

CARVER CANYON

PLANNED UNIT DEVELOPMENT

LAND USE AND DEVELOPMENT STANDARDS



CASE: Z-60-20-8

First SUBMITTAL: NOVEMBER 6, 2020

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CITY OF PHOENIX

APR 05 2021

**Planning & Development
Department**

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.



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APPENDIX

1. Ordinance and Stipulations of Approval

Executive Summary

At the October 7, 2020, City Council hearing regarding a Planning Hearing Officer (“PHO”) case (i.e., PHO-1-19--Z-165-06-7(8)) submitted for this property (i.e., 19.4757 +/- acres at the northwest corner of 35th Avenue and Carver Road) (See **Map** below; Vicinity Parcel/Aerial Map), the City of Phoenix Councilman and city Staff encouraged the property owner (Virtua 35th LLC) to utilize the Planned Unit Development (“PUD”) as opposed to the PHO process to effectuate fewer residential lots on the property that had previously been approved for 99 residential lots in 2007. The applicant had reduced the number of lots to 63 in response to concerns from the surrounding neighbors. While the Hearing Officer and Planning Commission had approved 63 residential lots via the PHO case, the property owner offered a further reduction to 61 residential lots informally with the community and Councilman to garner support. There was still some concern from the community regarding leaving the R1-8 zoning designation and continuing a zoning precedent in the immediate area where there is no other R1-8 zoning. Thus, the property owner, in a final good-faith effort to address this concern agreed to process a PUD case in order to remove the current R1-8 zoning district from the property and maintain the 61 residential lots previously discussed informally with the community and Councilman prior to the City Council hearing on October 7, 2020. The proposed **Carver Canyon PUD** will allow for the development of 61 residential lots on a property that is for a former sand/gravel quarry and providing much needed housing diversity/options in this area of Phoenix. The Carver Canyon subdivision will provide open space/buffers/transitions as well as homes that will be compatible with the surrounding area in scale and design; thus, integrating well with what already exists or is planned in the immediate area.

Vicinity Parcel/Aerial Map



A. Purpose and Intent

Introduction

Three (3) overarching points that should be noted with the proposed **Carver Canyon PUD**. They are:

- The property is zoned for 99 residential lots and has a Land Use Map designation of residential 3.5 to 5 dwelling units per acre.
- Continue the friendly and constructive working relationship with the community as well as provide design enhancements within the subdivision that will become a point of pride.
- A quality designed residential community in place of an unsightly former quarry scarring the landscape.

As stated, the city of Phoenix's General Plan's Land Use Map designates the property as Residential 3.5 to 5 dwelling units per acre. The proposed **Carver Canyon PUD's** 61 residential lot subdivision will be below this land use designation (i.e., 3.13 du/ac). In addition the property is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth within the area that was occurring. The Laveen Southwest Growth Study also provides a framework for an overall multi-use trail system which will help connect the community together as well as assets such as: parks/open space areas and the South Mountain Preserve. The proposed **Carver Canyon PUD** will be in line with the General Plan and the final development plan will provide a multi-use trail along the eastern perimeter of the proposed subdivision (i.e., along 35th Avenue and Carver Road), which will connect up to future trails to be built south of the property and hopefully north when the adjacent property develops.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of developments that will enhance Laveen's built environment while remaining respectful to its agrarian character. The Study encourages all new developments to use durable, high-quality building materials and to provide enhanced building design that will contribute to the character of the area. The proposed **Carver Canyon PUD** will provide for design flexibility solutions so a home builder can incorporate many of the design policies within the Study as well as to provide their own unique design solution to fit with the surrounding area.

The Laveen Southwest Growth Study also calls for enhancements to perimeter walls that are visible from public rights-of-way. As such, the proposed **Carver Canyon PUD's** perimeter walls adjacent to 35th Avenue and Carver Road will include enhancements and textural differences, along with a large open space setback along these rights-of-way (i.e., 100' along 35th Avenue and 50' along Carver Road) with landscaping to create a pleasant driving/walking experience. The Carver Canyon PUD will provide a minimum of 26% open space, inclusive of a minimum of 12% usable open space. Specific design principles are provided in Section F. Laveen Character and Southwest Growth Study, of this document.



In summation, the proposed **Carver Canyon PUD** will not provide the specific details of the ultimate subdivision/housing design that a home builder will complete, but it will provide the necessary framework and parameters that should help guide a home builder as well as address many of the concerns of the community along with meeting the city of Phoenix's and Laveen Village's goals and policies.

B. Land Use Plan

The Zoning Ordinance of the city of Phoenix, as adopted and periodically amended, is applicable to this document, except as modified by the language and standards included herein.

Regulatory Provisions

The PUD has been prepared pursuant to Section 671 of the Zoning Ordinance of city of Phoenix, Arizona to establish the regulatory framework for the proposed **Carver Canyon PUD** by creating development standards specific to the context of the proposed development.

The provisions of the proposed **Carver Canyon PUD** apply to all of the property within the boundary noted in the legal description. (See **Letter J**; Legal Description)

The final subdivision and housing designs within the PUD boundary will be processed in the future and interested parties will have the opportunity to provide input through the City's development review process, as outlined in *Section 507* of the city of Phoenix Zoning Ordinance.

Amendments

Amendments to the proposed **Carver Canyon PUD** shall be regulated by Section 671.E of the city of Phoenix Zoning Ordinance.

Housing Phoenix Plan

The proposed **Carver Canyon PUD** supports the Housing Phoenix Plan to create stronger, more vibrant neighborhoods and increased housing options for all.

Conceptual Subdivision Plan

The proposed **Carver Canyon PUD** establishes the basic framework for architecture, landscaping, and access to be incorporated into the final design of this residential community. The conceptual subdivision plan provided herein is for reference only to illustrate the lot number, open space, circulation, and buffers to complement the existing residential homes in the area as well as future residential homes to be built to the west and south. (See **Exhibit 'A'**; Conceptual Subdivision Plan)

The final subdivision plan will be processed in the future via the city of Phoenix process and procedures. The final subdivision plan shall comply with the development standards, design criteria, and written elements outlined within this PUD. The final layout, circulation, open space, etc. of the subdivision will be determined at the time a formal request for subdivision review/approval is processed with the City.



C. List of Uses

I. Permitted Primary Uses

- A. Single-family detached residential
- B. Permitted uses in Section 608 (Residence Districts) of the Zoning Ordinance, subject to all conditions therein, as applicable to the R1-8 zoning district.

II. Permitted Accessory Uses

- A. Community garden, HOA may confer some of the common area for a Community Garden, in lieu of required landscaping.
- B. Home produce stand: accessory sales of products cultivated on site are permissible within ten days of harvesting.

