



City of Phoenix
PLANNING AND DEVELOPMENT SERVICES

ADDENDUM B
Staff Report: Z-50-09-3
December 29, 2010

Deer Valley Village Planning Committee Meeting Date	November 18, 2010
Planning Commission Hearing Date	January 12, 2011 (continued from December 8, 2010)
Request From:	From: RE-35 (7.64 Acres)
Request To:	To: PUD (7.64 Acres)
Proposed Use	Residential / small-scale professional offices and limited services
Location	Approximately 650 feet east of the northeast corner of Greenway Road & 22nd Avenue
Owner	Multiple Owners
Applicant/Representative	Beus Gilbert PLLC
Staff Recommendation	Denial. (In the event of an approval action mitigation stipulations are included.)

BACKGROUND AND REASON FOR ADDENDUM:

At the December 8, 2010 Planning Commission meeting, the case was continued to allow the applicant to submit additional materials. These materials include the following:

- Conceptual Site and Landscape Plan (Exhibit G)
- Example of Shared Driveway (Exhibit H)
- Conceptual Architectural Vernacular (Exhibit I)
- Conceptual Signage Detail (Exhibit J)
- Plant Species List (Exhibit K)

The Conceptual Site and Landscape Plan (Exhibit G), not drawn to scale, shows the existing structures on the site plan indicating that they shall remain without future expansion. No access is provided from any of the parcels to the adjacent alley.

The site plan depicts 46 parking spaces between 2110 and 2046 West Greenway Road utilizing one shared driveway. Between 2036 and 2016 West Greenway Road, 20 parking spaces will share one driveway. The fifth parcel, 2002 West Greenway Road, will have its own driveway and seven parking spaces are depicted. Parking areas are generally shown behind the main structures on each lot. The applicant is proposing alternative dustproof surfaces for each of the parking areas. Approval must be obtained

from the Zoning Administrator to allow the use of alternative dustproof surfaces, thru a separate process.

The Example of Shared Driveway (Exhibit H) shows four structures with two shared driveways. The exhibit does not identify the location of the examples. The driveways and parking areas in the example are paved and do not utilize alternative dustproof materials.

The Conceptual Architectural Vernacular (Exhibit I) indicates that each lot shall retain the neighborhood's defining large lot, single-family residential character. The homes are ranch style with pitched shingled roofs. The exhibit shows two neighboring streets. The landscape examples show cactus and manicured plants, while the Greenway Road properties are basically vegetation free and covered in rock and concrete.

The Conceptual Signage Detail (Exhibit J), not drawn to scale, portrays two different monument signs, both labeled as being 5 feet in height. The exhibit indicates that consideration should be given to form, color, lighting, and materials that are compatible to the building and its surroundings. There is no information given describing the materials to be used on the signs, but the signs in the exhibit appear to utilize both brick and concrete. The narrative in the exhibit states that no signage shall be installed on the roofs. It is unclear what an "appropriately scaled" wall mounted sign is and no exhibit is provided.

The Plant Species List (Exhibit K) contains a broad list of trees and shrubs from which plants can be selected. The list does not identify which plants are ideal for the project.

While the materials supplied by the applicant provide more information as requested by the Planning Commission, staff continues to recommend denial of this request, however, in the event of City Council approval, the following mitigating stipulations are proposed.

Changes to Stipulations

Stipulation 2 was modified to include Exhibits G through K. These exhibits would then be required to part of the final PUD narrative and utilized to help staff review any future changes to land uses allowed as part of the PUD.

Stipulation Changes

1. That an updated Development Narrative for the Sierra Prieta Greenway Road PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Services Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 8, 2010, as modified by the following stipulations.

