



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report: Z-21-19-5

July 9, 2019

[Alhambra Village Planning Committee Hearing Date](#) July 23, 2019

[Planning Commission Hearing Date](#) August 1, 2019

Request From: [R1-10](#) (2.51 acres)  
Request To: [R1-6](#) (2.51 acres)  
Proposed Use: Single-Family Residential  
Location: Approximately 330 feet east of the southeast corner of 11th Avenue and Maryland Avenue  
Owner: Ibiza Ventures, LLC  
Applicant: Ibiza Ventures, LLC  
Representative: Kim Kristoff  
Staff Recommendation: Approval, subject to stipulations

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Map Designation</a></u>	Residential 3.5 to 5 dwelling units per acre		
<u><a href="#">Street Map Classification</a></u>	Maryland Avenue	Minor Collector	25-foot south half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></b></p> <p>As stipulated, the proposed development will be compatible with the adjacent existing single-family residential uses. The General Plan Land Use Map designation for this area is 3.5 to 5 dwelling units per acre and the scale of the proposal is consistent with other developments in the general area.</p>			

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLES:** *Establish design standards and guidelines for parking lots and structures, setbacks, and build-to-lines, blank wall space, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.*

The proposed development, as stipulated will provide detached sidewalks and trees along Maryland Avenue. The detached sidewalks will encourage pedestrian movement throughout the neighborhood.

**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 proposed development offers an opportunity to develop an underutilized property compatible with the land use pattern and character of the surrounding area. The subdivision abutting to the east and north are also zoned R1-6.

**Applicable Plans/ Overlays and Initiatives**

[Reimagine Phoenix Initiative](#) – see No. 8 below.

[Tree and Shade Master Plan](#) – see No. 9 below.

[Complete Streets Guiding Principles](#) – see No. 10 below.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Single-Family Residential	R1-10
<b>North</b>	Single-Family Residential	R1-6
<b>South</b>	Single-Family Residential	R1-10
<b>East</b>	Single-Family Residential	R1-6
<b>West</b>	Single-Family Residential	R1-10

<b>R1-6 (Single-Family Residential), Planned Residential Development Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	-	2.51
Total Number of Units	14; 16 w/ bonus (maximum)	15
Density (du/acre)	5.5, 6.5 w/ bonus (maximum)	Met - 6.5
Typical Lot Size	45-foot minimum width, no minimum depth except 110 feet adjacent to freeway or arterial	Met – minimum 66 feet x 70 feet
Subject to Single Family Design Review	Required for subdivisions with lots less than 65-foot width	Proposal does not include lots with less than 65-foot width (See Stipulation No. 4) *
Common Area Maximum	5%	Not Shown
Minimum Perimeter Building Setbacks		
Street (Maryland Avenue)	15 feet (in addition to landscape setback)	Met - 30 feet
Property Line (east)	Property line (rear): 15 feet (1-story), 20 feet (2-story); Property line (side): 10 feet (1-story), 15 feet (2-story)	Met – minimum 15 feet
Property Line (south)		Not shown
Property Line (west)		Met – minimum 15 feet
Minimum Common Landscape setback adjacent to perimeter streets		
Street (Maryland Avenue)	15 feet average, 10 feet minimum (Does not apply to lots fronting onto perimeter streets)	Met – 15 feet
Lot Coverage Maximum	Primary Structure 40%, Total 50%	Not shown
Maximum Building Height	2 stories and 30 feet	Met – 2 stories and 30 feet
* Required per stipulation		

### **Background/Issues/Analysis**

1. This is a request to rezone a 2.51-acre site located approximately 330 feet east of the southeast corner of 11th Avenue and Maryland Avenue from R1-10 (Single-Family Residence District) to R1-6 (Single-Family Residence District) to allow for single-family residential.



Source: City of Phoenix Planning & Development Department

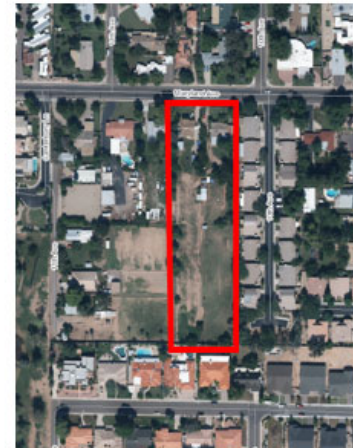
2. The subject site is under the ownership of Ibiza Ventures and was annexed into the City of Phoenix in 1959 through Annexation No. 45. The majority of the area was vacant land in 1959 and Maricopa County Historical Aerial photographs illustrate that the area has transitioned to single-family residential over time. The subject site is surrounded by properties zoned R1-6 and R1-10.



1959



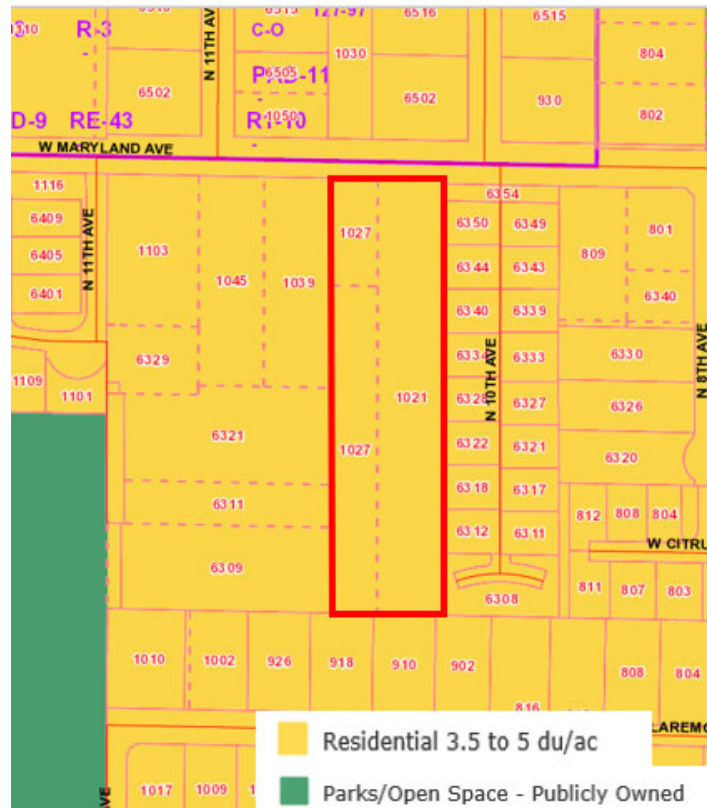
1996



2014

3. The General Plan Land Use Map designation for the subject parcel is Residential 3.5 to 5 dwelling units per acre. The proposed rezoning is consistent with the General Plan Land Use Map designation.