III. Temporary Uses

- A. Per Section 708 of the Zoning Ordinance

IV. Special Permit Uses

- A. None

V. Prohibited Uses

- A. Churches/Places of Worship (pursuant to the restrictions of Section 608.E.1 of the Phoenix Zoning Ordinance; including, Pocket Shelters shall not be permitted)
- B. Multi-family residential

D. Development Standards

The proposed **Carver Canyon PUD** residential development standards are consistent and appropriate with the surrounding area. The proposed development standards also include conformance to the city of Phoenix Zoning Ordinance Design Guidelines, *Section 507, Tab A* to help ensure compatibility with the adjacent properties while still being a unique signature residential community. (See **Table** below; Development Standards)

Table: Development Standards

| DEVELOPMENT STANDARDS | |
|----------------------------------|--|
| Maximum Number of Lots | 61-Lots (Total) |
| *Building Height | 2 stories and 30 feet *Homes adjacent to 35th Avenue: Maximum 1 story and 15 feet |
| Individual Lot Dimensions | Net Site Area: 6,050 square-feet – Minimum Lot Width: 55-feet – Minimum Lot Depth: 110-feet – Minimum |
| Individual Lot Coverage | Primary structure 40% (not including attached shade structures) Total 50% (including attached shade structures) |



| DEVELOPMENT STANDARDS | |
|--|--|
| Minimum Individual Lot Setbacks | <p>Front: 10-feet* – Minimum building setback</p> <p style="padding-left: 40px;">* 22-feet driveway length (measured from property line to front-entry garage)</p> <p style="padding-left: 40px;">* 10-feet – Minimum (measured from property line to side-entry garages)</p> <p>Combined Front & Rear: 35-feet – Minimum</p> <p>Street Side: 10-feet – Minimum</p> <p>Side Yard: 0-feet Combined Sides: 13-feet – Minimum</p> <p>Rear Yard: 10-feet – Minimum</p> |
| Perimeter Setbacks to Lot Lines | <p>West: 15-feet – Minimum</p> <p>East: 100-feet – Minimum (35th Avenue)</p> <p>Southeast: 50-feet – Minimum (Carver Road)</p> <p>South: 0-feet</p> <p>North: 15-feet – Minimum</p> |
| Perimeter Landscape Setbacks/Area | <p>West: 15-feet – Minimum</p> <p>East: 100-feet – Minimum (35th Avenue)</p> <p>Southeast: 50-feet – Minimum (Carver Road)</p> <p>South: 0-feet</p> <p>North: 15-feet – Minimum*</p> <p>* Within 220-feet of the northeast corner of the property (measured from the 35th Avenue right-of-way), and generally located by the main community entry drive access point, there shall be: 10-Feet – Average</p> |
| Open Space | <p>26% Minimum Overall</p> <ul style="list-style-type: none"> • 12% - Minimum Useable • 5% - Minimum Non-Useable, Undisturbed • 4% - Minimum Non-Useable, Rock Slope |
| Vehicular Circulation | <p>Internal streets are proposed as private. The project shall provide a primary roadway through the property from 35th Avenue extended to the western property boundary, terminating as a stub street to the adjacent undeveloped land to the west.</p> |
| Pedestrian Circulation | <p>The project shall provide pedestrian access (for the purpose of private pedestrian connectivity internal to the site) between the PUD site and the adjacent parcel zoned S-1 (Approved R1-18) to the west.</p> |



| DEVELOPMENT STANDARDS | |
|-----------------------------------|---|
| Multi-use Trail | <p>Developer shall dedicate a Minimum 30-foot-wide multi-use trail easement (MUTE) and construct a multi-use trail, adjacent to the property along the west side of 35th Avenue and the north side of Carver Road. The easement shall include:</p> <ul style="list-style-type: none"> • A minimum 10-foot-wide multi-use trail (MUT) constructed along the west side of 35th Avenue and the north side of Carver Road. • A minimum of one (1) equestrian hitching post shall be provided along the multi-use trail. <p>Trail shall be constructed per adopted standards, as approved by the Parks and Recreation Department.</p> |
| Drainage Channels | Drainage channels shall be designed to look natural in the desert setting through color, texture, landscaping, or other means; |
| Culverts | The use of riprap and engineered culverts shall be minimized and, where utilized, shall be integrated with the desert setting through color, texture, soil plating, landscaping, or other means, as approved by the Planning and Development Department. To the extent possible, culverts shall may be undersized to allow minor flows (10 cfs or smaller) to cross roadways in their natural condition |
| Washes | Washes with a one-hundred-year peak flow of 200 cfs or greater shall be preserved and enhanced with native vegetation as described in Appendix A, Approved Plant Species List for Sonoran Preserve Edge Treatment Guidelines |
| Streetlights | Streets within the subdivision will be private streets. At the request of the surrounding neighbors, while still meeting safety and accessibility requirements, the applicant will be seeking alternative “Dark Sky” lighting design. And private residences will use shielded light sources to alleviate light pollution. |
| Accent Lighting | Low voltage accent lighting shall be used for accent lighting at the primary access, entry monument, common areas and trail crossings. Photovoltaic or photo sensitive low voltage energy sources for accent lighting shall be provided |
| Minimum Sidewalk Standards | The internal streets are proposed as private. Attached and/or detached five-foot (5') sidewalk(s) shall be provided, as determined by staff review through the platting process. |
| Ground Mounted HVAC | All HVAC units shall be ground mounted |



| DEVELOPMENT STANDARDS | |
|---------------------------|--|
| Building Pads | Building pad will either be retained by retaining walls or improved with erosion control with a slope of 1:1. Any exposed rock cut will be treated with Eonite, Permeon or equivalent treatment to match the existing natural rock face in the area. |
| Hillside Treatment | The natural ground 10' in back of the top of the vertical rock cut and the vertical rock cut itself shall be washed to remove loose soil and rock. The loose material at the bottom of the vertical rock cut shall be removed as well and cut to a notch at the toe of the vertical rock cut. Any exposed rock cut will be treated with Eonite, Permeon or equivalent treatment to match the existing natural rock face in the area. From the notch at the toe of the vertical rock cut a 20' wide catchment area will slope upward at 8:1 to an 8' wide bench then slope down at a 2:1 slope to meet the finished lot grade. The reverse slope catchment area will dissipate the energy and halt the forward movement of any possible falling material and hold it in the catchment area. The catchment area shall be maintained by a homeowners association. The catchment area and bench shall be planted with trees to a density of 60 feet on center. |

E. Landscape Standards

A conceptual landscape plan is provided for reference only and the final landscape plan will be processed in the future via the city of Phoenix process and procedures. The final landscape plan will be provided at preliminary plan and will show differentiation between landscaped areas that will be improved/planted with new trees and undisturbed or revegetated landscape areas that will be planted with desert native vegetation that is compatible with the surrounding natural areas.

The final landscape plan shall comply with the written landscape elements within this PUD. (See **Exhibit 'B'**; Conceptual Landscape Plan.) The final types of plant materials, numbers, quantities, and locations of the plant materials will be determined at the time a formal request for review/approval of the landscape plan is processed with the City.

All landscaping within proposed **Carver Canyon PUD** will comply with the design standards contained within the city Phoenix Zoning Ordinance, *Chapter 5*, unless modified below

The proposed development standards also include conformance to the city of Phoenix Zoning Ordinance Design Guidelines, *Section 507, Tab A* to help ensure compatibility with the adjacent properties while still being a unique signature residential community. (See **Table** below; Development Standards)



