



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-7-14-6

June 2, 2014

Ahwatukee Foothills Village Planning Committee Meeting Date	May 19, 2014 (No Quorum)
Planning Commission Date	June 10, 2014
Request From:	C-2 PCD (3.72 Acres)
Request To:	R-2 (3.72 Acres)
Proposed Use	To remove the property from the Foothills PCD (Z-289-84) and allow for Single-Family Residential
Location	Northeast corner of Desert Foothills Parkway and Liberty Lane
Owner	Tobias Land Holdings
Applicant/Representative	Law Office of David Cisiewski
Staff Recommendation	Approval, subject to stipulations

After further review and refinement of the proposed site plan, the applicant has determined the proposal would be better served with some of the guest parking spaces located in slightly different locations. On May 28, 2014, the applicant submitted a revised site plan showing the guest parking spread more evenly throughout the development resulting in shorter distances from some individual units to the guest parking spaces. Staff supports the changes subject to the stipulations below.

Revised Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~May 2, 2014~~ MAY 28, 2014 and elevations date stamped February 26, 2014, except as modified by the following stipulations and approved by the Planning and Development Department.
2. The property owner shall modify the existing median on Desert Foothills Parkway to allow for southbound left access as approved the Planning and Development Department.
3. The property owner shall dedicate a 10-foot sidewalk easement on the north half of Liberty Lane for the length of the project as approved by the Planning and Development Department.

4. The property owner shall dedicate a 10-foot sidewalk easement on the east half of Desert Foothills Parkway for the length of the project as approved by the Planning and Development Department.

Attachments

Revised Site Plan (date stamped May 28, 2014)

Elevations (date stamped February 26, 2014)

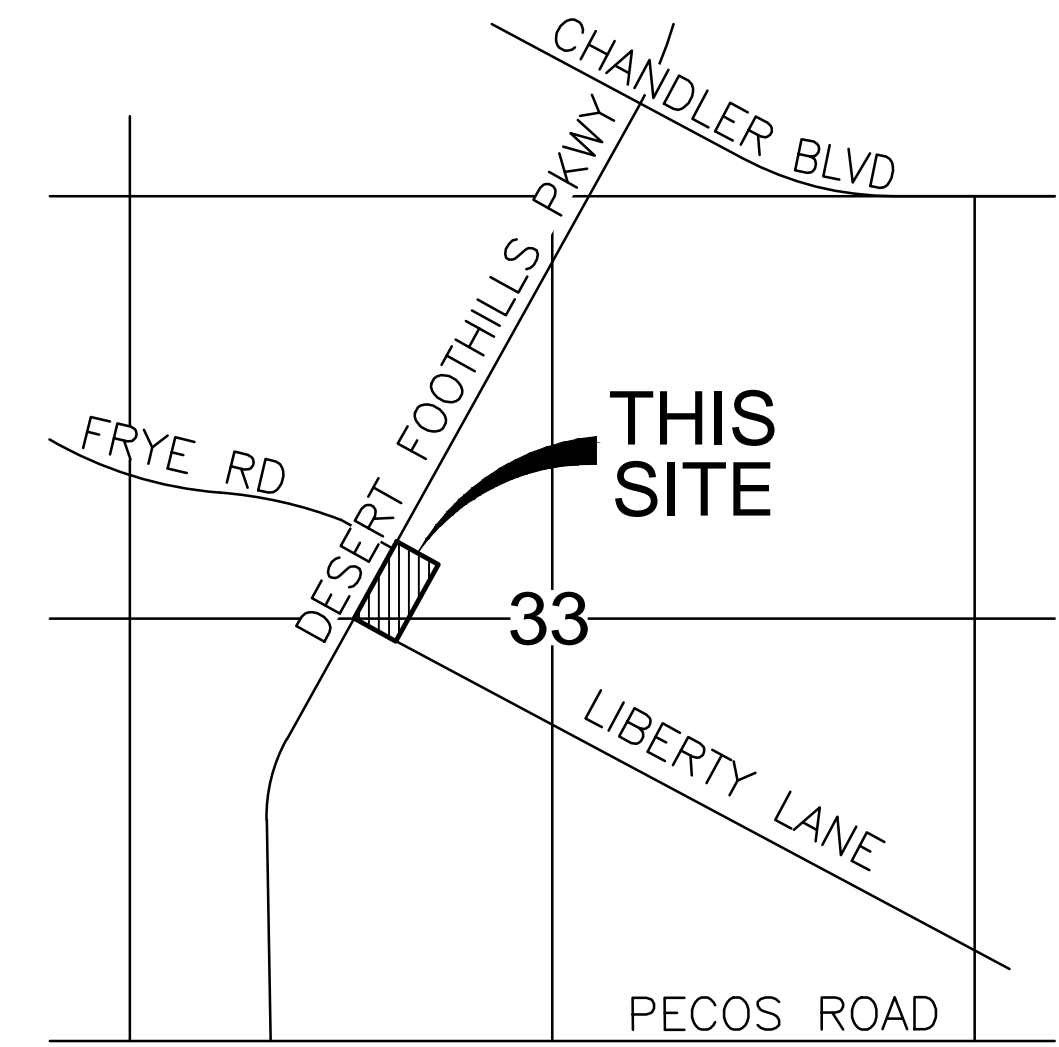
CONCEPTUAL SITE PLAN FOR "OASIS IN THE FOOTHILLS"

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PHOENIX, MARICOPA COUNTY, ARIZONA.

TEMPE UNION HIGH SCHOOL DISTRICT NO 213
APN# 300-36-384
ZONING: PCD

STORAGE EXPERTS ONE LLC
APN# 311-02-703
ZONING: C-2

STONE CLIFFE CONDOMINIUMS
APN# XXX-XX-XXX
ZONING: XXX



GILA RIVER INDIAN RES.
VICINITY MAP
N.T.S.

ZONING
Z-07-14

OWNER/ DEVELOPER
DIVINITY HOMES INC.
8149 EAST EVANS ROAD, SUITE C-04
SCOTTSDALE, AZ 85260
PH: 480-499-5401
FAX: 480-275-7680
CONTACT: JOHN J. BADURA

ENGINEER
M2 GROUP, INC.
952 E. BASELINE RD.
SUITE 123
MESA, AZ. 85204
PH: 480-539-7497
FAX: 480-539-2810
CONTACT: JOSE MONTOYA

SITE DATA

EXISTING ZONING:	PCD
PROPOSED ZONING:	R-2 PRD
GROSS AREA:	3.74 AC
NET AREA:	3.00 AC
LOTS:	22
GROSS DENSITY:	5.88 DU/AC GROSS
NET DENSITY:	7.33 DU/AC NET

- NOTES:
- STREET BUILDING SETBACK 10' (FRONT)
 - ALL OTHER BUILDING SETBACKS PER BUILDING CODE EXCEPT 10' STREET SIDE.
 - PERIMETER SETBACKS APPLY AS SHOWN ON FINAL SITE PLAN.
 - INDIVIDUAL TRASH CONTAINERS MUST HAVE A MIN OF 18 SQUARE FEET (3'X6') OF DESIGNATED CONTAINER STORAGE SPACE ON LOT. THE LOCATION MUST BE SCREENED FROM VIEW OF THE ROW.

CITY OF PHOENIX

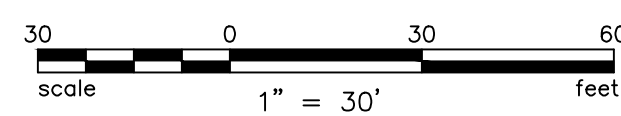
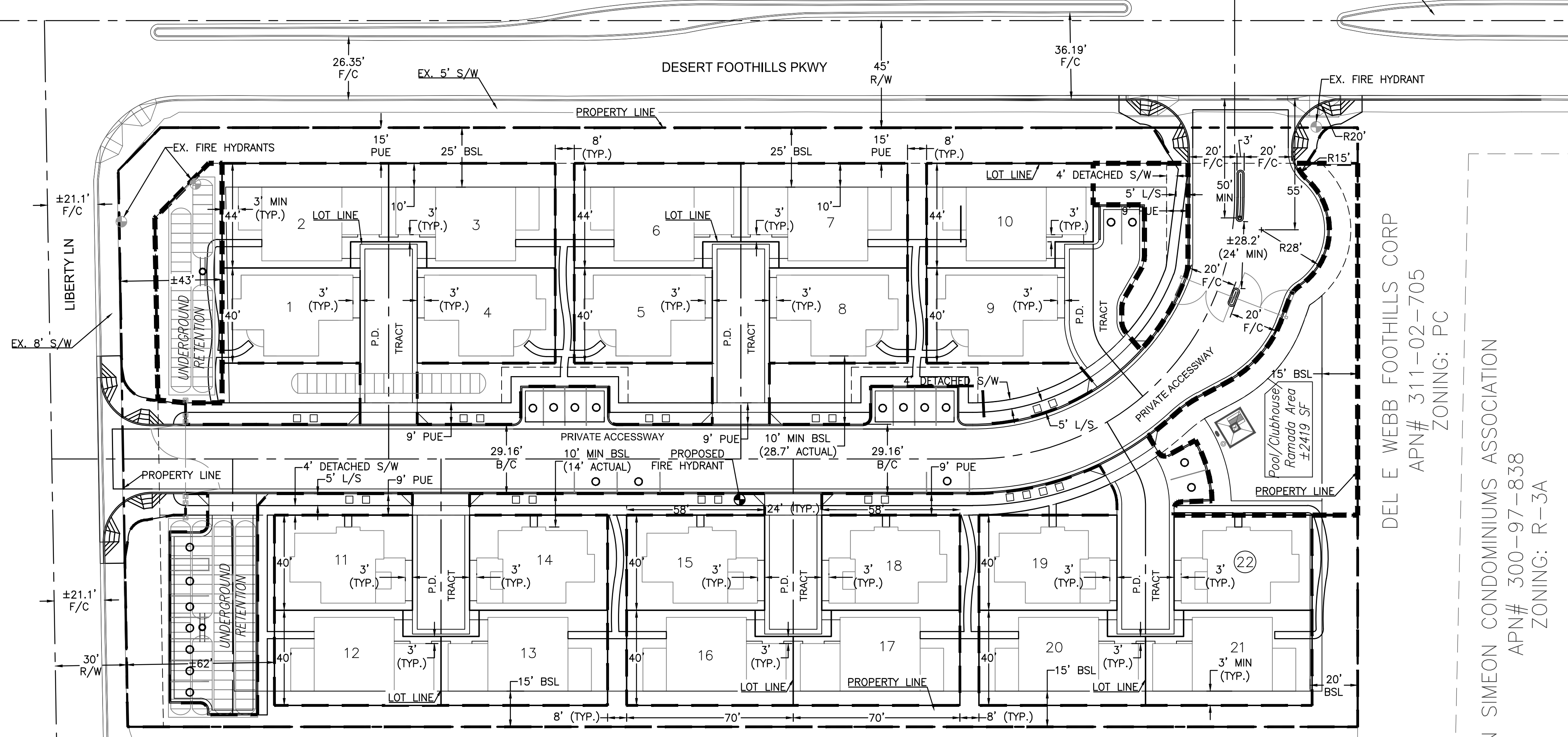
MAY 28 REC'D