The General Plan Land Use Map designations are surrounding the site are also Residential 3.5 to 5 dwelling units per acre.



Source: City of Phoenix Planning & Development Department

4. The developer has provided a site plan illustrating an enhanced landscape setback of 25 feet along Maryland Avenue as well as detached sidewalks. To ensure high-quality landscaping elements as shown on the site plan remain and detached sidewalks with a 5-foot-wide landscaped strip located between the sidewalk and back of curb are implemented through the plan review and approval process, staff is recommending Stipulation Nos. 1 and 2.
5. Conceptual elevations were not submitted as part of the rezoning request. The Single-Family Design Review Standards in the Zoning Ordinance address building elements including, but not limited to the buildings' interface with the street, driveway orientation, street orientation, housing diversity, color diversity, roof diversity, building materials, plant palettes, exterior detailing, and garage treatment. Single-family design review is required for lots less than 65 feet in width. Although. The proposed lots have a greater width, staff is recommending Stipulation No. 4 to ensure high quality elevations.
6. The applicant has provided conceptual renderings depicting balconies. To ensure the privacy of adjacent property owners staff is recommending that no balconies face perimeter property lines. This is addressed in Stipulation No. 3.
7. Adjacent property owners have livestock. Therefore, the developer shall record documents that disclose to purchasers of property within the development the

existence and operational characteristics of agricultural and equestrian uses in the area. This is addressed in Stipulation No. 5.

8. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
9. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 1 requires that the developer provide a detached sidewalk and plant shade trees 20 feet on center or in equivalent groupings along Maryland Avenue. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.
10. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that all sidewalks be detached from the curb and a landscape strip planted between the curb and the sidewalk. The detached sidewalk and landscape strip with trees, are consistent with a complete streets environment. These provisions are addressed in Stipulation No. 1.

#### COMMUNITY INPUT SUMMARY

11. Staff has received six emails from surrounding neighbors, one in support and five in opposition. The neighbors that are opposed to the zoning request have concerns related to density, height, privacy, increase in the urban heat island effect, property values, parking and traffic. The neighbor in support states the request will help to revive the area and is an appropriate land use.

#### INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department has indicated that the developer shall dedicate right-of-way along Maryland Avenue to provide a total south half dedication of 30 feet for the entire property frontage and update all existing off-street improvements to current ADA guidelines. This is addressed in Stipulation Nos. 6 and 7.
13. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2003.
14. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 No. 8.

#### OTHER

15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses specifically in regard to scale and density.
3. The development will include a detached sidewalk and trees along Maryland Avenue that will provide increased connectivity as well as provide pedestrian-oriented design in the area.

#### **Stipulations**

1. The sidewalk along Maryland Avenue shall be detached with a landscaped strip located between the sidewalk and back of curb and be developed in conformance with the approved cross sections from the Street Classification Map. Minimum 2-inch caliper shade trees shall be planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
2. A minimum landscape setback of 25 feet shall be required along Maryland Avenue as approved by the Planning and Development Department.
3. No balconies shall face perimeter property lines, as approved by the Planning and Development Department.
4. The single-family detached product shall comply with the Single-Family Design Review standards, regardless of lot size as, outlined in Section 507.Tab A.II.C.8.1 through 8.4 of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural and equestrian uses. The form and content of such documents shall be reviewed and approved by the City Attorney.

6. 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.
7. Right-of-way totaling 30 feet shall be dedicated for the south half of Maryland Avenue for the length of the property, as approved by the Planning and Development Department.
8. 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.

**Writer**

David Simmons  
July 9, 2019

**Team Leader**

Samantha Keating

**Exhibits**

Sketch Map

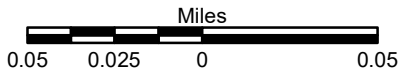
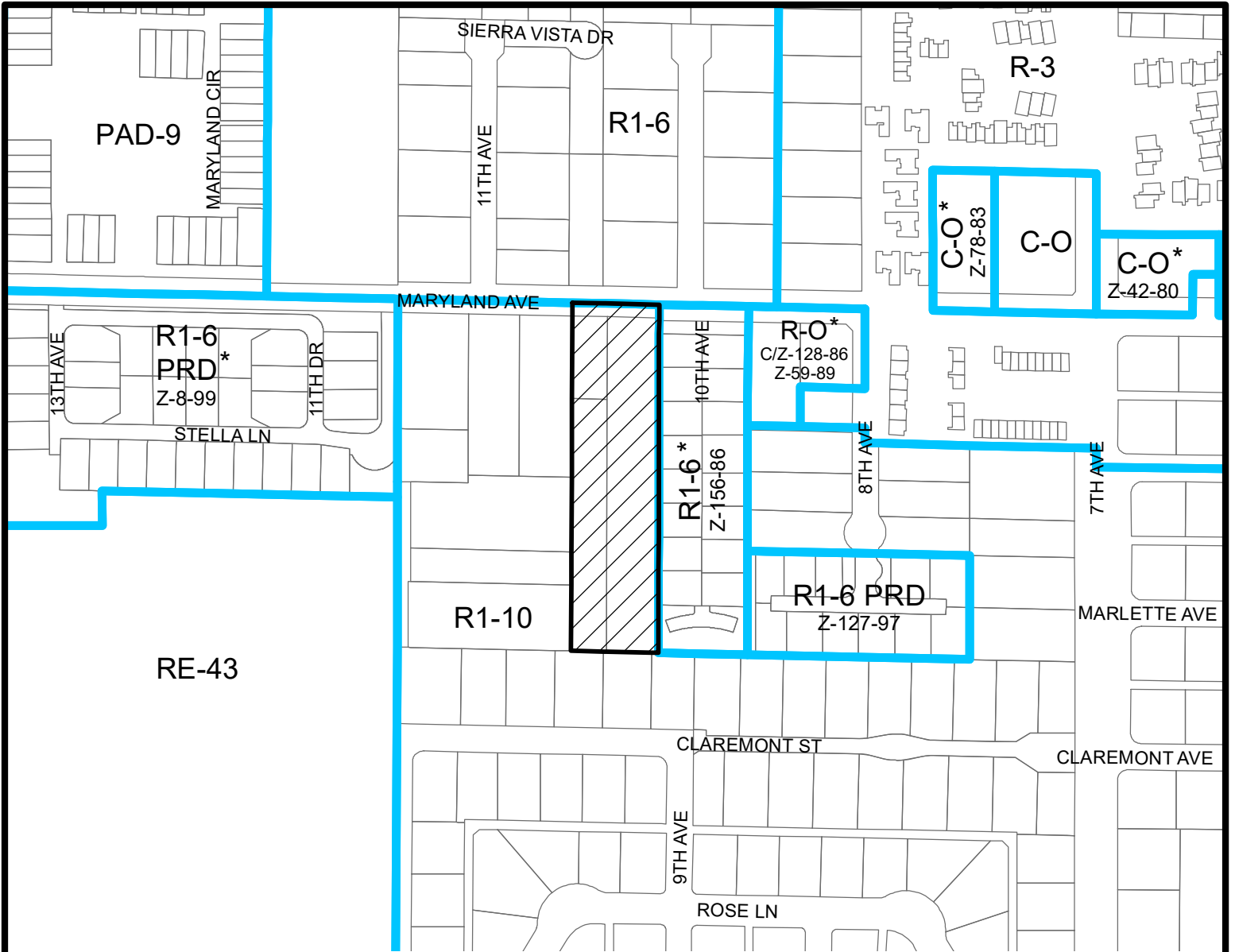
Aerial