Table: Landscape Standards

| LANDSCAPE STANDARDS | |
|--------------------------------|--|
| Open Space Plantings | <p>The following minimum landscaping standards shall apply to interior/common open space areas and perimeter areas not along 35th Avenue and Carver Road.</p> <ol style="list-style-type: none"> 1) The landscape palette should contain a mixed maturity of a minimum of one tree for every 1,000 square feet of total landscape area. Tree size, relative to total, shall be as follows: <ul style="list-style-type: none"> • 10% three-inch caliper, 40% two-inch caliper and 50% one-inch caliper. • Three-inch and two-inch caliper trees shall be located adjacent to pedestrian walkways and gathering areas to achieve a minimum of fifty percent (50%) shading of these walkways and gathering areas at maturity. 2) Minimum of five (5) 5-gallon shrubs for every tree. Additional shrubs/ground cover may be 1-gallon. 3) Fifty percent (50%) live groundcover, 1-gallon minimum. 4) Turf is limited to a maximum of fifty percent (50%) of the total landscape area. Turf is recommended in useable and visually significant areas only; however, it shall not be allowed in the public street rights-of-way. 5) Decorative rock (e.g., decomposed granite) is required in all landscape areas except for turf areas. |
| Arterial Road Plantings | <p>The following minimum standards shall apply for plantings along 35th Avenue and Carver Road.</p> <ol style="list-style-type: none"> 1) Trees shall be spaced a maximum of twenty (20) feet on center. 2) (5) shrubs per tree and a minimum fifty percent (50%) groundcover. 3) A mix of tree sizes shall be used in this area. At installation, the trees shall consist of 60% of trees with 2-inch minimum caliper and 40% with minimum 1-inch caliper. 4) Turf may be used; however, it shall not be allowed in the public street right-of-way. |



| LANDSCAPE STANDARDS | |
|--|---|
| Internal Streets, Attached Sidewalk Landscaping | <p>Where attached sidewalks are provided on the internal streets, lots shall have:</p> <ul style="list-style-type: none"> • A two-inch caliper shade trees planted a minimum rate of 60 feet on center or one (1) tree per lot whichever is greater in equivalent groupings. • be installed by the developer and maintained by the homeowner. |
| Internal Streets, Detached Sidewalk Landscaping | <p>Where detached sidewalks are provided on the internal streets, the landscape strip between the sidewalk and the street shall be planted to the following standards:</p> <ul style="list-style-type: none"> • Minimum 2-inch caliper single-trunk shade trees placed 20 feet on center or in equivalent groupings • Minimum 5, 5-gallon shrubs per tree • Minimum 50 percent live groundcover. |
| Miscellaneous Landscape Standards | <ul style="list-style-type: none"> • Landscape designs shall conform to civil engineering plans and not restrict, increase or redirect drainage designed for the site or facilitate erosion. • Turf grass (natural or artificial) may be utilized. Maximum turf grass area allowed on any given lot shall not exceed 50% of the overall landscape area. • The style and color of outdoor structures should match the main residential structure. • Incorporate drip-irrigation system with electronic irrigation controller. • Decomposed granite or other natural local aggregate shall be used as top dressing in all new planting areas on lots to retain soil moisture and provide for weed control. |

F. Design Guidelines

Unless specifically modified herein, the proposed **Carver Canyon PUD** shall conform to the city of Phoenix Zoning Ordinance, Design Guidelines, *Section 507, Tab A*.

Note: The final architectural style for the housing product shall be reviewed by the Laveen Village Planning Committee and notice shall be sent within 15-days of said meeting to all property owners within 600-feet and registered neighborhood associations within 1-mile as well as anyone stipulated to be noticed by the City Council, prior to final plat being approved by the City.

Architectural Styles

- The style of architectural expression shall be Southwest Contemporary or complementary to the Southwest Contemporary theme of the community.



- Building elements should appear culturally relevant; that is, appear to be drawn from the local climate, terrain and from styles derived from the history of the southwest.
- Builder shall offer at least two different floor plans with a minimum of three complementary elevation themes and three color-scheme options.

Visual Impact

- The color, massing, shape and texture of the structures shall be compatible with the Southwest Contemporary theme of the community. Highly reflective materials are not allowed. No exterior color or finish shall exceed an LRV of 50%.
- Exterior material transitions shall not occur on outside corners to avoid the look of being applied rather than integrated into the structure.
- Exposed metal shall be powder coated, anodized, or allowed to rust or patina.
- Front and side masses (sides not adjacent to another lot) shall be designed with at least two distinct building masses to avoid the appearance of monolithic structures.
- To be considered a mass the vertical plane offset shall be at least 4 feet from an adjacent mass and be at least 10 feet in width. No single building mass may be greater than 40% of the total building area under roof.
- Except chimneys, no part of a structure shall exceed a height of 30 feet above finished grade.
- Chimneys shall not extend more than 4 feet above the highest point of roofline within ten feet and may not exceed a horizontal dimension of 12 feet.

Exterior Walls

- All residences shall incorporate at least two different complementing materials on front and side exterior wall surfaces unless the sides are adjacent to another lot. Material transitions shall occur on inside corners or recesses. Any use of masonry (real or artificial) shall have the appearance of a legitimate grounded structural element and not appear to be applied to a facade for decoration.
- Permitted exterior finish materials are as follows:
 - Natural Stone.
 - Faux Stone.
 - Tile.
 - Brick or Architectural Block.
 - Wood or Hardie Plank Siding.
 - Stucco.
 - Board-Formed Concrete.



- Finished dimension of all exterior walls shall not be less than 6 inches thick.
- Exterior materials shall be durable and maintain their appearance and structural or thermal integrity over time.

Roofs

- No unbroken horizontal plane of a roofline shall exceed 30 feet in length. No unbroken plane on an exterior wall shall exceed 30 feet in length.
- Pitched roof material shall be metal (painted standing seam or aluminum or unpainted copper), clay, fiber cement, concrete tile or slate. Metal tiles, wood shingles, wood shakes, asphalt shingles and spray foam (pitched roofs only) are prohibited.
- Pitched roof slopes shall be no less than 2'/12'.
- Flat roofs shall be painted to closely match the color of exterior walls with an LRV of 50% or less and have a minimum ¼" per foot slope. All flashing, vents, appurtenances, and skylights shall be screened behind parapets.
- Skylights and light tubes are permitted only on flat roof areas.
- Turbine roof vents are prohibited. Cathedralized attic insulation to minimize or eliminate attic vents or low-profile (e.g., O'Hagin style) attic vents painted to match the roof to conceal their visibility shall be used.

Windows & Doors

- Windows and door frames (other than garage doors) shall be no lighter than the exterior walls and may be wood (painted or stained) or anodized or powder coated aluminum or steel.
- All Windows and Doors shall be recessed a minimum of 2" from the exterior face of the wall. Exposed headers, if used, shall appear to be a legitimate structural element recessed or extend a minimum of 1 inch from the exterior plane of the wall and not appear to be applied onto the exterior wall.
- Windows and doors shall be double or triple glazed. Reflective surfaces and single pane glass less than 3/8 inch thick are prohibited.
- Iron grills are allowed.
- Bay windows shall enclose habitable space and continued to the ground.
- Awnings and shed roof elements shall be compatible in style to the architectural style of the structure. Retractable styles shall have wind sensors.



Garages

- Garages shall be fully enclosed with no more than two garage openings on a single mass.
- Garages may be oriented to either face the street or perpendicular to the street. Side-entry garages shall be articulated to not imply automobile storage on the front elevation.
- Garage Doors shall be recessed a minimum of 8 inches from the building plane and include integrated/raised enhancements/embellishments to enhance its appearance.
- Transparent glass is prohibited.

Other Building Elements

- Column elements shall not be less than 8" square or round unless appropriate for the authentic architectural style and in logical proportion to the mass supported above. Column bases should match exterior character and prevent wood contacting the ground.
- Chimneys shall be designed as integral parts of the architectural character.
- Mailboxes shall be ganged in a central location and enclosed in a structure in keeping with the Southwest Contemporary theme of the community.
- Mechanical equipment (including satellite dishes) shall be ground mounted and screened from view from adjacent lots and common areas.
- Refuse containers shall be screened from view of adjacent lots and common areas.
- Driveways shall be brick, concrete or exposed aggregate concrete.

Note: Conceptual Elevations of the housing product are provided in Exhibit C of this document.