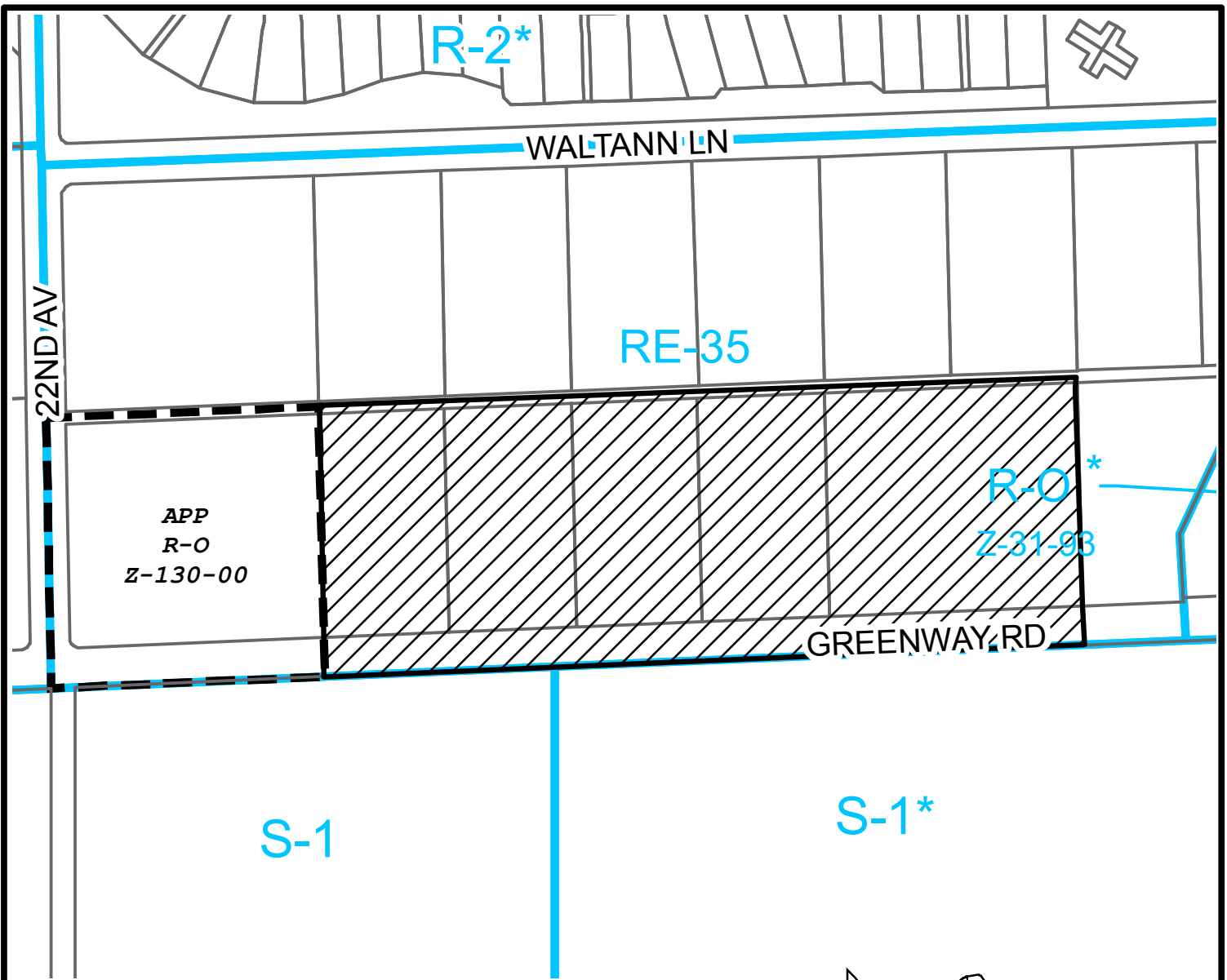
2. That the Development Narrative shall be modified as follows:
 - a. Page 14, Section I.A.4 shall read as follows: Lot Coverage: Lot coverage shall not exceed 25 percent (25%) of the net lot area exclusive of the first three (3) feet of roof overhang and carports. Open carports shall not exceed ten percent (10%) of the net lot area;
 - b. Page 16, Section I.A.12.a.(2) shall read as follows: Minimum 2 inch caliper drought resistant trees placed 20 feet on-center or in equivalent groupings;
 - c. Page 13, Section G.B.20 shall delete the following:
Retail Sales (all permitted uses are allowed to have retail sales);
 - d. Page 16, Section I.A.12.b shall be relocated to be a subset of Section I.A.11
 - e. Page 16, Section I.A.12.b.(1) shall read as follows: Minimum 2-inch caliper drought resistant tree spaced 20 feet on-center or in equivalent groupings.
 - f. Page 13, Section G.B.21 add the following underlined words: Tack and feed, with accessory retail sales (auxiliary outdoor storage for tack and feed permitted. Storage shall not exceed 20% lot coverage and 8 feet in height.
 - g. Page 13, Section G.B.22 add the underlined words:
Tile design firm with accessory retail sales.
 - H. THE FOLLOWING EXHIBITS DATE STAMPED DECEMBER 17, 2010 SHALL BE ADDED: EXHIBIT G (CONCEPTUAL SITE AND LANDSCAPE PLAN), EXHIBIT H (EXAMPLE OF SHARED DRIVEWAY), EXHIBIT I (CONCEPTUAL ARCHITECTURAL VERNACULAR), EXHIBIT J (CONCEPTUAL SIGNAGE DETAIL), AND EXHIBIT K (PLANT SPECIES LIST).