Rendering date stamped July 2, 2019

Site Plan date stamped July 2, 2019

Community Correspondence (7 pages)

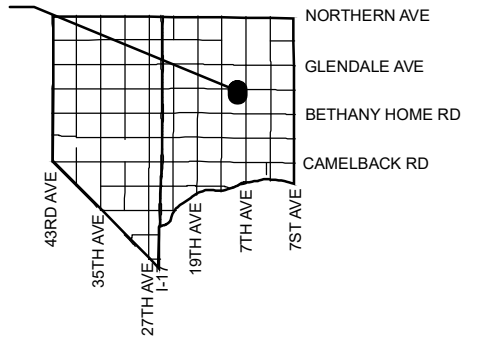




**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 5

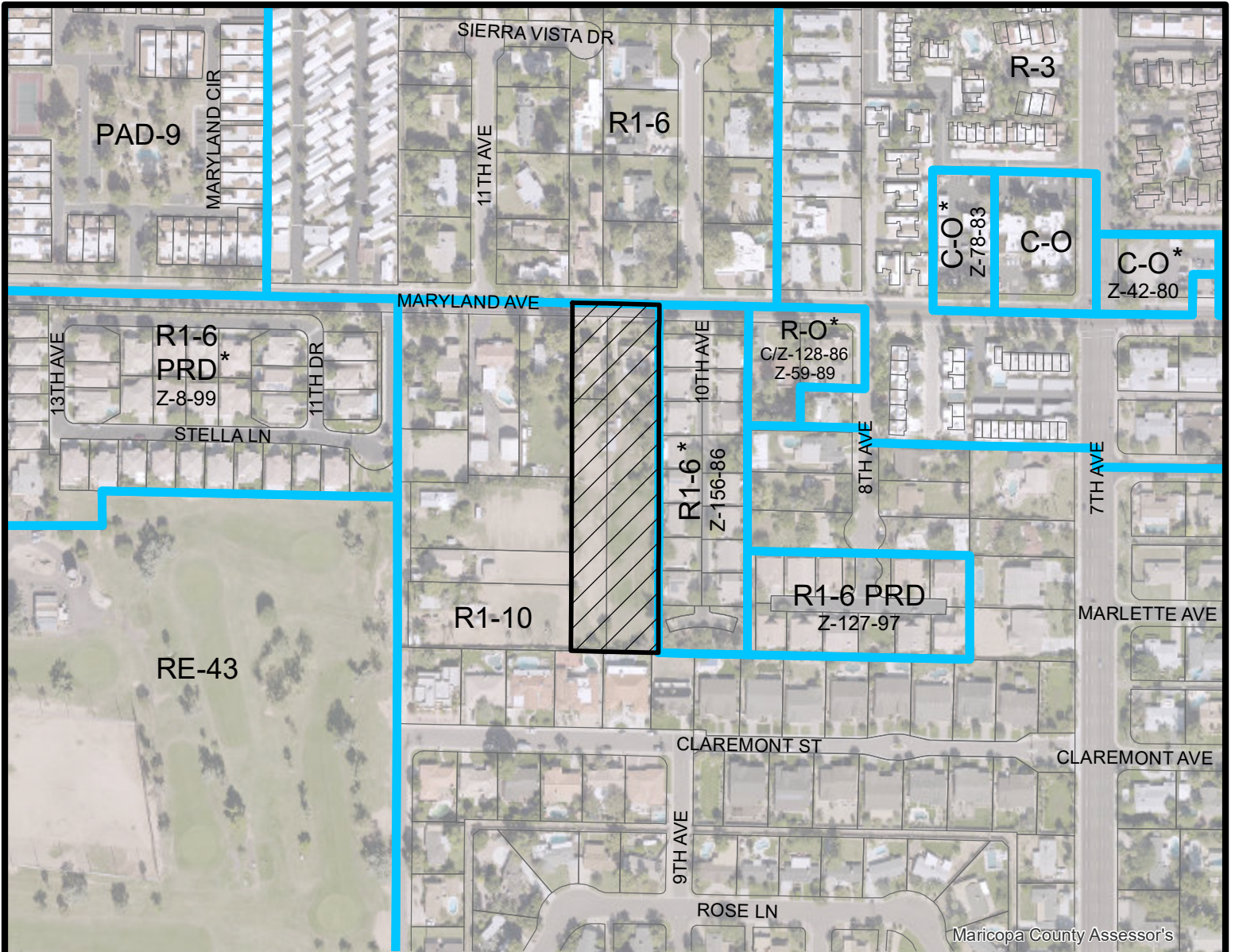


Z-21-19

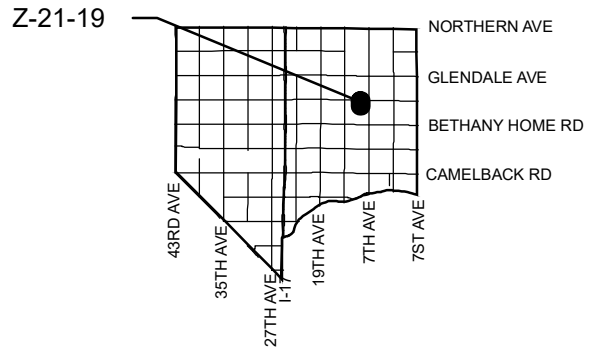
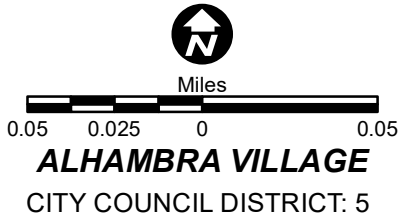


