



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-71-18-8**  
**December 28, 2018**

**South Mountain [Village Planning Committee Meeting Date](#)** January 15, 2019  
**[Planning Commission Hearing Date](#)** January 3, 2019 (To be continued to February 7, 2019)  
**Request From:** [PSC SPVTABDO](#) (4.42 acres)  
**Request To:** [C-1 SPVTABDO](#) (4.42 acres)  
**Proposed Use** Multifamily residential  
**Location** Approximately 200 feet east of the northeast corner of 16th Street and Roeser Road  
**Owner** IP 1616 East Roeser Road, LLC  
**Applicant/Representative** Charles Huellmantel, Huellmantel & Associates  
**Staff Recommendation** Approval, subject to stipulations

<b><a href="#">General Plan Conformity</a></b>			
<b><a href="#">General Plan Land Use Map Designation</a></b>		Commercial	
<b><a href="#">Street Map Classification</a></b>	16th Street	Arterial	33-foot east half right-of-way
	Roeser Road	Minor Collector	33-foot north half right-of-way
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></b></p> <p>The redevelopment of this underutilized site with a multifamily residential use will contribute to the mix of housing types in the Village.</p>			
<p><b><i>CONNECT PEOPLE &amp; PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b></p> <p>The proposed development is appropriate at this location and is consistent with the scale, character, and existing zoning in the surrounding area.</p>			

<b>Applicable Plans, Overlays, and Initiatives</b>
<p><b><u><a href="#">South Phoenix Village and Target Area B Design Overlay District</a></u></b> See Background Item No. 5.</p> <p><b><u><a href="#">Tree and Shade Master Plan</a></u></b> See Background Item No. 6.</p> <p><b><u><a href="#">Comprehensive Bicycle Master Plan</a></u></b> See Background Item No. 7.</p> <p><b><u><a href="#">Reimagine Phoenix</a></u></b> See Background Item No. 8.</p>

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Medical office	PSC SPVTABDO
<b>North</b>	Vacant land	IND. PK. SPVTABDO
<b>South (across Roeser Road)</b>	Single-family subdivision	R1-6 SPVTABDO
<b>East</b>	Single-family subdivision and apartments	R1-6 SPVTABDO and R-4 SPVTABDO
<b>West</b>	Vacant Land, Retail	PSC SPVTABDO
<b>West (across 16th Street)</b>	Telecommunications Facility	C-2 SPVTABDO

<b>R-3 Multifamily Residence District (Planned Residential Development Option)</b>		
<i>Note: C-1 zoning allows multifamily development in conformity with R-3 zoning standards.</i>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	-	4.42
Total Number of Units	Maximum 67 to 77 units	Met – 70
Density (dwelling units per acre)	15.23; 17.40 with bonus	Met – 15.84
Lot Coverage	45%	Met – 31.9%

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Maximum Building Height	2 stories and 30 feet for the first 150 feet; 1-foot height increase for 5 foot setback, up to a maximum of 48 feet and/or 4 stories	Met – 32 feet
Perimeter Standards	20 feet adjacent to a public street 15 feet adjacent to property line	Met – Street (Roeser Road): 37 feet Not Met – Street (16th Street): 15 feet* Not Met – Interior: 7.5 feet*
Common Areas	Minimum 5% of gross area	Calculation not provided
Parking	1.5 spaces per 1 or 2-bedroom unit.  2 spaces per 3-bedroom unit or more.  51 two-bedroom units x 1.5 spaces= 76.5 spaces  19 three-bedroom units x 2 spaces= 38 spaces  Total= 76.5 + 38= 114.5 spaces	Met – 115 spaces + 70 single garage spaces= 185

\*VARIANCE REQUIRED

**Background/Issues/Analysis**

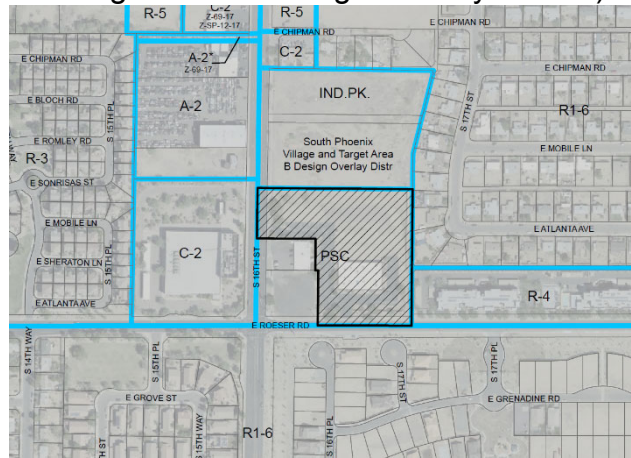
SUBJECT SITE

1. This request is to rezone a 4.42-acre site, located at approximately 200 feet east of the northeast corner of 16th Street and Roeser Road from PSC SPVTABDO (Planned Shopping Center District, South Phoenix Village and Target Area B Design Overlay District) to C-1 SPVTABDO (Neighborhood Retail, South Phoenix Village and Target Area B Design Overlay District) to allow a multifamily residential development. The use of multifamily residential will provide a buffer between the

commercial uses to the west and the single-family residences to the east of the subject site.

## SURROUNDING USES AND ZONING

- North of the subject site is undeveloped, vacant land zoned IND. PK. SPVTABDO (Industrial Park, South Phoenix Village and Target Area B Design Overlay District). South of the subject site, across Roeser Road, is a single-family subdivision being developed and zoned R1-6 SPVTABDO (Single-Family Residence District, South Phoenix Village and Target Area B Design Overlay District). Southwest and adjacent to the subject site is a vacant lot and a commercial retail building, zoned PSC SPVTABDO (Planned Shopping Center District, South Phoenix Village and Target Area B Design Overlay District).








