Development Department

**NORTH**



WELL SITE

SHEET 2

SHEET 3



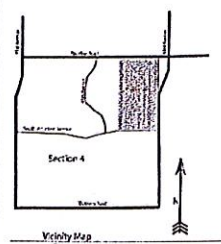
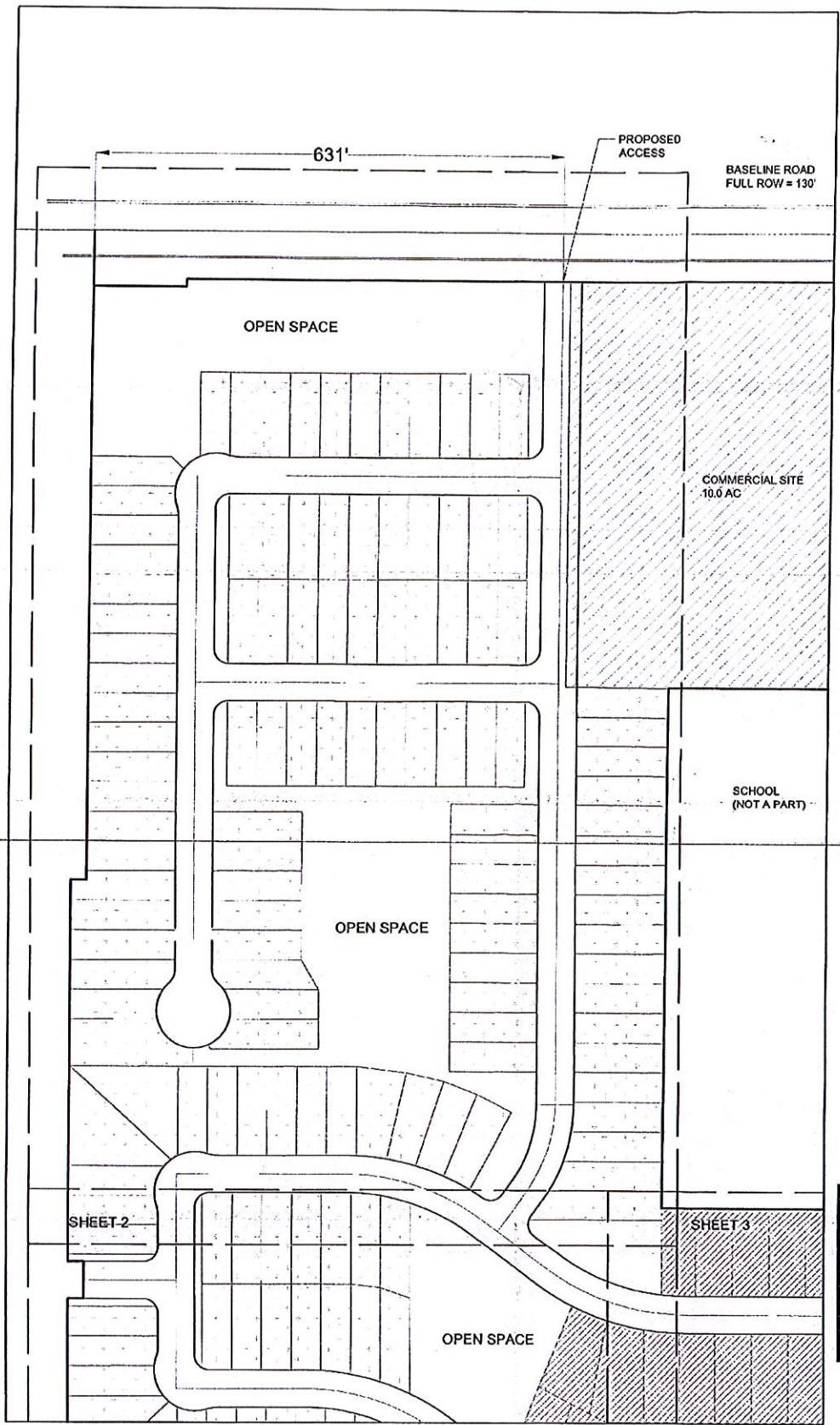
**43rd Avenue & Baseline Phoenix, AZ**  
SITE PLAN MASTER SHEET

NOTE: ALL RIGHTS OF WAY WITHIN THE PROJECT ARE 50' IN WIDTH.

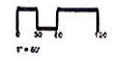
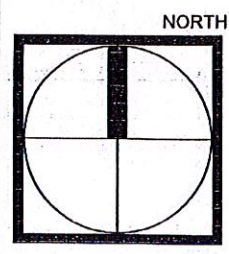
May 1, 2013