<b>APPLICANT'S NAME:</b> Ibiza Ventures LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-21-19		<b>FROM:</b> R1-10 ( 2.51 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>2.51 Acres</b>		<b>TO:</b> R1-6 ( 2.51 a.c.)	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
R1-10		11	
R1-6		16	

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



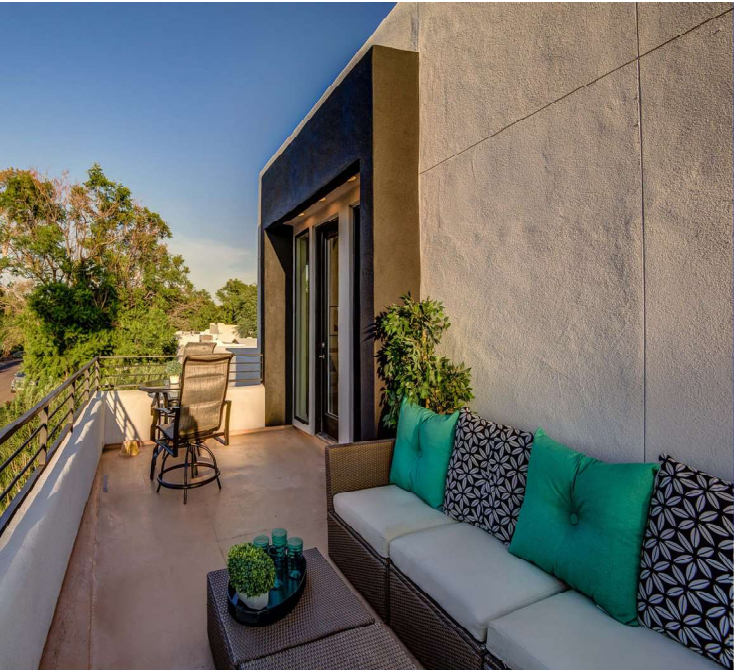
Maricopa County Assessor's



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R1-10		11	
R1-6		16	

<small>DATE:</small> 5/14/2019	<small>REVISION DATES:</small>
6/20/2019	
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 21-26	<small>ZONING MAP</small> I-8

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



*Maryland Homes is a contemporary single family home project in North Phoenix and the Alhambra Village.*

*The homes are contemporary, 2 car garage with 2 or 3 bedrooms, 2 and 1/2 baths, and outdoor space to enjoy the Arizona weather.*

*The materials are steel, glass, stucco, and veneer panels.*

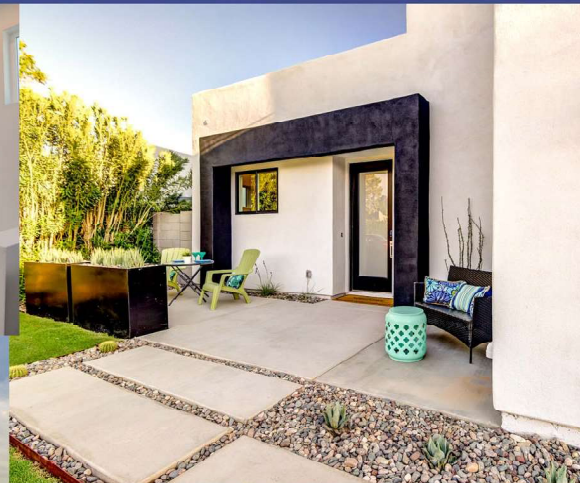
*The landscape facing W. Maryland will be larger when planted and lush, with the ability to fit into the mature neighborhood from the beginning.*

*The Site is a long narrow stretch of land, we have created a gentle and inviting entry from Maryland, and plenty of guest parking and amenities on the interior. Onsite retention areas will double as green spaces for relaxation, dog walking, and recreation. The lighting designed to soften the area while providing low levels of light for walking and driving.*

*Bike storage is provided to encourage owners and guests alike to utilize another mode of transportation.*

*A neighborhood in transition, we have provided a quality project that will attract buyers who appreciate an established neighborhood wish to contribute to the care and concerns of daily life on their street. The neighbors that already live in the area cherish the unique characteristics that give this special place it's identity, the new residents of Maryland Homes will likely share the satisfying feeling of beautiful and special place that they call home.*

