



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-78-A-88-1**  
**(Amendment A to the Stetson Hills PCD)**  
January 14, 2016

**Deer Valley Village Planning Committee Meeting Date:** January 21, 2016

**Planning Commission Hearing Date:** February 4, 2016

**Request From:** S-1 (Approved C-2 PCD), 33.16 acres  
S-1 (Approved S-1 PCD), 1.66 acres  
S-1 (Approved R1-6 PCD), 0.66 acres

**Request To:** R1-6 PCD, 33.03 acres  
C-2 PCD, 2.45 acres

**Proposed Use:** Single-family residential and commercial

**Location:** Northeast corner of 55th Avenue and Happy Valley Road (Tract 10) and the northwest corner of 55th Avenue and Stetson Valley Parkway (Tract 8)

**Owner:** Arizona State Land Department c/o Mark Edelman

**Applicant/Representative:** Randy Christman, Pulte Group / Toni Bonar, Hilgart Wilson

**Staff Recommendation:** Approval, subject to stipulations

<b>General Plan Conformity</b>	
<b>General Plan Land Use Designation</b>	<u>Tract 8</u> Existing: Residential 0 to 1 / 1 to 2 dwelling units/acre Proposed: Residential 2 to 3.5 dwelling units/acre
	<u>Portion of Tract 10</u> Existing: Residential 0 to 1 / 1 to 2 dwelling units/acre; and Commercial Proposed: Residential 3.5 to 5 dwelling units/acre

<b>Street Map Classification</b>	Happy Valley Road	Major Arterial	75 feet (north half)
	55th Avenue	Arterial	55 feet (east half)
	Stetson Valley Parkway (51st Avenue)	Major Arterial	70 feet (east half)
	55th Avenue (Deem Hills Parkway)	Minor Collector	55 feet (west half)

*CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS; DESIGN PRINCIPLES: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.*

The proposed pedestrian paths will enhance pedestrian circulation in the area.

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.*

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.*

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.*

The request updates the PCD while still maintaining compatibility with surrounding uses. The proposed single-family residential subdivision/s will provide additional single-family residential product in the area that will be consistent in both scale and character with the adjacent land uses.

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Design neighborhood retail to be compatible in scale and character and oriented towards the residential areas that it serves, in terms of both design and pedestrian linkages. Traffic, noise or other factors should not negatively impact adjacent residential areas.*

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Locate neighborhood retail to be easily accessible to neighborhoods.*

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.*

Although the request proposes to reduce the opportunity for neighborhood retail, 6.08 gross acres of commercial is proposed in a more appropriate area along Happy Valley Road. This will provide for convenient neighborhood retail uses to residents in the Stetson Hills area. Tract 10 provides pedestrian access into the commercial site, which will allow for safe and convenient pedestrian access. The location of the commercial site will also allow for easily accessible vehicular access.

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide impact-mitigating features (such as extra width or depth, single story units, or landscape buffering) when new residential lots abut existing non-residential uses or are adjacent to arterial streets or freeway corridors. Dissimilar land uses often require additional separation or other measures to achieve compatibility.*

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS – TRAFFIC; DESIGN PRINCIPLE: Design major streets in residential areas to buffer adjacent residential uses from their negative impacts.*

*CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS – TRAFFIC; DESIGN PRINCIPLE: 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.*

Larger landscape setbacks are proposed along the arterial streets to provide an additional buffer adjacent to residential lots and mitigate any potential traffic and noise impacts.

<b>Surrounding Land Uses/Zoning TRACT 8</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	S-1 (Approved C-2 PCD)
<b>North</b>	Single-family residential	R-2 PCD, R1-6 PCD
<b>South</b>	Single-family residential	S-1 (Approved R-3 PCD)
<b>East</b>	Single-family residential	R1-6 PCD
<b>West</b>	Single-family residential/condominiums	R-2 PCD, R1-6 PCD

Surrounding Land Uses/Zoning TRACT 10		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	S-1 (Approved C-2 PCD, R1-6 PCD, S-1, PCD)
<b>North</b>	Single-family residential	R1-6 PCD
<b>South</b>	Single-family residential	R1-18
<b>East</b>	Single-family residential	R1-6 PCD, S-1 (Approved R1-6 PCD)
<b>West</b>	Single-family residential	R1-8 PCD, S-1 (Approved R1-6 PCD)

R1-6, Single-family Residence District (Planned Residential Development Option) TRACT 8		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>		16.30 acres
Total Number of Units	N/A	40
Density (dwelling units/acre)	Maximum 5.5, 6.5 with bonus	2.45 (met)
Typical Lot Size	Minimum 45' wide	Minimum 60 feet x 120 feet (met)
Subject to Single-Family Design Review	If 10% or more lots are equal to or less than 65 feet wide	Yes
<i>Building Setbacks</i>		
Perimeter	<u>Street (front, rear or side):</u> 15 feet (in addition to landscape setback); <u>Rear:</u> 15 feet (1-story), 20 feet (2-story); <u>Side:</u> 10 feet (1-story), 15 feet (2-story)	<u>Street (front, rear or side):</u> 15 feet (met); <u>Rear:</u> 15 feet (1-story), 20 feet (2-story) (met); <u>Side:</u> Not shown
Front	10 feet Front loaded garage setback: 18 feet from back of sidewalk	Not shown
Rear	Per Building Code	Not shown
Side	Street side: 10 feet Other: Per Building Code	Not shown
<i>Landscape Setbacks</i>		
Perimeter Street & Canal	<u>55th Avenue:</u> 20 feet average, 15 feet minimum (per proposed Stipulation No. 4)	<u>55th Avenue:</u> 15 feet average, 10 feet minimum is labeled, however sufficient space is provided to meet the required landscape setback