**CITY OF PHOENIX**  
 MAY 02 2013  
 Planning & Development  
 Department



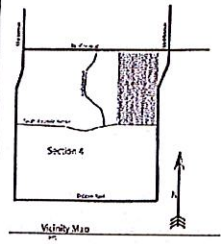
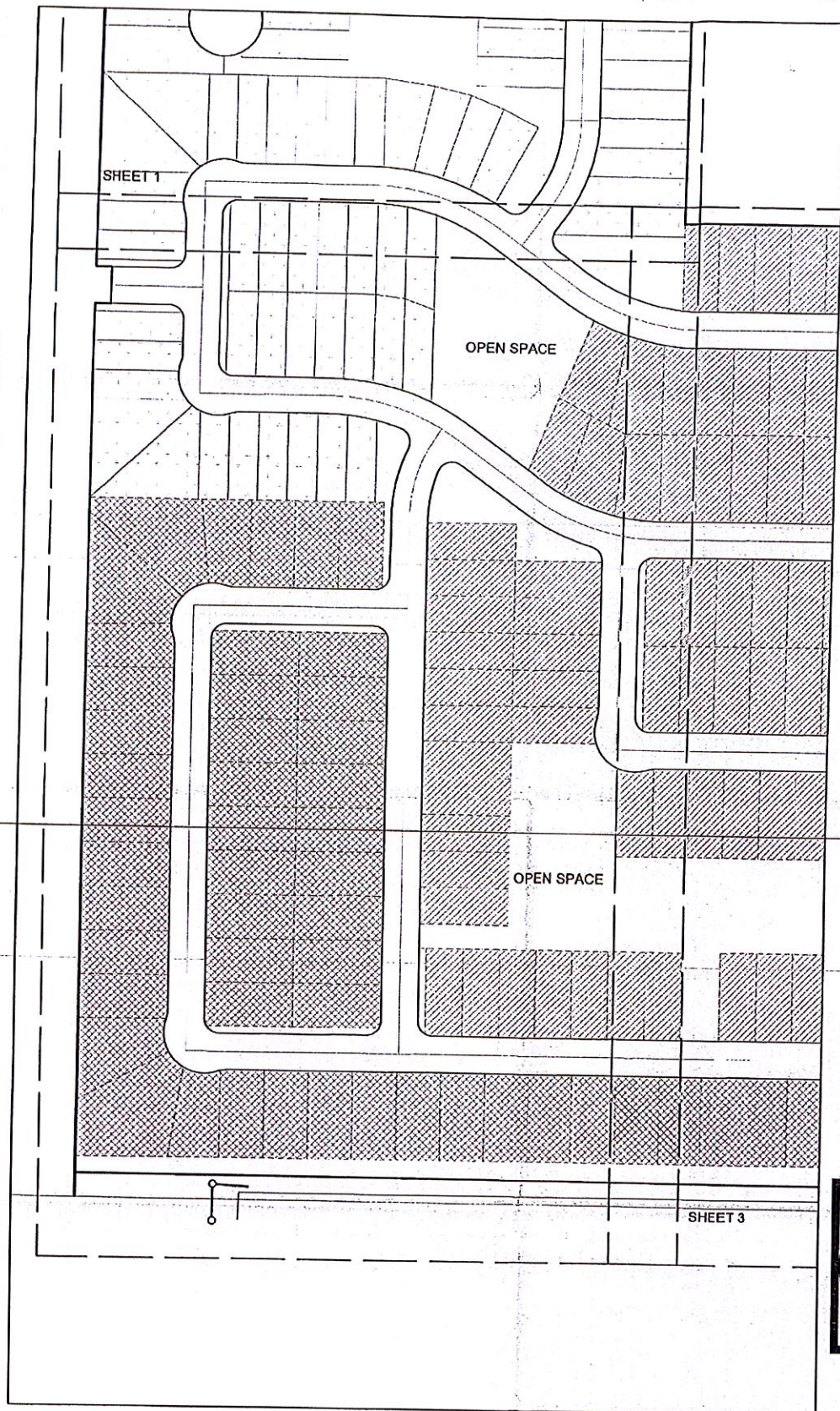
**EDGE**  
 Engineering & Design  
 1027 Grand Avenue  
 Phoenix, AZ 85007  
 602.256.7270

**43rd Avenue & Baseline** Phoenix, AZ  
 SITE PLAN SHEET 1

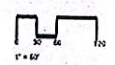
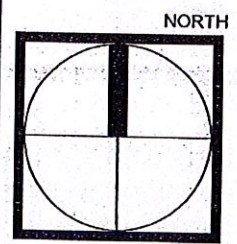
NOTE: ALL RIGHTS OF WAY WITHIN THE  
 PROJECT ARE 50' IN WIDTH.