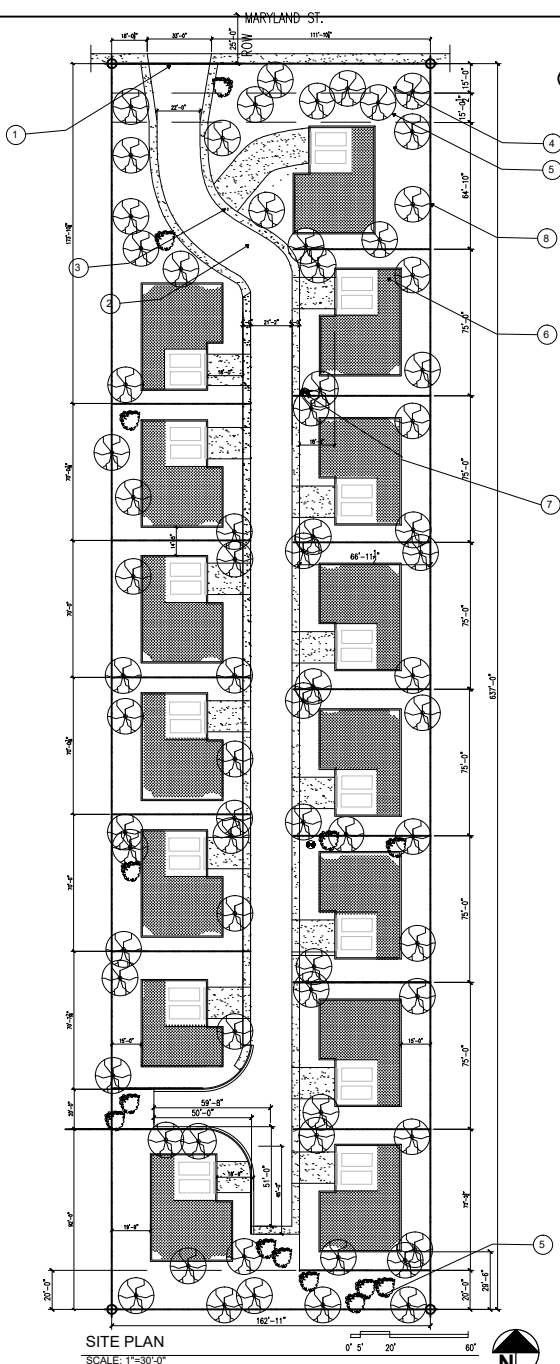
**MH**



**MARYLAND HOMES**  
1027 & 1021 W. Maryland Ave Phoenix AZ Z-21-19-5

**CITY OF PHOENIX**  
JUL 02 2019  
Planning & Development  
Department

BLUE SKY HOMES  
VIDA ARCHITECTS



**SITE PLAN**  
SCALE: 1"=30'-0"

**KEYNOTES**

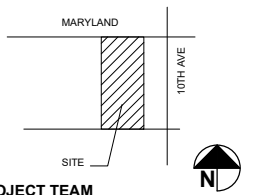
1. EXISTING SIDEWALK
2. PRIVATE DRIVE AISLE
3. NEW SIDEWALK
4. LANDSCAPE SETRACK
5. PERMITTER SETRACK
6. TYPICAL LOT
7. NEW FIRE HYDRANTS 200' O.C.
8. HIGH CMU FENCE, STUCCO

**CITY OF PHOENIX GENERAL NOTES;**

1. THE GENERAL CONTRACTOR (GC HEREINAFTER) UPON SIGNING AN OWNER/GC AGREEMENT ACCEPTS THE CONSTRUCTION DOCUMENTS INCLUDING THESE DRAWINGS WITH THE INCLUDED NOTES AND SPECIFICATIONS AND AGREES TO EXECUTE & COMPLETE THE NECESSARY WORK IN A MANNER DESCRIBED HEREIN.
2. UPON EXAMINATION OF AND FAMILIARIZATION WITH CONSTRUCTION DOCUMENTS AND JOBSITE, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES AND/OR CONFLICTS NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CORRECTION.
3. ANY ELEMENT REQUIRED BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES TO BE INCORPORATED IN CONSTRUCTION BUT NOT SPECIFIED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO ATTENTION OF ARCHITECT FOR REVIEW AND ACTION.
4. NO MODIFICATIONS, REVISIONS, OR CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED AND APPROVED BY THE OWNER AND ARCHITECT IN WRITING.
5. DURING THE COURSE OF THE PROJECT, THE GC SHALL MAKE EVERY EFFORT TO FULLY INFORM ALL CONCERNED PARTIES REGARDING DECISIONS & ACTIONS TAKEN WHICH IN ANY WAY MIGHT AFFECT ANY SAID PARTIES.
6. GC SHALL BE RESPONSIBLE FOR SECURING SPACE DURING CONSTRUCTION FOR PROTECTION OF MATERIALS, TOOLS, ETC. COORDINATE WITH OWNER FOR ALLOWABLE LOCATIONS.
7. SAFE CONSTRUCTION PRACTICES SHALL BE OBSERVED TO ASSURE WORKMEN SAFETY ON JOB AND SAFETY OF ALL PERSONNEL.
8. GC SHALL BE RESPONSIBLE FOR PROTECTING THE PREMISES AND ALL AREAS, AND OUTSIDE SPACE AGAINST DAMAGE DURING THE CONSTRUCTION PROCESS. ANY DAMAGE TO THESE AREAS SHALL BE CORRECTED TO SATISFACTION OF THE OWNER AND ARCHITECT AT GC'S COST.
9. GC SHALL PERMIT AND FACILITATE OBSERVATION OF WORK BY OWNER, ARCHITECT, THEIR AGENTS, AND PUBLIC AUTHORITIES AT ALL TIMES, AS REQUESTED OR NEEDED.
10. GC SHALL BE RESPONSIBLE FOR ALL LOCAL BUILDING DEPARTMENT INSPECTIONS, PERMITS, APPROVAL, ETC. PAYMENT OF ALL NECESSARY FEES AS REQUIRED BY THE ABOVE AUTHORITIES FOR JOB COMPLETION AND SIGN-OFF SHALL BE INCLUDED IN PRICE.
11. WHERE MORE THAN ONE REGULATION APPLIES, THE MORE STRICT REGULATION SHALL GOVERN.
12. GC SHALL EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/DIETALS AS SHOWN ON THESE CONSTRUCTION DOCUMENTS AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF MOVE-IN.
13. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS. ANY INCONSISTENCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR CLARIFICATION & COORDINATION.
14. GC SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK AND DURING CONSTRUCTION AS NECESSARY.
15. GC SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL. AT COMPLETION OF THE PROJECT GC SHALL REMOVE FROM PREMISES ALL RUBBISH IMPLEMENTS AND SURPLUS MATERIALS AND LEAVE THE PREMISES CLEAN. PKY APPLICATIONS MAY BE WITHHELD UNTIL THIS HAS BEEN COMPLETED.
16. ALL SUBSTITUTIONS I.E. EQUALS MUST BE SUBMITTED TO THE ARCHITECT FOR WRITTEN APPROVAL PRIOR TO SUBSTITUTION BEING MADE. SUCH SUBSTITUTIONS WILL NOT BE CONSIDERED IF APPROVAL OR LEAD TIMES DELAY THE PROJECT.
17. THE GC SHALL BE RESPONSIBLE FOR THE PROPER STORAGE OF MATERIALS AND THE WORK SCHEDULE IN ORDER NOT TO DELAY OR INTERFERE WITH CONSTRUCTION IN THE BUILDING.
18. FURNISH AND KEEP RECORD DRAWINGS OF THE PROJECT NOTING WORK PROGRESS, CHANGES, REVISIONS, AND ADDITIONS TO THE WORK. RETURN TO OWNER AT CLOSE OF PROJECT AS RECORD DRAWINGS.
19. INSTRUCT THE OWNER AND OR OWNER'S PERSONNEL OF PROPER OPERATION AND MAINTENANCE OF ALL SYSTEMS AND PARTS. FURNISH THE OWNER WITH ALL OPERATION AND MAINTENANCE MANUALS AT PROJECT CLOSING. PROVIDE PRODUCT WARRANTIES FOR EACH SPECIFIC SYSTEM.
20. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION FOR ALL PARTS OF THIS PROJECT INCLUDING ALL WORK BY SUBCONTRACTORS.
21. RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF ANY EQUIPMENT SHALL BE THE CONTRACTORS RESPONSIBILITY. TEMPORARY FACILITIES & THE PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS.
22. GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE, BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.