	<u>Stetson Valley Parkway</u> : 15 feet average, 10 feet minimum	<u>Stetson Valley Parkway</u> : 15 feet average, 10 feet minimum (met)
Building Height	2 stories and 30 feet	2 stories and 30 feet (met)
Lot Coverage	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%	Not shown
Common Area	Minimum 5% of gross area	Not calculated, but appears to be in compliance

<b>R1-6, Single-family Residence District (Planned Residential Development Option) TRACT 10</b>		
<p>This analysis includes all of the residential portion of Tract 10, part of which is already zoned R1-6 and is not included in the rezoning request.</p>		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>		27.10 acres
Total Number of Units	N/A	106
Density (dwelling units/acre)	Maximum 5.5, 6.5 with bonus	3.91 (met)
Typical Lot Size	Minimum 45' wide	Minimums 45 feet x 115 feet, and 60 feet x 120 feet (met)
Subject to Single-Family Design Review	If 10% or more lots are equal to or less than 65 feet wide	Yes
<i>Building Setbacks</i>		
Perimeter	<u>Street (front, rear or side)</u> : 15 feet (in addition to landscape setback); <u>Rear</u> : 15 feet (1-story), 20 feet (2-story); <u>Side</u> : 10 feet (1-story), 15 feet (2-story)	<u>Street (front, rear or side)</u> : 15 feet (met); <u>Rear</u> : 15 feet (1-story), 20 feet (2-story) (met); <u>Side</u> : Not shown
Front	10 feet Front loaded garage setback: 18 feet from back of sidewalk	Not shown
Rear	Per Building Code	Not shown
Side	Street side: 10 feet Other: Per Building Code	Not shown
<i>Landscape Setbacks</i>		
Perimeter Street & Canal	<u>Happy Valley Road</u> : 30 feet minimum (per proposed Stipulation No. 11)  <u>55th Avenue</u> : 20 feet average, 15 feet minimum (per proposed Stipulation No. 4)	<u>Happy Valley Road</u> : 30 feet (met)  <u>55th Avenue</u> : 20 feet average, 15 feet minimum (met)
Building Height	2 stories and 30 feet	2 stories and 30 feet (met)

Lot Coverage	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%	Not shown
Common Area	Minimum 5% of gross area	Not calculated, but appears to be meeting

<b>C-2 (Intermediate Commercial) TRACT 10</b>			
<b>This analysis includes all of the commercial portion of Tract 10, part of which is already zoned C-2 and is not included in the rezoning request.</b>			
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>	
<i>Gross Acreage</i>		6.08 acres	
<i>Building Setbacks</i>			
North	Minimum 50 feet required between C-2 and R1-6	Details are not included on the commercial portion of the site plan, however sufficient space is provided to meet the C-2 zoning standards.	
South (Happy Valley Road)	Minimum 30 feet (per proposed Stipulation No. 11)		
East	Minimum 50 feet required between C-2 and R1-6		
West (55th Avenue)	Average 25 feet, Minimum 20 feet		
<i>Landscape Setbacks</i>			
North	Minimum 10 feet required between C-2 and R1-6		
South (Happy Valley Road)	Minimum 30 feet (per proposed Stipulation No. 11)		
East	Minimum 10 feet required between C-2 and R1-6		
West (55th Avenue)	Average 25 feet, Minimum 20 feet		
Lot Coverage	Maximum 50%		
Building Height	Maximum 2 stories and 30 feet		
Parking	Retail requires a minimum of 1 parking space per square feet		

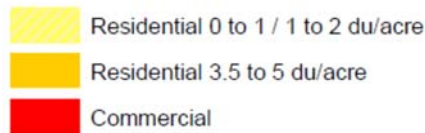
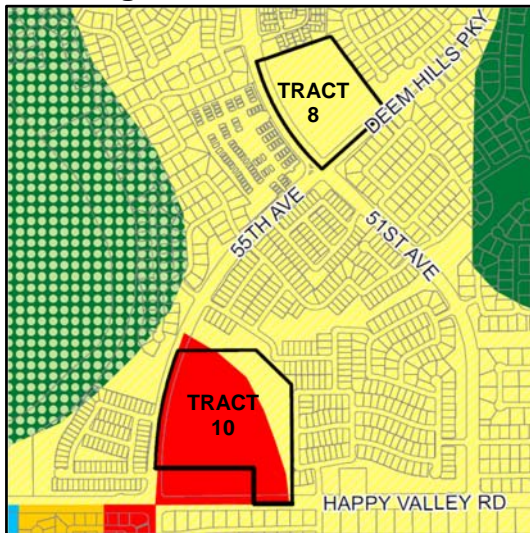
**Background/Issues/Analysis**

1. This is a request to rezone two state land tracts totaling 35.48 acres within the Stetson Hills Planned Community District (PCD). State Land Tract 8 is located at the northwest corner of 55th Avenue (Deem Hills Parkway) and Stetson Valley Parkway (51st Avenue) and State Land Tract 10 is located at the northeast corner of 55th Avenue and Happy Valley Road. The request is to rezone the site from 33.16 acres of S-1 (Ranch or Farm Residence), Approved C-2 (Intermediate Commercial) PCD, 1.66 acres of S-1, Approved S-1 PCD, and 0.66 acres of S-1, Approved R1-6 (Single-Family Residence District) PCD to 33.03 acres of R1-6 PCD and 2.45 acres of C-2 PCD to allow single-family residential and commercial development.

