



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-71-17-8
 February 6, 2018

South Mountain Village Planning Committee Hearing Date February 13, 2018
Planning Commission Hearing Date March 1, 2018

Request From S-1 (23.29 acres)
Request To R1-8 (23.29 acres)
Proposed Use Single-family residential
Location Northeast corner of 23rd Avenue alignment and Baseline Road
Owner Mundall Family, LLC
Applicant/Representative Stephen C. Earl - Earl, Curley & Lagarde
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Residential 1 to 2 dwelling units per acre (10.95 acres)		
	Residential 2 to 3.5 dwelling units per acre (12.34 acres)		
	Residential 3.5 to 5 dwelling units per acre (23.29 acres) (Pending) (GPA-SM-4-17)		
Street Map Classification	Baseline Road	Major Arterial	55 to 60 feet north half street
	23rd Avenue	Local	0 feet dedicated
<p><i>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE:</i> <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed zoning district is consistent with the scale and character of existing residential development in the surrounding area.</p>			

CONNECT PEOPLE AND PLACES; COMPLETE STREETS; DESIGN PRINCIPLE: Design areas adjacent to scenic corridors to honor the natural setting of the area.

The subject site is adjacent to the Baseline Road Scenic Corridor. As stipulated, the proposal includes a multi-use trail, enhanced landscape setback, and design elements that are consistent with the rural and agricultural character of properties in the surrounding area.

CONNECT PEOPLE AND PLACES; CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.

As stipulated, the proposal includes a 10-foot multi-use trail located within a multi-use trail easement that will allow future connections to existing trail segments along Baseline Road.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

As stipulated, the proposal includes enhanced design elements regarding landscaping, entry monuments, fencing, and signage that are consistent with the rural and agricultural character of the area and the goals of the Rio Montaña Area Plan.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposal would allow the development of an underutilized parcel with single-family residential housing compatible with the land use pattern and character of the surrounding area.

Area Plans

Rio Montaña Area Plan

The site is located within the boundaries of the Rio Montaña Area Plan. The Rio Montaña Area Plan was adopted by the Phoenix City Council in 2000 and articulates a vision for development within the plan area including detailed design guidelines for

single-family, multifamily, and commercial development. Please see Background Item #'s 7 and 8 for a discussion of these elements. The Rio Montaña Area Plan is not regulatory.

The Rio Montaña Proposed Land Use Plan designates the subject site for residential land uses at 0 to 2 dwelling units per acre on the southern portion of the site and 2 to 3.5 dwelling units per acre on the northern portion of the site. While the request is consistent with the proposed residential land use, the proposed density exceeds that identified in the plan. In the staff report for the companion General Plan amendment request GPA-SM-4-17-8, staff contends that the proposed land use designation of Residential 3.5 to 5 dwelling units per acre is consistent with the existing land use pattern in the surrounding area and appropriate for a location along a major arterial street in close proximity to a major commercial shopping center.

Tree & Shade Master Plan

See Background Item #9.

Complete Streets Guiding Principles

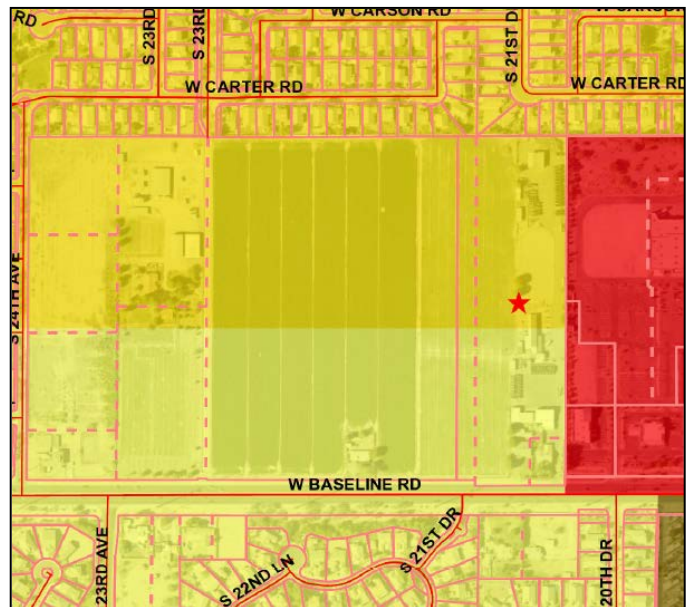
See Background Item #9.

Surrounding Land Uses/Zoning		
	<u>Zoning</u>	<u>Land Use</u>
On Site	S-1	Single-family home, Agricultural uses
North	R1-10	Single-family residential
South	S-1 (Approved R1-10)	Single-family residential
East	S-1	Agricultural uses, Trucking company
West	S-1	Single-family home, agricultural uses

Background/Issues/Analysis

1. This request is to rezone approximately 23.29 acres located at the northeast corner of the 23rd Avenue alignment and Baseline Road from S-1 (Ranch or Farm Residence District) to R1-8 (Single-Family Residence District) to allow single-family residential.

- The subject site is designated Residential 1 to 2 dwelling units per acre (10.95 acres) and Residential 2 to 3.5 dwelling units per acre (12.34 acres) on the General Plan Land Use Map. General Plan Amendment Case GPA-SM-4-17-8 is being processed concurrently as a companion case to amend the General Plan Land Use map designation to Residential 3.5 to 5 dwelling units per acre. Staff has recommended approval of the General Plan amendment request.