PLANNING DEPT.
2nd fl. RECEPTION

FOOTHILLS PARCEL 29A LLC
APN# 311-04-003
ZONING: PCD

KEYSTONE MONTESSORI
CHARTER SCHOOL INC
APN# 311-04-002
ZONING: C-0

CITY OF PHOENIX
APN# 300-36-995
ZONING: PCD



LEGEND

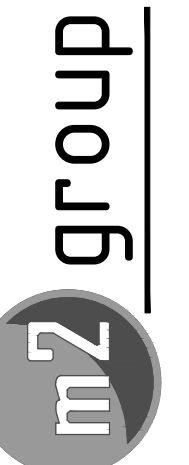
- OPEN SPACE (COMMON)
- OPEN SPACE (USABLE)

OPEN SPACE OF NET AREA

OPEN SPACE (COMMON)	= 0.67 AC (22.3%)
OPEN SPACE (USABLE)	= 0.24 AC (8.0%)
OPEN SPACE TOTAL	= 0.91 AC (30.3%)

REVISIONS:

M2 Group, Inc.
952 E. Baseline Road
Suite 123
Mesa, Arizona 85204
tel: (480) 539-7497
fax: (480) 539-2810



CONCEPTUAL SITE PLAN
PROJECT:
OASIS IN THE FOOTHILLS
PHOENIX, ARIZONA

CALL TWO WORKING LINES
263-1100
1-800-STAKB-IT
(OUTSIDE MARICOPA COUNTY)

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

JOB NO.
14001DH

14001DHPA01.DWG

SHEET NO.
1
1 OF 1

KIVA #14-469 SDEV #140086 PAPP #1400682 CSFR #XXXXXXX

NOTE:
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THE COURTYARDS AT MADISON RANCH BY NOBLEWEST DEVELOPMENT PALMIRA (ELEVATIONS: #1, #2 & #3)



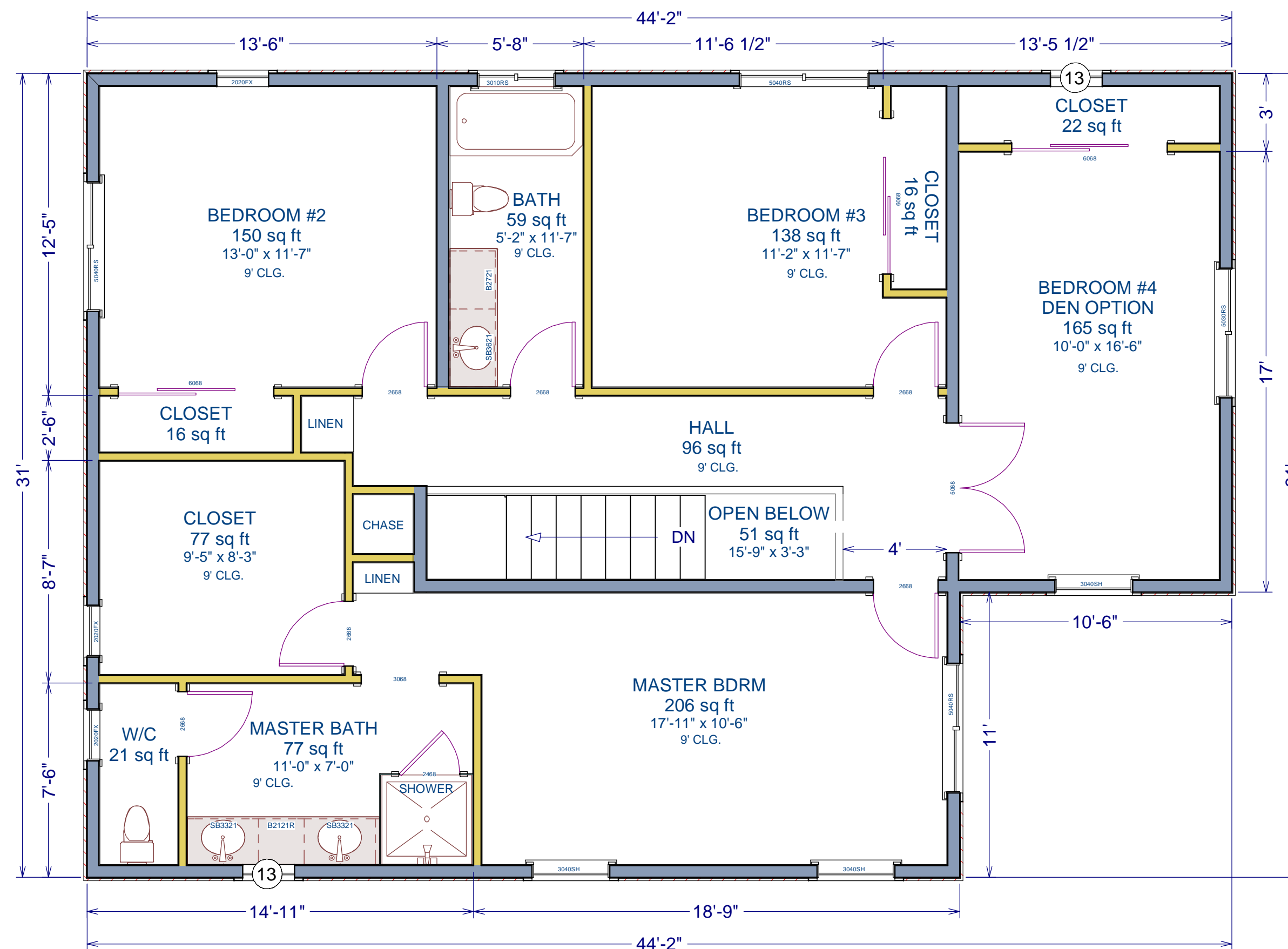
ELEVATION #1



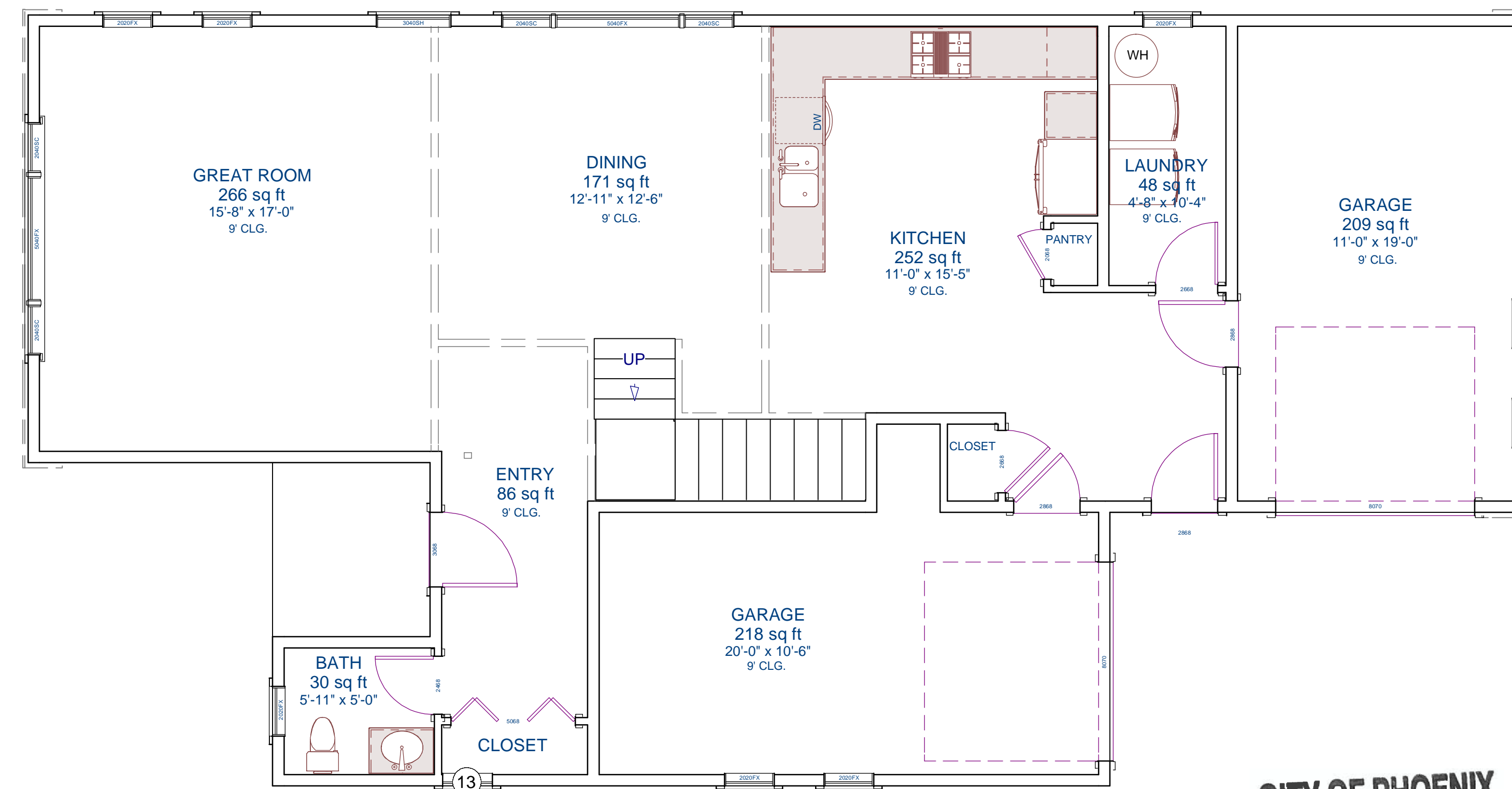
ELEVATION #2



ELEVATION #3



2ND FLOOR PLAN



1ST FLOOR PLAN

CITY OF PHOENIX
FEB 26 2014
Planning & Development
Department

General Notes

- NOTES: U.N.O.
- LIVABLE MAIN HOUSE 2,298 S.F.
 - GARAGE TOTAL 466 S.F.
 - COVERED PATIO'S 44 S.F.
 - TOTAL 2,808 S.F.
 - ELEVATION #1 POP-OUTS
 - ELEVATION #2 ARCH POP-OUTS
 - ELEVATION #3 W/ STACK STONE
 - SEE LANDSCAPE PLAN FOR TREE & SHRUB LOCATIONS & TYPE.
 - EACH ELEVATION CAN USE ANY OF THE ROOFING, COLOR, GARAGE DOOR & ACCENT OPTIONS. ELEVATIONS ARE SHOWN WITH ONE OF THE SAMPLE COLORS & ROOFING.
 - ROOFING OPTIONS & COLORS: *SEE ATTACHED SAMPLES
 - Concrete "S" Style
 - A. (Green) 2634 - Kings Canyon Blend
 - B. (Brown) SMC 8401 San Miguel
 - C. (Grey) 3687 - Brown Gray Range
 - Concrete "FLAT" Style
 - A. (Green) 5634 - Kings Canyon Blend
 - B. (Brown) SCB - 8826 Augusta
 - C. (Grey) 5687 - Brown Gray Range
 - COLOR OPTIONS: *SEE ATTACHED SAMPLES
 - GARAGE DOOR OPTIONS: *SEE ATTACHED SAMPLES
 - DECORATIVE STUCCO ACCENT (SAMPLE GEOMETRIC FALSE WINDOW SHOWN AS EXAMPLE) *SEE ATTACHED SAMPLES