May 1, 2013





CITY OF PHOENIX  
 MAY 02 2013  
 Planning & Development  
 Department



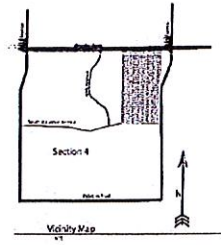
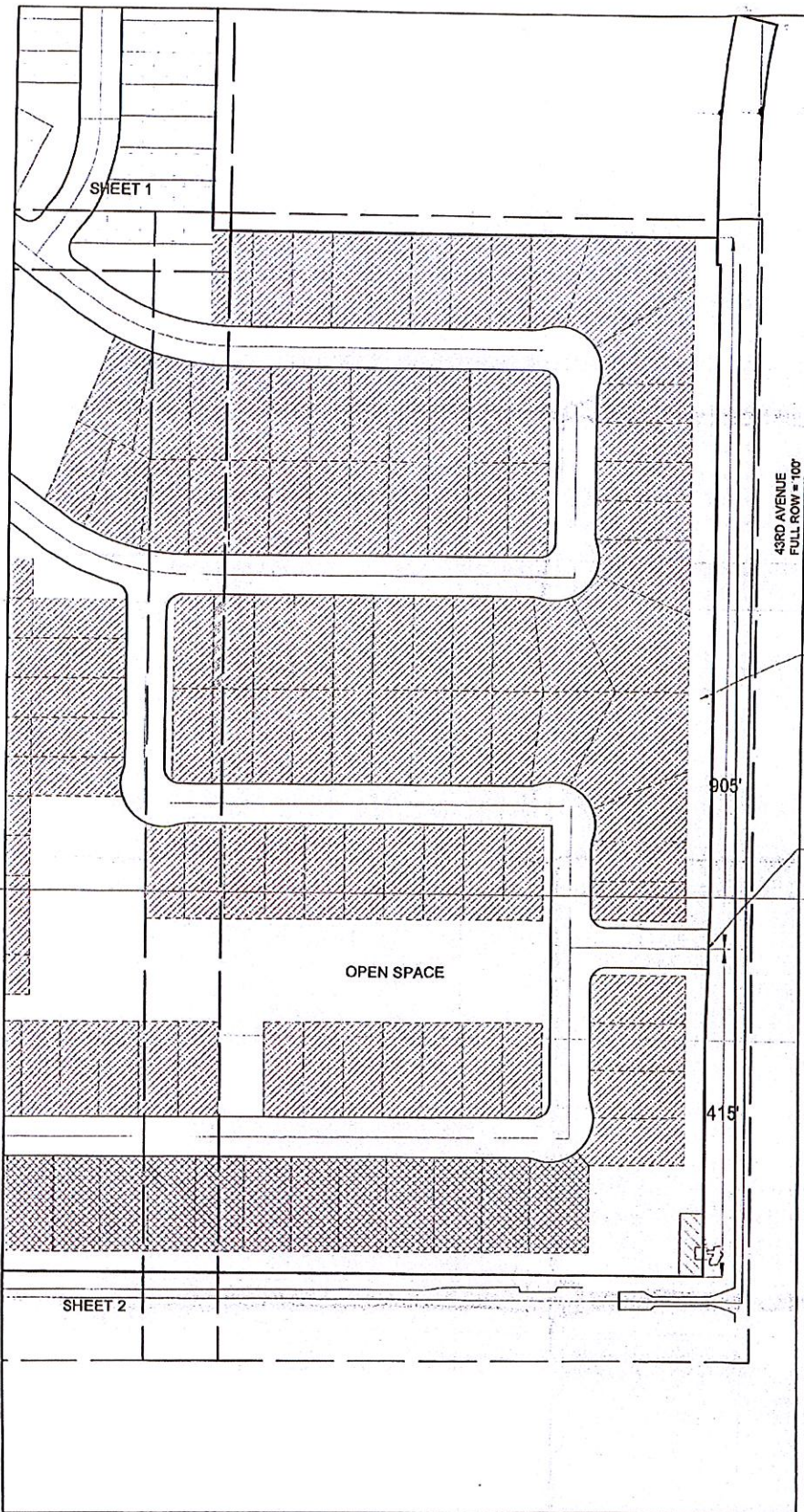
43rd Avenue & Baseline Phoenix, AZ  
 SITE PLAN SHEET 2

NOTE: ALL RIGHTS OF WAY WITHIN THE  
 PROJECT ARE 50' IN WIDTH.

May 1, 2013

**EDGE**  
 Architects  
 1507 Grand Avenue  
 Phoenix, AZ 85007  
 602.258.7278





43RD AVENUE  
FULL ROW = 100'

30' LANDSCAPE SETBACK

PROPOSED ACCESS

905'

415'

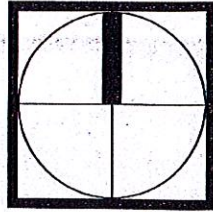
OPEN SPACE

SHEET 1

SHEET 2

CITY OF PHOENIX  
1515 N 3RD ST  
Planning & Development  
Department

NORTH



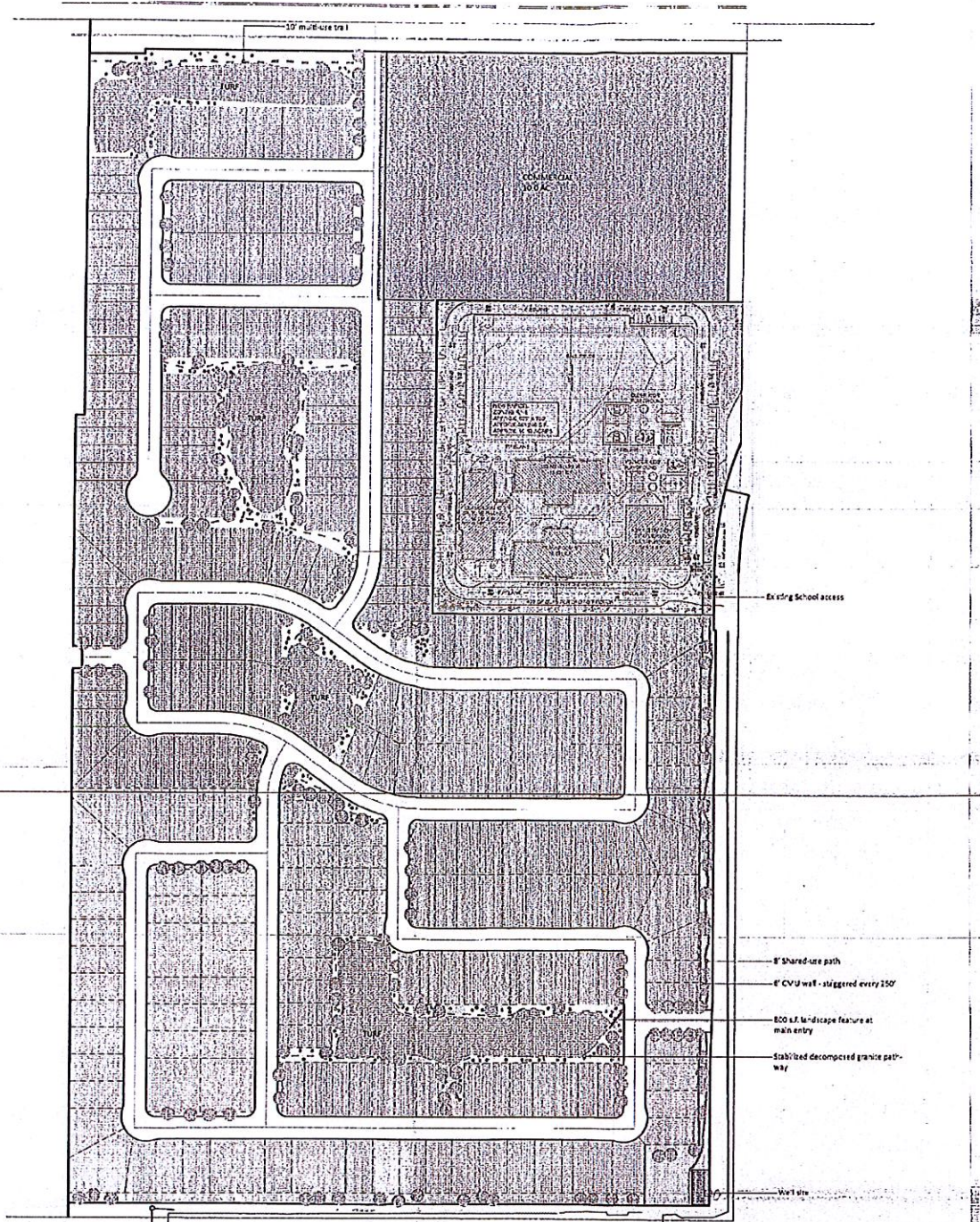
43rd Avenue & Baseline Phoenix, AZ  
SITE PLAN SHEET 3