Site is designated for Residential 1 to 2 units per acre and Residential 2 to 2.5 units per acre (Request for Residential 3.5 to 5 units per acre pending).

- The subject site is comprised of one parcel with street frontage along Baseline Road. The 23rd Avenue alignment runs along the entire west perimeter. As a condition of approval, the developer will dedicate 30 feet of right-of-way for the east half of 23rd Avenue. This is addressed in Stipulation #8. Vehicular access to the site is proposed from two access points along 23rd Avenue.
- The subject site contains one single-family residence located on the southern portion of the site adjacent to Baseline Road. The remainder of the site is vacant and has been utilized for agricultural purposes. The site is zoned S-1 (Ranch or Farm Residence District).

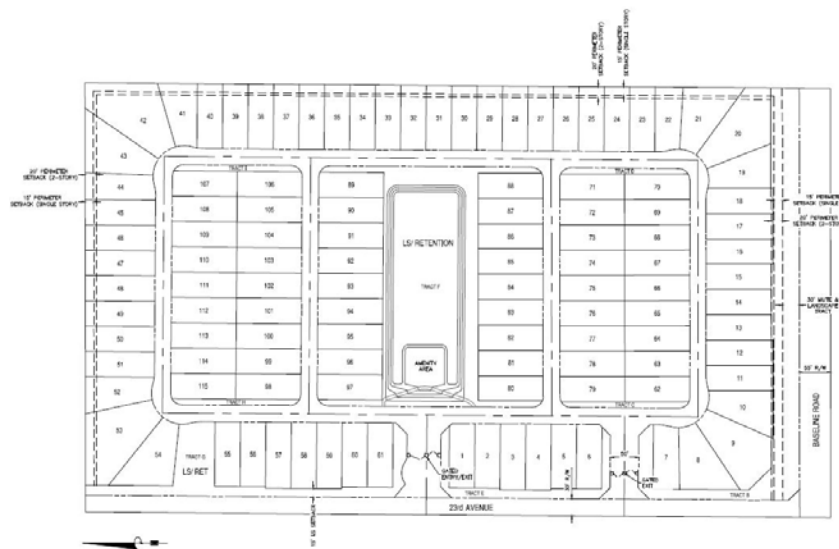
- Adjacent to the subject site to the north are single-family homes zoned R1-10.
- Adjacent to the subject site to the east is vacant land used for agricultural purposes zoned S-1.
- South of the subject site, across Baseline Road, are single-family homes zoned S-1 (Approved R1-10).



- Adjacent to the subject site to the west is a single-family home with accessory agricultural uses zoned S-1.

SITE PLAN, LANDSCAPE PLAN, & EXHIBITS

5. The conceptual site plan proposes 115 single-family residential lots for a density of 4.98 dwelling units per acre. The average lot size is 45 feet in width and 115 feet in depth. The R1-8 zoning district permits single-family residential homes at a maximum height of two stories and 30 feet. Stipulation #1 limits all lots along the north property line to a maximum height of 1 story and 16 feet. This stipulation is intended to mitigate the visual impacts of building height on existing single-family residential homes north of the subject site.



Common open space is centralized, with homes to the north and south having adjacent rear yards. Approximately 15.59% of the gross project area is dedicated to open space. Stipulation #3.a requires the centralized open space area, as depicted on the Conceptual Landscape Plan, to have a minimum area of 1.40 acres. This stipulation is intended to allow the centralized open space to maximize accessibility for all residents within the project boundaries.

The street layout includes access from two gated access points along 23rd Avenue, with one providing egress only. The proposal will include the dedication and construction of the east half-street of 23rd Avenue, which will provide a connection to 23rd Avenue to the north. This is addressed in Stipulation #'s 8 and 9. These stipulations will help to promote connectivity in the surrounding area by completing a connection along 23rd Avenue between Vineyard Road to the north and Baseline Road to the south.

Staff stipulations do not require general conformance to the site plan because individual stipulations are proposed that directly address conditions that exceed Zoning Ordinance requirements including enhanced landscape setbacks, a multi-use trail along Baseline

Road, area of the centralized open space, the diversity of amenities, pedestrian pathways, and detached sidewalks.

6. The applicant did submit conceptual elevations with the proposal. Staff stipulations do not require general conformance to these elevations because the property is subject to the Single-Family Design Review process and the elevations do not exceed the design requirements of this process.

Single-Family Design Review is required for all single-family detached developments where 10% or more of the lots are equal to or less than 65 feet in width. The design guidelines evaluated in this review address building elements including, but not limited to, buildings' relationship to the street, driveway orientation, street orientation, housing diversity, color diversity, roof diversity, building materials, plant palettes, exterior detailing, and garage treatment.

7. The conceptual landscape plan includes double-rows of trees along 23rd Avenue and Baseline Road, additional trees along internal streets where adjacent to landscape tracts, and within a pedestrian pathway along the southern perimeter providing access to Baseline Road. Additionally, a double-row of trees is provided along Baseline Road, along both sides of a multi-use trail located within a 50-foot landscaped setback. The conceptual landscape plan also includes 3.78 acres of open space, with the majority concentrated in the center of the site. The centralized open space contains a meandering, 5-foot wide sidewalk landscaped with trees along its edges. Additional proposed amenities in this area include ramadas, play structures, and a variety of recreational options including horseshoe courts.