No.	Revision/Issue	Date
A	CITY COMMENTS	8/5/13
-	INITIAL RELEASE	5/1/13

ACCELERATED DESIGNS
5107 East Charter Oak Road
Scottsdale, Arizona 85254
(602) 788-8655
CraneAZ@cox.net

Project Name and Address:
THE COURTYARDS AT MADISON RANCH
7377 E. DOUBLETREE RANCH BLVD. STE: 270 SCOTTSDALE, AZ 85258

Parcel-Project Number: 1786A	SHEET # 1
Date: MAY 1, 2013	
Scale: 1/4" = 1'-0"	

ELEVATION #1



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
ELEVATIONS MAY SHOW SHADING DUE TO RENDERING
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Project Number: 1786A	SHEET # 2
Date: MAY 1, 2013	
Scale: 1/4" = 1'-0"	

ELEVATION #2



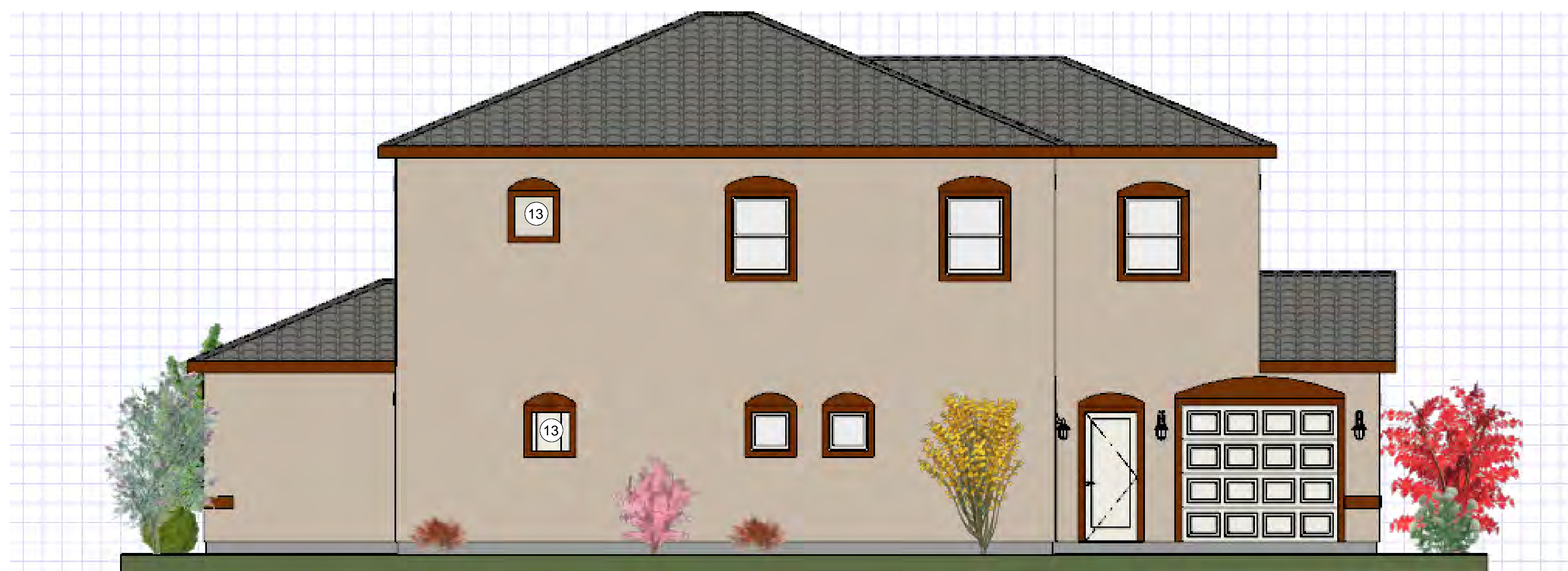
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FRONT ELEVATION



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Project Name/Address: 1786A	SHEET #
Drawn: MAY 1, 2013	3
Scale: 1/4" = 1'-0"	

ELEVATION #3



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



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Project Number: 1786A	SHEET # 4
Date: MAY 1, 2013	
Scale: 1/4" = 1'-0"	

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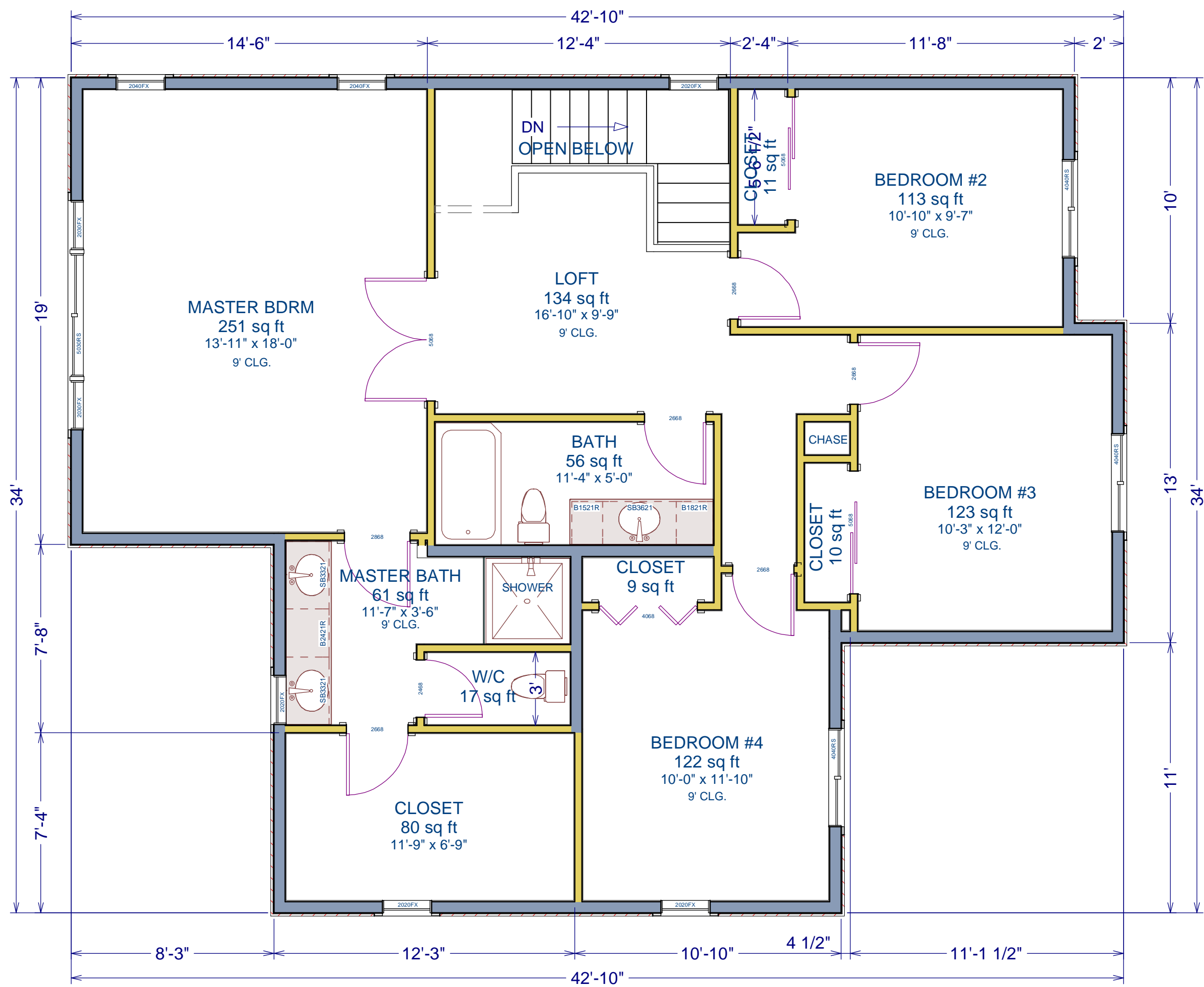
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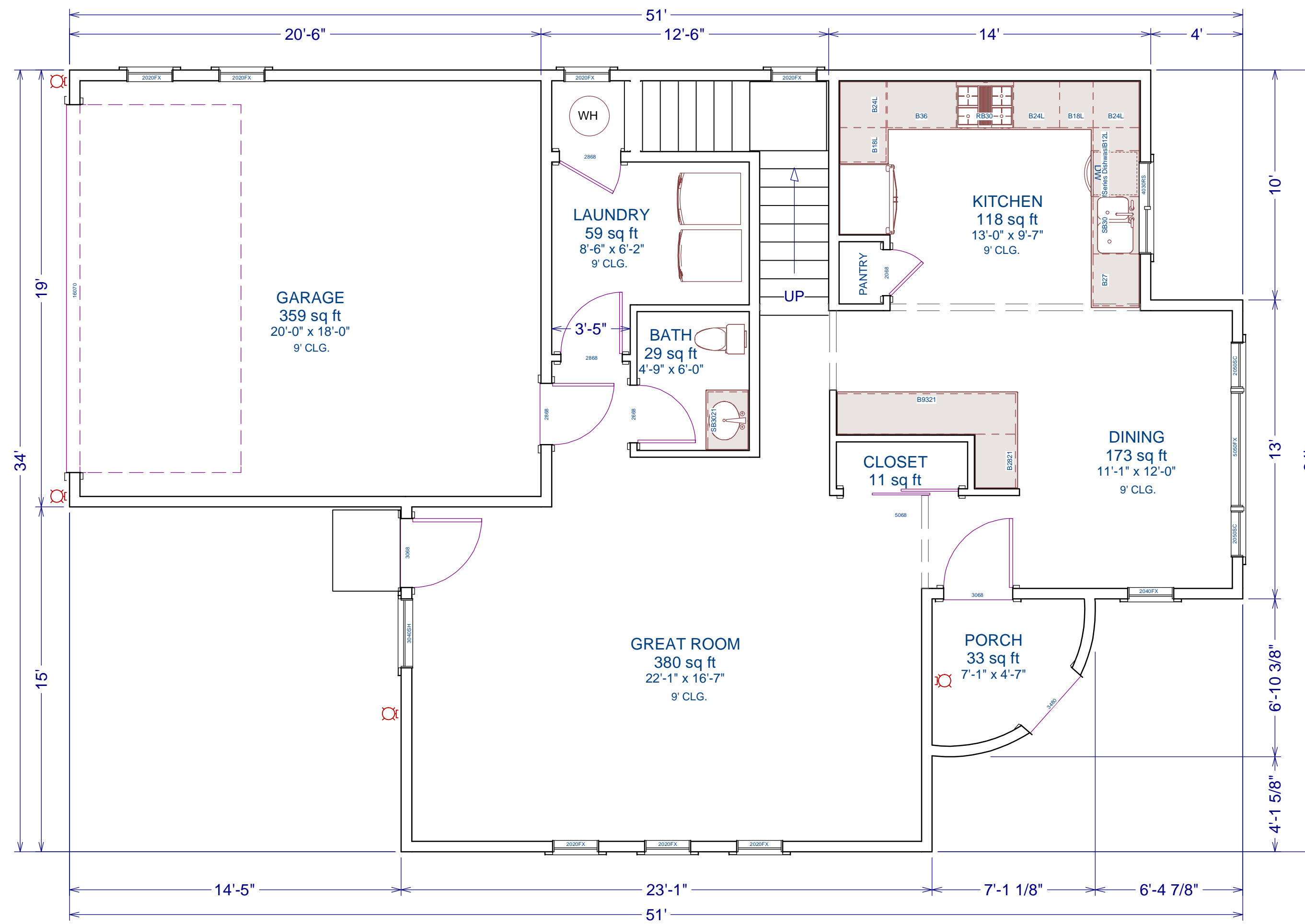
ELEVATION #2