Source: City of Phoenix Planning and Development Department

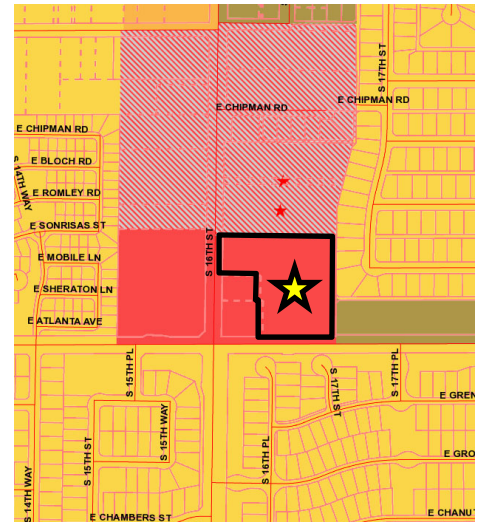
West of the subject site, across 16th Street is a telecommunications facility for Sprint Communications zoned C-2 SPVTABDO (Intermediate Commercial, South Phoenix Village and Target Area B Design Overlay District).

East of the subject site is a single-family subdivision zoned R1-6 SPVTABDO (Single-Family Residence District, South Phoenix Village and Target Area B Design Overlay District) and an apartment complex, zoned R-4 SPVTABDO (Multifamily Residence District, South Phoenix Village and Target Area B Design Overlay District).

3. The subject site has a General Plan Land Use Map designation of Commercial which is consistent with the request to rezone to C-1 (Neighborhood Retail)

	3.5 to 5 du/acre - Traditional Lot
	5 to 10 du/acre - Traditional Lot
	10 to 15 du/acre - Higher density
	Commercial
	Commerce / Business Park

*Site is designated for Commercial. Source: City of Phoenix Planning and Development*



## PROPOSAL

### 4. Site Plan and Landscape Plan

The conceptual site plan proposes a gated condominium/townhome community with eight residential buildings. The applicant is proposing a total of 70 multifamily residential units at a density of approximately 15.84 dwelling units per acre. These units are two and three bedroom condominiums that are a mix of both two and three story units.

There are two entrances, one with access to 16th Street and the other to Roeser Road. Staff is recommending that access to Roeser Road be restricted to right-in/right-out access due to the driveway's proximity to the 16th Street and Roeser Road intersection. This is addressed in Stipulation No. 3.

The landscape plan depicts multiple landscape concepts such as a pedestrian boulevard, landscaping along the street frontages, and enhanced landscape features at the entry points.



## STUDIES AND POLICIES

### 5. South Phoenix Village and Target Area B Design Overlay District

The overlay district seeks to stabilize existing neighborhoods in the area by eliminating blight, encouraging reinvestment by the private sector in infill housing, and supporting commercial development attuned to the community's needs. The redevelopment of the subject site will eliminate blight along 16th Street and Roeser Road, while providing an additional housing type for the community that will help to accomplish these objectives.

### 6. Tree and Shade Master Plan and Complete Streets Guidelines

Per the Tree and Shade Master Plan and Complete Streets Guidelines, staff recommending that the sidewalk along Roeser Road be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb. Staff also recommends that minimum 2-inch caliper shade trees be planted a minimum of

20 feet on center, or equivalent groupings, along both sides of the sidewalk in order to ensure thermal comfort for pedestrians. This is addressed in Stipulation No. 2.

7. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Staff is recommending that a minimum of four bicycle racks are provided for guests. These bicycle racks must be an inverted-u design where both ends of the “U” are affixed to the ground and installed per the requirements of Section 1307.H Walkable Urban Code. This is addressed in Stipulation No. 1.



*Inverted-U bicycle rack, where both ends of the “U” reach the ground.*

8. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, industrial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant’s submittals.

COMMUNITY INPUT SUMMARY

9. From the time the case was filed to the time the staff report was written, no correspondence from the public was received by staff.

INTERDEPARTMENTAL COMMENTS

10. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development.
11. The Floodplain Management division indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
12. The Street Transportation Department commented on restricting access from Roeser Road to right-in/right-out and that all existing off-site street improvements be updated and meet current ADA guidelines. These are addressed in Stipulation Nos. 3 and 4.
13. The Fire Department does not anticipate any problems with this case. However, they noted that the site and/or buildings shall comply with the Phoenix Fire Code.

14. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation No. 5.
15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 6.
16. The Public Transit and Parks and Recreation Departments did not have comments regarding this rezoning case.

#### OTHER

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 abandonments, may be required.

#### **Findings**

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposed development of multifamily residential will add to the mix of housing types in the area.
3. The proposed development is appropriate at this location and is consistent with the scale and character of the existing zoning in the surrounding area.

#### **Stipulations**

1. The developer shall install a minimum of four inverted-U bicycle racks for guests, installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
2. The sidewalk along Roeser Road shall be detached with a minimum five-foot wide landscaped strip between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department.