Site Walls, Fencing & Railing

- Screen walls shall not exceed a height of 6 feet.
- Screen walls shall be stucco or in a material drawn from the main structure architecture to complement the home and the Southwest Contemporary theme of the community.
- Perimeter fences shall be either CMU block with two textures, block & stucco or metal view fence to complement the Southwest Contemporary theme of the community. Party walls may be standard block colored to match perimeter walls.
- Railings and pool barriers shall be compatible in style and materials with the architectural components of the residence and may be steel, iron or tempered glass. Notwithstanding, mesh pool barriers are allowed if removable.



Lighting

All lighting shall conform to the city of Phoenix Zoning Ordinance unless further restricted within this PUD.

- Exterior lighting shall utilize low intensity, indirect shielded lamp to obscure the light source from view from front street.
- Direct upward light greater than intensity equivalent to a 35-watt halogen lamp or a 6-watt LED lamp 35 is prohibited.
- Only low voltage lighting fixtures may be used for all landscape and hardscape lighting applications.

G. Laveen Character and Southwest Growth Study

The Laveen Village has several documents that help to guide growth and development. Two of these plans, the Southwest Growth Study and the Laveen Village Character plan describe way in which new development can be thoughtfully integrated through design that incorporates some of the area's history. **The Carver Canyon PUD** intends to incorporate the following Laveen Character and Southwest Growth Study design principles:

Principles

- Promote design that enhances and protects the natural environment.
- Maintain continuity of trails and provide connectivity for active transportation.
- Develop housing so that it does not front directly on, or have direct access to, arterial streets unless large lot size, buffering techniques, and/or site design can adequately mitigate both negative traffic impacts and adverse noise impacts.
- Protect the neighborhood's views of open space, mountains, and manmade or natural landmarks.
- Lot design should follow the natural topography
- Use of local building and landscape material should be utilized throughout the project and use colors that blend with the natural environment.
- Mechanical equipment should be ground mounted and screened from view.
- Natural restoration of hillside cut and application of Eonite, Permeon or similar natural aging agent.
- Each home will include two alternative building materials for architectural elevations, plus garage door enhancements.
- Provide option for side-entry garage.
- 22' driveway length from right-of-way line, reduction permitted for side-entry garage.
- Detached internal sidewalk.
- Traffic calming redesign on internal loop street (curvilinear, chicanes and bump-outs).
- Relocated multi-use trail for enhanced pedestrian safety on 35th Avenue and Carver Rd.
- Bio-Swales with non-vehicular curb cuts to allow street drainage to infiltrate in landscape areas.



- Consider pervious pavement for multiuse trail and emergency access.
- Used 20' radius at all interior curb returns with no-parking near intersections.
- Use 20 MPH Design speed for all interior streets.
- Work with Streets Transportation safe to incorporate Dark Sky Neighborhood principles.

H. Signs

Signage within the proposed **Carver Canyon PUD** shall be governed by the regulations applicable to signs as established in the City of Phoenix Zoning Ordinance Section 705, and definitions within Section 202, unless modified within the PUD. Identifiable signage within the proposed **Carver Canyon PUD** shall be provided that identifies the residential community and provides a consistent theme with any pedestrian/vehicular wayfinding signage. Sign design standards should follow the sign design principles found in the Laveen Southwest Growth Study.

I. Sustainability

This section is to identify sustainability standards that are measurable and enforceable by the City and identify practices or techniques for which the home builder will be responsible for and will be integral to the residential community. Planning principles that advocate for a sustainable community are important to the proposed **Carver Canyon PUD**. This is accomplished through various methods, including the through the allowance and restriction of certain uses within the PUD. More specifically, this PUD prohibits the siting of uses that may cause deleterious effects on the long-term sustainability of the community, such as increased traffic. By contrast certain uses, such as community gardens and home produce stands, can advance a community's long-term sustainability by encouraging cooperative community gatherings. Finally, sustainability of new residential communities can be measured for how they integrate new housing options within the surrounding areas. Individual subdivisions are more sustainable when they provide different housing options than what is available in the immediate vicinity. In this case, Carver Canyon contributes positively in this regard by meeting the City's adoption policy of prioritizing new and diverse housing in areas of opportunity.

Additional sustainability measures include development standards within the PUD which will advance sustainability through land planning principles, building techniques and methodology. As such, the future home builder should work to enhance upon and add to this section during the City's review/approval process. The following minimum sustainability measures will be incorporated, as appropriate and feasible, within the residential community:

Water. Efficient use of water within new residential areas will be encouraged through landscaping techniques such as low water use plant selection and efficient irrigation systems. Water efficient toilets, showerheads, faucets, clothes washers and dishwashers will be strongly encouraged as a community standard.

Building Design: Strategies to provide excellent interior acoustical, thermal, and visual qualities which have a significant impact on health, comfort, and productivity will be encouraged including maximizing daylight, appropriate ventilation, and moisture control, and the use of low- or no-VOC products.



Building Materials: The use of recycled, local or regionally produced building materials will be encouraged along with the reuse or recycle of construction waste. Fluorescent and/or LED lighting is encouraged along with high performance windows, insulation and the use of ENERGY STAR appliances and HVAC systems. The home builder will be encouraged to incorporate LEED or other green building techniques and strategies (e.g., such as Energy Star or Home Energy Rating System standards).

City Enforceable Standards: Develop a shading program where, at full maturity, landscaping will shade 50% of pedestrian sidewalks and specified communal activity areas from the sun at noon on the summer solstice.

J. Infrastructure

Grading and Drainage

The proposed **Carver Canyon PUD** will adhere to the City's technical requirements.

Water Service

City of Phoenix is the current water service provider for domestic, fire, and irrigation water. There is an existing city of Phoenix public waterline located in 35th Avenue/Carver Road, which the residential community will connect into. Any necessary water system improvements/connections will be designed and constructed in accordance with city of Phoenix's Water Services Department Design Standards.

Wastewater Service

City of Phoenix is the wastewater service provider for the proposed **Carver Canyon PUD**. There is an existing public wastewater line located in 35th Avenue/Carver Road, which the proposed residential subdivision will connect into. Any necessary wastewater improvements will be designed and constructed in accordance with the city of Phoenix's Water Services Department Design Standards.

Circulation System (Traffic)

The city of Phoenix's Streets Transportation Department reviewed the original rezoning completed in 2007 for 99 residential lots as well as the recent proposed PHO case and had no issue with them. The proposed **Carver Canyon PUD's** is lower than the original rezoning (i.e., 61 residential lots vs. 99 residential lots previously approved) and will not impact the level-of-service in the area (i.e., 35th Avenue and Carver Road). As such, the proposed 61 residential lots will have no impact to traffic. Moreover, improvements to the ½-streets will be completed with this residential community and will help to enhance vehicular flow.

Access to the community will be from 35th Avenue where a gated entrance will be located adjacent to the northern project property line. This access will be coordinated with Maricopa County Department of Transportation to ensure it is appropriated located and the necessary right-of-way is dedicated. Additional access will be provided from the southwest corner of the project site where the internal local private street will be stubbed out to matchup with the development to the west. Finally, emergency access is also provided through an accessway/easement to the development to the south near the east project property line.



Complete Streets Principles

In keeping with the City of Phoenix Complete Streets Policy, **the Carver Canyon PUD** intends to be a walkable, bikeable and public transit friendly community. As depicted in Exhibit 'A', "Conceptual Subdivision Plan", the developer will incorporate the following complete streets features into the Carver Canyon development:

- Local Street Design for Safety and Connectivity
 - Internal streets designed for 20 MPH
 - Curvilinear internal loop road.
 - Alternative paving at crosswalks.
 - Detached sidewalk on one side of street.
 - Street design chicanes and intersection bulb outs to encourage reduced vehicle speeds.
 - Bicycle and pedestrian connections to project boundaries.
- Design for Context and Sustainability
 - Sensitive design in hillside area.
 - Enhance access to open space areas.
 - Design for vehicle, pedestrian, bicycle and accessibility.
 - Utilize green infrastructure practices for drainage management.
 - Minimize impermeable paved surfaces for drainage control and heat island management.