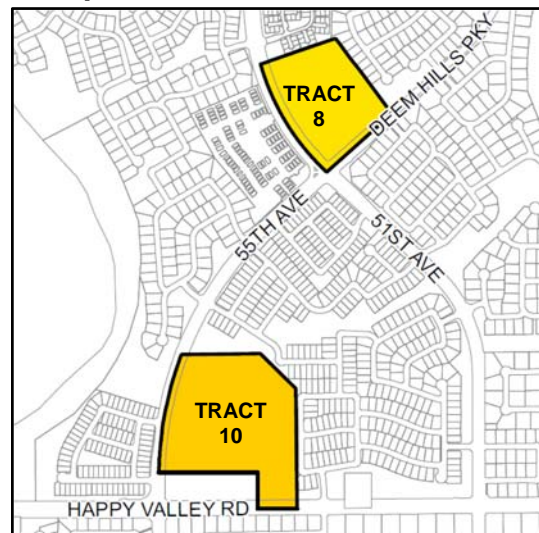


- The existing General Plan Land Use Map designations for the subject site are Residential 0 to 1 / 1 to 2 dwelling units/acre (22.26 acres) and Commercial (21.15 acres). The proposal does not conform to the current Land Use Map designations. A General Plan Amendment (GPA-DV-4-15-1) is being requested concurrently with this rezoning and must be approved prior to taking action on this rezoning case.

**Existing:**



**Proposed:**



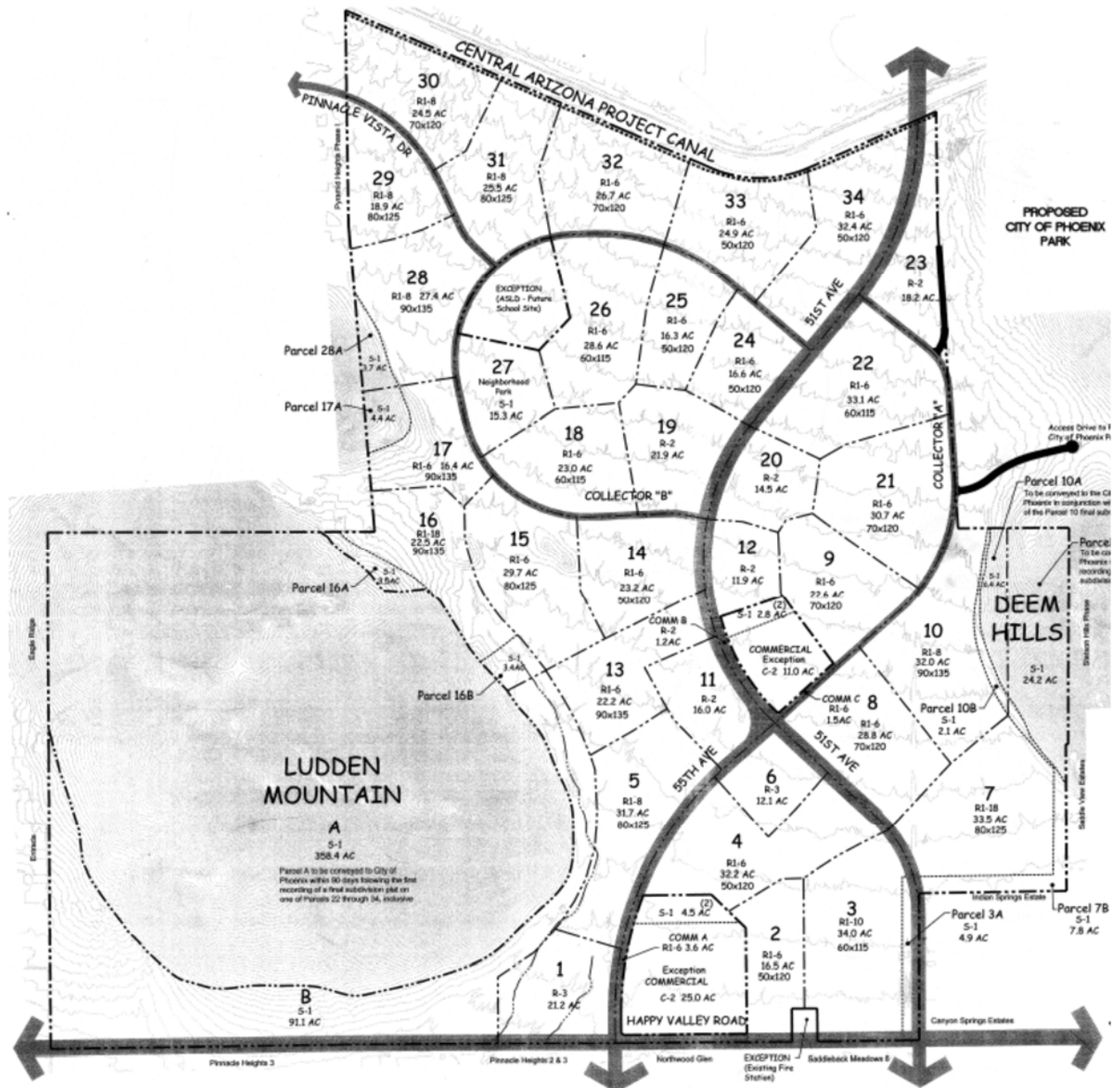
- Both state trust land tracts are currently vacant and are surrounded by single-family residential uses.



**Stetson Hills PCD**

- The PCD currently has Tract 8 and a portion of Tract 10 reserved for commercial development. Rezoning approval, as well as a general plan amendment, and revisions to the Master Plans will also be required to change the commercial designations.