NOTE: ALL RIGHTS OF WAY WITHIN THE  
PROJECT ARE 50' IN WIDTH.






May 1, 2013

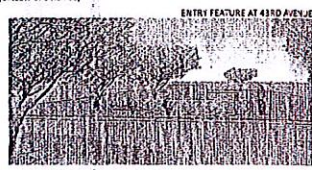
**EDGE**  
Industrial  
1007 Grand Avenue  
Phoenix, AZ 85007  
480.288.5779





- Existing School access
- 8' Shared-use path
- 6' CVU wall - staggered every 250'
- 800 sq ft landscape feature at main entry
- Stabilized decomposed granite pathway
- Well site

 42" = 148	 OPEN SPACE = 11.37 AC (17.65% of 64.84 ac)
 52" = 104	 WELL SITE = .05 AC
 60" = 58	
TOTAL = 300	
ACREAGE - NET: 64.84	
- INCLUSIVE OF COMMERCIAL: 74.84	



**NOTE:** The landscape for the site includes a network of stabilized decomposed granite pathways, turf areas, and landscape landscape. Some tree species of vegetation have not been selected but will comply with the Arizona Department of Water Resources approved plant list. The grading plan has not yet been established but should include site leveling at strategic positions to create interest in the landscape and for integrating retention.

**CITY OF PHOENIX**  
MAY 0 8 2013  
Planning & Development  
Department

**43rd & BASELINE** PHOENIX, AZ  
LANDSCAPE PLAN  
May 1, 2013





REPORT OF PLANNING HEARING OFFICER ACTION  
Teresa Hillner, Planner III, Hearing Officer  
Cerelia Torres, Planner I, Assisting

September 20, 2017

ITEM 4

DISTRICT 7

SUBJECT:

Application #: Z-152-03-7(8)  
Zoning: S-1, Approved R1-8  
Acreage: 76.86  
Location: Approximately 995 feet west of the southwest corner of 43rd Avenue and Baseline Road.  
Proposal: 1) Modification of Stipulation No. 6 regarding general conformance to site plan date stamped May 2, 2013.  
2) Modification of Stipulation No. 8 regarding a minimum 800 square foot landscaped entry feature on both sides of the main entry along 43rd Avenue.  
3) Modification of Stipulation No. 21 regarding 45-foot wide lots not exceeding 15 percent of the residential lots.  
4) Modification of Stipulation No. 22 regarding remaining lots be a minimum of 60-feet in width.  
Applicant: Reid Butler, Butler Housing Company, Inc  
Owner: Wells -85 LLC - Dr. R. Lines  
Representative: Reid Butler, Butler Housing Company, Inc

**ACTIONS:**

Planning Hearing Officer Recommendation: The Planning Hearing Officer took the case out from under advisement on October 9, 2017 and recommended approval with modifications and additional stipulation.

Village Planning Committee (VPC) Recommendation: At their September 11, 2017 meeting, the Laveen Village Planning Committee recommended approval with modifications by an 8-3 vote.

**DISCUSSION:**

Mr. Reid Butler briefly explained the previous case that was presented before the Planning Hearing Officer in 2013, which focused on density. Mr. Butler explained that he was not there to revisit the same proposal and explained that he and his team were asking to modify the lot size percentages. Since 2013, his team had worked with various home builders, the current home builders had asked for a more balanced mix in lot sizes. The applicant requested 60 percent of the lots to be 45 feet in width and the remaining 40 percent of the lots, 55 feet in width. In addition to the exhibits which



showed the density in the area, Mr. Butler presented an exhibit depicting the housing development to the west (Cheatham Farms) which have 43, 45 and 55-foot-wide lots. The applicant noted that Cheatham Farms had a total of 895 lots, 539 of them being 43 feet and 45 feet wide, totaling 60 percent.

Mr. Butler requested support from the Planning Hearing Officer to allow his team to develop a similar product to that of Cheatham Farms, stating his proposal was identical.

Ms. Teresa Hillner asked the applicant if he would like to discuss his public outreach.

Mr. Butler explained that he had mailed out 220 pieces of mail, twice, due to neglecting the village committee. The applicant presented before the LCRD (Laveen Citizens for Responsible Development) as well as the Laveen Village Planning Committee, where they were approved with slightly different approaches to what the lot mix should be. The applicant stated that he would like to find a middle ground, but had not found it yet.

Ms. Hillner asked the applicant to discuss his reasons for modifying the remaining requests.

Mr. Butler stated that he had asked to modify stipulation number 6 due to a new site plan proposal. Stipulation number 8 was added after staff found a landscape feature to not be in conformance, which after discussion with the LCRD (Laveen Citizens for Responsible Development) and village committee, would be withdrawn.