K. Comparative Zoning Standards Table

Please see **Exhibit 'D'** for the Comparative Zoning Standards Table.



L. Legal Description

A portion of the South half of GLO Lot 1 of Section 10, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

COMMENCING at the East quarter corner of said Section 10 (3" brass cap in handhole) from which the Southeast corner of said Section 10 (3" aluminum cap stamped RLS 19344) bears South 00 degrees 00 minutes 04 seconds West a distance of 2639.90 feet; Thence South 00 degrees 00 minutes 04 seconds West along the East line of the Southeast quarter of said Section 10 a distance of 2075.32 feet to the **TRUE POINT OF BEGINNING**; Thence continuing South 00 degrees 00 minutes 04 seconds West along the East line of said South half of GLO Lot 1 a distance of 435.67 feet to the Northeast corner of that certain parcel described in Instrument 2007-0575240, records of said county; Thence South 51 Degrees 37 Minutes 57 Seconds West along the Northwest line of said certain parcel a distance of 208.56 feet to the Southwest corner of said certain parcel; Thence South 89 Degrees 48 Minutes 33 Seconds West along the South line of said GLO Lot 1 a distance of 1132.63 feet; Thence North 00 Degrees 00 Minutes 43 Seconds West along the East line of the West 40 acres of GLO Lot 1 and Lot 2 of said Section 10 a distance of 659.62 feet; Thence North 89 Degrees 47 Minutes 40 Seconds East along the North line of said South half of GLO Lot 1 a distance of 1246.30 feet to a point on the West line of the East 50.00 feet of said South half of GLO Lot 1; Thence South 00 Degrees 00 Minutes 04 Seconds West along last said West line a distance of 95.19 feet; Thence South 89 Degrees 59 Minutes 56 Seconds East perpendicular with said East line of GLO Lot 1 a distance of 50.00 feet to the **POINT OF BEGINNING**.

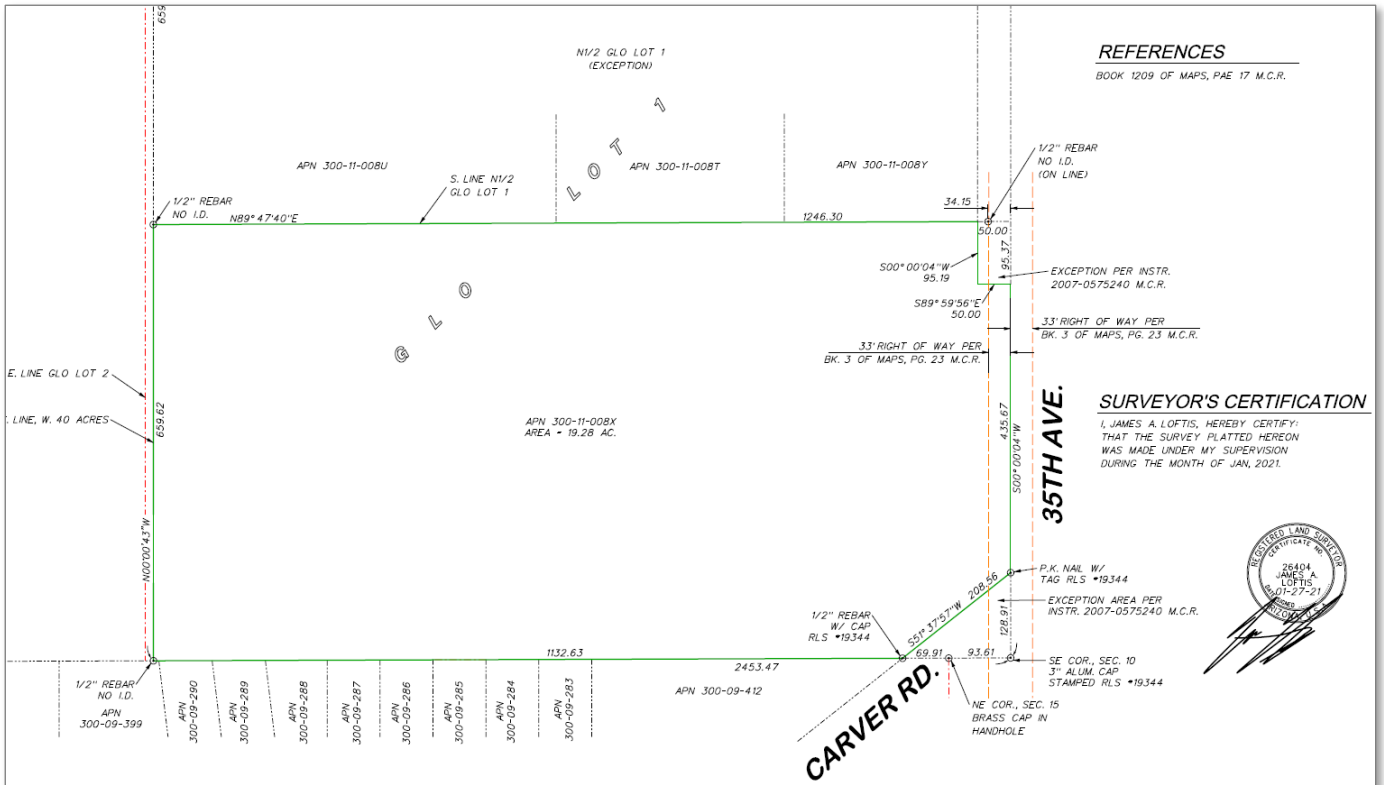
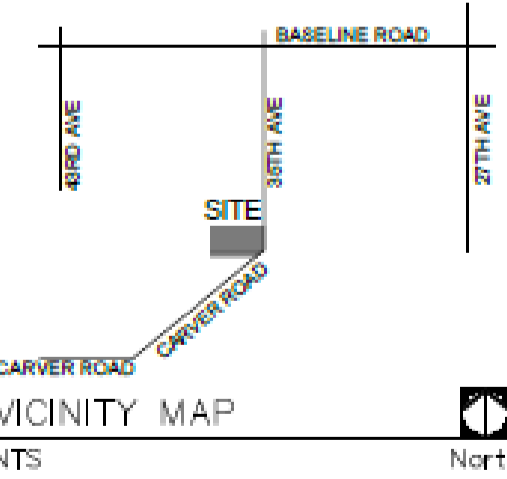
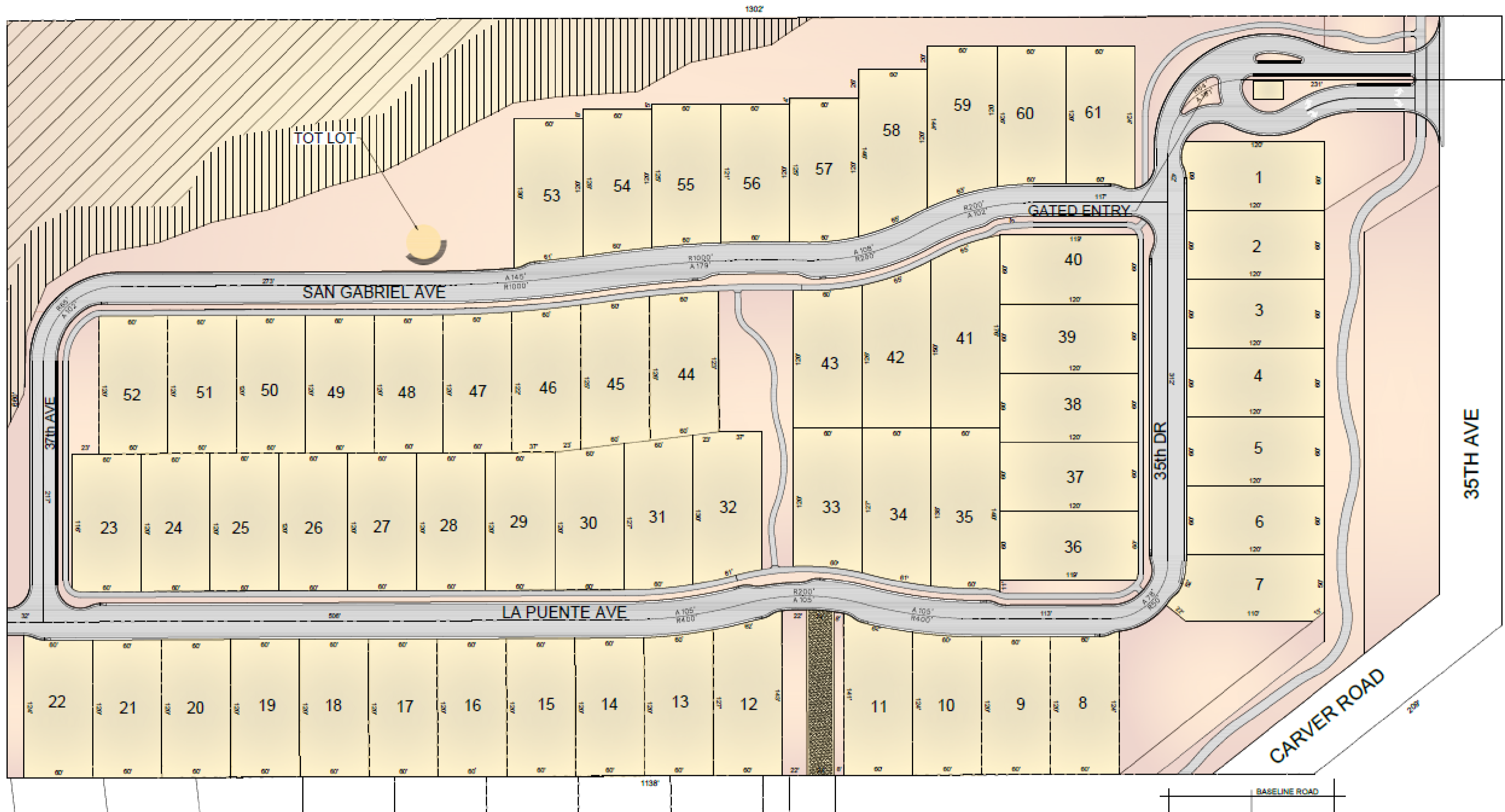