Stetson Hills Phase II and III Master Plan (approved May 15, 2006):



- The Stetson Hills PCD originally obtained zoning approval on July 13, 1988 with 20 stipulations. There have been two stipulation modifications approved for the PCD. On September 1, 1993 the Phoenix City Council concurred with the recommendation of the Planning Hearing Officer and approved a three-year time extension, subject to additional and modified stipulations. On December 19, 1996 the Phoenix City Council

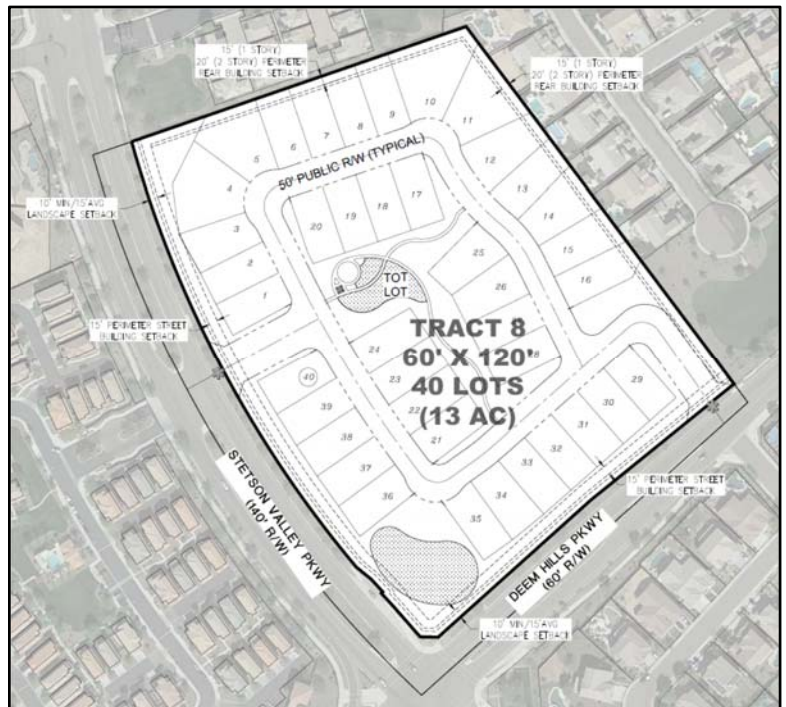


concurred with the recommendation of the Planning Hearing Officer and approved a time extension and modifications to stipulations.

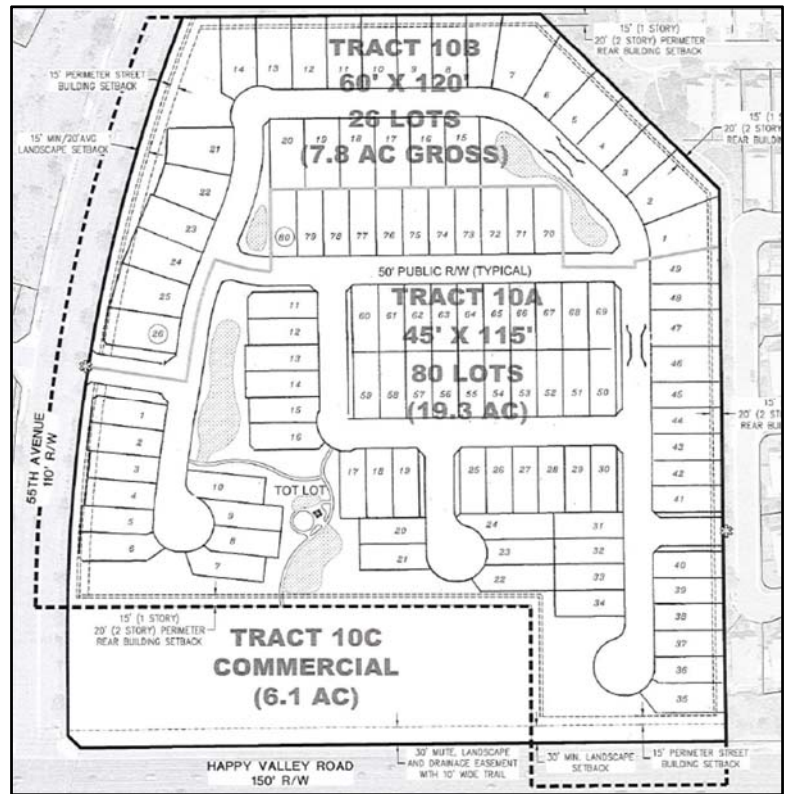
6. As with many PCDs, there is a restriction on the maximum number of dwelling units. The Stetson Hills PCD is limited to a maximum of 4,000 dwelling units. There are currently 904 dwelling units platted in Phase I and 2,266 dwelling units platted in Phase II and III, which totals 3,170 dwelling units. The proposed 146 lots would bring the total to 3,316 dwelling units.

### **Conceptual Site Plans**

7. Tract 8 shows 40 lots on 16.30 gross acres. The proposed lots average approximately 7,200 square feet. There are two access points proposed, one from 55th Avenue (Deem Hills Parkway) and the other off Stetson Valley Parkway. Both access points line up with entrances to the surrounding neighborhoods. A centralized open space is proposed with several pedestrian access points and a tot lot.



Tract 10 shows both a 106-lot subdivision on 27.10 gross acres and a 6.08-gross acre commercial site at the immediate corner of 55th Avenue and Happy Valley Road. The lots at the north end of the subdivision are slightly larger averaging approximately 7,200 square feet, and the lots to the south are proposed to average approximately 5,175 square feet. Access for the residential subdivision is proposed on 55th Avenue and within the existing subdivision to the east off 53rd Drive. Centralized open space areas are proposed as well as a tot lot at the south end of the subdivision. Sufficient pedestrian connectivity is shown including connectivity to the commercial site.



Staff is recommending that a stipulation be required to ensure the proposed connectivity will be constructed, as well as an additional pedestrian access point along the southeast portion of the site to connect to either the commercial development or the public sidewalk along Happy Valley Road. This additional pedestrian access point will allow for safe and convenient pedestrian access to the multi-use trail on Happy Valley Road or to the commercial site from the proposed subdivision, as well as the existing subdivision to the east.