Mr. Phil Hertel representing the LCRD (Laveen Citizens for Responsible Development) stated that at meetings, when information is being changed, it becomes difficult to accurately calculate the density and lot size so that it all works. He added that typically, they put in things to get a conceptual idea. They had been told that the homebuilders were not fond of larger lots while they had also heard people moving to Laveen seek larger lots. Mr. Hertel said there were three things one will likely never hear, the first, someone saying, "hand me that piano", the second, a man on his dying bed saying "I wish I would not have spent so much time with my family and friends", and the third, a mother telling her children "gee, I wish you had a smaller lot so you could not go out and play". Mr. Hertel added that he would like to work towards attaining larger lots, he addressed Mr. Butler's earlier comment and agreed that he was right, there are several small lots all around, however, the lots that sell first happen to be the larger lots. He stated that the demand in Laveen, although it did not match the national demand, was for larger lots. Mr. Hertel stated that he made a motion at the LCRD (Laveen Citizens for Responsible Development) to change the concept of percentages, yet after the meeting realized that it would not work. The intent was 45 percent 45-foot-wide lots and 55 percent 55-foot-wide lots with the 55-foot-wide lots placed along Baseline Road. He stated they were in support of the remaining stipulation changes. Mr. Hertel reiterated the Village Committee's recommendation of 45 and 60-foot-wide lots, was due to them not wanting small lots either. He said if that was the case, they should revisit the stipulations. He suggested maybe 55 and 60 foot lots.



Mr. Jon Kimoto representing the Laveen Village Planning Committee noted he was in front of the Planning Hearing Officer to reinforce the reasons why the applicant's request was not supported. He stated that the amount of 45-foot-wide lots was at an overabundance. The number of 45-foot-wide lots proposed in Laveen is contrast to the feel and appropriateness of Laveen. If there were going to be an increase in 45-foot-wide lots, he asked to balance it with the 60-foot-wide lots.

Ms. Lori Gonzalez representing the LCRD (Laveen Citizens for Responsible Development) would like to see larger lots, she added that they have had applicants come before them willing to include 65-foot-wide lots. There exists a mixture of lots at Woodside Homes, the Colvin Park Ranch and no lot is less than 50 feet wide. She added that the claim made by the applicant that 45-foot-wide lots are trending is not entirely true. She stated that it included lots of 75 feet. Ms. Gonzalez would like to see larger lots that blend into the area, protect the rural feel that they have.

Ms. Gonzalez stated another problem, the school situation, she noted current traffic at Baseline Road and 43rd Avenue. Ms. Gonzalez feels we should be careful with how much we add to that. It has been said that that is an educational corridor, while most students could walk to school, their parents would still be driving, which would add the parents to approximately 800 students.

Ms. Hillner asked the applicant if he had anything to add.

Mr. Butler stated that the home builders who are interested in the site are focused on the mix of lot sizes that had being proposed. If the homebuilders had asked for something different, they would be proposing that. He appreciated the respectful disagreements they have had with the Laveen members; it was not taken for granted. He emphasized that the perimeter condition stipulation which limits 50 percent of homes to two-story, which helps creates a condition of not quite as dense, would not be modified. Stipulation number 30, which asks to bring plans back to the village, also will not being changed. His last point was to address the dividing line, if there were a dividing line, the line would be south of Beverly Road as opposed to north of Beverly Road as suggested by Mr. Hertel. He stated that he felt they did not yet have a solution but were close.

Ms. Hillner noted the recommendations made by both the LCRD (Laveen Citizens for Responsible Development) and the Laveen Village. Pointing out that the village committee was willing to give a significant percentage than originally approved, she asked what that did with the marketing of the property.

Mr. Butler responded by saying that that would not work with the home builders.

Ms. Hillner stated that there were new projects coming in with a variety of lot sizes, she wanted to take time to evaluate the nearby projects therefore taking the case under advisement.



**FINDINGS:**

1. The proposed request for lot width modification is consistent with the surrounding single family subdivisions. The zoning district and development option does allow 45-foot wide lots. The developed single-family residential subdivision to the east and west both have a mixture of lot widths throughout them.
2. The applicant is proposing to keep the density of the overall development as approved with the 3.5 dwelling units per acre from the last stipulation modification request. The intensity of the development will be harmonious with the adjacent subdivisions.
3. The applicant has maintained the entry feature stipulation for both sides of the entrance to the residential subdivision to continue the character of the Laveen area.

**DECISION:**

The Planning Hearing Officer recommended took the case out from under advisement on October 9, 2017 and recommended approval with modifications and additional stipulations.

**STIPULATIONS:**

COMMERCIAL DEVELOPMENT	
1.	That the commercial portion of the site plan and elevations shall be reviewed and approved administratively by the Planning Hearing Officer.
2.	That street entry ways at Baseline Road and 43rd Avenue, neighborhood parks, perimeter fencing and other appropriate public areas shall follow the guidelines outlined in the Laveen Residential Design Guidelines for the Preservation of Rural Character, created February 19, 2004, updated September 30, 2008, as approved or modified by Planning and Development Department.
3.	That four-sided architecture of the commercial buildings shall include architecturally articulated facades such as offsets, recesses, textural changes, window fenestrations, pilasters, and shadow boxes as approved by the Planning and Development Department.
4.	That a minimum 75-foot by 75-foot landscaped entry feature, or equivalent area, shall be provided with a 3-dimentional art feature that exemplifies the rural/agricultural character of Laveen at the entrance to the commercial development from Baseline Road as approved by the Planning and Development Department. The proposed art feature shall be shown to the Laveen Village Chairperson or his/her representative for approval. The enhanced landscape feature shall include a turf area and provide plant types from the following list:

	a)	Trees: pecan, Arizona ash, evergreen elm, heritage live oak, sycamore, or other similar canopied trees.
	b)	Shrubs: myrtle (true, dwarf, and/or twisted), pomegranate, AZ yellowbells, bush lantana, Mexican honeysuckle, primrose jasmine, or other similar shrubs.
	c)	Accents: deer grass, wild sunflowers, superb, canyon and firecracker penstemon, golden columbine or other similar accents.
	d)	Vines: White Landy Banks Rose, common trumpet creeper, coral vine, pink trumpet vine, and primrose jasmine or other similar vines.
5.		The location of any gasoline pumps shall be located at the east end of the property along Baseline Road and away from residential lots.
<b>RESIDENTIAL DEVELOPMENT</b>		
6.		The development shall be in general conformance to the site plan date stamped <del>May 2, 2013</del> , AUGUST 4, 2017, and shall have a maximum 3.5 dwelling units per acre, with specific regard to street layout.
7.		That residences along 43rd Avenue, Baseline Road, and the southern boundary of the property shall have a building height of one level no greater than 24 feet for a minimum of 50% of the lots.
8.		That a minimum 800 square feet landscaped entry feature shall be provided on both sides of the main entry into the residential development located along 43rd Avenue as approved by the Planning and Development Department.
9.		That adjacent to each residential street curb shall be a consistent tree pattern design as approved by Planning and Development Department. The trees shall be a minimum 1½" caliper and selected from the Acceptable Plants for Sonoran and Vegetative Areas as described in the February, 2004 draft Laveen Residential Design Guidelines for the Preservation of Rural Character, if approved. The homebuilder will be responsible for installation of the trees and the home buyer shall be responsible for maintaining the trees.
10.		That a 9-foot wide landscaped tract containing a minimum of 1½ inch caliper shade tree and five-shrubs shall be provided at an average of 20 feet on center along the street of each corner lot. The home builder shall be responsible for installation, and the homeowner association shall be responsible for maintenance of the common landscaped area.
11.		All residential perimeter fencing shall follow the Laveen Residential Design Guidelines for the Preservation of Rural Character, created February 19, 2004, the Planning and Development Department. The residential perimeter fencing along 43rd Avenue shall be offset 2 feet for a minimum of every 250 feet.



12.	That the visible portion of houses on lots adjacent to Baseline Road and 43rd Avenue shall be designed in general conformance with the rural character from the draft Laveen Residential Design Guidelines for the Preservation of Rural Character February, 2004.
<b>STREETS</b>	
13.	That right-of-way totaling 65 feet shall be dedicated for the south half of Baseline Road, or as may otherwise be modified by the Planning and Development Department.
14.	That right-of-way totaling 50 feet shall be dedicated for the west half of 43rd Avenue, or as may otherwise be modified by the Planning and Development Department.
15.	There shall be no vehicular access to South Mountain Avenue along the southern boundary of the development as approved by the Planning and Development Department because there is 33 feet of land that is not owned by the applicant. South Mountain Avenue may be built between 43rd Avenue and 45th Avenue as a public right-of-way by the city or others in the future.
16.	That 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 City. All improvements shall comply with all ADA accessibility standards.
17.	That the applicant shall complete and submit the Developer Project information Form for the MAG Transportation Improvement Program and Street Transportation Department, (602) 262-6193. This form is a requirement of the EPA to meet clean air quality requirements.
<b>TRAILS</b>	
18.	Dedicate a 30-foot multi-use easement and construct a 10-foot wide multi-use trail along Baseline Road in accordance with city of Phoenix MAG Supplemental Specifications Section 429, as approved by the Parks and Recreation Department.
19.	THE DEVELOPER SHALL EXTEND TRACT D FROM THE ADJACENT SUBDIVISION ON THE WEST FROM 45 <sup>TH</sup> DRIVE TO 43 <sup>RD</sup> AVENUE.
<b>LAVEEN VILLAGE PLANNING COMMITTEE ADDITIONAL STIPULATIONS</b>	
20.	That the applicant agrees to the ordinance requirement of 15-foot rear yard setbacks and 10-foot (1-story) and 15-foot (2-story) side yard setbacks along South Mountain Avenue.
21.	That the applicant agrees to the ordinance requirement of 15-foot rear yard setbacks, and 10-foot (1-story) and 15-foot (2-story) side yard setbacks along 43rd Avenue.

22.	That 45-foot wide lots shall not exceed 45% 45% of the residential lots
23.	The remaining lots shall be a minimum of <del>60-foot</del> 55-FOOT lot width.
24.	That the minimum open space for the development shall be a minimum of 14.8%.
25.	That the minimum landscape setback along any wall on 43rd Avenue shall be 25 feet.
26.	That the commercial property shall be in specific conformance to the site plan dated September 17, 2004 (attached) as approved by the Planning and Development Department. The developer shall provide vehicular access from 45th Avenue to the commercial site.
27.	That the final residential plat shall be reviewed as part of the Planning and Development Department process.
28.	That the final commercial plat and elevations shall be reviewed as part of the Planning and Development Department process.
29.	That the final landscape package shall be reviewed as part of the Planning and Development Department process.
30.	That the chairperson of the Laveen Village Planning Committee shall be asked as part of the Planning Hearing Officer (PHO) process if the Village Planning Committee would like to review the request prior to the PHO hearing.
31.	That the elevations, site plan, perimeter fence plan, landscape plan, and comprehensive trail plan shall be provided to the Laveen Village Planning Committee for review and comment prior to administrative approval by the Planning Hearing Officer.
32.	THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Please contact the Planning and Development Department, Tamara Ingersoll at voice number 602-534-6648 or TTY use 7-1-1.



**From:** [Zoning Mailbox PLN DSD](#)  
**To:** [Edward Keyser](#)  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8).  
**Date:** Wednesday, September 20, 2017 8:41:16 AM

---

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**From:** wendy flood [mailto:[wflood1@gmail.com](mailto:wflood1@gmail.com)]  
**Sent:** Tuesday, September 19, 2017 11:02 PM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Reference case # PHO 2-17--Z-152-03-7(8).