**CITY OF PHOENIX**  
JUL 02 2019  
Planning & Development  
Department

**CONTEX MAP**



**PROJECT TEAM**

**ARCHITECT**  
VIDA ARCHITECTS  
3508 N 7TH STREET  
PHOENIX, AZ 85014  
CONTACT: VIRGINIA SENIOR  
602.672.0785

**OWNER**  
BLUE SKY HOMES  
4455 E Camelback Rd, Ste. D275  
Phoenix, AZ 85018  
CONTACT: NICK BLUE  
ph: 480-888-89

**BUILDING AND SITE DATA**

**CODES AND ORDINANCES**

2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS.  
2018 INTERNATIONAL BUILDING CODE W/ PHX AMENDMENTS  
2012 UNIFORM PLUMBING CODE -W/ PHX AMENDMENTS OR 2018 INTERNATIONAL MECHANICAL CODE W/ PHX AMEND.  
2018 NATIONAL ELECTRICAL CODE/NFPA-70 W/ PHX AMEND.  
2018 INTERNATIONAL FIRE CODE W/ PHOENIX AMENDMENTS  
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS  
2012 City of Phoenix Building Construction Code Administrative Provisions  
2009 ICC/ANS A117.1, 2010 ADA  
2012 International Fuel Gas Code with amendments

**PROJECT ADDRESS**

1021 W. MARYLAND AVE PHOENIX AZ

**LEGAL DESCRIPTION**

THE WEST HALF OF THE EAST HALF OF THE WEST OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 3 EAST, GILA AND SAULT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA EXCEPTING THEREFROM THE WEST ONE (1) ACRE THEREOF PREVIOUSLY CONVEYED FROM SUCH PARCEL CONTAINING APPROXIMATELY 1.43 ACRES AND KNOWN AS 1021 WEST MARYLAND, PHOENIX, MARICOPA COUNTY, ARIZONA.

**SCOPE OF WORK**

THIS PROJECT IS TO CREATE A NEW SUBDIVISION FOR SINGLE FAMILY HOME LOTS FROM THE THREE EXISTING LOTS, IMPROVE THE LOTS WITH DRY AND WET UTILITIES AND A PRIVATE DRIVE WITH FIRE ACCESS AND HYDRANTS, RETENTION, AND SIDEWALKS

**APN NUMBER**

155-20-024,0238,0238

**ZONING**

CURRENT ZONING R1-10  
PROPOSED ZONING R1-6  
CREATE SUBDIVISION AS PER TABLE B MULTIFAMILY DETACHED DEVELOPMENT

**LOT SIZE**

LOT SIZE GROSS 107,906 GSF (2.47 acres)  
LOT SIZE NET 109,468 NSF

**BUILDING HEIGHT**

2 STORIES AND 30' IN HEIGHT

**OPEN SPACE REQUIREMENT**

REQUIRED OPEN SPACE 5% OF GROSS = 5395 SF  
THIS REQUIREMENT IS NOT MET AND WILL REQUIRE A VARIANCE.

**LOT COVERAGE**

REQUIRED: 40% OF PRIMARY STRUCTURE NOT INCLUDING SHADE STRUCTURE, 40% TOTAL  
TYPICAL LOTS ARE 4,967 SF WITH 2,094 SF OF BUILDING FOR 42% LOT COVERAGE. VARIANCE REQUIRED.

**DENSITY**

FOR R1-6, TABLE B PRD OPTION WITH BONUS 6.34 X 2.47 ACRES = 15 DU  
PROVIDED: 15 DU

**KIVA # 4151**

SDEV 18008555  
PAPP 1808393  
OSR 2126

**VIDA**  
Architects  
3508 N 7TH STREET  
PHOENIX, AZ 85014  
PH 602.256.2622  
FX 602.253.1965

**MARYLAND HOMES**  
SINGLE FAMILY SUBDIVISION  
SITE PLAN

Revisions	
Date 8.30.19	Sheet Number
Job Number 13-04	<b>A-1.0</b>
Drawn By VS	
Checked By VRS	Sheet of

## David O Simmons

---

**From:** Cheryl Knutson <cherandtim@aol.com>  
**Sent:** Thursday, July 4, 2019 11:35 AM  
**To:** David O Simmons  
**Cc:** debbie@skinsobeautiful.com  
**Subject:** Blue Sky housing project on Maryland

Dear Mr. Simmons,

My name is Tim Knutson and my wife Cheryl reside at 721 W. Citrus Way, off 8th ave. Phoenix. My wife and I were informed of the Blue Sky housing project. We attended the meeting on 6/18 in regards to the proposal of Blue Sky. And during and after the meeting with the other homeowners in our area had some concerns with the proposal of the Blue Sky project. The biggest concern was the rezoning of this property.

I received a letter from Debbie Ramsey expressing her concerns regarding the Blue Sky project. She gave me better clarification of what the rezoning of this property would mean to our neighborhood. As Ms Ramsey suggested the best is to attend the city council meeting and strongly express our concerns. You can count on Cheryl and I to be at the meeting.

Sent from my iPad

Village Planning Committee

Regarding: Rezoning W. Maryland Ave from R1-10 to R1-6

Dear Mr. David Simmons,

As a second generation owner of the property located at 1039 W Maryland Avenue, the property right next door to the proposed project, I am deeply concerned with implications rezoning could have on our home and the neighborhood.

The plan to rezone would become a public nuisance not only for our family, but in the neighborhood as well. First of all our family would be directly impacted. The proposed plans would place 7 two story homes on the west side of the property allowing the new home owners visual access onto our property, as well as their guests parking in the front of our property, which is reserved for our family and guests. The projected neighborhood will have no additional parking spaces set aside for family gatherings or people who are just visiting home owners. Parking will become an issue for these residents, creating congestion, hindering the natural flow of movement.

Approving this proposed plan would make W. Maryland avenue a high density residential area, overpopulating the area. The proposed plan allocating, fifteen two story homes, two to three bedrooms with a two car garage, on the same 2.47 acres, would be an increase of about 90% in population. Not to mention an increase of traffic, pollution, and foot traffic. Maryland avenue is already a busy two way street. An additional 30 to 45 neighbors with 30 to 45 vehicles would be an overwhelming increase in traffic and population. This proposed zone change is not consistent with the comprehensive plan of our neighborhood.