3. The driveway access from Roeser Road shall be restricted to right-in/right-out access, as approved by the Planning and Development Department.
4. 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.
5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials

**Writer**

Elyse DiMartino  
December 28, 2018

**Team Leader**

Samantha Keating

**Exhibits**

Sketch Map

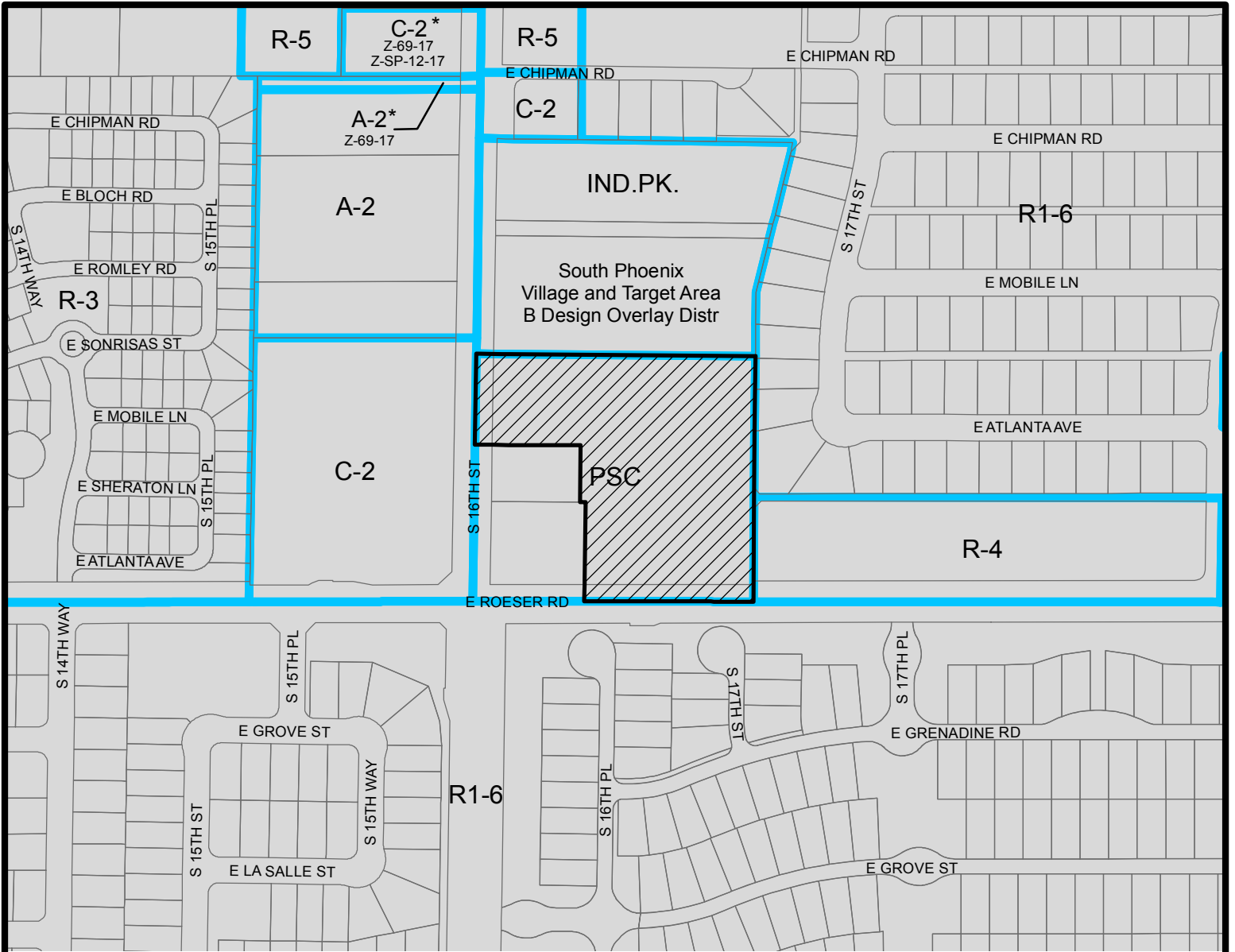
Aerial Map

Site Plan Date Stamped October 12, 2018

Conceptual Landscape Plan date stamped October 12, 2018

Conceptual Renderings date stamped October 12, 2018

Conceptual Elevations date stamped October 12, 2018 (2 pages)



Miles

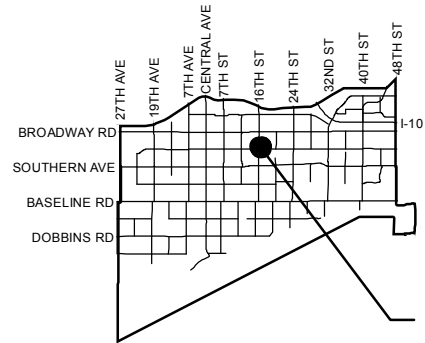
5.5 2.75 0 5.5

**SOUTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



Z-71-18

APPLICANT'S NAME: Charles Huellmantel/Huellmantel & Affili

REQUESTED CHANGE:

FROM: PSC SPVTABDO (4.42 a.c.)

APPLICATION NO. Z-71-18

DATE: 10/31/2018  
REVISION DATES:

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

4.42 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 4-31

ZONING MAP  
E-9

TO: C-1 SPVTABDO (4.42 a.c.)