These features are all individually addressed in staff stipulations:

- Stipulation #2 requires the developer to provide a minimum landscape setback of 50 feet along Baseline Road. The increased setback is consistent with prior zoning approvals along the Baseline corridor in the surrounding area and with the intent of the Scenic Corridor designation for Baseline Road in this area. The stipulation allows the landscape setback to be reduced to 47 feet for up to 50% of this frontage. This portion of the stipulation is intended to allow a staggered perimeter fence, consistent with the design guidelines of the Rio Montaña Area Plan.
- Stipulation #3 requires general conformance to the conceptual landscape plan. This stipulation also requires specific regard to the provision of a minimum of five different amenities in the centralized open space. The stipulation is intended to ensure a diversity of amenities while allowing flexibility in the total number of individual amenities.
- Stipulation #4 requires the developer to provide a pedestrian pathway with a minimum width of 10 feet within 400 feet of the southeast corner of the site to provide access to Baseline Road. This stipulation is intended to promote walkability by providing direct pedestrian access to the multi-use trail system located along Baseline Road.

- Stipulation #7 requires the developer to provide a multi-use trail within a 30-foot multi-use trail easement along Baseline Road. The trail will provide connectivity to existing segments of the multi-use trail developed along Baseline Road in the surrounding area.
8. In addition to the Conceptual Landscape Plan, the applicant provided exhibits that clearly illustrate design elements for the centralized open space, fences, and entry features. Stipulation #3 requires general conformance to all of the following exhibits:
- The Conceptual Amenity Area Plan provides a more detailed layout of proposed site amenities.
 - The Conceptual Wall Details and Conceptual Gate and Ramada Elevations contain designs for fences and gates which include theme walls for use at the project perimeter, partial view walls for locations adjacent to active common open space, rail fences to be located near project entries, and pedestrian gates. The fence designs incorporate a variety of materials including wood, stone veneer, split-face block, multiple colors, and an open design that support and promote a rural and agricultural character consistent with the goals of the Rio Montaña Area Plan. These design elements are also employed in the design for the ramada to be located in the centralized open space.
 - The Conceptual Entry Monument and Theme Wall plan also incorporates a rural aesthetic through the use of wood, stone veneer, tube steel framing, and an open wooden awning.
9. The Tree & 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. Toward that end, staff stipulations require that sidewalks along 23rd Avenue and Baseline Road be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk.

Along internal private streets and tracts, sidewalks shall be detached with a minimum three-foot wide landscaped strip located between the sidewalk and back of curb, except that the sidewalk may be attached to the curb if detaching the sidewalk in this manner would decrease the usable width of a landscape tract adjacent to the back of the sidewalk to less than five feet. The three-foot wide landscaped strip would allow planting of shrubs along internal streets. The allowance for attached sidewalks in areas adjacent to landscape tracts is intended to preserve a minimum five-foot wide area in these locations which is the minimum recommended width to allow trees to be planted in these areas.

This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. The stipulations are intended to provide a safe and inviting pedestrian environment that encourages walkability and thermal comfort. This is addressed in Stipulation #'s 5 and 6.

DEPARTMENT COMMENTS

10. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
11. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2215 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
12. The Parks and Recreation Department requires the developer to dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Baseline Rd and construct a multi-use trail (MUT) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement. This is addressed in Stipulation #7.
13. The Street Transportation Department requires the developer to dedicate 30 feet of right-of-way for the east half of 23rd Avenue and provide ADA-compliant street improvements. This is addressed in Stipulation #'s 8 and 9.
14. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
15. The Public Transit Department has no concerns regarding the request.

MISCELLANEOUS

16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #'s 10, 11, and 12.
17. 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 abandonment may be required.

Findings

1. The proposal is not consistent with the General Land Use Map designation of Residential 1 to 2 dwelling units per acre. However, a companion General Plan amendment request (GPA-SM-4-17-8) for a designation of 3.5 to 5 dwelling units per acre is being processed concurrently.
2. As stipulated, the proposal is consistent with the desired character and goals of the Rio Montaña Area Plan.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations

1. All lots along the north property line shall be limited to a maximum height of one story and 16 feet, as approved by the Planning and Development Department.
2. A minimum landscape setback of 50 feet shall be provided along the south property line, adjacent to Baseline Road. The landscape setback may be reduced to 47 feet for up to 50% of this frontage for the purpose of staggering the perimeter theme wall, as approved by the Planning and Development Department.
3. The development shall be in general conformance with the Conceptual Landscape Plan, Conceptual Amenity Area plan, Conceptual Wall Details, Conceptual Gate and Ramada Elevations, and Conceptual Entry Monument and Theme Wall plan, date stamped January 25, 2018 with specific regard to the following, as approved by the Planning and Development Department:
 - a. The centralized open space area as depicted on the Conceptual Landscape Plan shall have a minimum area of 1.40 acres.
 - b. A minimum of five different amenities shall be provided as depicted on the Conceptual Landscape Plan, or similar amenities, as approved by the Planning and Development Department.
4. The developer shall provide a pedestrian pathway with a minimum width of 10 feet within 400 feet of the southeast corner of the site to provide access to Baseline Road, as approved by the Planning and Development Department.
5. Sidewalks along 23rd Avenue and Baseline Road shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum two-inch caliper shade trees 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. The landscape strip shall be installed by the developer and maintained by the homeowner's association.