Exhibit 'A'

Conceptual Subdivision Plan



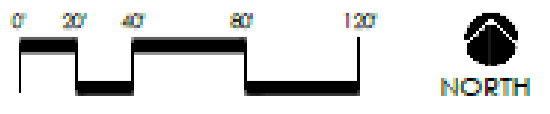


CARVER CANYON

PHOENIX, AZ
 PREPARED FOR: QYUP DEVELOPMENT

CONCEPTUAL SITE PLAN

SCALE: 1" = 40'
 DATE: 1.6.21
 GPLA JOB# 20020



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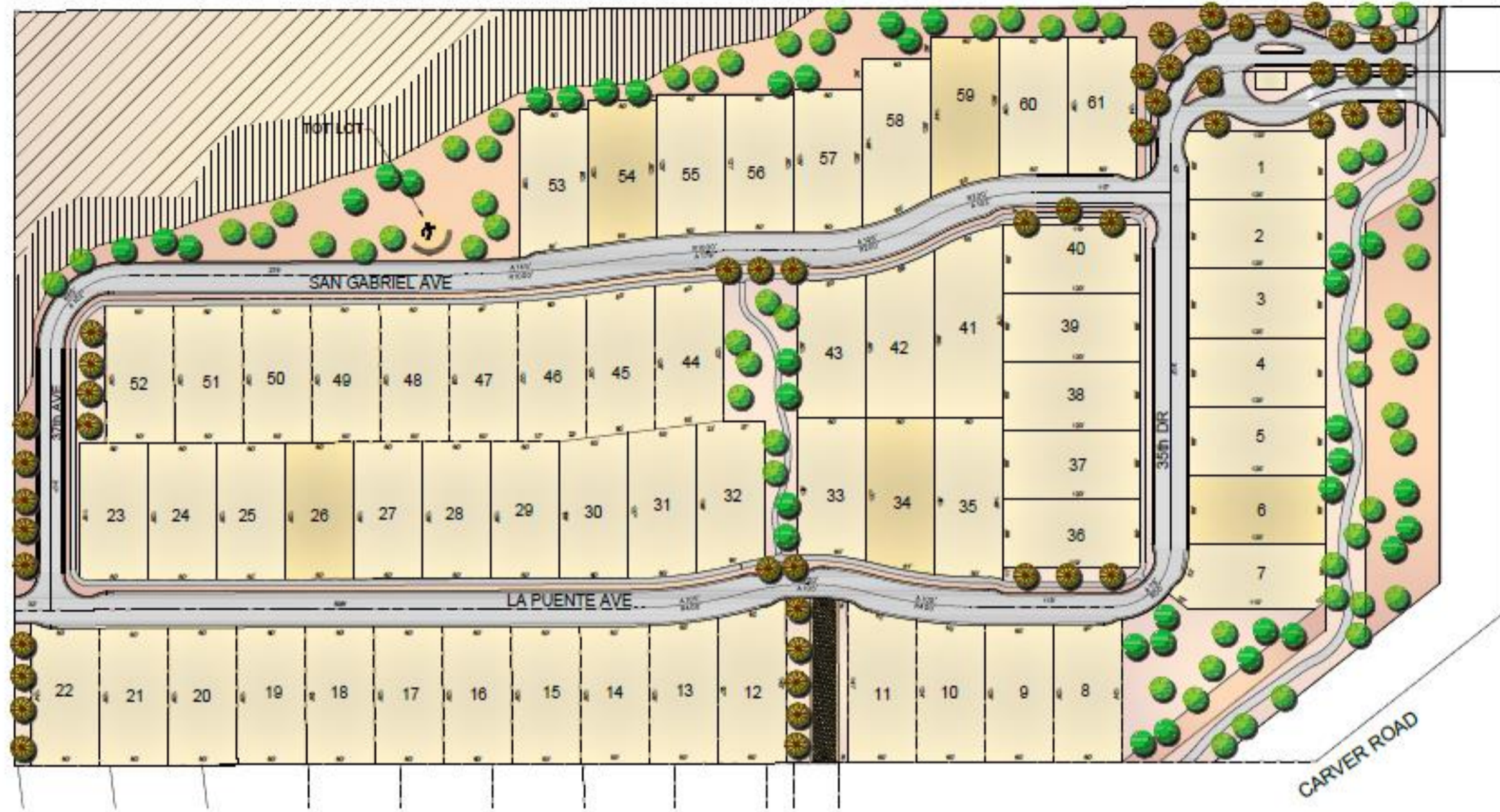
Exhibit 'B'