8. Details are not provided for the commercial site, however the site will be required to develop per the standard C-2 zoning requirements and design guidelines provided in the Phoenix Zoning Ordinance. An enhanced landscape setback and multi-use trail are required along Happy Valley Road per the Sonoran Boulevard Standards for Happy Valley Road and the proposed stipulations.
9. Staff is proposing stipulations for general conformance to the site plans to ensure that the subdivisions will be developed as proposed. Requiring general conformance to the submitted elevations is not proposed because the residential development will be required to meet Single-Family Design Review.
10. An enhanced landscape setback adjacent to the residential subdivisions, along 55th Avenue has also been stipulated. The additional 5 feet of landscaping will aid in mitigating traffic and noise impacts that may be present along an arterial street. The additional landscaping will also provide a smoother landscape transition between the commercial and residential development.

11. Pertinent stipulations from the original PCD have also been included. Stipulation No. 16 regarding minimum lot sizes within the R1-6 zoning district, has been modified in order to accommodate the proposed lot sizes within Tract 10. The original stipulation required that R1-6 lots be a minimum of 6,000 square feet. This has been modified to 5,000 square feet, since the allowable density will decrease if the zoning changes from C-2 to R1-6. The proposed rezoning will also still keep the overall dwelling units for the PCD well under the 4,000-dwelling unit maximum. As mentioned previously, the proposed 146 lots would bring the total to 3,316 dwelling units within the Stetson Hills PCD. This will allow for 684 dwelling units within other areas of the PCD, subject to the maximum density of the respective zoning district.
12. The Fire Department has stated that the water supply (gpm and psi) is unknown at the subject site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
13. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1260 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
14. The Parks and Recreation Department is requiring a 10-foot wide public multi-use trail within a 30-foot wide multi-use trail easement along the north side of Happy Valley Road.
15. The Street Transportation Departments has provided the following comments:
  - 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 City. All improvements shall comply with all ADA accessibility standards.
  - Any modifications to existing master street plan shall require an update and approval from City of Phoenix Street Transportation Department.
  - Remove all unused driveways and replace any broken or out-of grade curb, gutter, and sidewalk.
  - The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
16. The Water Services Department has no water or sewer concerns for the proposed zoning change. Water and sewer capacity will be determined during the site plan review process.
17. The Deer Valley School District has stated that they currently do not have adequate space to accommodate the requested zoning, however there is a future school site in the neighborhood that could be used for a school to accommodate additional future students.

18. 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 does not conform to the current General Plan Land Use Map designations. A General Plan Amendment is being requested concurrently with this rezoning and must be approved prior to taking action on this rezoning case.
2. The proposed zoning and related development plans are consistent with several goals and policies of the General Plan.
3. The rezoning is compatible with the existing land use pattern in the area.

### **Stipulations**

1. TRACT 8  
The development shall be in general conformance with site plan date stamped October 16, 2015, as approved by the Planning and Development Department.
2. TRACT 10  
The development shall be in general conformance with site plan date stamped December 14, 2015 with specific regard to the pedestrian connection provided between the residential and commercial developments, as approved by the Planning and Development Department.
3. An additional pedestrian connection shall be provided on Tract 10 within the open space area on the southeast portion of the site to connect to either the commercial development or the public sidewalk along Happy Valley Road.
4. An average 20-foot, minimum 15-foot landscape setback shall be required along 55th Avenue, as approved by the Planning and Development Department.
5. A 10-foot wide multi-use trail shall be constructed within a 30-foot easement per the detail in accordance with the MAG supplemental detail 429.2 along the north side of Happy Valley Road, as approved by the Planning and Development Department.
6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

7. Happy Valley Road shall be constructed per the Sonoran Boulevard Development Standards for Happy Valley Road.

PCD Stipulations

The following stipulations have been brought forward from the original PCD zoning case, and subsequent amendments, with limited modifications:

8. Updated Master Plans for the Stetson Hills PCD reflecting the changes approved through this request shall be submitted to the Planning and Development Department.
9. Development shall be limited to a maximum of 4,000 dwelling units under this development proposal for the Planned Community District.
10. A minimum 30-foot landscaped setback shall be provided along Happy Valley Road. A maximum of 20 feet of setback may be incorporated into the drainage facilities along Happy Valley Road if the drainage facilities include trail improvements that are consistent with the Deer Valley Village Recreational Trails Plan.
11. Water retention areas shall be designed and treated in a fashion that will blend with the surrounding environment and be architecturally sensitive to adjacent land use, as approved by the Planning and Development Department.
12. Water conservation facilities, equipment and techniques shall be utilized within each development unit and throughout the PCD.
13. To the extent not already satisfied, the developer(s) will be financially responsible for a proportional cost of signal installation based on the traffic generation, when warranted, at the following intersections: 51st, 55th, and 35th Avenues along Happy Valley Road.
14. The developer(s) will be financially responsible for the proportional cost of any other new signals, signal modifications, and improvements (to be determined at the time of the development site plan review process) related to site traffic.
15. All lots developed under the R1-6 single-family residence district shall have a minimum lot area of 5,000 square feet regardless of the chosen development option.