ELEVATION #3



2ND FLOOR PLAN



1ST FLOOR PLAN

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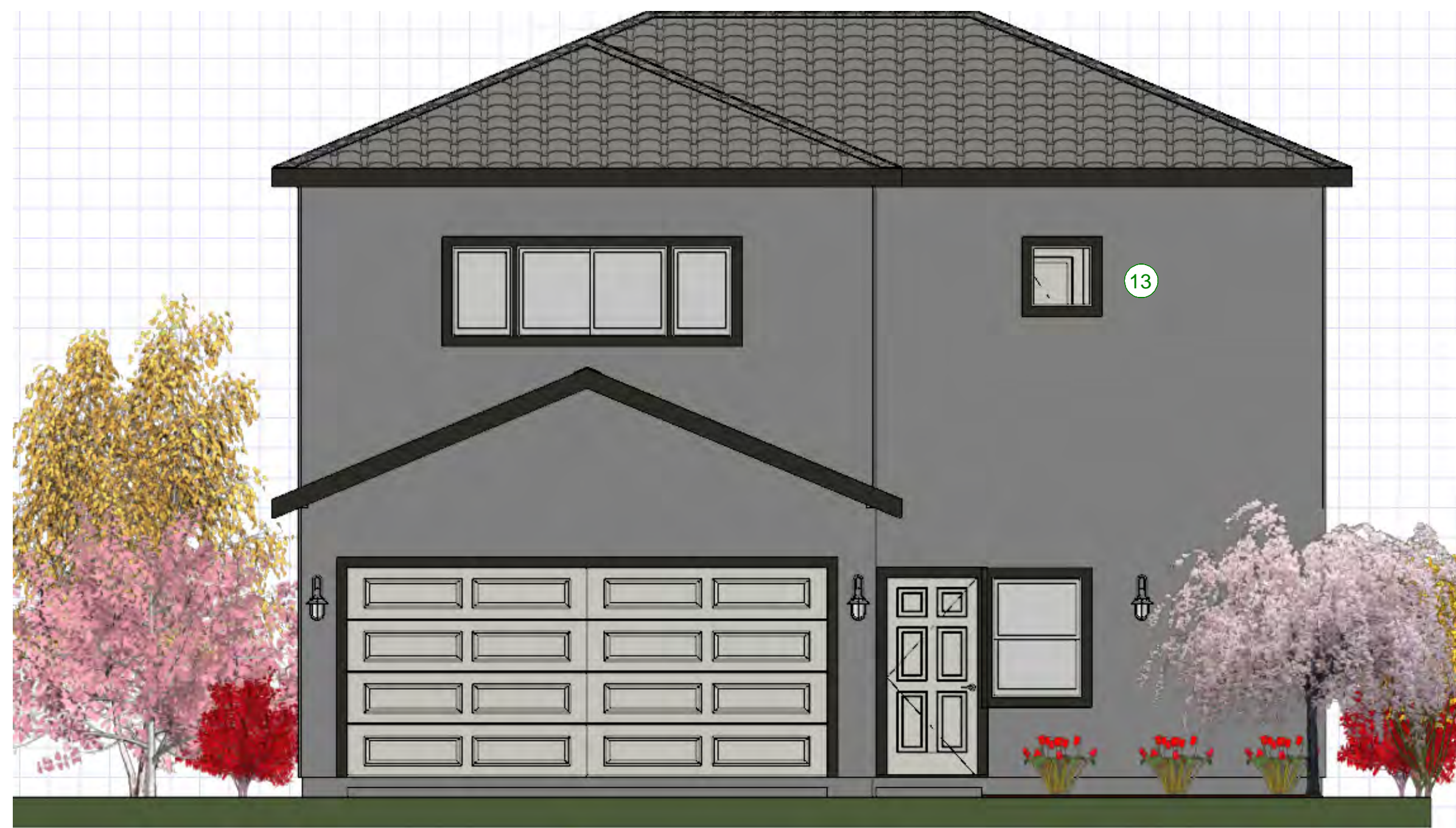
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Project Name and Address:
THE COURTYARDS AT MADISON RANCH
 7377 E. DOUBLETREE RANCH BLVD. STE: 270
 SCOTTSDALE, AZ 85258

Parcel-Project Number: SAN MATEO	SHEET #
Date: MAY 1, 2013	1
Scale: 1/4" = 1'-0"	

CITY OF PHOENIX
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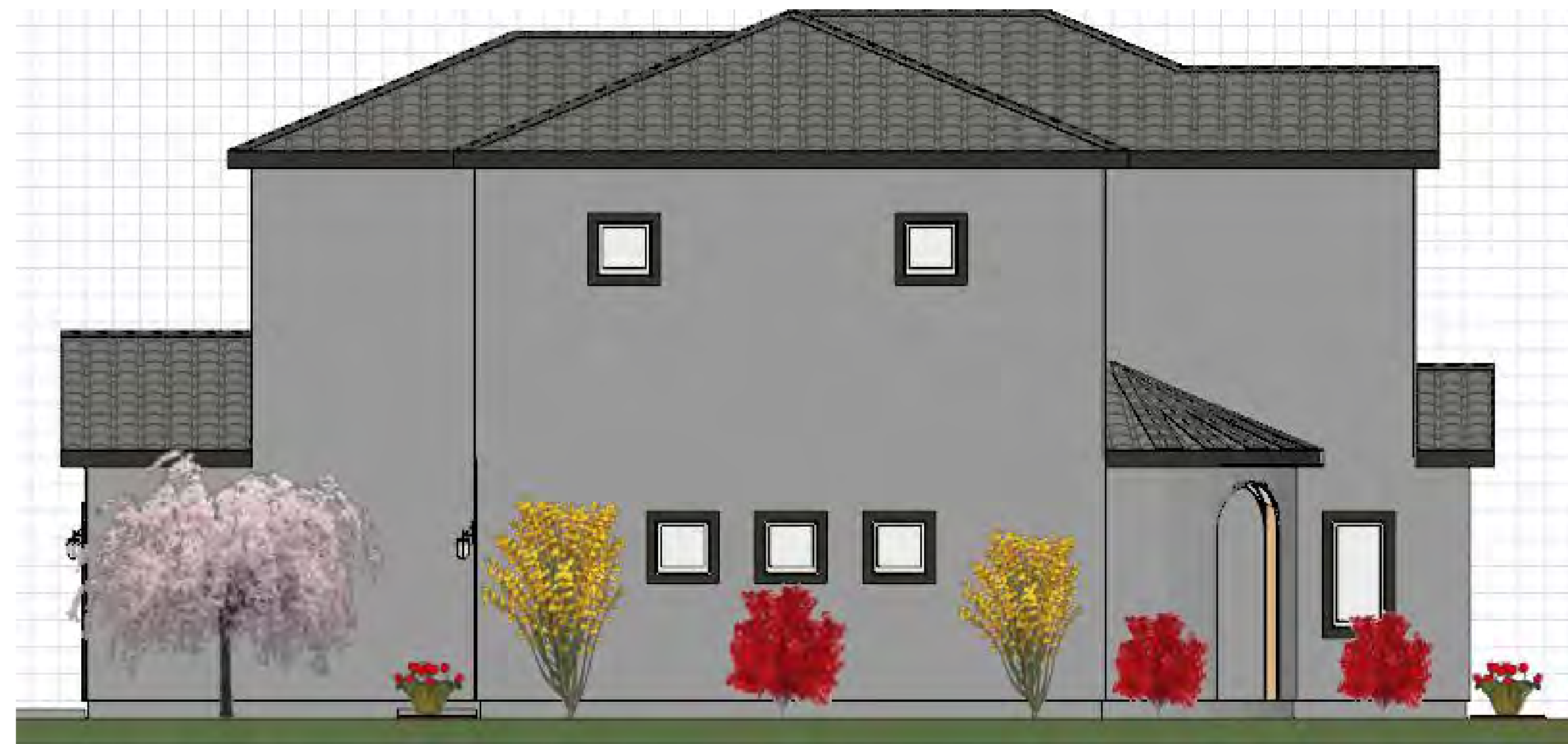
ELEVATION #1



REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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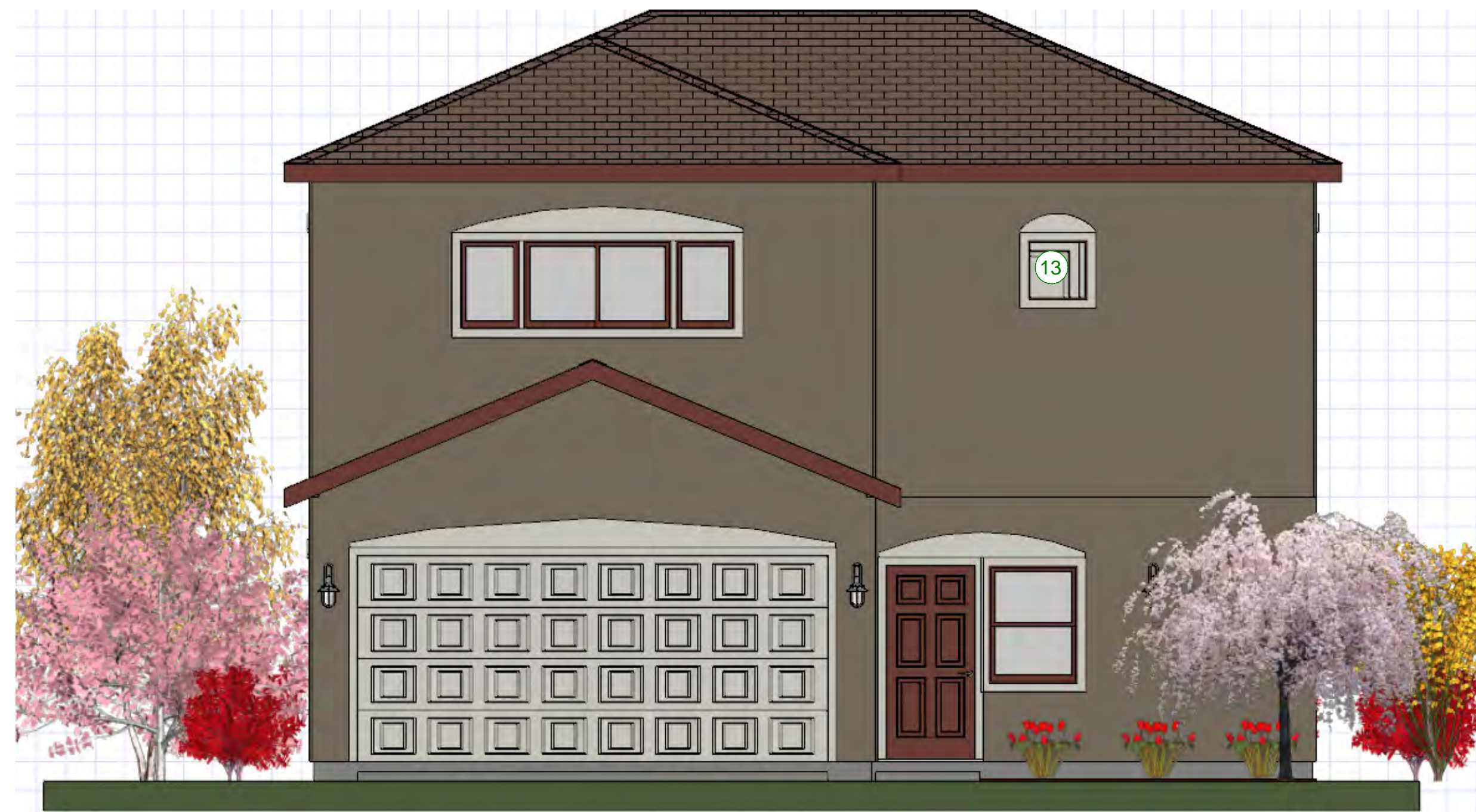
-	INITIAL RELEASE	5/1/13
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SCOTTSDALE, AZ 85258

Project Number: SAN MATEO	SHEET #
Date: MAY 1, 2013	2
Scale: 1/4" = 1'-0"	

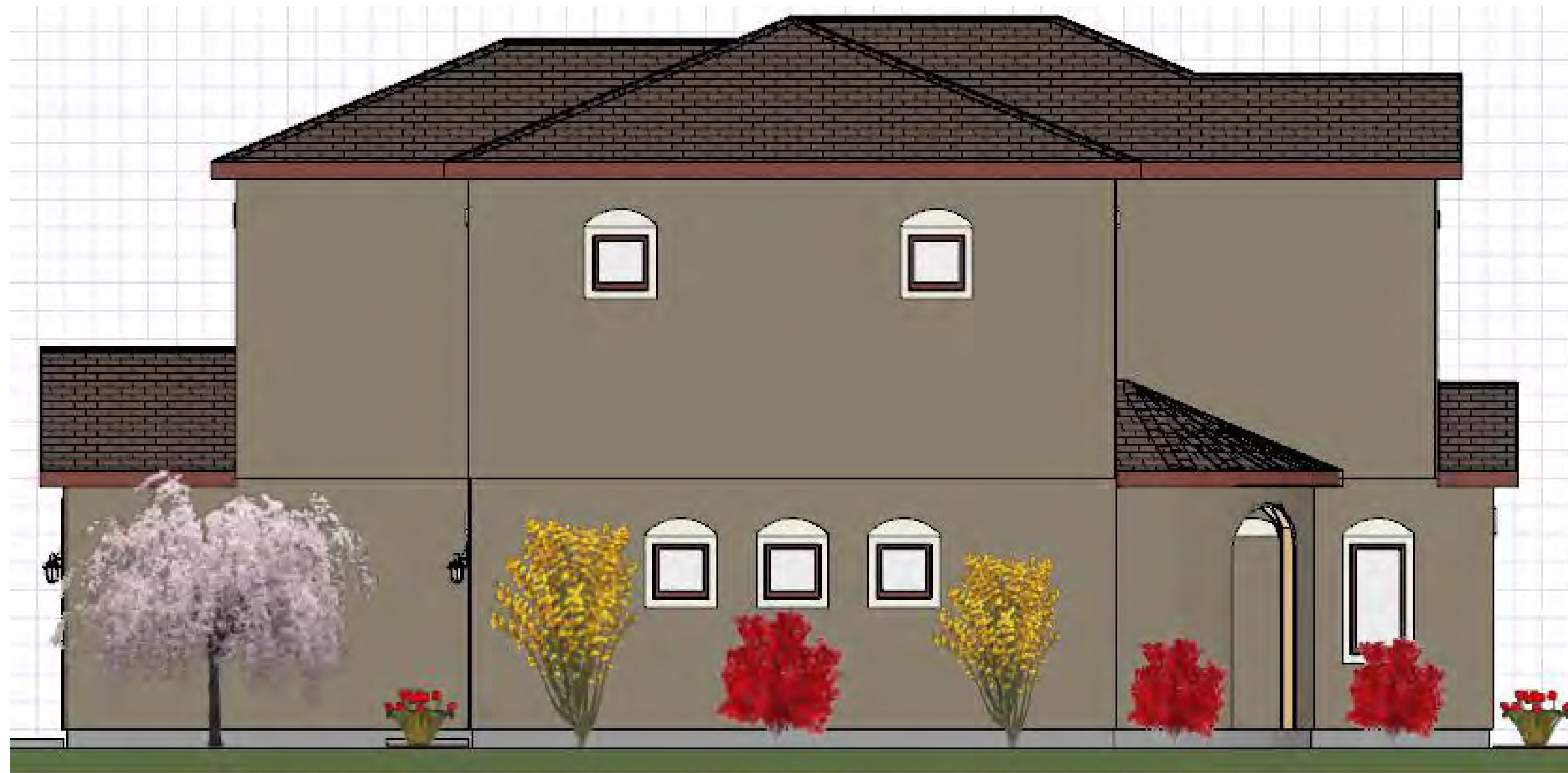
ELEVATION #2



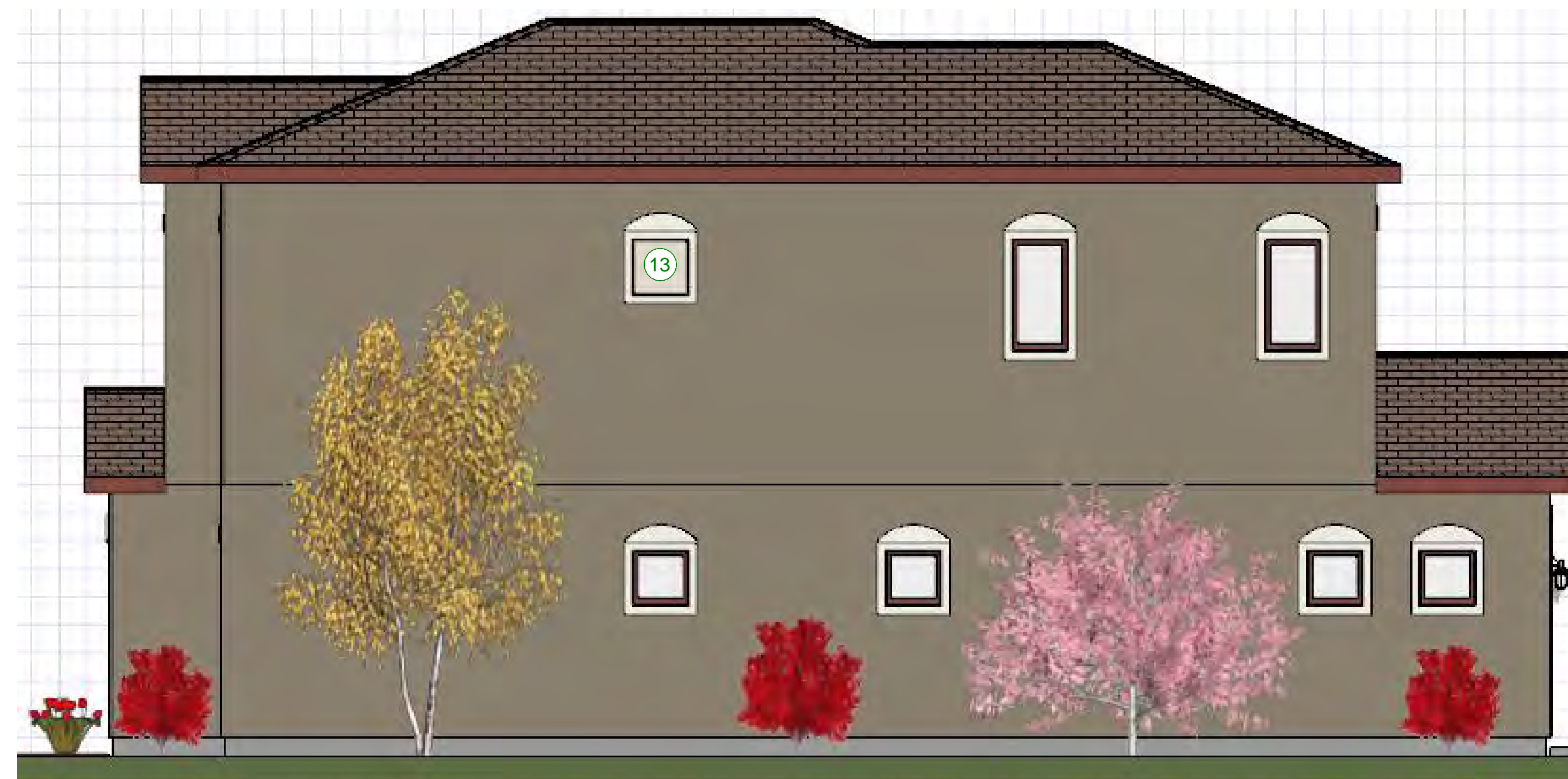
REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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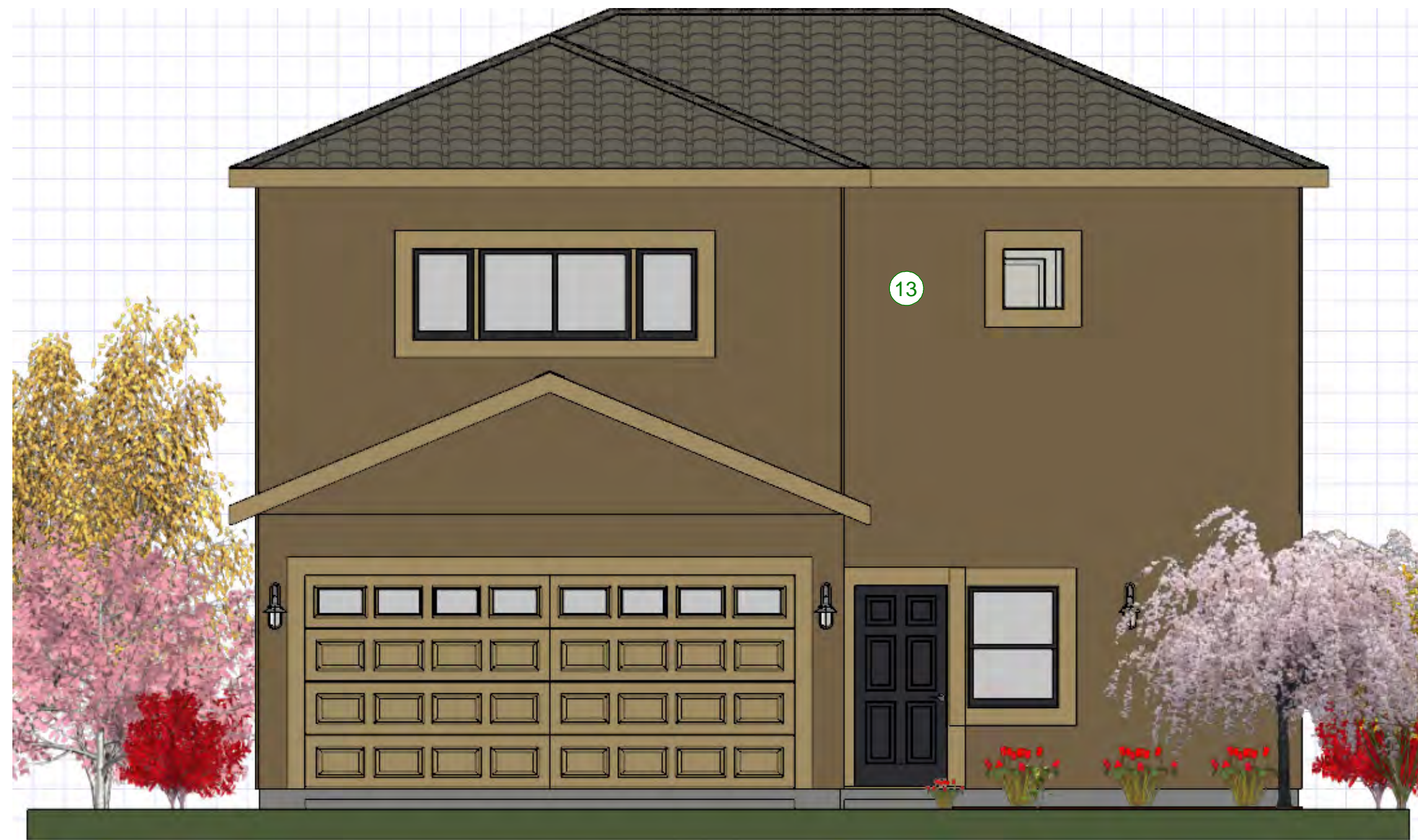
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Project Name and Address SAN MATEO	SHEET #
Dates MAY 1, 2013	3
Scale 1/4" = 1'-0"	