Conceptual Landscape Plan



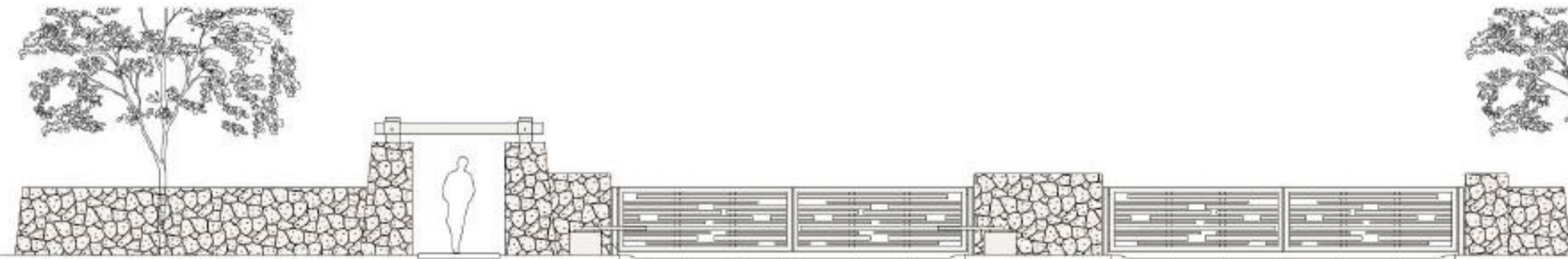
CONCEPTUAL PLANT SCHEDULE

| SYMBOL | BOTANICAL/COMMON NAME |
|---------------------|---|
| TREES | |
| | ACACIA ANEURA MULGA |
| | PARKINSONIA FLORIDUM BLUE PALO VERDE |
| | PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE |
| | CERCIDIUM PRAECOX PALO BREA |
| | PISTACIA CHINENSIS CHINESE PISTACHE |
| | PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE |
| | ULMUS PARVIFOLIA EVERGREEN ELM |
| SHRUBS | |
| | BOUGAINVILLEA S. 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA |
| | CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE |
| | CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE |
| | CALLIANDRA CALIFORNICA RED FAIRY DUSTER |
| | CASSIA NEMOPHILA DESERT CASSIA |
| | DOODONAEA VISCOSA HOPSEED BUSH |
| | JUSTICIA CALIFORNICA CHUPAROSA |
| | LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD SAGE |
| | LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE |
| | LEUCOPHYLLUM LANANUM 'RIO BRAVO' RIO BRAVO SAGE |
| | LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' CIMARRON SAGE |
| | RUPELLIA PENINSULARIS BAJA RUELLIA |
| | TECOMA SPP. 'ORANGE JUBILEE' |
| | VALIQUELINA CALIFORNICA ARIZONA ROSEWOOD |
| ACCENTS | |
| | AGAVE AMERICANA CENTURY PLANT |
| | AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE |
| | DASYLIRION WHEELERI DESERT SPOON |
| | HESPERALOE PARVIFLORA RED YUCCA |
| | MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS |
| GROUND COVER | |
| | ACACIA REDOLENS 'DESERT CARPET' N.C.N. |
| | EREMOPHILA GLABRA TRAILING EMU |
| | LANTANA SPP. 'NEW GOLD' LANTANA |
| | LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA |
| | DECOMPOSED GRANITE 'MAHOGANY' |
| | WEATHERED GRANITE BOULDERS SURFACE SELECT |



MONUMENT SIGN ELEVATION

NTS



WALL & GATE ELEVATION

NTS

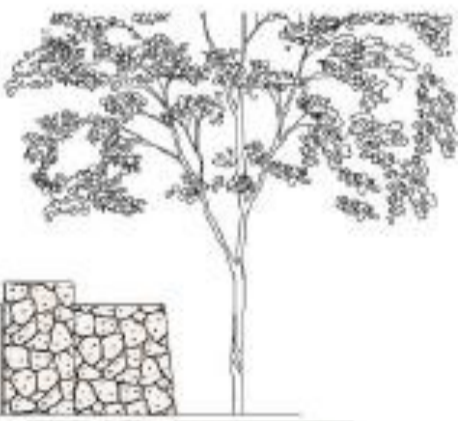
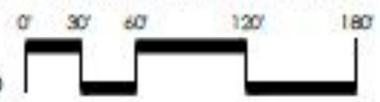
CARVER CANYON

PHOENIX, AZ

PREPARED FOR: QYUP DEVELOPMENT

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 60'
DATE: 1.6.21
GPLA JOB# 20020



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Exhibit 'C'

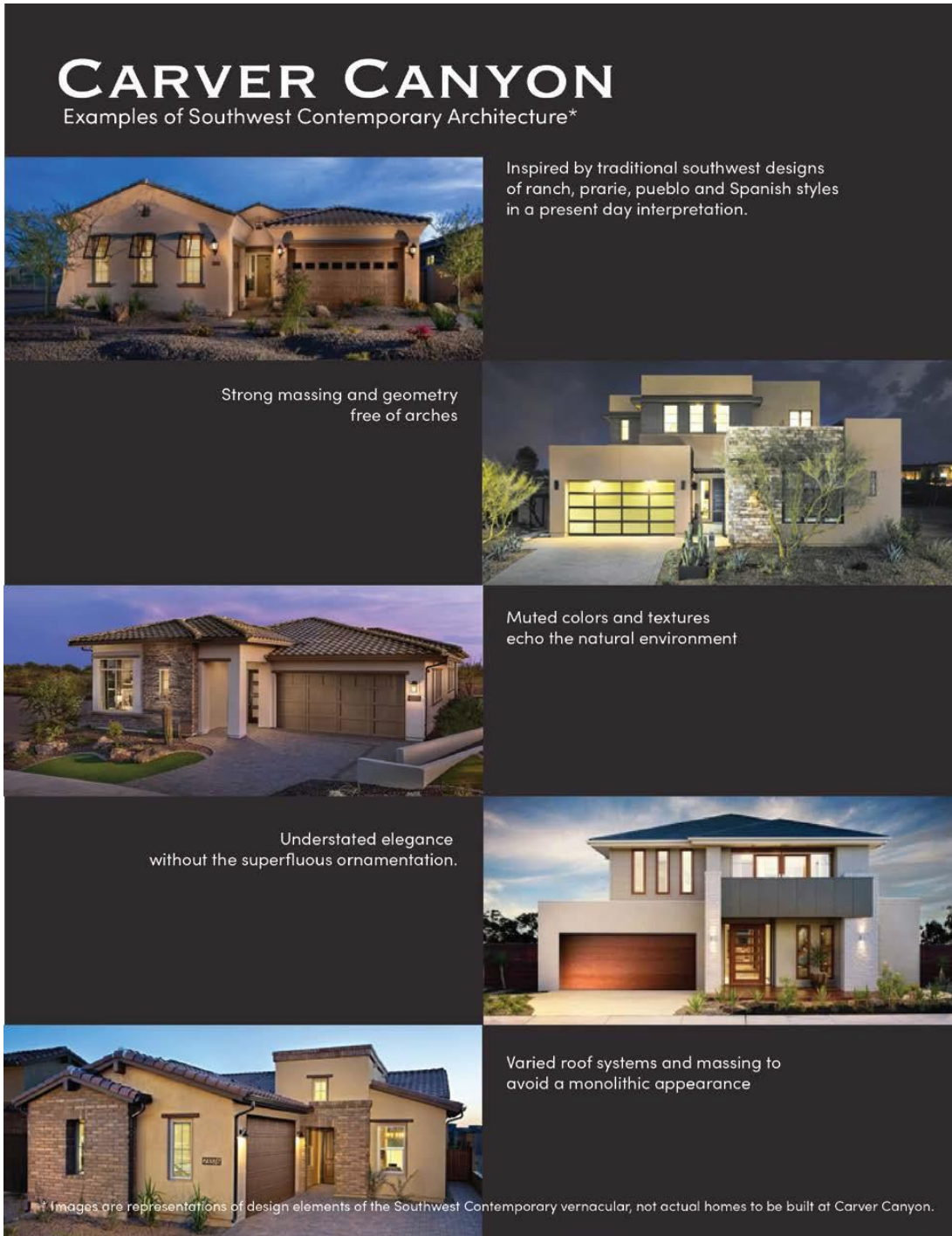
Conceptual Elevations



Below are illustrative examples of the housing product (i.e., architectural vernacular) and quality proposed to be built within the proposed **Carver Canyon PUD**. The final housing product design will be determined by the home builder and presented to the Laveen Village Planning Committee, prior to final plat approval.