MULTIPLES PERMITTED

PSC SPVTABDO

C-1 SPVTABDO

CONVENTIONAL OPTION

N/A

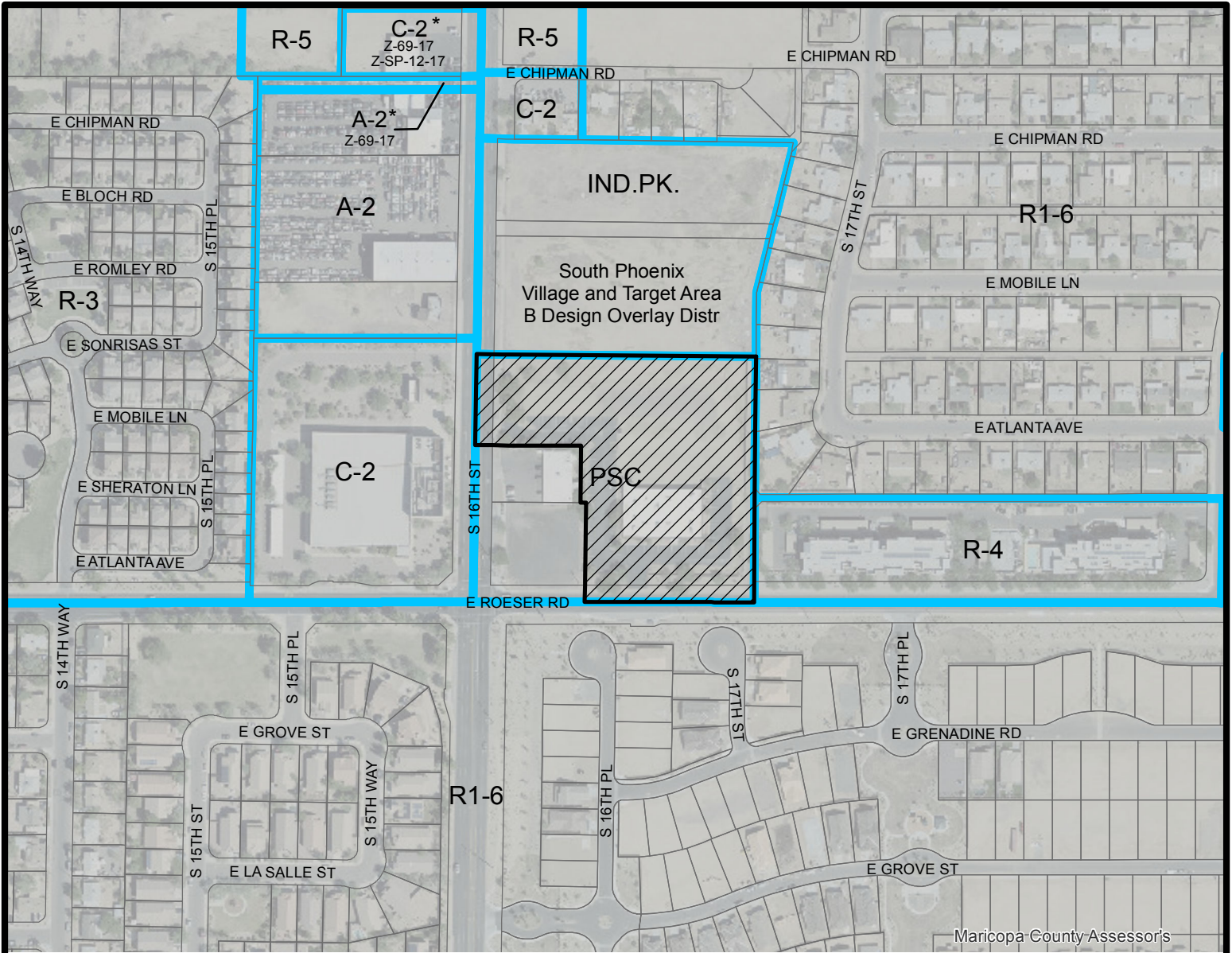
64

\* UNITS P.R.D. OPTION

N/A

77

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



Maricopa County Assessor's



Miles

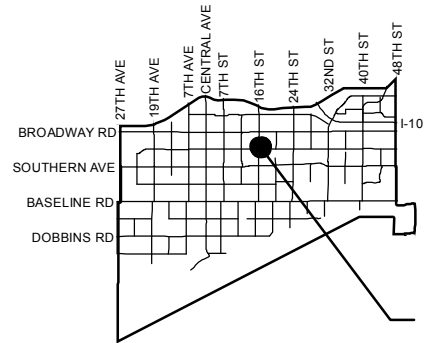
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**SOUTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



Z-71-18

<b>APPLICANT'S NAME:</b> Charles Huellmantel/Huellmantel & Affili		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-71-18		<b>FROM:</b> PSC SPVTABDO (4.42 a.c.)	
<b>DATE:</b> 10/31/2018 <b>REVISION DATES:</b>		<b>TO:</b> C-1 SPVTABDO (4.42 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 4.42 Acres		<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 4-31 <b>ZONING MAP</b> E-9	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
PSC SPVTABDO		N/A	
C-1 SPVTABDO		77	