6. All sidewalks along internal private streets and tracts shall be detached with a minimum three-foot wide landscaped strip located between the sidewalk and back of curb as approved by the Planning and Development Department, except that the sidewalk may be attached to the curb if detaching the sidewalk in this manner would decrease the usable width of a landscape tract adjacent to the back of the sidewalk to less than five feet. Any landscape strip installed between the curb and detached sidewalk shall be installed by the developer and maintained by the HOA.
7. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a multi-use trail within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, and as approved by the Parks and Recreation Department and Planning and Development Department.

STREETS

8. The developer shall dedicate 30 feet of right-of-way for the east half of 23rd Avenue, as approved by the Planning and Development Department.
9. 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.

ARCHAEOLOGY

10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.

Staff Report: Z-71-17-8

February 6, 2018

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Writer

Adam Stranieri

February 6, 2018

Team Leader

Joshua Bednarek

Exhibits

Sketch Map

Aerial

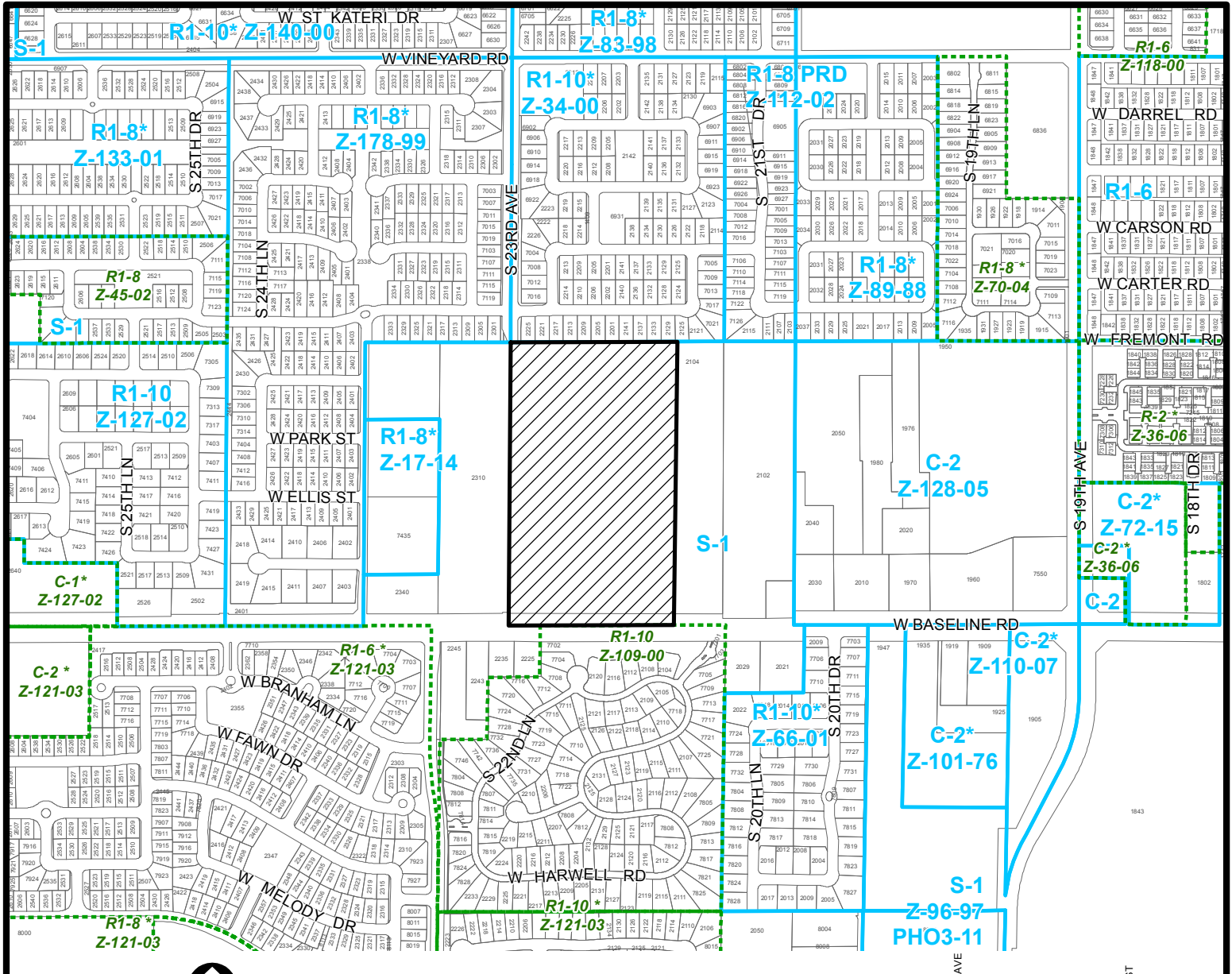
Conceptual Landscape Plan date stamped January 25, 2018