Writer

Craig Mavis
12/27/2010
M. Dodds

Attachments

Zoning Sketch
PUD Narrative date stamped October 8, 2010
Exhibits G-K date stamped December 17, 2010

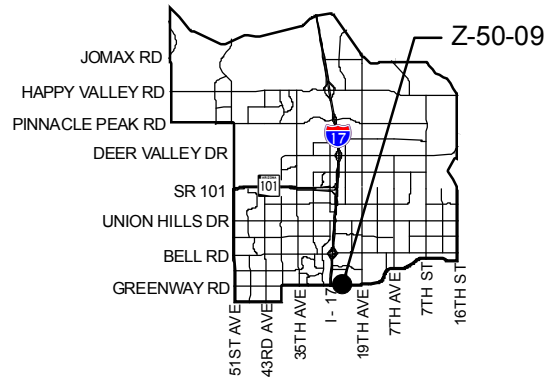


200 100 0 200 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3

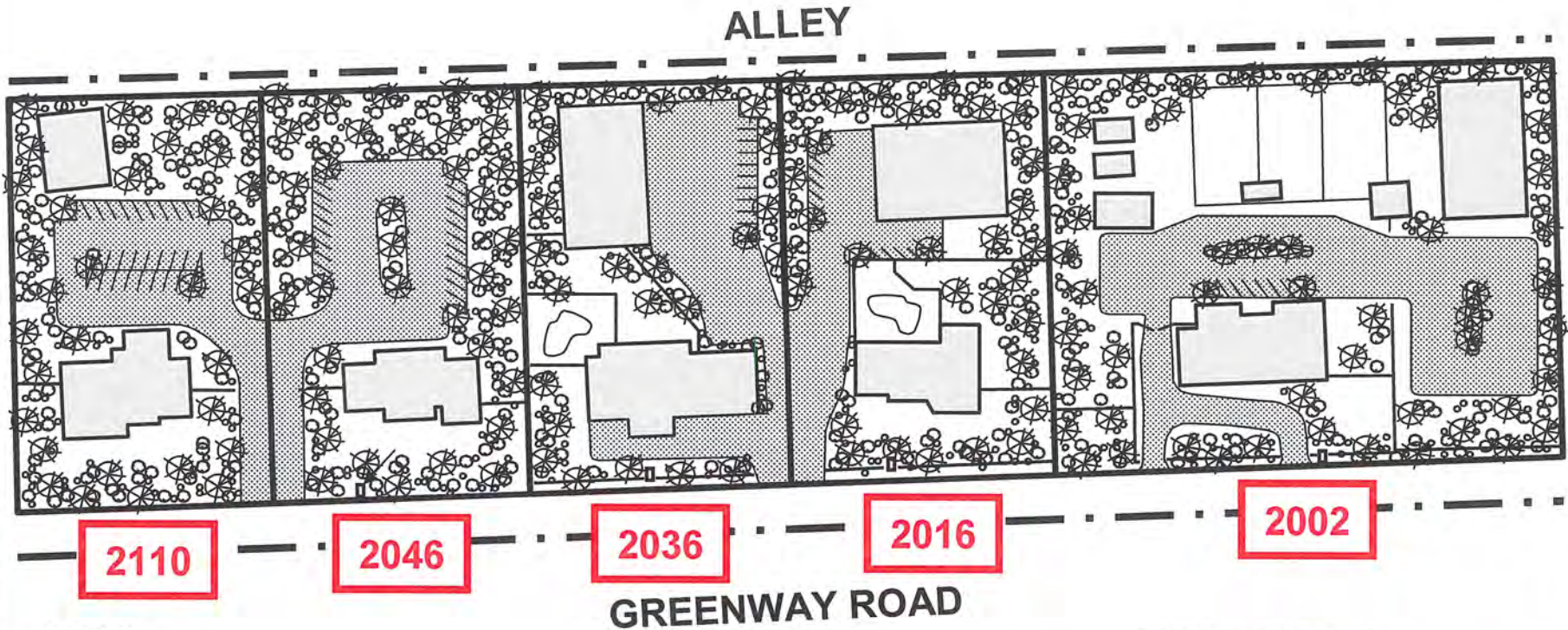


APPLICANT'S NAME: Beus Gilbert PLLC c/o Dennis M. Newcombe		REQUESTED CHANGE: FROM: RE-35, (7.64 a. c.) TO: PUD, (7.64 a. c.)	
APPLICATION NO. Z-50-09	DATE: 07/28/09	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 7.64 Acres	9/15/10		
	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q35-24	<small>ZONING MAP</small> L-7	
MULTIPLES PERMITTED RE-35 PUD	CONVENTIONAL OPTION 1 See Narrative		* UNITS P.R.D. OPTION 1