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

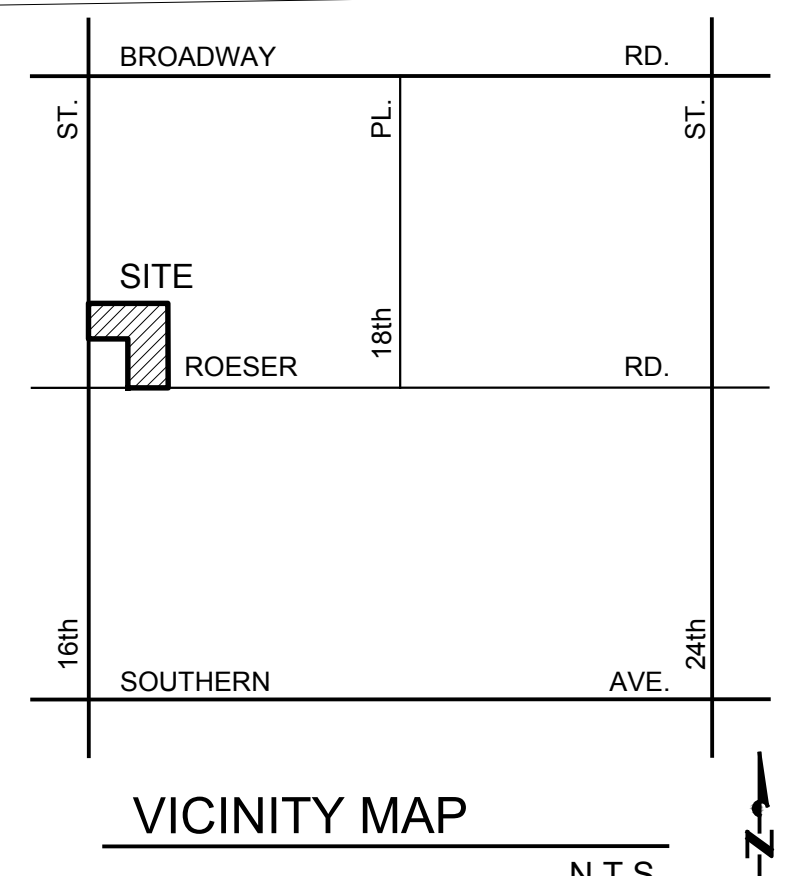
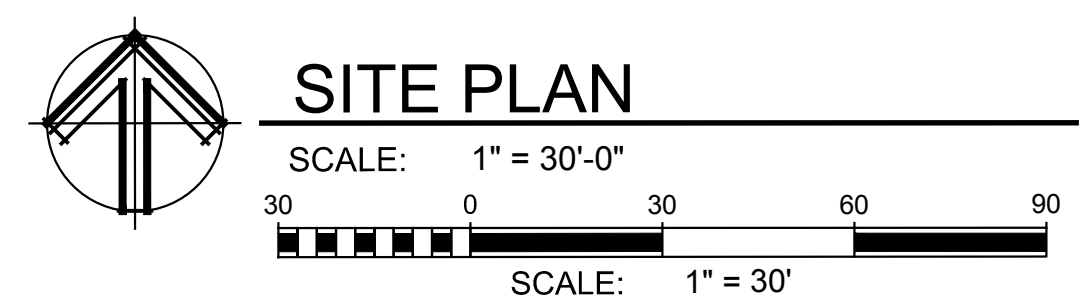
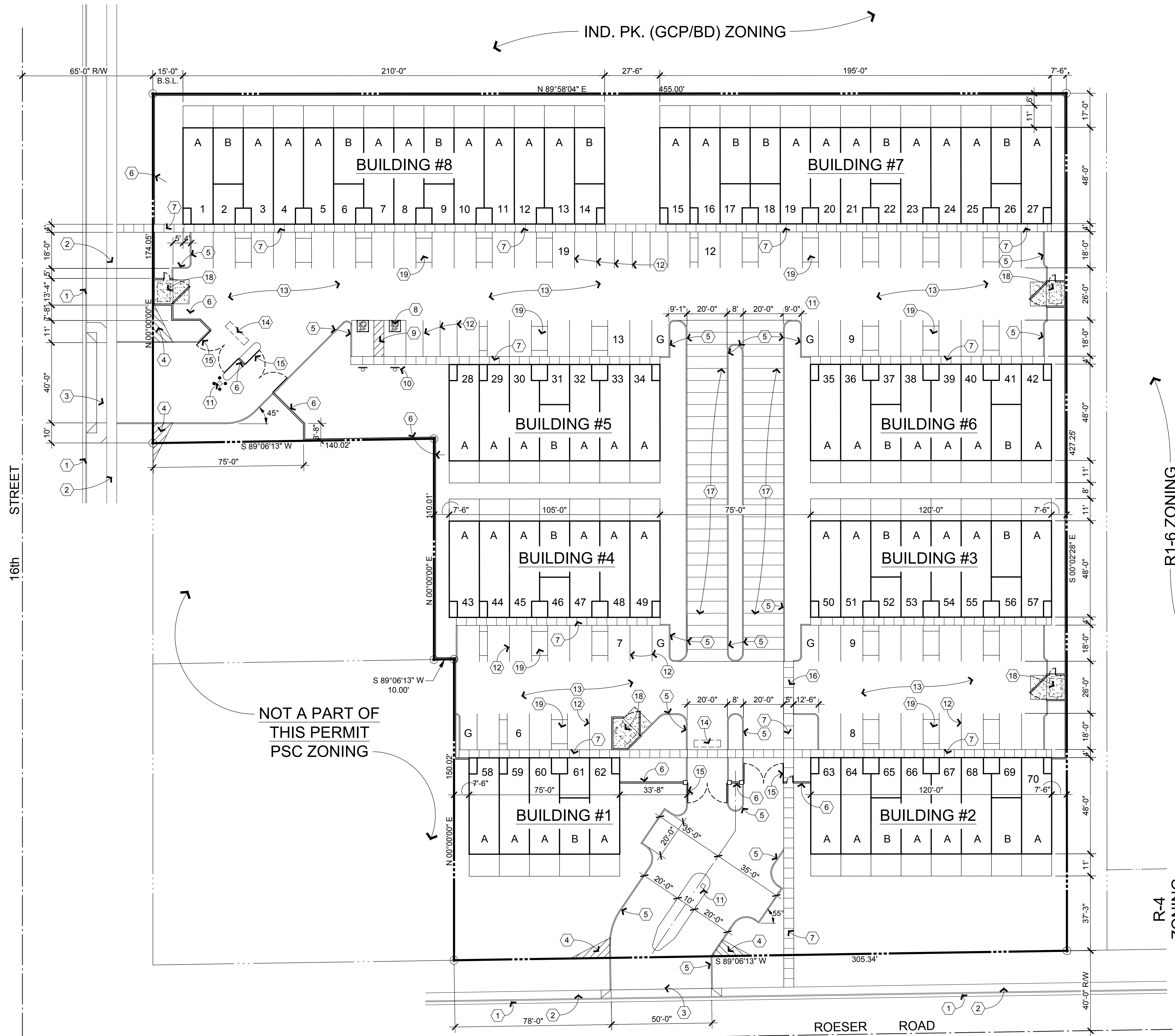
**GENERAL SITE NOTES**