Conceptual Amenity Area Plan date stamped January 25, 2018

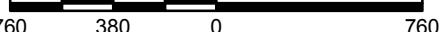
Conceptual Wall Details date stamped January 25, 2018

Conceptual Gate and Ramada Elevations date stamped January 25, 2018

Conceptual Entry Monument and Theme Wall plan date stamped January 25, 2018

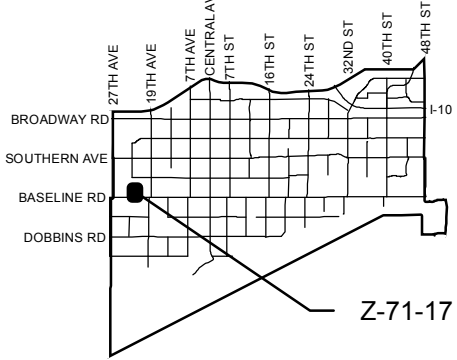


Feet



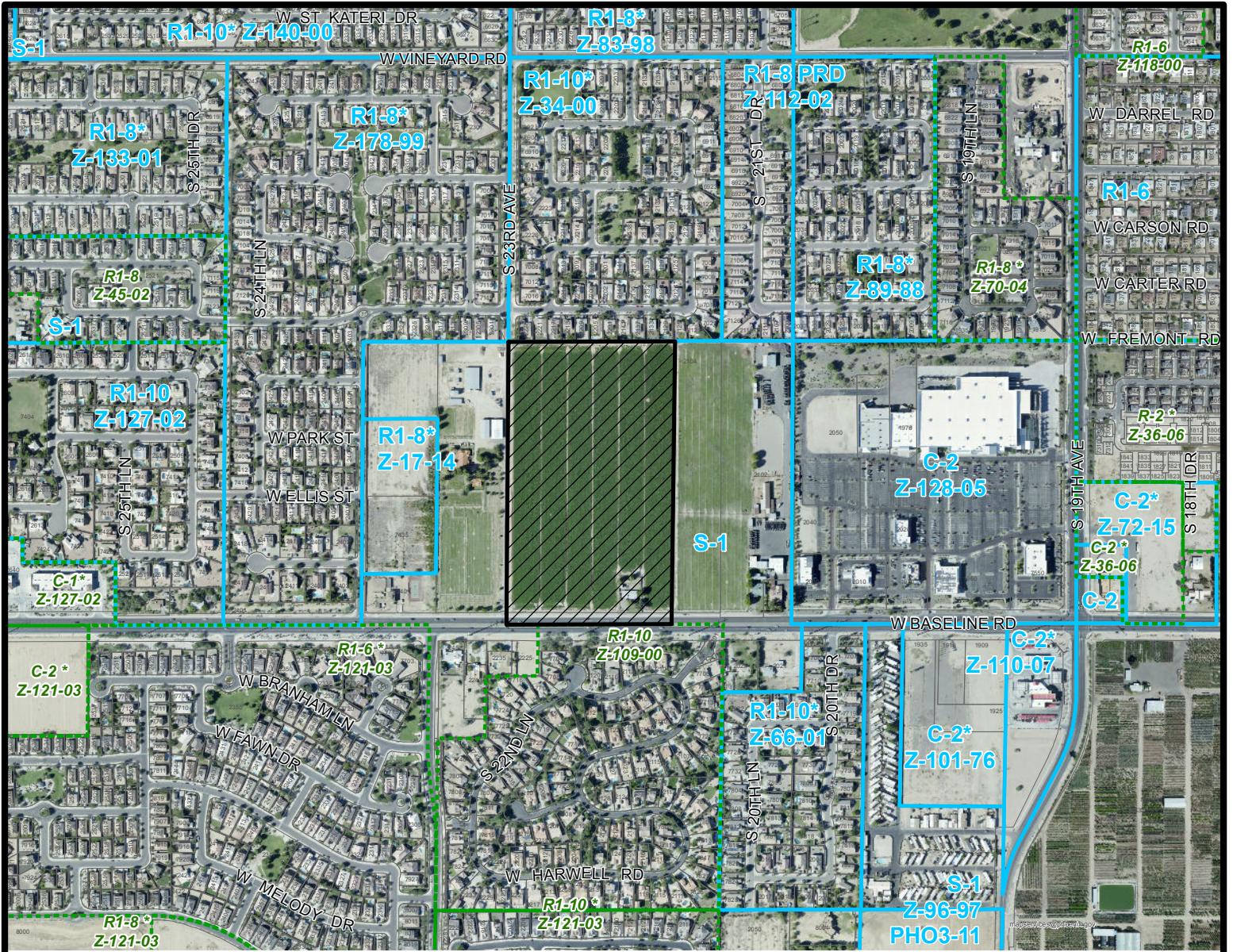
SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



Z-71-17

APPLICANT'S NAME: Stephen C. Earl -Earl, Curley & Lagarde		REQUESTED CHANGE: FROM: S-1 (23.29 a.c.) TO: R1-8 (23.29 a.c.)	
APPLICATION NO. Z-71-17	DATE: 11/16/2017 REVISION DATES: 12/04/2017		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 23.29 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 1-24	ZONING MAP D-7	
MULTIPLES PERMITTED S-1 R1-8	CONVENTIONAL OPTION 23 100		* UNITS P.R.D. OPTION N/A 128
* Maximum Units Allowed with P.R.D. Bonus			