ELEVATION #3



REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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CITY OF PHOENIX
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Project Name and Address SAN MATEO	SHEET #
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Scale 1/4" = 1'-0"	

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THE COURTYARDS AT MADISON RANCH BY NOBLEWEST DEVELOPMENT TAMALIN (ELEVATIONS: #1, #2 & #3)



ELEVATION #1



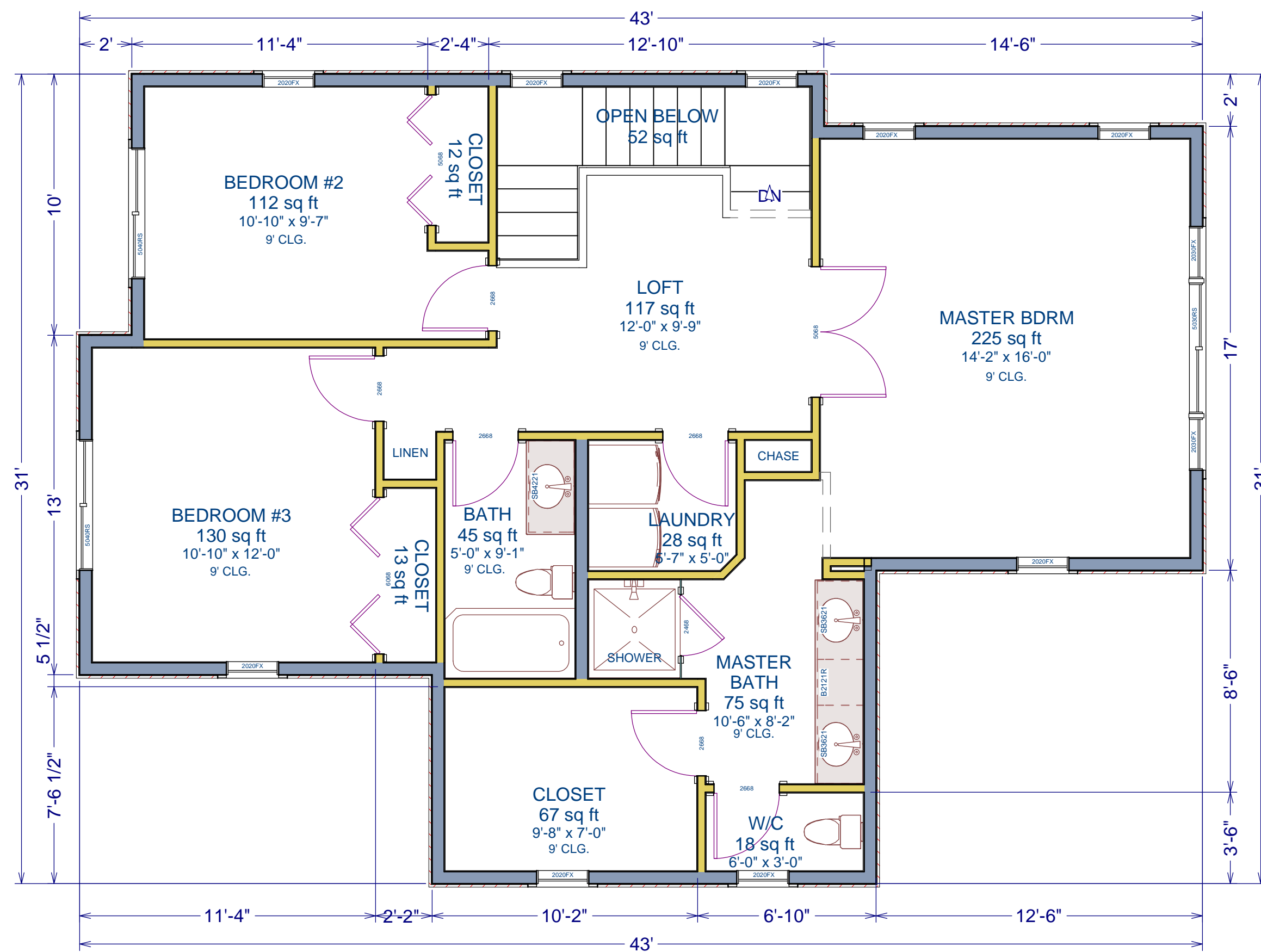
ELEVATION #2



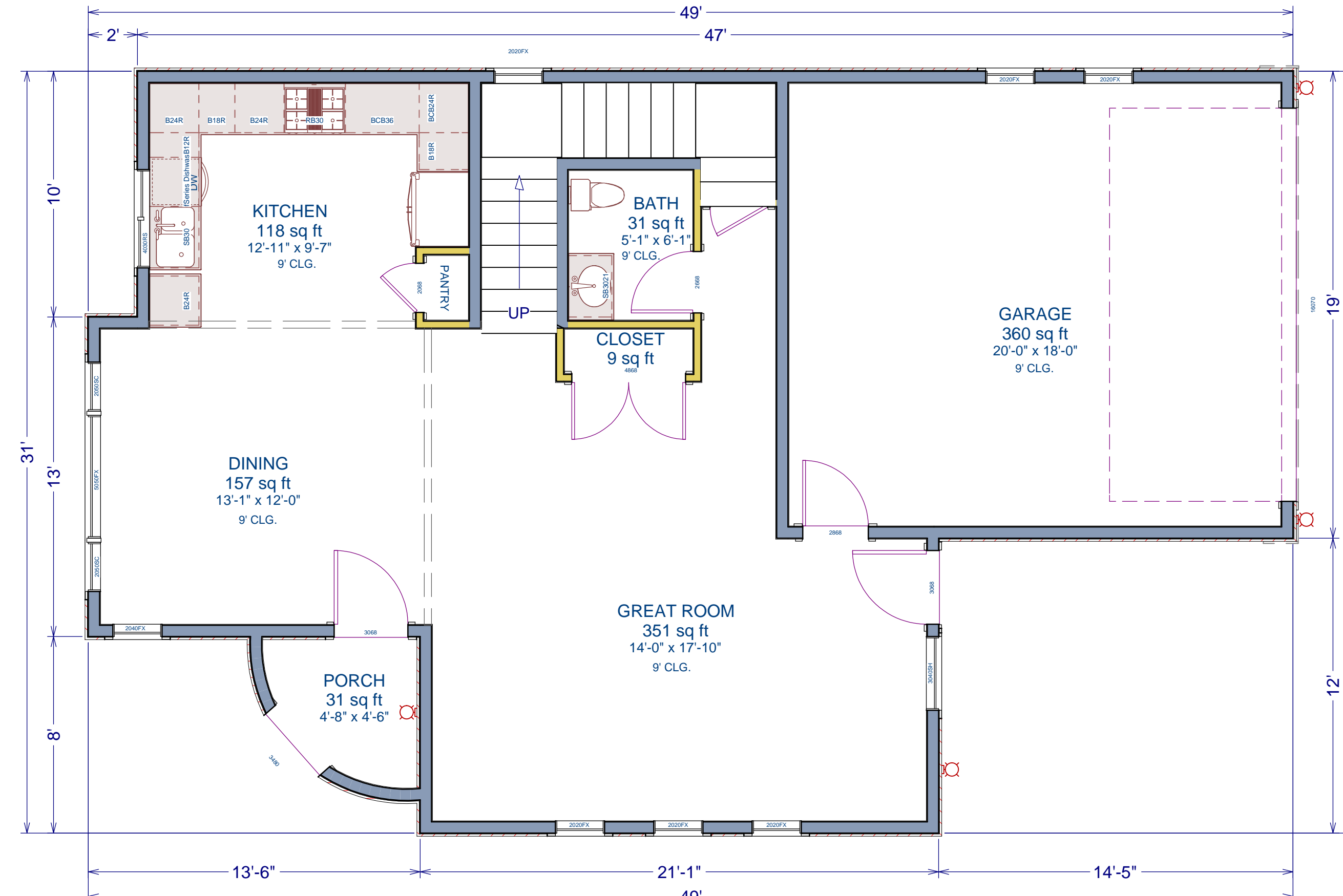
ELEVATION #3

General Notes

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 13. DECORATIVE STUCCO ACCENT (SAMPLE GEOMETRIC FALSE WINDOW SHOWN AS EXAMPLE)
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2ND FLOOR PLAN