- Development and use of this site shall conform to all applicable codes and ordinances.
- Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of driveway entrances will be maintained at a maximum height of 3'-0".
- Owners of property adjacent to the public right of way will have the responsibility for maintaining all landscaping within the right of way in accordance with approved plans.
- All new or relocated utilities will be placed underground.
- Any on-site lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor or vibration will be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside of site.
- Construction in the city right of way shall conform to the latest applicable Maricopa Association of Governments Uniform Standard Specifications and Details plus the latest City of Phoenix Supplements to Mag Uniform Standard Specifications and Details unless modified on these plans.
- All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
- City of Phoenix Development Services Department Inspections (262-7811) shall be notified 48 hours prior to any start of construction work in the right of way.
- Plans shall reflect all existing improvements at proposed site. Obstructions to proposed improvements in the right of way shall be removed or relocated in kind before beginning construction.
- Trees and shrubbery in the right of way that conflict with proposed improvements shall not be removed without approval of the City's Landscape Architect or assignee. The Permittee shall be responsible for obtaining authorization to remove or relocate said trees, shrubbery and irrigation lines. Irrigation lines shall be extended and sleeved under new improvements if necessary. Permittee is responsible for watering existing landscaping while service is out due to proposed work. All items damaged or relocated shall be replaced in kind.
- All on-site water lines, including those required for fire protection shall be private plumbing lines subject to the Phoenix Plumbing Code.
- All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-9-E301) whichever is applicable.
- After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify DSD prior to occupancy to arrange for inspections. Call 602-262-6981 and request a Design Review Inspection.
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
- The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.
- The water distribution system, including fire protection, within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.
- All signage requires a separate review and permit.
- This project is located in the City of Phoenix Water Services Area and has been designated as having an assured water supply.
- Smoke, gas and odor emissions shall comply with Regulation III of the Maricopa County Air Pollution Control Rules and Regulations.
- The disposal of all waste materials shall comply with title 9, chapter 9, articles 18 and 4 of the Hazardous Waste Regulations as adopted by the Arizona Health Department.
- The average noise level, measured at the property line, shall not exceed 55 dB (1 dn) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
- Explosive or hazardous processes (if applicable): Certification shall be provided by the Phoenix Fire Department Prevention Bureau that all manufacturing, storage and waste processes on the site shall meet safety and environmental standards as administered by the Bureau.
- All direct sources of illumination, luminaries, shall be shielded so as not to be visible from adjacent residential zoned property

I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the architect that makes such changes assumes full responsibility and liability for the plan.

Signature of Copyright Owner \_\_\_\_\_ Date \_\_\_\_\_

ROBERT B. WINTON  
Print Name of Copyright Owner



**PROJECT DATA**

**ADDRESS:** 1616 E. Roeser Rd  
Phoenix, AZ 85040

**ZONING:** PSC (Planned Shopping Center)-  
Re-zoning to C-1 for R-4 use- condos  
(Single Family Attached)

**LOT AREA:** Net= 158,120 SF (3.630Acres)  
Gross=191,023 SF (4.305 Acres)

**BUILDING AREA:** Ground floor  
Building #1 3,600 SF  
Building #2 5,760 SF  
Building #3 5,760 SF  
Building #4 5,040 SF  
Building #5 5,040 SF  
Building #6 5,760 SF  
Building #7 9,360 SF  
Building #8 10,080 SF  
Total 50,400 SF

**LOT COVERAGE:** 50,400/158,120 = 31.9% MAX HEIGHT 32'

**CONSTRUCTION TYPE:** VB, Fire Sprinklered

**ALLOWABLE AREA:** Unlimited

**OCCUPANCY:** Condos, 2 & 3 bedroom

**UNITS:** Two Bedroom Three bedroom  
Two level (A) Three level (B)  
51 19  
Total 70 units Density 16.26 Units/ac

**PARKING REQUIRED:** 2 parking spaces / unit = 70x2 = 140  
25x70 (unreserved) = 17.5  
Total = 158 spaces

**PARKING PROVIDED:** 115 Spaces + Single Garage Spaces (70) = 185

**ACCESSIBLE SPACES REQUIRED:** 5 Spaces

**ACCESSIBLE SPACES PROVIDED:** 2 Spaces

**LANDSCAPE REQUIRED:** 108 x 450 x 10% = 2430 SF

**LANDSCAPE PROVIDED:** 5292 SF

**OWNER:** IP- 1616 East Roeser Rd, LLC

**LANDSCAPE SETBACKS:** 10' for front street ROW  
15' for side street ROW  
5' interior property line per 703.B.3.b

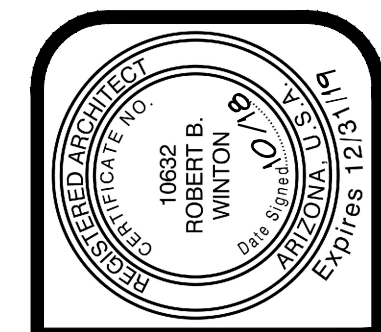
**BUILDING SETBACKS:** none required  
Provided: front 37', side street 15', interior 7.5'  
Building setbacks are landscaped