Feet

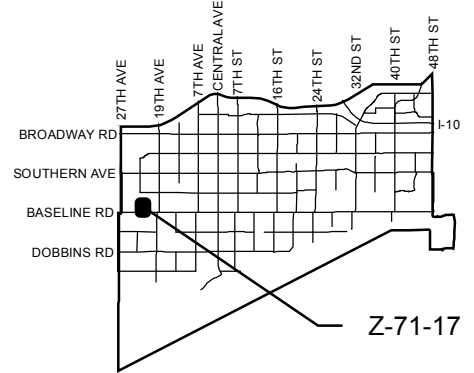
760 380 0 760

SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Stephen C. Earl -Earl, Curley & Lagarde

APPLICATION NO. Z-71-17

DATE: 11/16/2017

REVISION DATES:
12/04/2017

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

23.29 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 1-24

ZONING MAP
D-7

REQUESTED CHANGE:

FROM: S-1 (23.29 a.c.)

TO: R1-8 (23.29 a.c.)

MULTIPLES PERMITTED

S-1

R1-8

CONVENTIONAL OPTION

23

100

*** UNITS P.R.D. OPTION**

N/A

128

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

LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
	PISTACIA X RED PUSH ¹	2" CAL.
	RED PUSH PRISTACHE	2" CAL.
	LEUCUS PARVIFOLIA	2" CAL.
	SEMPERVIRENS ELM TREE	2" CAL.
	CHITRALPA TASHKENTENSIS	2" CAL.
	CHITRALPA	2" CAL.
LARGE SHRUBS		
	TECOMA X ORANGE JUBILEE ²	5 GAL.
	ORANGE JUBILEE	5 GAL.
	DODONAEA VISCOZA PURPUREA ³	5 GAL.
	PURPLE HOPBRED BUSH	5 GAL.
SHRUBS		
	LEUCOPYLLUM LANGMANIAE	5 GAL.
	LYNNS LEGACY ⁴	5 GAL.
	LYNNS LEGACY SAGE	5 GAL.
	NEROLI OLIVANDER	5 GAL.
	PEITIE PINK OLIVANDER	5 GAL.
	EGROPHILA MACULATA	5 GAL.
	VALENTINE BUSH	5 GAL.
	ROSELIA BRITTONIANA	5 GAL.
	ROSELIA	5 GAL.
	NANDINA DOMESTICA	5 GAL.
	SAUNDERSIA	5 GAL.
	GULFSTREAM NANINDA (HEAVENLY BAMBOO)	5 GAL.
	RUSSSELLIA EQUISITIFORMIS COXAL FOUNTAIN	5 GAL.
ACCENTS		
	HEPERALOE RUNIFERA GIANT HESPERALOE	5 GAL.
	HEPERALOE P. BRAKELIGHTS ⁵	5 GAL.
	RED HESPERALOE	5 GAL.
	BOUGAINVILLEA SAN DIEGO RED ⁶	5 GAL.
	SAN DIEGO RED BOUGAINVILLEA	5 GAL.
GROUNDCOVER		
	ROSEMARYS OFFICINALIS HUNNINGTON CARET ⁷ TRAILING ROSEMARY	1 GAL.
	LANTANA MONTVERDENSIS PIRRIE TRAILING LANTANA	1 GAL.
	LANTANA X NEW GOLD ⁸	1 GAL.
	NEW GOLD LANTANA	1 GAL.
	DALEA CAPITATA SIERRA GOLD ⁹	1 GAL.
	SIERRA GOLD DALEA	1 GAL.
	WEDDIA TRIBULATA	1 GAL.
	YELLOW DOT	1 GAL.
	TURF	SIZE
	TURF CYNODON DACTYLON IMBROCO	SOD
	TURF BORDER	SIZE
	CONCRETE TURF HEADER	6" x 6"
	REGULAR GREY	SIZE
	TOP DRESSING	SIZE
	DECOMPOSED GRANITE	3"
	EXPRESS CARMEL	MINUS
	ANGULAR RIP RAP	3"-6"
	EXPRESS CARMEL	ANGULAR



CITY OF PHOENIX

JAN 25 2018

Planning & Development
Department

PROJECT TEAM

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CONTACT: PAUL THOMAS, R.L.A.
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LEGEND

PROPERTY LINE
EASEMENT LINE
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
FIRE HYDRANT