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

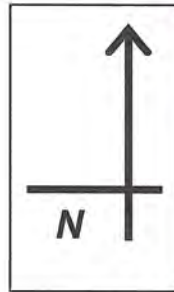
Exhibit G. Conceptual Site and Landscape Plan

See Following Pages.

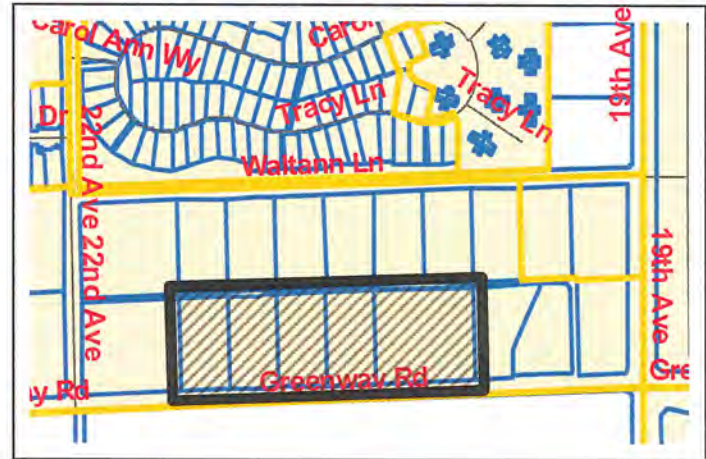


N.T.S.

GREENWAY ROAD



VICINTIY MAP



Sierra Prieta Greenway Road PUD

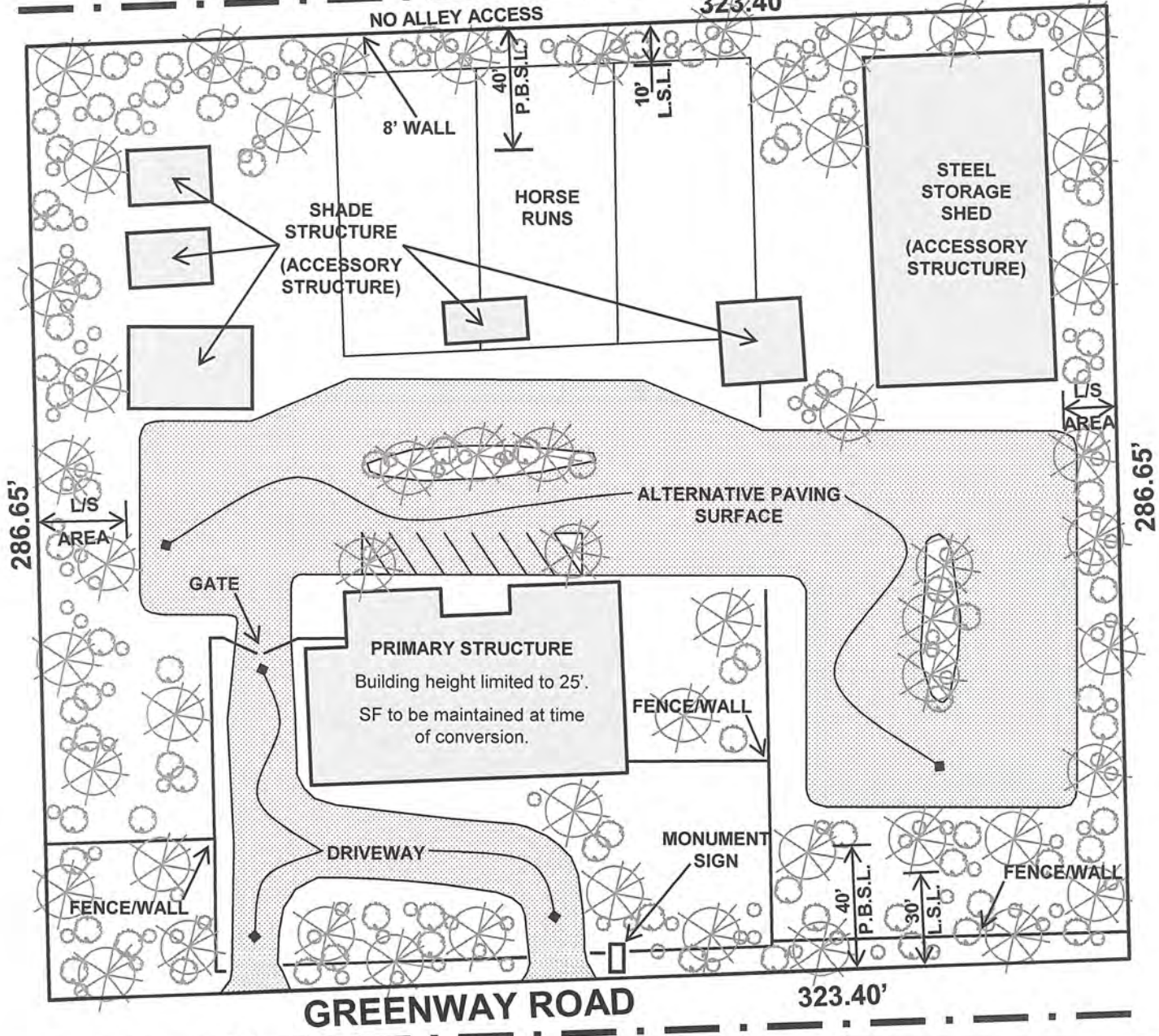
Rezone Request from RE-35 to Planned Unit Development