Staff Report: Z-78-A-88-1

January 14, 2016

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**Writer**

Racelle Escolar

January 14, 2016

**Team Leader**

Joshua Bednarek

**Attachments**

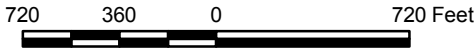
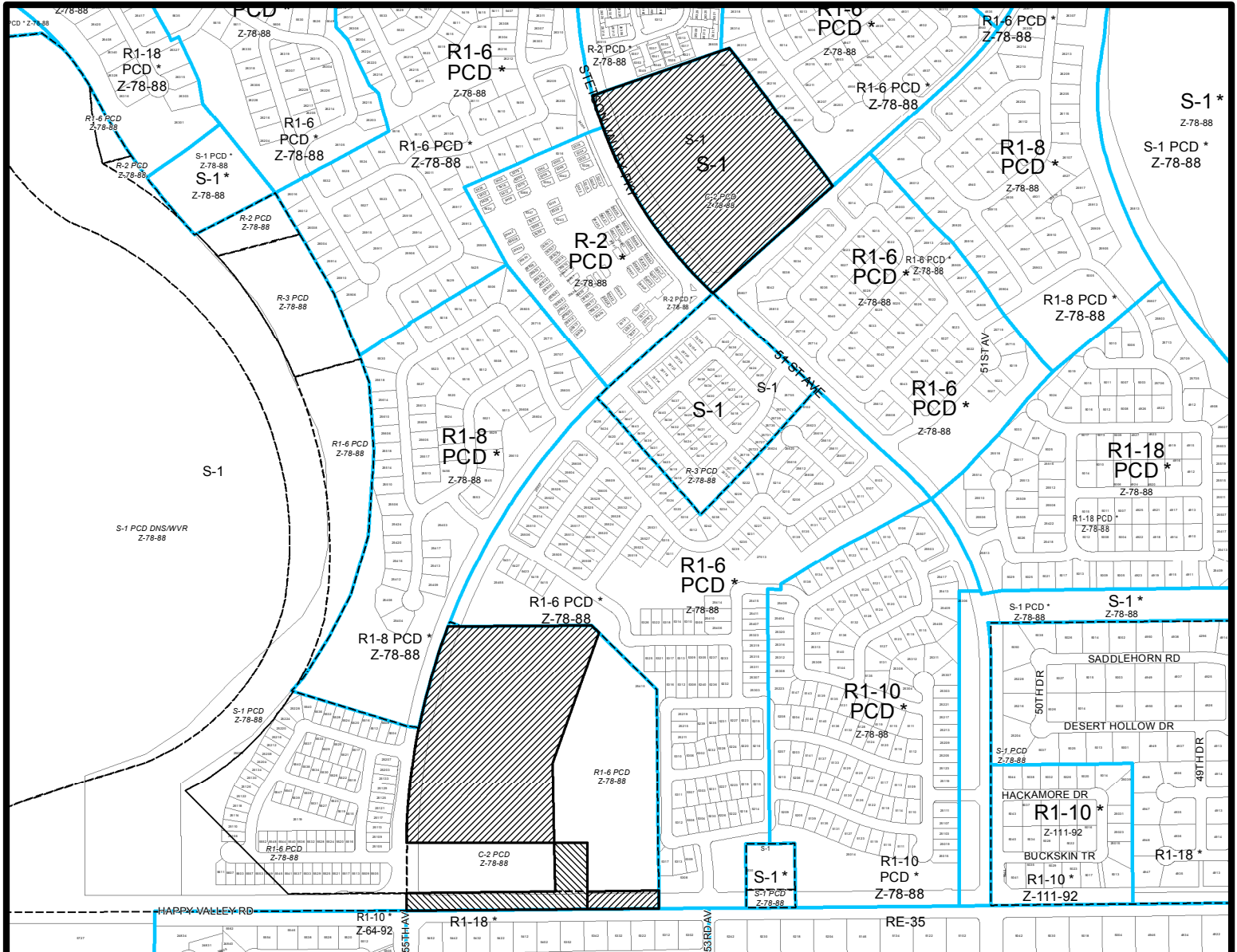
Zoning Sketch

Aerial

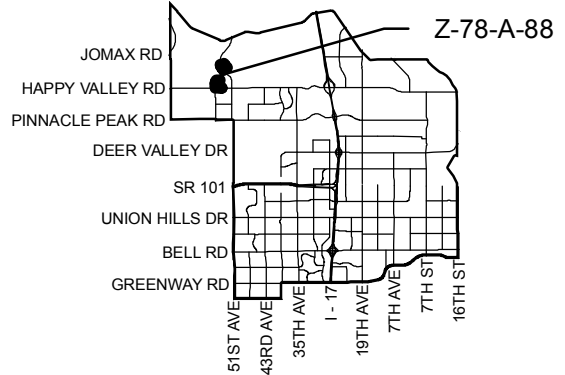
Conceptual Site Plan for Tract 8 date stamped October 16, 2015



Conceptual Site Plan for Tract 10 date stamped December 14, 2015





CITY OF PHOENIX PLANNING DEPARTMENT  
**DEER VALLEY VILLAGE**  
 CITY COUNCIL DISTRICT: 1



<b>APPLICANT'S NAME:</b> Pulte Group / Randy Christman		<b>REQUESTED CHANGE:</b> FROM: S-1 (Approved C-2 PCD) (33.16 a.c.) S-1 (Approved S-1 PCD) (1.66 a.c.) S-1 (Approved R1-6 PCD) (0.66 a.c.)	
<b>APPLICATION NO.</b> Z-78-A-88	<b>DATE:</b> 11/9/15	<b>REVISION DATES:</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>35.48 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 48-16	<b>ZONING MAP</b> P-5	<b>TO:</b> R1-6 PCD (33.03 a.c.)  C-2 PCD (2.45 a.c.) 
<b>MULTIPLES PERMITTED</b> S-1(C-2 PCD), S-1(S-1 PCD), S-1(R1-6 PCD) R1-6 PCD, C-2 PCD	<b>CONVENTIONAL OPTION</b> 33 (481), 1 (1), 0 (3) 165, 35		<b>* UNITS P.R.D. OPTION</b> 33 (577), 1 (1), 0 (4) 206, 42