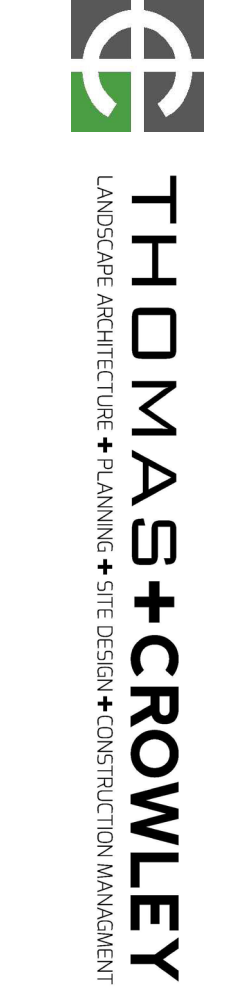
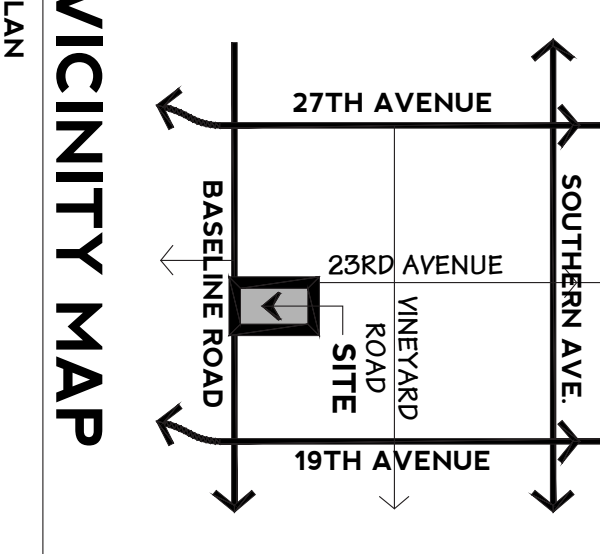
SITE DATA

APN #	ADDRESS
105-06-07H	2202 W. BASELINE RD
PHOENIX, AZ 85041	

CURRENT ZONING: R-1-PD
PROPOSED ZONING: R-1-PD
NET ACREAGE: 23.11 AC.
GROSS ACREAGE: 45.91 AC.
LOT SIZE: 114
TOTAL LOTS: 114
GROSS DENSITY: 4.35 DU/AC
OPEN SPACE ACREAGE: 3.78 AC.
OPEN SPACE %: 16.35% OF GROSS AREA

KEYED NOTES

L.1	LANDSCAPE / HARDSCAPE / WALLS
L.2	6'-0" WIDE CONCRETE SIDEWALK WITH MULTI USE TRAIL ATTACHED
L.3	4'-0" WIDE SIDEWALK
L.4	5'-0" WIDE OPEN SPACE SIDEWALK
L.5	10'-0" WIDE MULTI USE TRAIL
L.6	DOUBLE GATED AREA, SEE DETAIL 1/14
L.7	SLIDING EMERGENCY GATE, SHALL MATCH STYLE OF DOUBLE GATED AREA.
L.8	16X20 RAMADA WITH PICNIC TABLE & TRASH CAN
L.9	BAQ TOSS
L.10	PLAY STRUCTURE
L.11	PING PONG TABLES
L.12	HORSESHOE COURTS
L.13	GAME TABLES
L.14	PEDESTRIAN GATE, SEE DETAIL 1/13
L.15	ENTRY MONUMENT, SEE DETAIL 1/15