CARVER CANYON

Examples of Southwest Contemporary Architecture*



Inspired by traditional southwest designs of ranch, prairie, pueblo and Spanish styles in a present day interpretation.

Strong massing and geometry free of arches

Muted colors and textures echo the natural environment

Understated elegance without the superfluous ornamentation.

Varied roof systems and massing to avoid a monolithic appearance

* Images are representations of design elements of the Southwest Contemporary vernacular, not actual homes to be built at Carver Canyon.



Exhibit 'D'

Comparative Zoning Standards Table



| | R1-8 Table A Planned Residential Development (PRD) Option | PUD (Proposed) |
|--|--|---|
| Minimum lot width (in the event of horizontal property regimes, "lot" shall refer to the width of the structure and exclusive use area) | 45' Min | 55' Min |
| Minimum lot depth | none, except 110' adjacent to freeway or arterial | 110' Min |
| Minimum perimeter building setbacks to Lot Lines | | |
| Front | 15' | East: 100' Min (35th Avenue) Southeast: 50' Min (Carver Road) |
| Rear | 15' (1 Story), 20' (2 story) | West: 15' Min |
| Side | 10' (1 Story), 15' (2 story) | North: 15' Min South: 0' |
| Landscaped setback not adjacent to perimeter streets | 15' average, 10' minimum | West: 15' Min North: 15' Min* *Within 220-feet of the northeast corner of the property (measured from the 35th Avenue right-of-way), and generally located by the main community entry drive access point, there shall be: 10-Feet – Average South: 0' |
| Landscaped setback adjacent to perimeter streets | 15' average, 10' minimum | East: 100' Min (35th Avenue) Southeast: 50' Min (Carver Road) |

| | R1-8 Table A Planned Residential Development (PRD) Option | PUD (Proposed) |
|---|--|--|
| Minimum interior building setbacks | | |
| *Front | 10' | 10* Min |
| Rear | None | 10' Min |
| Combined Front & Rear | 35' | 35' Min |
| Street Side | 10' | 10' Min |
| Sides | None | Minimum Side Yard: 0' Combined Sides: 13' Min |
| Minimum building separation | 10' | N/A |
| *Minimum garage setback | 18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages | *Setback: <ul style="list-style-type: none"> • 22' minimum front-entry garage. (measured from property line) • 10' minimum side-entry garage. (measured from property line) |
| Maximum garage width | For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum | N/A |
| Maximum height | 2 stories and 30' | 2 stories and 30', except adjacent to 35 th Avenue limited to 1 story and 15' |

| | R1-8 Table A Planned Residential Development (PRD) Option | PUD (Proposed) |
|------------------------------------|---|---|
| Lot coverage | Primary structure, not including attached shade structures: 40%Total: 50% | Primary structure, not including attached shade structures: 40%Total: 50% |
| Allowed and Prohibited uses | Single Family Detached | <p><u>Permitted Primary Uses:</u> Single-family detached residential; Permitted uses in Section 608 (Residence Districts) of the Zoning Ordinance, subject to all conditions therein, as applicable to the R1-8 zoning district.</p> <p><u>Permitted Accessory Uses:</u> Community garden, HOA may confer some of the common area for a Community Garden, in lieu of required landscaping; Home produce stand: accessory sales of products cultivated on site are permissible within ten days of harvesting.</p> <p><u>Temporary Uses:</u> Per Section 708 of the Zoning Ordinance</p> <p><u>Special Permit Uses:</u> None</p> <p><u>Prohibited Uses:</u> Churches/Places of Worship (pursuant to the restrictions of Section 608.E.1 of the Phoenix Zoning Ordinance; including, Pocket Shelters shall not be permitted); Multi-family residential</p> |
| Required review | Development review per Section 507, and subdivision to create 4 or more lots | Development review per Section 507, and subdivision to create 4 or more lots |
| Street standards | Public street, or private street built to City standards with a homeowners' association established for maintenance | Private streets built to City standards with a homeowners' association established for maintenance |
| On-lot and common retention | Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements | Common retention required for lots less than 8,000 sq. ft. per grading and drainage ordinance requirements |

| | R1-8 Table A Planned Residential Development (PRD) Option | PUD (Proposed) |
|--|--|--|
| Landscape standards | | |
| Open Space Plantings | Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree. | <p>The following minimum landscaping standards shall apply to interior/common open space areas and perimeter areas not along 35th Avenue and Carver Road.</p> <ol style="list-style-type: none"> 1) The landscape palette should contain a mixed maturity of a minimum of one tree for every 1,000 square feet of total landscape area. Tree size, relative to total, shall be as follows: <ul style="list-style-type: none"> • 10% three-inch caliper, 40% two-inch caliper and 50% one-inch caliper. • Three-inch and two-inch caliper trees shall be located adjacent to pedestrian walkways and gathering areas to achieve a minimum of fifty percent (40%) shading of these walkways and gathering areas at maturity. 2) Minimum of five (5) 5-gallon shrubs for every tree. Additional shrubs/ground cover may be 1-gallon. 3) Fifty percent (50%) live groundcover, 1-gallon minimum. 4) Turf is limited to a maximum of fifty percent (50%) of the total landscape area. Turf is recommended in useable and visually significant areas only; however, it shall not be allowed in the public street rights-of-way. 5) Decorative rock (e.g., decomposed granite) is required in all landscape areas except for turf areas. |
| Arterial Road Plantings | N/A | Where landscape tracts are located next to 35 th Avenue and Carver Road, minimum 2-inch caliper trees should be used to screen views. |
| Internal Streets, Detached Sidewalk Landscaping | N/A | <p>Where detached sidewalks are provided on the internal streets, the landscape strip between the sidewalk and the street shall:</p> <ul style="list-style-type: none"> • include two-inch caliper shade trees planted a minimum rate of 60 feet on center or one (1) tree per lot whichever is greater in equivalent groupings. • be installed by the developer and maintained by the homeowners' association. |

| | R1-8 Table A Planned Residential Development (PRD) Option | PUD (Proposed) |
|--|---|---|
| Landscape standards | | |
| Miscellaneous Landscape Standards | N/A | <ul style="list-style-type: none"> • Landscape designs shall conform to civil engineering plans and not restrict, increase or redirect drainage designed for the site or facilitate erosion. • Turf grass (natural or artificial) may be utilized. Maximum turf grass area allowed on any given lot shall not exceed 50% of the overall landscape area. • The style and color of outdoor structures should match the main residential structure. • Incorporate drip-irrigation system with electronic irrigation controller. • Decomposed granite or other natural local aggregate shall be used as top dressing in all new planting areas on lots to retain soil moisture and provide for weed control. |

Appendix

Ordinance and Stipulations of Approval