**LEGAL DESCRIPTION**

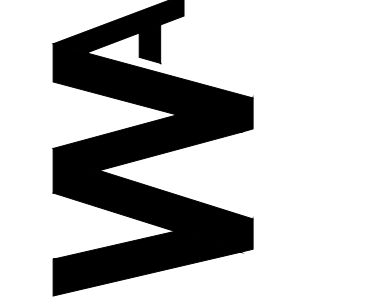
That part of the Northwest quarter of Section 27, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:  
The course given being based on an assumed course of North along the West line of the Northwest quarter of said Section 27, a distance of 43.0 feet to a point on the center line of Roeser Road as shown in Book 1 of Road Maps, page 36, records of Maricopa County, Arizona, the POINT OF BEGINNING to the parcel of land herein described and the Southwest corner thereof;  
Thence North along the West line of the Northwest quarter of said Section 27, a distance of 893.37 feet;  
Thence East 604.28 feet;  
Thence South 12 degrees 29 minutes 30 seconds West 297.10 feet;  
Thence South 594.89 feet to a point of center line of Roeser Road from which intersection of said Roeser Road with the East line of the Northwest quarter of said Section 27 bears North 89 degrees 06 minutes East 2106.48 feet;  
Thence South 89 degrees, 06 minutes West 540.07 feet along the center line of Roeser Road to the POINT OF BEGINNING;  
Except therefrom the North 418.25 feet as measured along the West line thereof; and  
Except therefrom the South 190 feet of the West 215 feet; and  
Except the North 110 feet of the South 300 feet of the West 205 feet

**CITY OF PHOENIX**  
OCT 12 2018  
Planning & Development  
Department

job no. 18159  
drawn MGO  
approved RBW  
date 10/08/18  
revisions



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(602) 230-9778



**ROESER BOULEVARD PATIO TOWNHOMES  
CONDOMINIUM PROJECT for IP-1616  
PHOENIX, ARIZONA  
SUN STATE BUILDERS**

**SP-1**

**#1 Boulevard Pedestrian Commons Landscape Concepts:**

- The lushly landscaped boulevard feature is the special element that gives this project a touch of special elegance not found in first-time, affordable buyer housing.
- The boulevard is 75' wide X 170' long. It will have 2 One-way drive lanes divided by a landscaped median and 14' wide Promenade on each side.
- The surfaces (including the drive lanes) will be decorative paving (continuing from the Roeser entrance), not yet patterned or selected.
- Large major trees will line each promenade and the median at about 20' on center. They will be Shamel Ash, Evergreen Elm or similar.
- Low landscaping will be a mix of green and seasonal flowering shrubs in planters not yet designed or selected.
- If Pergolas are a part of the promenade design. They will be planted with Cats Claw vine and lit with patio light strings.
- Each Promenade will have a water feature of a line of deck bubblers. The design will include appropriate landscape for the feature.
- Each Promenade will have gathering spots for casual and informal socializing. The design will include appropriate hardscape (maybe a fire pit) for the features.
- The Boulevard Commons will have a resident communication center to include U.S. Mail delivery, bulletin and message board. Seating and shade.
- Lighting for the promenade is not yet designed or selected.

**#2 Roeser Road Entrance Landscape Concept:**

- Will use the existing 40' entrance that transitions into the 75' Boulevard Pedestrian Commons.
- Will provide card and sticker reader controlled access gates, when the median starts.
- Large mature trees lining the drive and, in the median, will start upon entering the site and be placed at about 20' on the center. They will be Shamel Ash, Evergreen Elm or similar.
- Low landscaping will be consistent with the criteria set for the street and road landscape tracts.
- Road will be asphalt paving from the entrance up to the beginning of the median. From the median on and into the boulevard pedestrian commons the surface will be decorative paving not yet designed or selected.
- Lighting for the entrance is not yet designed or selected.

**#3 Landscape Tracts Along Roeser Road and 16th Street:**

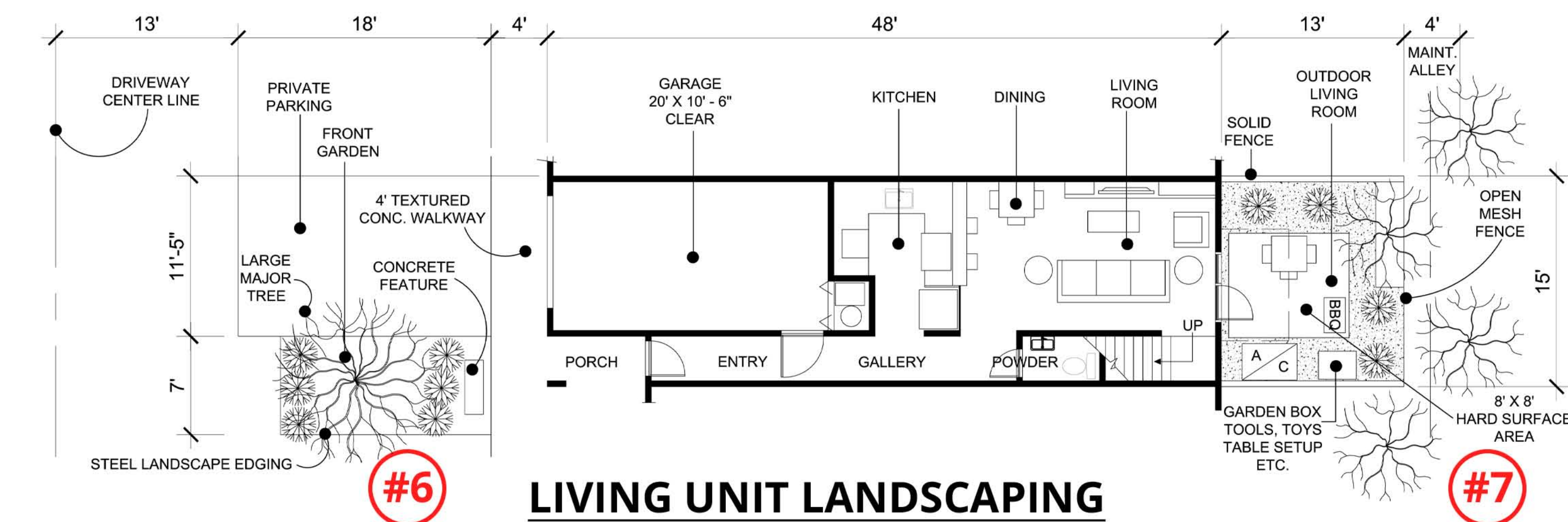
- The landscape tracts are 50' wide swaths along each street that provide an opportunity to blend this development into the texture of the neighborhood.
- The thought is to work with the planning staff and South Mountain committees and close residents to set the criteria for the landscape tract uses and their design.
- The criteria should respect and enhance the adjacent neighborhood environs and South Mountain traditions.