CONCEPTUAL SITE
AND LANDSCAPE PLAN

ALLEY

323.40'

NO ALLEY ACCESS

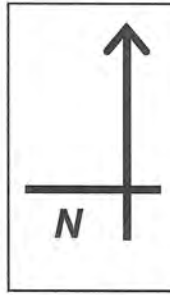


286.65'

286.65'

323.40'

GREENWAY ROAD



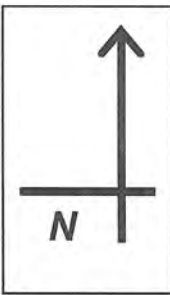
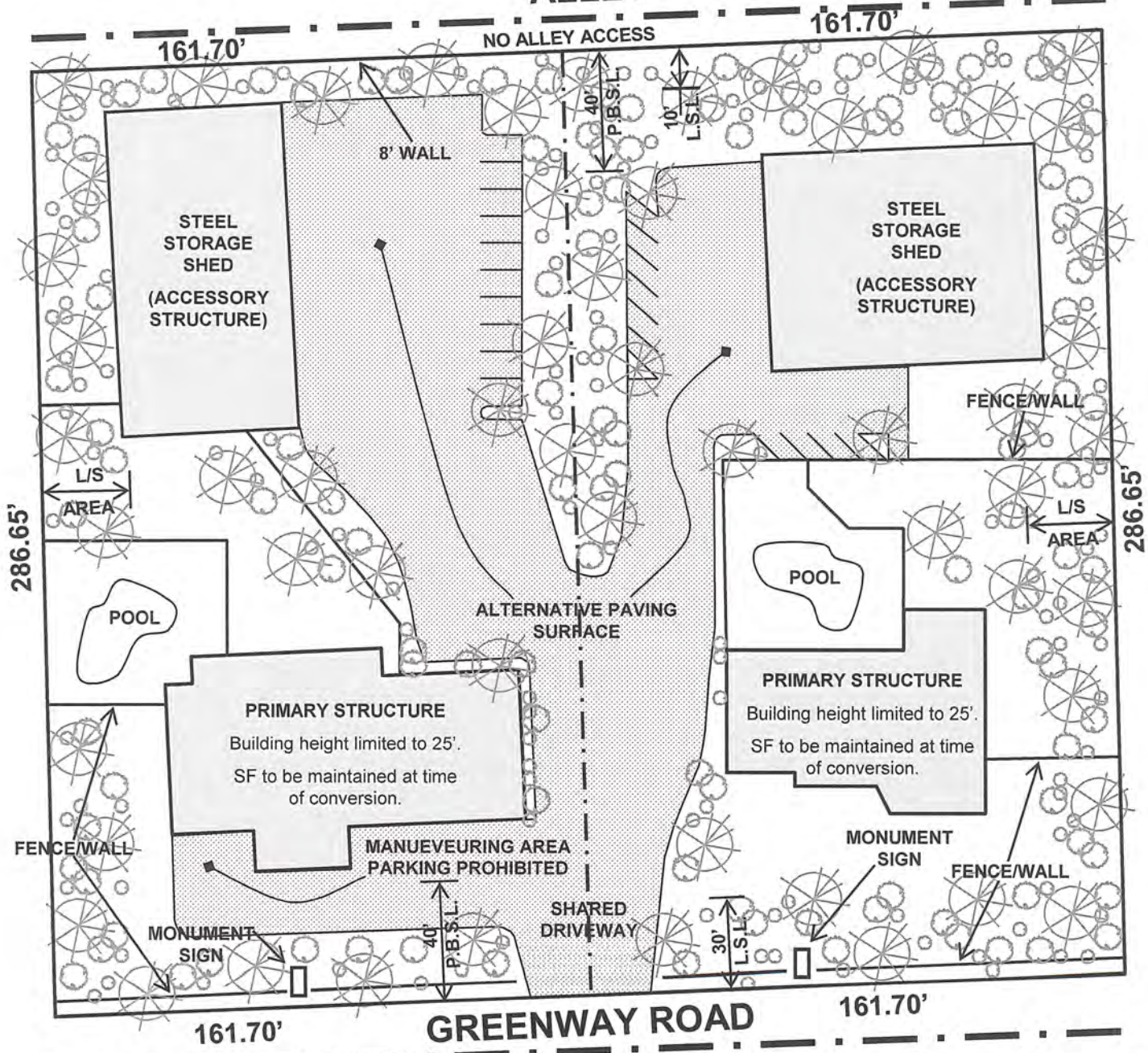
N.T.S.