1ST FLOOR PLAN

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Parcel-Project Number: TAMALIN	SHEET # 1
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CITY OF PHOENIX
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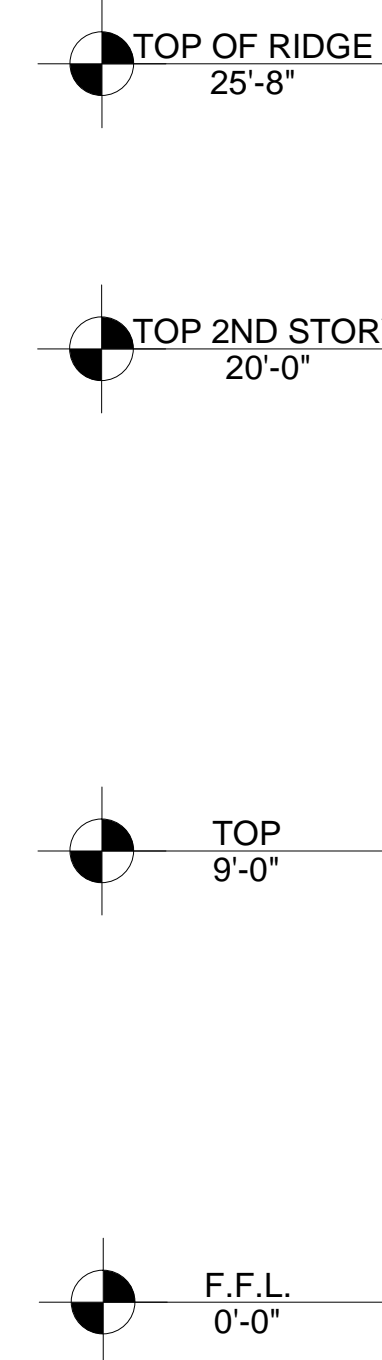
ELEVATION #1



REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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Project Number: TAMALIN Date: MAY 1, 2013 Scale: 1/4" = 1'-0"	SHEET # 2
--	---------------------

ELEVATION #2



REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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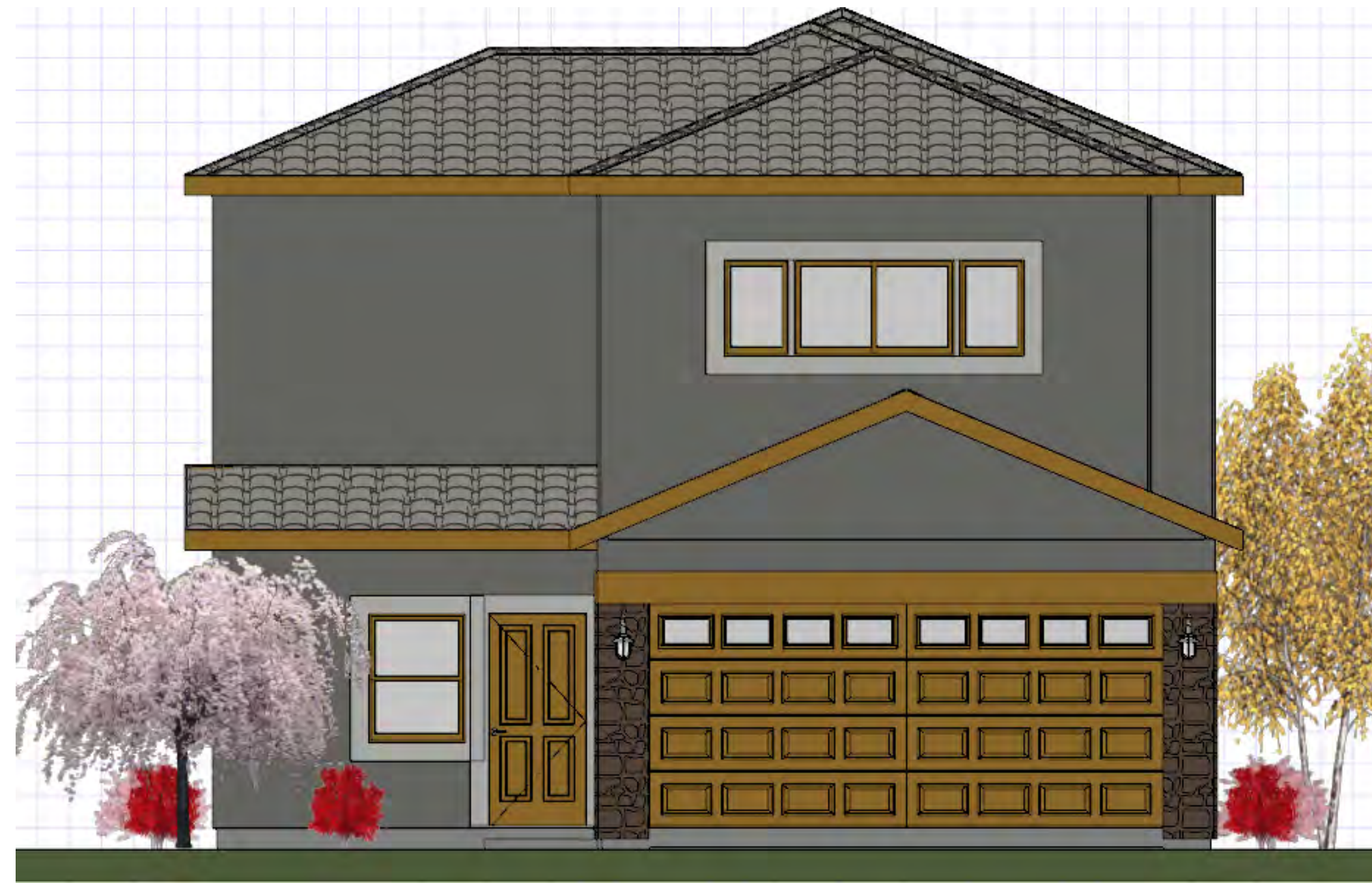
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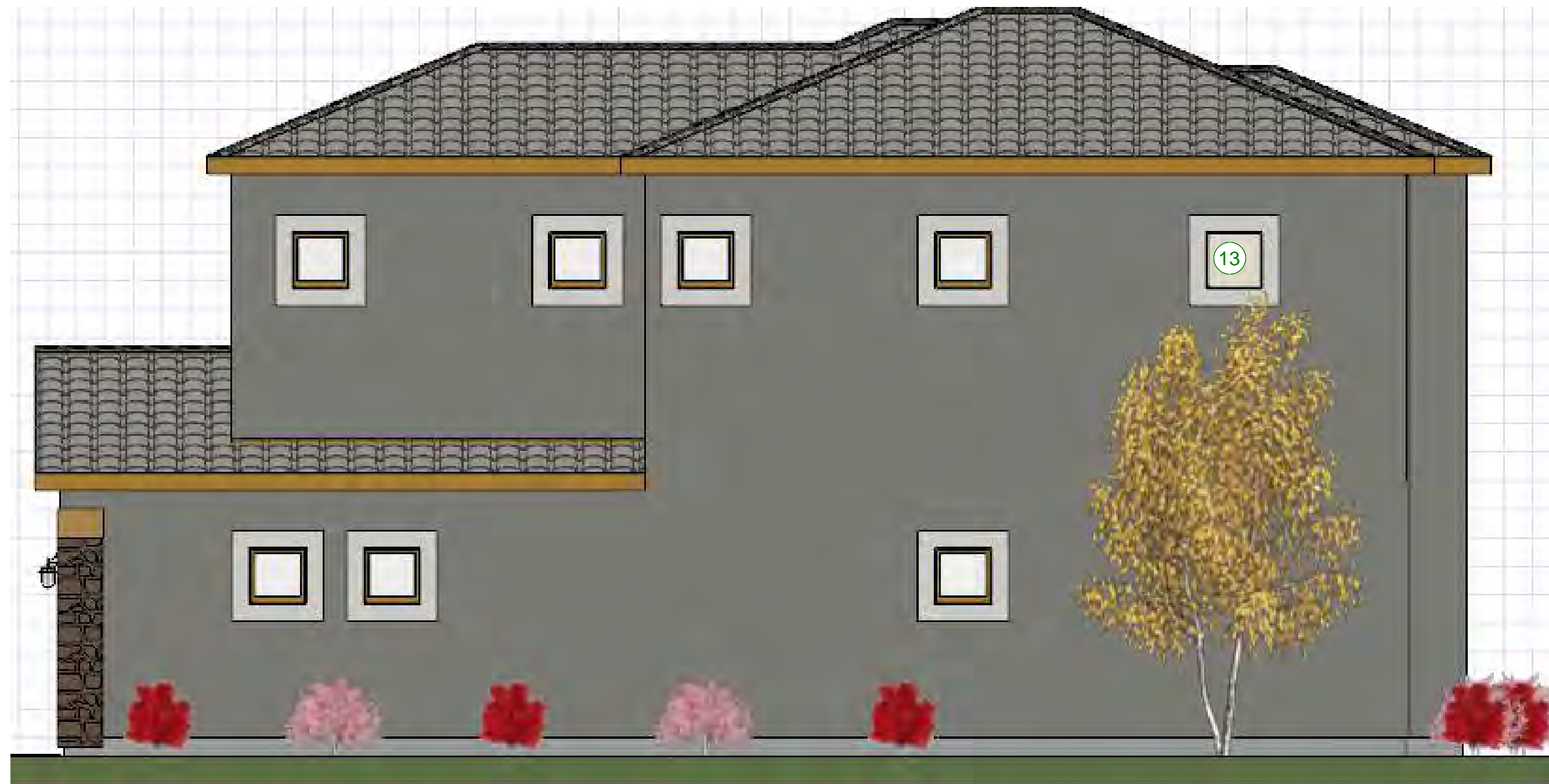
ELEVATION #3



REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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Scale: 1/4" = 1'-0"	

NOTE:
 THESE RENDERINGS MAY SHOW SHADOWS AND SHADING DUE TO A REALISTIC ARTIFICIAL SUN AFFECT. EACH ELEVATION IS SHOWN WITH ONLY ONE SAMPLE COLOR PALETTE AND THE SHADOWS OR SHADING MAY MAKE ELEVATIONS APPEAR TO HAVE MULTIPLE COLORS ON THE SAME ELEVATIONS, THESE SAMPLE COLOR OPTIONS ARE SHOWN ONLY FOR REFERENCE SEE ATTACHED COLOR SAMPLES FOR ALL OPTIONS.