Proposing a zone change would allow Blue Sky builders the privilege of putting as many homes as possible allowed for R1-6, with no regard to foreseen consequences other overcrowded neighborhoods already have issues with. Their proposed plan is inappropriate to

the area making it too constrictive for necessary public services. Such as, emergency vehicles (fire engines and ambulances), police, as well as waste services.

The proposed plan departs from the charm of the neighborhood. The neighbors on W. Maryland always were allowed to house horses, goats, donkey, dogs, and cats. Horse properties are valued by horse owners. We would experience an increased burden on the police department with complaints of dogs barking, horses winnowing, people entertaining into the evening hours, and complaints of controlled burns.

The loss of irrigation on two more properties. These new properties will no longer obtain irrigation which naturally cools the properties in the neighborhood. Irrigation is heavily relied upon by neighbors, especially since Arizona temperatures get into the high 110 and 115 degree fahrenheit. If this rezoning plan is approved the city will be approving another "hot pocket" in the state. The neighbors surrounded by this project will no longer have the skyline and the natural breeze that flows from the northwest to the southeast.

Furthermore, concerns that the properties would be rented as air b-n-b's, making our neighborhood very transient. Additionally, the value of the proposed homes would decrease the value of the neighborhood. With R1-10 zoning, the builder is allotted 3.5 homes per acre. Even though that seems to be more than there should be, Blue Sky could build more quality homes with more space. While, enhancing the neighborhood and keeping the value of the neighborhood in line with what we have at this time. As homeowners at 1039 W. Maryland, we are opposed to the rezoning for this project.

Thank you for your time,

Debbie Ramsey





## David O Simmons

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**From:** Taddonio Joseph <jrtaddonio@yahoo.com>  
**Sent:** Wednesday, July 10, 2019 8:03 PM  
**To:** David O Simmons  
**Subject:** Fw: Rezoning W. Maryland

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "Taddonio Joseph" <jrtaddonio@yahoo.com>  
**To:** "davidsimmons@phoenix.gov" <davidsimmons@phoenix.gov>  
**Cc:** "Debbie Ramsey" <debbie@skinsobeautiful.com>  
**Sent:** Tue, Jul 9, 2019 at 11:45 AM  
**Subject:** Re: Rezoning W. Maryland

Village Planning Committee. Dear Mr. David Simmons, As relatives of the owners of the property adjacent to the proposed project, we are seriously concerned about the rezoning consequences to that neighborhood. My wife Dianne grew up from 1 yr. old at 1039 W. Maryland Ave. after her father bought it in 1948. We had recently lived there for ten years to care for her mother Viola until her death from Alzheimers and to maintain the property. I (Joe) was routinely involved with yardwork and irrigation. Our observations consist of concerns about the agricultural and environmental ambiance of the area. There are already multiple homes on the east side of that property. To add to the traffic congestion and residential density makes no sense. To put a number of residences overlooking 1039 W. Maryland Ave. will impede any future decisions regarding horses or other animals on this property. We are certain the new neighbors would disapprove of the dust, smell and noise involved. Additionally, there are now many feral cats that are fed and maintained there. Another concern is the property values would suffer with a large number of homes in a condensed arrangement. New homes were recently built south of that property off of Seventh Avenue and should be a major sore point to those homeowners. I was also able to look at a skyview of the neighborhood. There are 15 units just east of the proposed project. There are apartments on the corner at Seventh Avenue. There are multiple homes just one block down Maryland Ave on the south side. The area has MORE THAN ENOUGH congestion from housing and people. Blue Sky Builders need to reconsider and build several nice homes for families with children along with irrigated yards and shade trees and allow the neighborhood to continue as a valuable green area on W. Maryland Ave. Thank you for your kind attention. Sincerely, Joe & Dianne Taddonio.

[Sent from Yahoo Mail on Android](#)

## David O Simmons

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**From:** Judith Evans <judithevans150@gmail.com>  
**Sent:** Wednesday, July 10, 2019 12:38 PM  
**To:** David O Simmons  
**Subject:** Proposed Blue Sky Project 1021 & 1027 W. Maryland

Dear Mr. Simmons,

I would like to offer my history & views on this project and the city I have loved for many years—Phoenix:

I have lived at Corte Madera, 6534 N. Maryland Circle for over 21 yrs. It is a lovely & peaceful complex just north of Maryland Ave. Between Central Ave. and 19th Ave, it is a beautiful and quiet Street, with a very nice golf course, MANY people exercising, taking a stroll, and walking their pets each & every day & a WONDERFUL NEIGHBORHOOD! And ONLY A TWO LANE STREET! A part of Phoenix that has been here for the last 52 years I have lived in this area of town & before, through the grace of our Creator. We moved to Phoenix in May 1967 to 13th Place & Maryland Ave. So you might say this has been my “hood’ from 24th St to 19th Ave to Camelback to Glendale Ave., while living here in this great City. I LOVE it! It has a lot of historic homes and places in this area.

I believe that allowing a first proposed complex of 35 units like this, & later reduced to a smaller number, on our quiet street & in our neighbor would totally change a historical part of Phoenix, with 'horse privileges' and the historic Horse Trail on Central Ave. would begin to demolish our history, let alone, make our quiet street into a very BUSY street, making it a dangerous place for our citizens. And certainly make it a dangerous area to walk for our Health, & take care of our wonderful pets. MANY PEOPLE KNOW & GREET THE NEIGHBORS WHILE WALKING, QUIET, ISN'T IT, & WONDERFUL IN TODAY'S DAY & AGE! It's even nice seeing the “small little farm” of our neighbors on 15th Ave. across from the Golf Course.

Families walk by there & pet the animals & feed them. It seems as though the City doesn't keep that street as clean as it used to.

We have seen what happened when the City & owners let Walmart ruin the beautiful Chris Town Mall of years ago & turned it into a trashed 'ghetto' mall, with diapers in the parking lot, wonderful stores move out of Phoenix, like Dillards, Park Central Mall stores turned into offices with no place to shop without going 10-20 miles from where you live! Letting the famous Biltmore Mall turn into a place that has gone downhill over the years. Sure there was a recession but MOST of the high end stores moved to the suburbs, even the Macy's store gone down hill compared to what it used to be, the Biltmore Apple Store GONE to Scottsdale!!!, with out trying to save these wonderful stores. Phoenix has turned into a 'has been' City it would seem, compared to what it used to be. I have been to other Walmarts in other cities in the area, taken pictures in the rest rooms to compare how Chris Town's Walmart restrooms look and it's disgraceful!!!