P.B.S.L. - PRIMARY BUILDING SETBACK LINE
 L.S.L. - LANDSCAPE SETBACK LINE

Sierra Prieta Greenway Road
 2002 West Greenway Road

CONCEPTUAL SITE
 AND LANDSCAPE PLAN

ALLEY



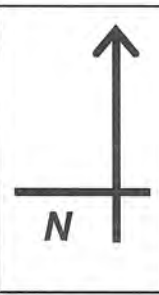
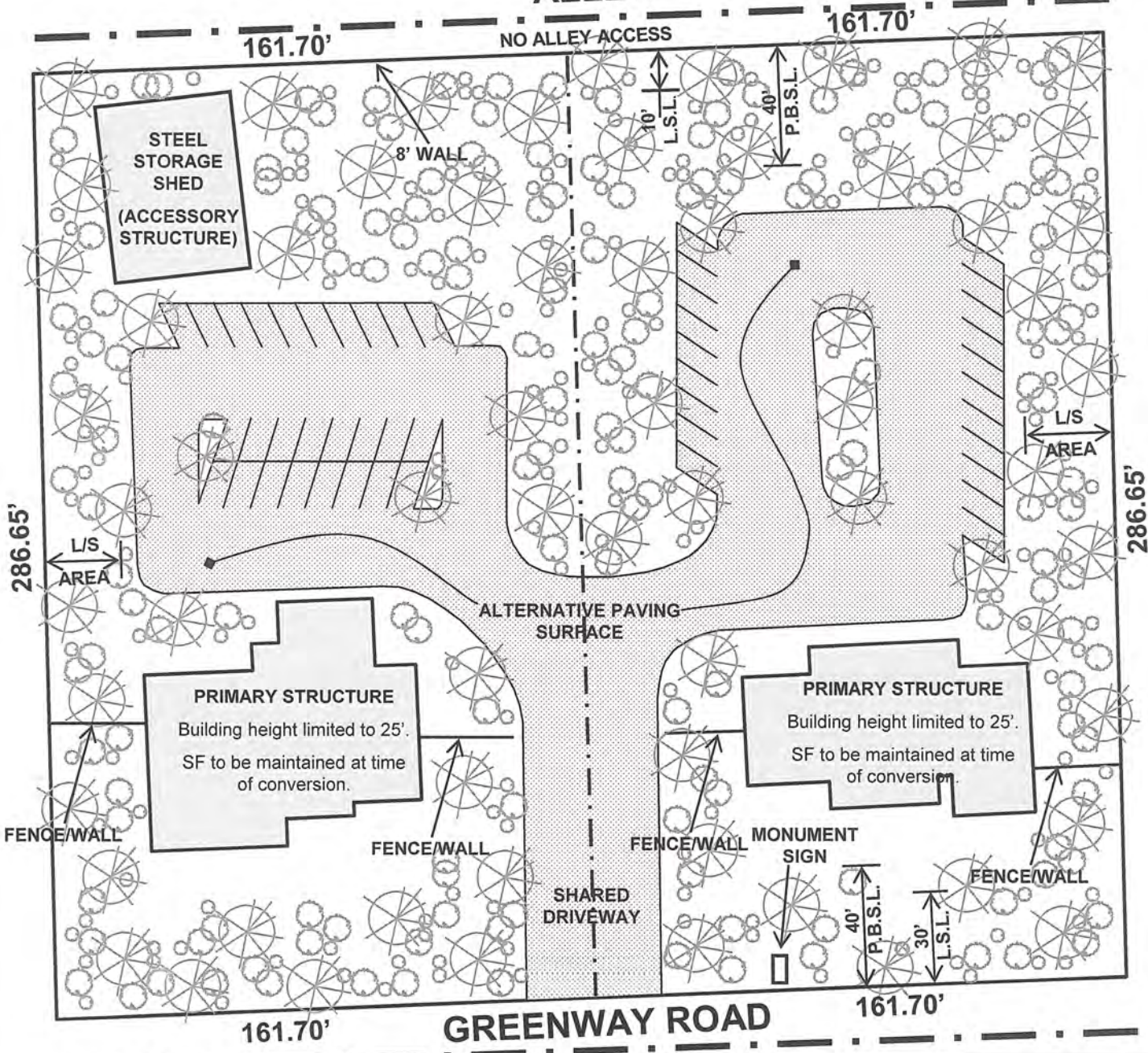
N.T.S.