To the City of Phoenix leaders and employees!

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development. We do not forget that this was once proposed before and was denied. Stick with the plan!

There is a demand for homes with more land. A real look around will show you that - Beazer Homes across the street, Montana Vista south and classic Laveen Ranch homes south. After the builder has long gone what remains? A community and that needs to be planned and managed correctly.

What about all the added traffic that the kids that go to the FOUR walking distance schools, two of them ELEMENTARY with four and five year old kids, will have to deal with. It is a issue now with

illegal parking, driving on dirt, disobeying traffic laws and too many near misses of hitting kids. What about all the added garbage truck pick up and getting those truck through those streets with all those houses and cars. Think of yourfellow employee dealing with a high denisty home area! Do not cater to developers and \$\$\$. We want Development and it is a fact, but smart, community focused development. Look to be a city of well planned communities that are strong and unified and make Phoenix and their villages ( Laveen) a GREAT place to live!

Thank you.  
Wendy Flood



**From:** [Edward Keyser](#)  
**To:** [Cerelia Torres](#)  
**Subject:** FW: case # PHO 2-17--Z-152-03-7(8)  
**Date:** Tuesday, September 19, 2017 4:19:22 PM

---

More.

EJK

**From:** Zoning Mailbox PLN DSD  
**Sent:** Tuesday, September 19, 2017 4:17 PM  
**To:** Edward Keyser <[edward.keyser@phoenix.gov](mailto:edward.keyser@phoenix.gov)>  
**Subject:** FW: case # PHO 2-17--Z-152-03-7(8)

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**From:** Tracy Smith [<mailto:tracyb19@aim.com>]  
**Sent:** Tuesday, September 19, 2017 2:24 PM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** case # PHO 2-17--Z-152-03-7(8)

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel

and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.

Thank you,  
Tracy Smith  
concerned Laveen resident



**From:** [Edward Keyser](#)  
**To:** [Cerelia Torres](#)  
**Subject:** FW: Case # PHO 2-17--Z-152-03-7(8)  
**Date:** Tuesday, September 19, 2017 4:25:15 PM

---

How can there be so many?!

EJK

**From:** Zoning Mailbox PLN DSD  
**Sent:** Tuesday, September 19, 2017 4:25 PM  
**To:** Edward Keyser <[edward.keyser@phoenix.gov](mailto:edward.keyser@phoenix.gov)>  
**Subject:** FW: Case # PHO 2-17--Z-152-03-7(8)

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**From:** Tony Berastegui [<mailto:tonyberastegui@gmail.com>]  
**Sent:** Tuesday, September 19, 2017 1:32 PM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Case # PHO 2-17--Z-152-03-7(8)

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the

division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.

Thank you.

Tony Berastegui  
President, Cameron Creek HOA  
602-373-9856



**From:** [Edward Keyser](#)  
**To:** [Cerelia Torres](#)  
**Subject:** FW: Case # PHO 2-17--Z-152-03-7(8)  
**Date:** Wednesday, September 20, 2017 9:30:59 AM

---

More

EJK

**From:** Zoning Mailbox PLN DSD  
**Sent:** Wednesday, September 20, 2017 9:02 AM  
**To:** Edward Keyser <edward.keyser@phoenix.gov>  
**Subject:** FW: Case # PHO 2-17--Z-152-03-7(8)

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**From:** Teri Mayer [<mailto:tmayer@ibew640.com>]  
**Sent:** Wednesday, September 20, 2017 9:00 AM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Cc:** Teri Mayer <[tmayer@ibew640.com](mailto:tmayer@ibew640.com)>  
**Subject:** Case # PHO 2-17--Z-152-03-7(8)

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the

**From:** [Edward Keyser](#)  
**To:** [Cerelia Torres](#)  
**Subject:** FW: # PHO 2-17--Z-152-03-7(8).  
**Date:** Tuesday, September 19, 2017 4:24:29 PM

---

And even more.

EJK

**From:** Zoning Mailbox PLN DSD  
**Sent:** Tuesday, September 19, 2017 4:24 PM  
**To:** Edward Keyser <[edward.keyser@phoenix.gov](mailto:edward.keyser@phoenix.gov)>  
**Subject:** FW: # PHO 2-17--Z-152-03-7(8).

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**From:** Rita M. P. [<mailto:rtmntn@gmail.com>]  
**Sent:** Tuesday, September 19, 2017 1:43 PM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** # PHO 2-17--Z-152-03-7(8).

Reference case # PHO 2-17--Z-152-03-7(8)

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot



**From:** [Zoning Mailbox PLN DSD](#)  
**To:** [Edward Keyser](#)  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8).  
**Date:** Wednesday, September 20, 2017 8:41:30 AM

---

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**From:** Reyna Leyva [<mailto:rleyva426@gmail.com>]  
**Sent:** Tuesday, September 19, 2017 7:23 PM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Reference case # PHO 2-17--Z-152-03-7(8).

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.  
Thank you.

**From:** [Zoning Mailbox PLN DSD](#)  
**To:** [Edward Keyser](#)  
**Subject:** FW: Case # PHO 2-17--Z-152-03-7(8)  
**Date:** Wednesday, September 20, 2017 8:40:11 AM

---

Hi Ed,

Please see email below.

Thank you,

Amanda Murrietta  
City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 |F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)

-----Original Message-----

From: Peterman25 [<mailto:peterman25@yahoo.com>]  
Sent: Tuesday, September 19, 2017 11:05 PM  
To: Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
Subject: Case # PHO 2-17--Z-152-03-7(8)

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.

Thank you.