**#4 Landscape Area at the 16th Street Entrance:**

- The landscape design will be consistent with the criteria set for the 16th street and Roeser Road Landscape Tracts.

**#5 Hardscape Area on North Side:**

- The 27' X 54' area will be suitable to a variety of sports (from tetherball to pickle ball) and social activities for all ages.
- Lighting and deck surface are not yet designed or selected.



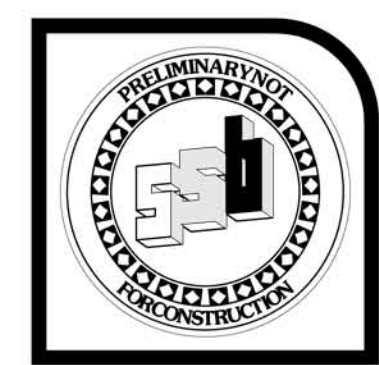
CITY OF PHOENIX  
OCT 12 2018  
Planning & Development  
Department

**#6 Front Garden Landscape Concept:**

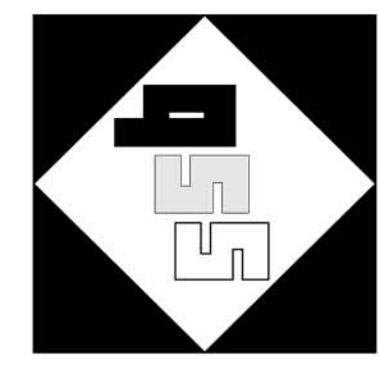
- Provide each unit with a landscaped front yard adjacent to the unit's private parking space, the garage entry and the front entry porch.
- The landscaping will be maintained, pruned, watered and otherwise taken care of by the Home Owner's Association.
- The garden perimeter will be steel landscape edging flush with the paving.
- The large major tree will be Shamel Ash, Evergreen Elm or similar.
- Low ground cover will be Mounding Rosemary or Trailing Lantana and Agave or similar.
- Inert ground cover will be coarse gravel and rocks.
- The hardscape is to be concrete feature, such as a small bench and a 4' textured walkway.
- Lighting will be a combination of parking area lights, unit entry lights, garage door light and a light fixture in the garden - all of which is to be determined.

**#7 Rear Garden Landscape Concept:**

- Provide each unit with a secure outdoor patio 13' X 15', designed for small children, pets, and family living.
- The patio will be adjacent to a 4' maintenance alley and 2' wide landscape strip. The landscaping will be maintained, pruned, watered and otherwise take care of by the Home Owners Association.
- The small major tree will be single trunked Oleander (probably red or pink and not subject to Oleander leaf scorch) or similar.
- The shrub under the tree will be a Bougainvillea Barbara Karst, pruned to fill the fenced 2' landscape strip or similar.
- The patio walls will be 5' high solid fence panels on the sides and open mesh fence panels bordering the maintenance alley and landscape strip or similar.
- The patio hard surface area will be 8' X 8' and its perimeter will be steel landscape edging or similar. Other ground cover will be coarse gravel.
- Lighting will be adjacent to the patio door or under the 2nd floor porch overhand or similar.



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**SUNSTATE BUILDERS**  
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**ROESER BOULEVARD  
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APPROVED BY:  
DATE: 10.04.18  
SHEET NO.  
**S-1**



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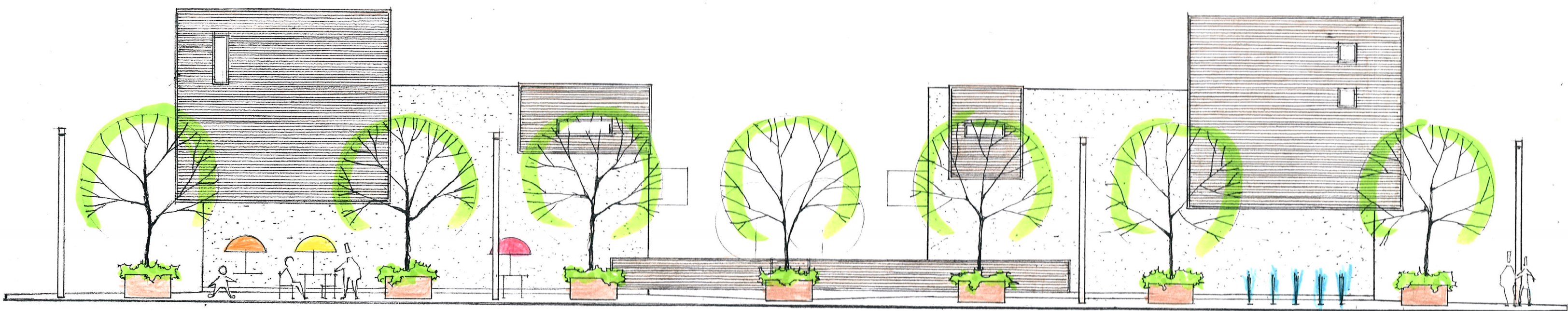
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1" = 10'