THE COURTYARDS AT MADISON RANCH BY NOBLEWEST DEVELOPMENT MARABELLA (ELEVATIONS: #1, #2 & #3)



ELEVATION #1



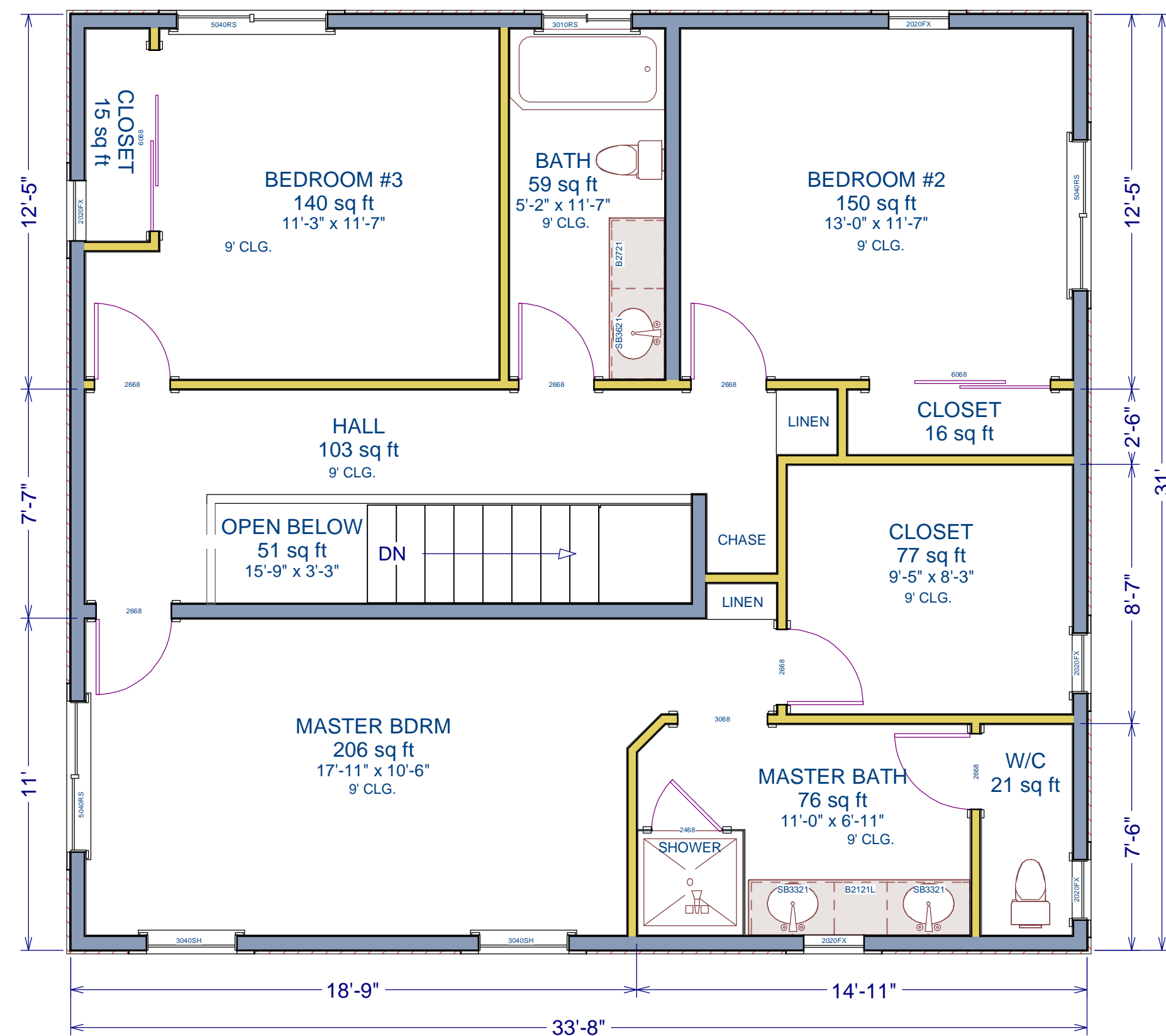
ELEVATION #2



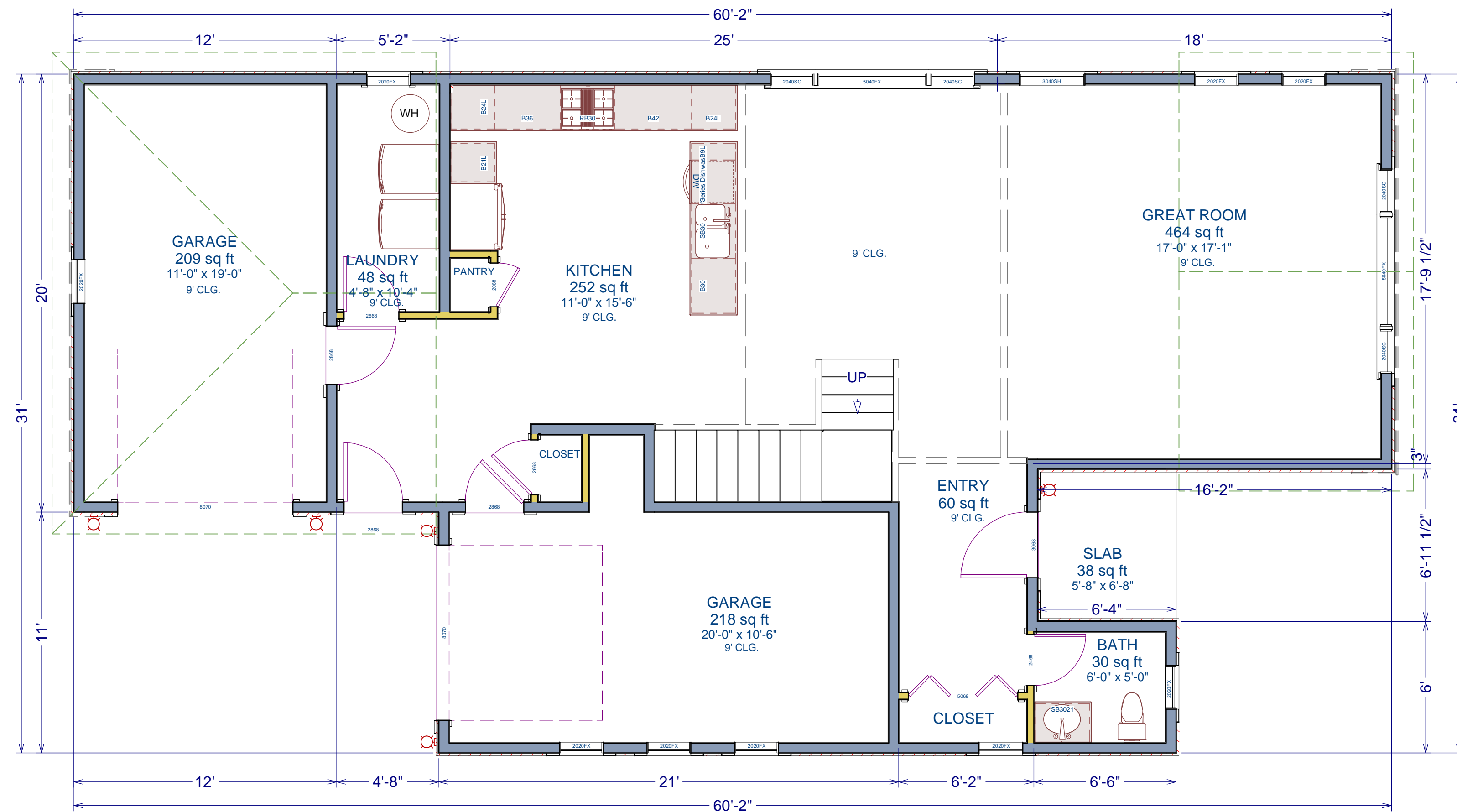
ELEVATION #3

General Notes

- NOTES: I.N.O.
1. LIVABLE MAIN HOUSE 2,298 S.F.
2. GARAGE TOTAL 466 S.F.
3. COVERED PATIO'S 44 S.F.
4. TOTAL 2,808 S.F.
5. ELEVATION #1 POP-OUTS
6. ELEVATION #2 ARCH POP-OUTS
7. ELEVATION #3 W/ STACK STONE
8. SEE LANDSCAPE PLAN FOR TREE & SHRUB LOCATIONS & TYPE.
9. EACH ELEVATION CAN USE ANY OF THE ROOFING, COLOR, GARAGE DOOR & ACCENT OPTIONS. ELEVATIONS ARE SHOWN WITH ONE OF THE SAMPLE COLORS & ROOFING.
10. ROOFING OPTIONS & COLORS:
 *SEE ATTACHED SAMPLES
- A. Concrete "S" Style
 A. (Green) 2634 - Kings Canyon Blend
 B. (Brown) SMC 8401 San Miguel
 C. (Grey) 3687 - Brown Gray Range
- B. Concrete "FLAT" Style
 A. (Green) 5634 - Kings Canyon Blend
 B. (Brown) SCB - 8826 Augusta
 C. (Grey) 5687 - Brown Gray Range
11. COLOR OPTIONS:
 *SEE ATTACHED SAMPLES
12. GARAGE DOOR OPTIONS:
 *SEE ATTACHED SAMPLES
13. DECORATIVE STUCCO ACCENT (SAMPLE GEOMETRIC FALSE WINDOW SHOWN AS EXAMPLE)
 *SEE ATTACHED SAMPLES



2ND FLOOR PLAN



1ST FLOOR PLAN

CITY OF PHOENIX
 FEB 26 2014
 Planning & Development
 Department

-	INITIAL RELEASE	5/1/13
No.	Revision/Issue	Date

**ACCELERATED
 DESIGNS**
 5107 East Charter Oak Road
 Scottsdale, Arizona 85254
 (602) 788-8655
 CraneAz@cox.net

Project Name and Address:
**THE COURTYARDS AT
 MADISON RANCH**
 7377 E. DOUBLETREE
 RANCH BLVD. STE: 270
 SCOTTSDALE, AZ 85258

Parcel-Project Number: 1786A	SHEET # 1
Date: MAY 1, 2013	
Scale: 1/4" = 1'-0"	

ELEVATION #1



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
ELEVATIONS MAY SHOW SHADING DUE TO RENDERING
SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

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Date: MAY 1, 2013	2
Scale: 1/4" = 1'-0"	

ELEVATION #2



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
ELEVATIONS MAY SHOW SHADING DUE TO RENDERING
SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

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ELEVATION #3

General Notes



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
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