**From:** [Zoning Mailbox PLN DSD](#)  
**To:** [Edward Keyser](#)  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8)  
**Date:** Wednesday, September 20, 2017 8:42:30 AM

---

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**From:** Lisa Miera [<mailto:miera322006@yahoo.com>]  
**Sent:** Tuesday, September 19, 2017 7:15 PM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Reference case # PHO 2-17--Z-152-03-7(8)

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.

Thank you.

Laveen Resident  
Lisa Miera

[Sent from Yahoo Mail on Android](#)

widths, with the modification that the 45 ft. lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide.

In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.

Thank you,  
Katherine McMillan  
4121 W Saint Charles Ave  
Phoenix, AZ 84041



**From:** [Zoning Mailbox PLN DSD](#)  
**To:** [Edward Keyser](#)  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8).  
**Date:** Wednesday, September 20, 2017 8:43:00 AM

---

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**From:** Jess Mayer [<mailto:mayerj640@yahoo.com>]  
**Sent:** Tuesday, September 19, 2017 5:13 PM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Reference case # PHO 2-17--Z-152-03-7(8).

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.  
Thank you.

[Sent from Yahoo Mail on Android](#)

**From:** [Edward Keyser](#)  
**To:** [Cerelia Torres](#)  
**Subject:** FW: 43rd Ave and Baseline  
**Date:** Tuesday, September 19, 2017 4:27:17 PM

---

Good luck.

EJK

**From:** Zoning Mailbox PLN DSD  
**Sent:** Tuesday, September 19, 2017 4:26 PM  
**To:** Edward Keyser <[edward.keyser@phoenix.gov](mailto:edward.keyser@phoenix.gov)>  
**Subject:** FW: 43rd Ave and Baseline

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**From:** [harrys5boxers@aol.com](mailto:harrys5boxers@aol.com) [<mailto:harrys5boxers@aol.com>]  
**Sent:** Tuesday, September 19, 2017 8:40 AM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** 43rd Ave and Baseline

I live on Ardmore Road and back up to the farm behind me, the new parcel with is north of the farm concerns me!

here are my thoughts!

Re: Case # 2-17--Z-152-03-7(8) Request that the City Councils stipulations, approved in 2013 be upheld at 45 ft.



**From:** [Edward Keyser](#)  
**To:** [Cerelia Torres](#)  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8).  
**Date:** Tuesday, September 19, 2017 4:19:41 PM

---

And more.

EJK

**From:** Zoning Mailbox PLN DSD  
**Sent:** Tuesday, September 19, 2017 4:17 PM  
**To:** Edward Keyser <[edward.keyser@phoenix.gov](mailto:edward.keyser@phoenix.gov)>  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8).

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**From:** Knoell, Greg [<mailto:knoell@PhoenixUnion.Org>]  
**Sent:** Tuesday, September 19, 2017 1:45 PM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Reference case # PHO 2-17--Z-152-03-7(8).

Please zone this new area for larger homes (3000sq-ft.). Laveen is full of medium to small starter homes but for long term residents to stay we need larger homes available for folks to move into. Please make these homes 3000+ sq-ft. or larger.

**From:** [Zoning Mailbox PLN DSD](#)  
**To:** [Edward Keyser](#)  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8)  
**Date:** Wednesday, September 20, 2017 8:37:46 AM

---

Good morning Ed,

Please see the email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**From:** Efraim Rojas [<mailto:efraimrojas@cox.net>]  
**Sent:** Wednesday, September 20, 2017 8:24 AM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Reference case # PHO 2-17--Z-152-03-7(8)

Hello,

Regarding the zoning at 43rd Ave and Baseline behind Legacy school, I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development

Thank You

Efraim Rojas



**From:** [Zoning Mailbox PLN DSD](#)  
**To:** [Edward Keyser](#)  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8)  
**Date:** Wednesday, September 20, 2017 8:38:44 AM

---

Hi Ed,

Please see the email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**From:** Cynthia Rojas [<mailto:cynthiarojas@cox.net>]  
**Sent:** Wednesday, September 20, 2017 8:20 AM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Reference case # PHO 2-17--Z-152-03-7(8)

Hello,

Regarding the zoning at 43rd Ave and Baseline behind Legacy school, I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.

Thank you,

Cynthia Rojas

**From:** [Zoning Mailbox PLN DSD](#)  
**To:** [Edward Keyser](#)  
**Subject:** FW: Reference case # PHO 2-17--Z-152-03-7(8)  
**Date:** Wednesday, September 20, 2017 8:39:55 AM

---

Hi Ed,

Please see email below.

Thank you,

*Amanda Murrietta*

City of Phoenix  
Secretary III  
Planning & Development Department  
200 West Washington Street, 2nd Floor  
Phoenix, Arizona 85003-1611  
P: 602.534.7321 | F: 602.732.2407  
[amanda.murrietta@phoenix.gov](mailto:amanda.murrietta@phoenix.gov)



**From:** B F [[mailto:benjamin\\_fisher@hotmail.com](mailto:benjamin_fisher@hotmail.com)]  
**Sent:** Wednesday, September 20, 2017 7:35 AM  
**To:** Zoning Mailbox PLN DSD <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>  
**Subject:** Reference case # PHO 2-17--Z-152-03-7(8)

Dear City Of Phoenix Zoning:

In reference to case # PHO 2-17--Z-152-03-7(8)

I request that the City Council's stipulations, approved in 2013 be upheld at 45 ft. and 60 ft. lot widths, with the modification that the 45ft lots widths be no more than 45% of the property and the remaining 55% of the lots be a minimum of 60 ft. wide. In 2013, the community fought for the larger lots on this parcel and the division of lot sizes ultimately approved by the City Council. Maintaining a majority of wider lots would help maintain the intent of these stipulations - to help blend the adjacent existing acre homes with the new development.

Thank you,