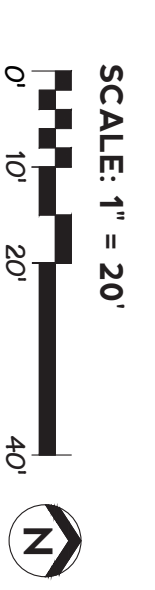


23RD AVENUE & BASELINE

CONCEPTUAL LANDSCAPE PLAN

EXHIBIT # L1

DATE: 1.25.2018

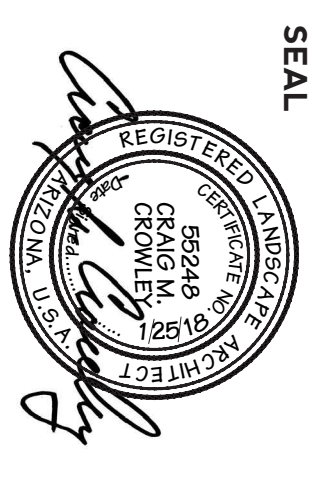


SEAL

PROJECT

EXHIBIT

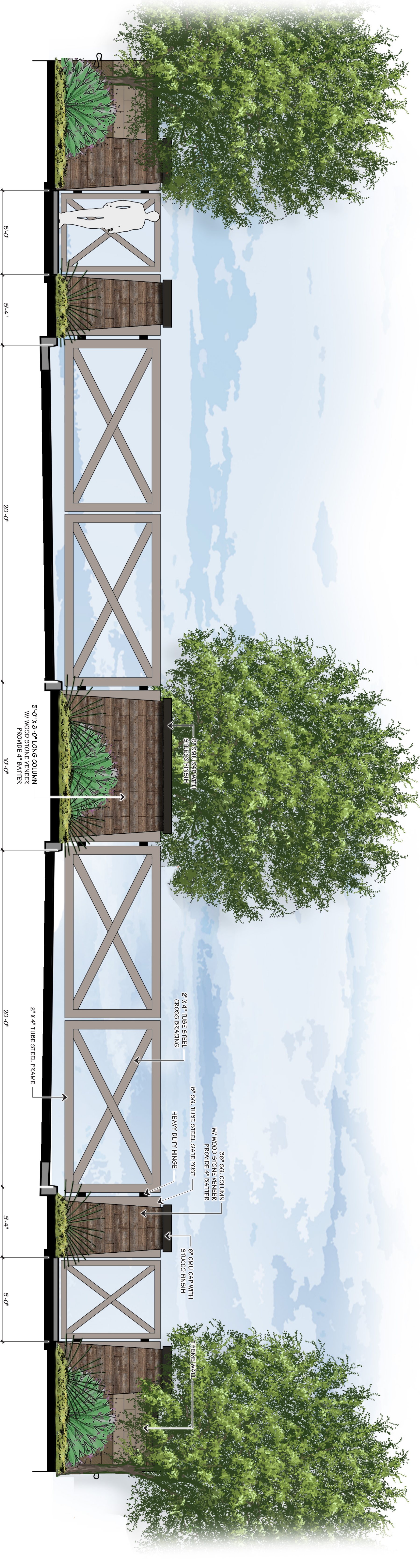
EXHIBIT #



23RD AVENUE
& BASELINE

CONCEPTUAL
AMENITY AREA

L2



1 GATE AREA ELEVATION

SCALE: 3/8" = 1'-0"



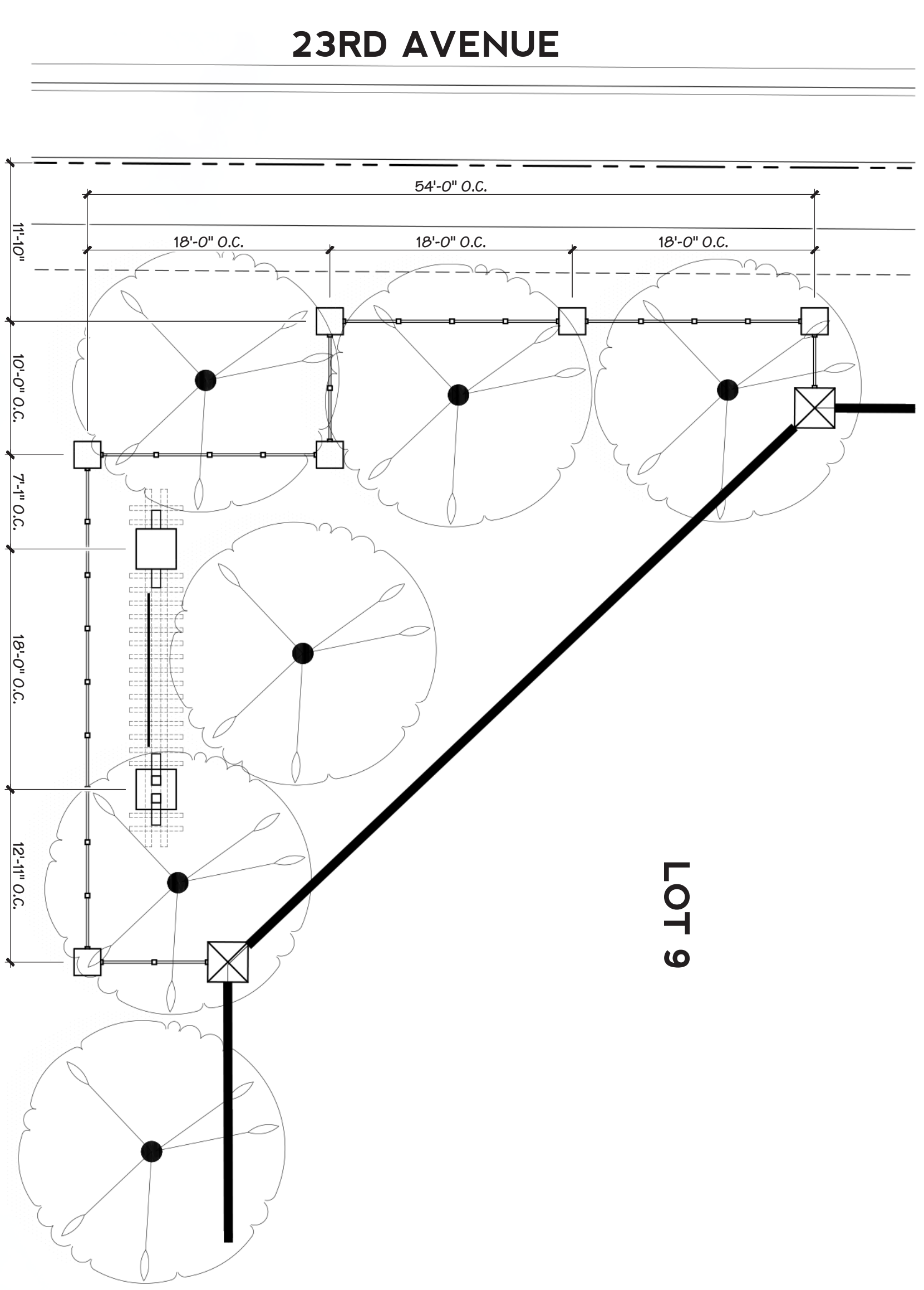
2 RAMADA STREET ELEVATION

SCALE: 3/8" = 1'-0"

CITY OF PHOENIX
 JAN 25 2018
 Planning & Development
 Department

JAN 25 2018

Planning & Development
Department



PLAN VIEW

BASELINE ROAD



SCALE: 3/8" = 1'-0"

SEAL



PROJECT

23RD AVENUE
& BASELINE

EXHIBIT

CONCEPTUAL
ENTRY MONUMENT AND
THEME WALL

EXHIBIT #

L5