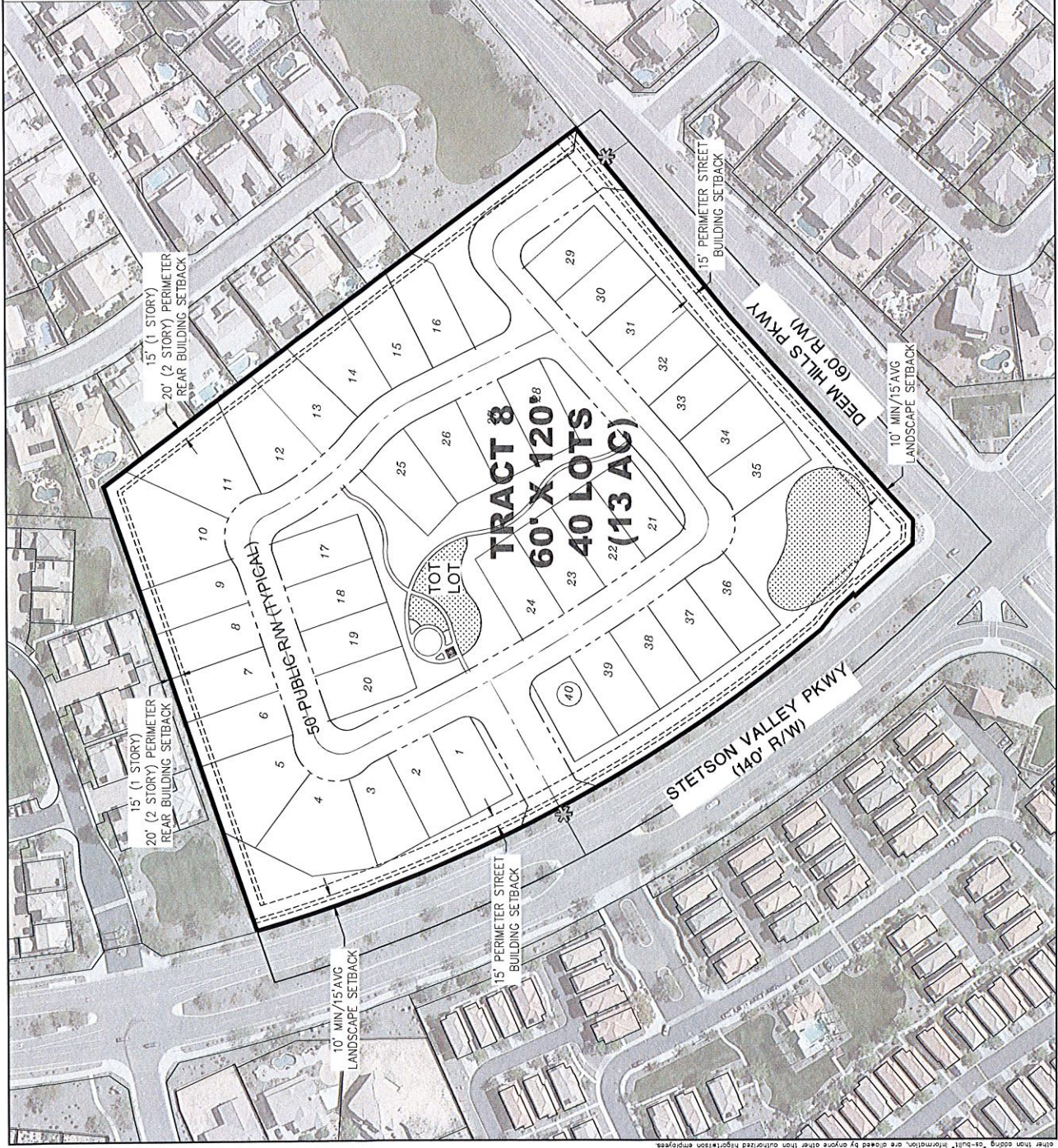
\* Maximum Units Allowed with P.R.D. Bonus



# Z-78-A-88-1 (Stetson Hills Amendment A)







**PROJECT INFO:**  
 Project Name: STETSON, TRACT 8  
 Gross Area: 16.3 Acres  
 Proposed Zoning: R1-6 PCD  
 Proposed Minimum Lot size: 60' x 120'  
 Proposed Lot Count: 40  
 Proposed Density (du/acre): 3.1  
 Building Height: Max. 2 stories, 30'

**PROJECT DESCRIPTION:**  
 APPLICANT IS SEEKING TO REZONE TRACT 8 AND PORTIONS OF TRACT 10 TO ENABLE DEVELOPMENT OF TRADITIONAL SINGLE FAMILY RESIDENTIAL HOME SITES SIMILAR IN NATURE TO THE SURROUNDING DEVELOPMENT. THE REQUEST CONTEMPLATES REZONING TRACT 8 IN ITS ENTIRETY, WHILE MAINTAINING 6.1 ACRES IN TRACT 10 FOR A NEIGHBORHOOD COMMERCIAL SITE. ONCE THE AREAS ARE REZONED, THERE WILL BE 6.7 ACRES OF COMMERCIAL C2 AND 43.4 ACRES OF R1-6 SINGLE FAMILY RESIDENCE.

**CONSULTANT:**  
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 CONTACT: TONI BOWAR, AICP

**APPLICANT:**  
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 PH: (480) 391-6077  
 CONTACT: RANDY CHRISTMAN

**LEGEND:**  
 TRACT BOUNDARY (NET)  
 PROPOSED ACCESS POINT

**CITY OF PHOENIX**  
 OCT 16 2015  
 Planning & Development  
 Department

SCALE: 1"=60'  
 DATE: OCT 2015  
 DWG. NO. SP02  
 SHEET 2 OF 2  
 APPROVED:

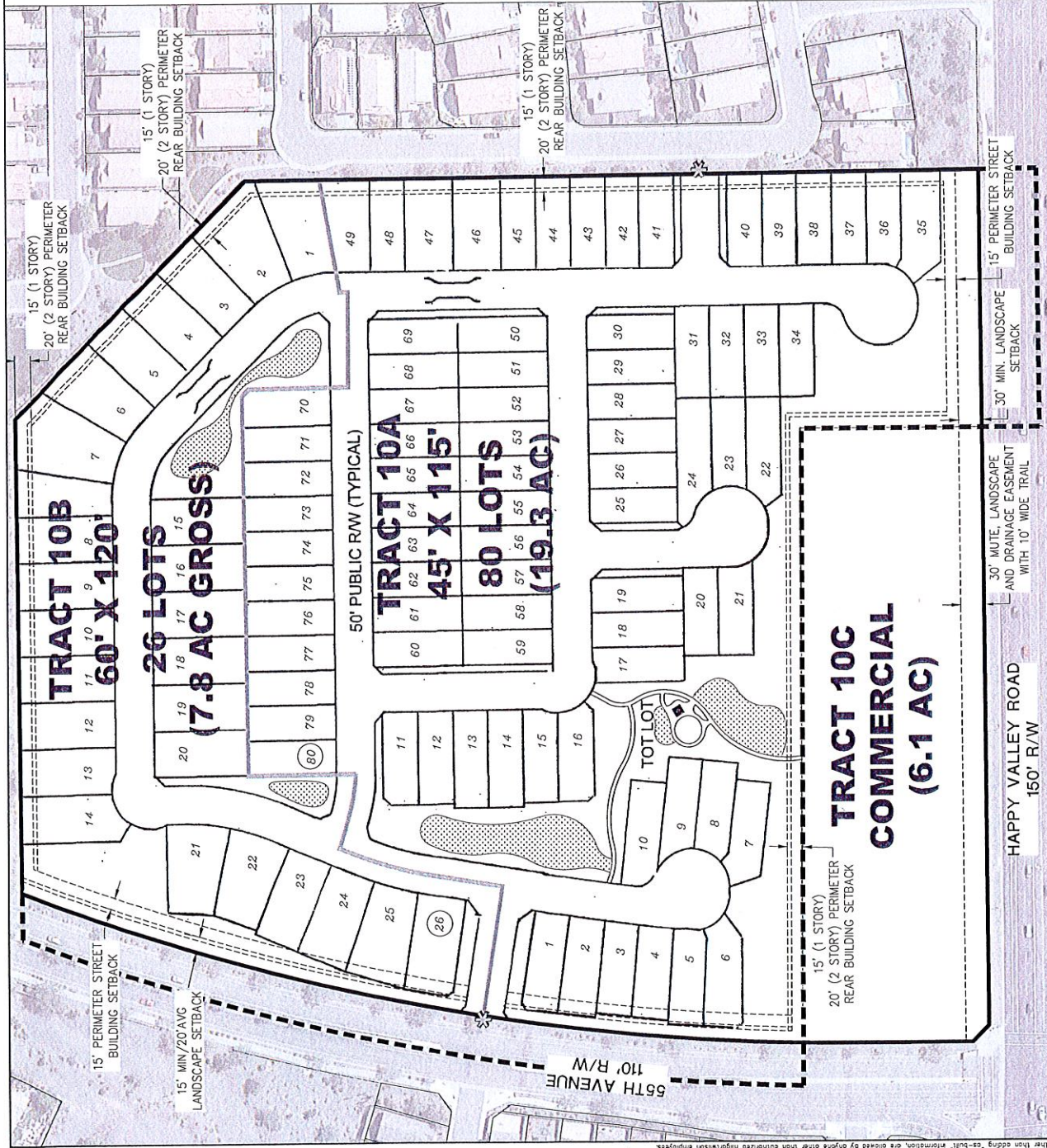
**REZONE SITE PLAN**  
 NEG 65TH AVE & HAPPY VALLEY RD  
 PHOENIX, ARIZONA  
**STETSON - TRACT 8**



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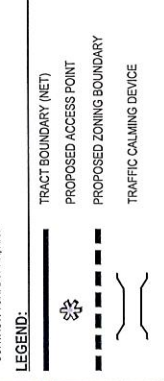
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PH: (602) 980-6025  
CONTACT: TON BOHAR, AICP

**APPLICANT:**  
PALTE GROUP  
18787 N. PERIMETER DR.  
SUITE 100  
SCOTTSDALE, AZ 85260  
PH: (480) 394-8037  
CONTACT: RANDY CHRISTMAN



**PROJECT INFO:**

Project Name: Stetson Valley, Tract 10  
Total Gross Area: 33.2 Acres  
Proposed Residential Gross Area: 27.1 Acres  
Total Commercial Gross Area: 6.1 Acres  
Proposed Zoning: R-16 PCD & C-2 PCD  
Proposed Minimum Lot Size: 60' x 120' & 45' x 115'  
Proposed Lot Count: 106  
Proposed Residential Density (dw/lot): 3.9

**PROJECT DESCRIPTION:**

APPLICANT IS SEEKING TO REZONE PORTIONS OF TRACT 10 TO ENABLE DEVELOPMENT OF TRADITIONAL SINGLE FAMILY RESIDENTIAL HOME SITES SIMILAR IN NATURE TO THE SURROUNDING DEVELOPMENT. THE REQUEST CONTEMPLATES MAINTAINING 6.1 OF A NEIGHBORHOOD COMMERCIAL SITE. ONCE THE AREA IS REZONED, THERE WILL BE 6.1 ACRES OF COMMERCIAL C-2 AND 27.1 ACRES OF R-16 SINGLE FAMILY RESIDENCE.

**STETSON VALLEY - TRACT 10**  
NEG 65TH AVE & HAPPY VALLEY RD  
PHOENIX, ARIZONA

**REZONE SITE PLAN**

PROJECT NO. 002  
DATE: DEC 2015  
SCALE: 1"=60'  
DRAWN: HW  
DESIGNED: A-PANGUS  
SHT. 1 OF 1

APPROVED:

**HILGARTWILSON**  
ENGINEERING PLAN MAKERS  
3101 E. WILSON AVE., SUITE 100  
PHOENIX, AZ 85018  
WWW.HILGARTWILSON.COM

**CITY OF PHOENIX**

DEC 14 2015

**Planning & Development Department**

SCALE  
0 60 120  
FEET

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