Please tell our City Representatives to be considerate of our citizens & people who VOTE to not let this project turn into something that that will crowd our streets & neighborhood. It's wonderful what the City has done over the last few years in rebuilding & making the downtown area into a beautiful place! But let's remember to keep well maintained areas, & historic parts of our City intact!

I'm glad we have a new mayor & some new members on our Council who will consider these things, hopefully, & not sell out to the “BIG Money Interests”. I don't like having to pay taxes to support building & rebuilding the mega million dollar ballparks etc. of million & billionaire owners!!!

What about using our tax money for building ballparks, gyms, clubs, Arts programs & Schools for ALL CHILDREN and people, instead of for the well-to-do & wealthy people who can afford to go to the games while the people who can't

afford to go pay for the BIG BALL PARKS with THEIR taxes etc. I don't mind paying my FAIR share but let's make it for ALL!!! I would love to take my Grandchildren to the games but I cannot afford the price.

It would be nice to be able to go out to the games, science center & plays with them or take some children from another neighborhood through the generosity of others who want to pay for their fair share. What a concept! Big Business used to pay for their own way years ago until GREED settled into their way of life & hearts!

Thank you for taking the time to read my letter & please feel free to share it with the City Council & Planners. Their tasks are not easy, but I ask them all, to please, lets live in a kinder, more gentle time. We don't have to destroy the beauty we have for profits for today. It's better to PLAN for a Better TIME! Be more conscious of saving our water & other resources for our future & our children's future. Please excuse any grammatical errors in my letter.

May you always be Blessed,

Judith A. Evans

## David O Simmons

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**From:** Les White <telephonewiz@hotmail.com>  
**Sent:** Sunday, July 7, 2019 8:44 PM  
**To:** David O Simmons  
**Subject:** High Density 1027 W Maryland Ave

Hey David,

As a concerned citizen, I just wanted to let you know that I oppose the rezoning of the property from R-6 to R-10. It doesn't really fit into the neighborhood. It fits the area better to keep this as R-6.

Best Regards,

Les White

Sent from [Mail](#) for Windows 10

## David O Simmons

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**From:** Mila Tokman <mtokman@calibrus.com>  
**Sent:** Monday, July 1, 2019 8:31 AM  
**To:** David O Simmons  
**Subject:** concerns with the implications rezoning from R1-10 to R1-6 on Maryland Ave.

Dear Mr. Simmons,

My name is Mila Tokman. I live at 6311 N Maryland Ave. I've got your contact information from Debbie Ramsey. I would like to express my concerns with the implications rezoning from R1-10 to R1-6 on our neighborhood. Both my husband and I feel that it will bring our neighborhood down. We feel that the builder would be able to achieve his financial goal without reasoning by building less houses, but bigger and better ones. Every neighbor we talked to feel the same.

Please keep our wishes in mind!

Sincerely yours, Mila Tokman.

## David O Simmons

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**From:** Sandy Hemsher <oneponychick66@hotmail.com>  
**Sent:** Sunday, July 7, 2019 6:16 PM  
**To:** David O Simmons; David O Simmons  
**Subject:** Blue Sky Builders

Dear Mr Simmons.

I live at 6540 N 7th Ave in a townhouse complex for 26 years. It's a nice quiet and fairly safe area. I am very concerned with the proposal to change the zoning at 10th Ave. Why would a builder be allowed to change zoning for property he has purchased. He knew the zoning and after the purchase wants it changed for just him to suit his new plans?? This seems wrong to me. The last year Blue Sky has sent me many requests to purchase my townhouse . Why? I have a place I can afford in retirement and plan to stay in my home. So I wonder what the plan down the road is.

Thank you for taking the time to read my thoughts on the proposed project.

Sandra Anne Hemsher

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## David O Simmons

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**From:** Susan Smith <susanmsmith52@gmail.com>  
**Sent:** Thursday, July 11, 2019 9:44 AM  
**To:** David O Simmons  
**Subject:** RE: zoning case Z-21-19 Maryland Homes

Dear Mr. Simmons:

My husband and I are writing in regards to the application by Ibiza Ventures, LLC to amend zoning ordinance, application #Z-21-19, in our neighborhood.

We have attended the previous two meetings that were conducted by the two architects involved in the project. The initial proposal and site plan for 35 two-story, garden roof, attached homes on those two lots, in this neighborhood was absolutely outrageous and opposed by all of us in this neighborhood. The proposal of 15 single family homes presented at the second meeting initially sounded much better, but they said they would need to change the zoning from R1-10 to R1-6. After many questions regarding this change, it was brought to our attention that this zoning change could still allow the developer to build more than 15 homes, and multiple levels. We are deeply concerned if this zoning change goes through, because frankly, we don't trust the developer to stick with the plan that is being proposed at this time.

After the first meeting on May 24th, we overheard one of the architects say to someone, "The problem with these people, is they just don't want change." Many of us may be older and stuck in our ways, but we took offense to that. My parents built our house in 1948. I was brought up in this house and my husband and I have lived here for over 40 years and raised our family here. We have seen a lot of change throughout the years, with infill of homes all around us. We just don't want change that will compromise the integrity and feel of our neighborhood, and we feel this zoning change will put us in danger of that.

Thank you,

Susan and Dale Smith

June 27, 2019

Councilwoman Guardado  
District 5  
200 W. Washington St 11<sup>th</sup> Floor  
Phoenix, AZ 85003

RE: Maryland Homes Z-21-19 rezoning case

Councilwoman Guardado,

Congratulations on your newly elected position!

I am writing you today to discuss an upcoming zoning case in my neighborhood. I live at 6550 N 11<sup>th</sup> Ave, Phoenix, AZ 85013 and have for the past 3 years.

I have seen the proposal the architects have presented and I am fully in favor of this concept and this rezoning. I feel it will breath new life into our neighborhood and is a much better use for the land than its current two dilapidated houses with horses on large lots.

The new development will bring new residents that will keep our neighborhood vibrant, not too much traffic or noise, and the project itself is nicely designed. The developer, Nick Blue, builds a great product and I would encourage you to looks at some of his other projects.

I hope you will consider voting in favor of this rezoning, and try not to listen NIMBY viewpoint of other neighbors who have not taken the time to consider the benefits that this will bring to the area. I would appreciate it and know it will be good for my neighborhood.

Sincerely,

*Noah Brocious*  
Noah Brocious

CC David Simmons, City of Phoenix Planner for Alhambra Village