P.B.S.L. - PRIMARY BUILDING SETBACK LINE
 L.S.L. - LANDSCAPE SETBACK LINE

Sierra Prieta Greenway Road
 2016 and 2036 West Greenway Road

CONCEPTUAL SITE
 AND LANDSCAPE PLAN

ALLEY



N.T.S.

P.B.S.L. - PRIMARY BUILDING SETBACK LINE
 L.S.L. - LANDSCAPE SETBACK LINE

Sierra Prieta Greenway Road
 2046 and 2110 West Greenway Road

CONCEPTUAL SITE
 AND LANDSCAPE PLAN

Exhibit H. Example of Shared Driveway



Exhibit I. Conceptual Architectural Vernacular

See Following Pages.



Architectural Vernacular

The architectural vernacular for each lot shall retain the neighborhood's defining large lot, single-family residential character, while introducing transitional elements to integrate them. Maintaining and improving upon the primary residential home at the time of conversion shall be required. Thus, the architectural vernacular, elements, and scale of the primary building on each lot shall remain consistent with the residential character of the surrounding area (i.e.; Waltann Lane).

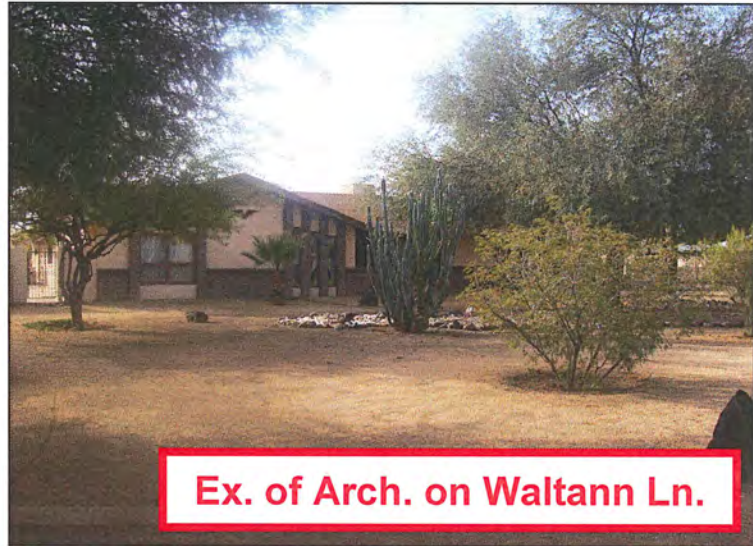
Sierra Prieta Greenway Road PUD

Rezone Request from RE-35 to Planned Unit Development

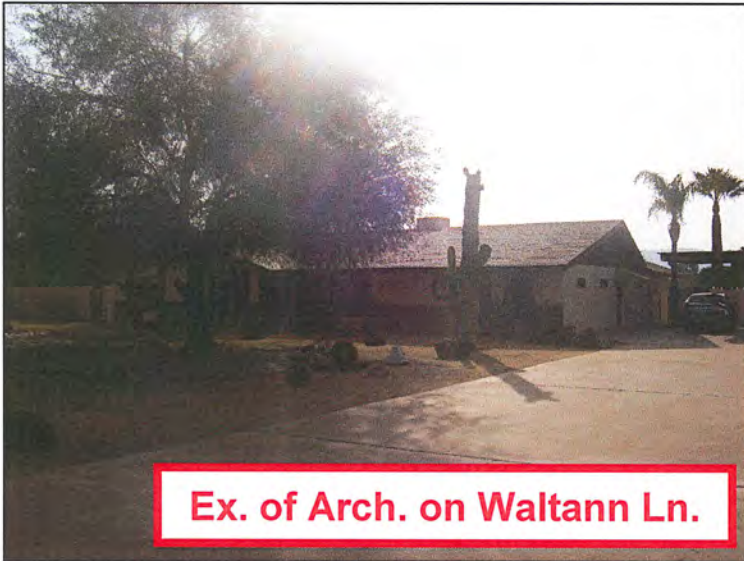
CONCEPTUAL
ARCHITECTURAL
VERNACULAR



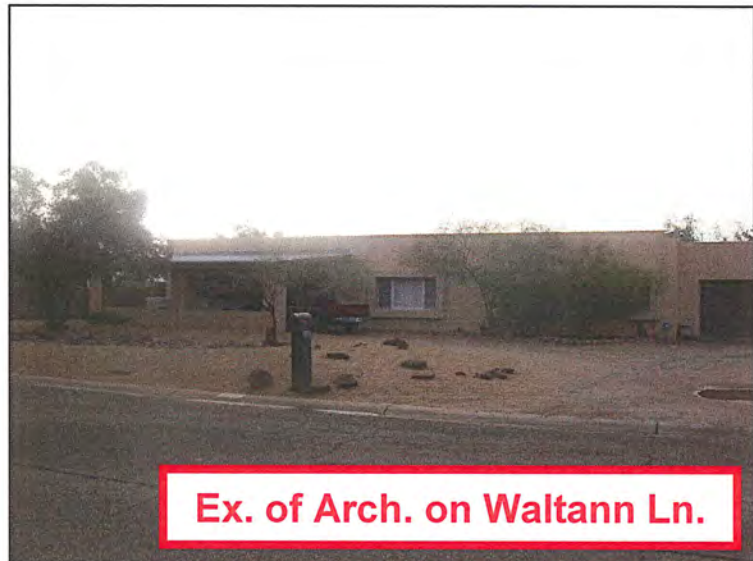
2110



Ex. of Arch. on Waltann Ln.



Ex. of Arch. on Waltann Ln.



Ex. of Arch. on Waltann Ln.

Architectural Vernacular

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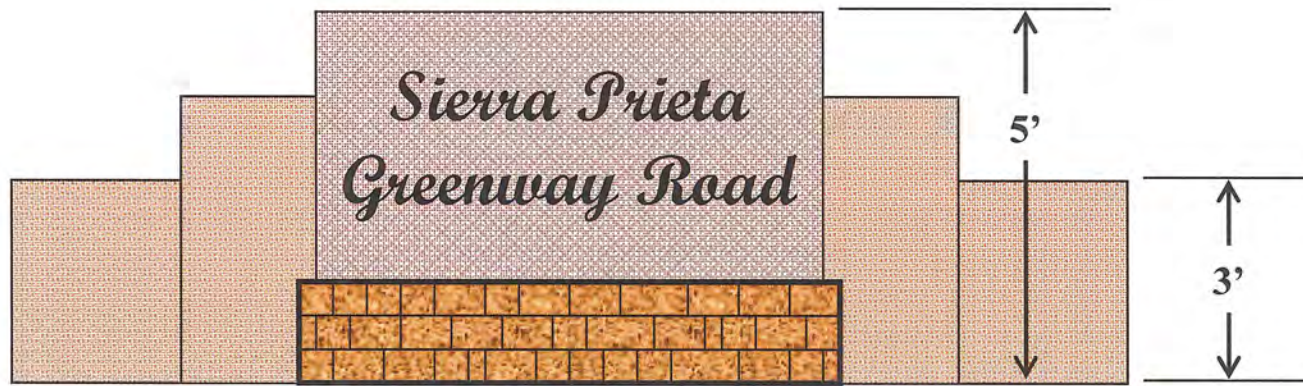
Sierra Prieta Greenway Road PUD

Rezone Request from RE-35 to Planned Unit Development

**CONCEPTUAL
ARCHITECTURAL
VERNACULAR**

Exhibit J. Conceptual Signage Detail

See Following Pages.



N.T.S.

ELEVATION



PLAN VIEW

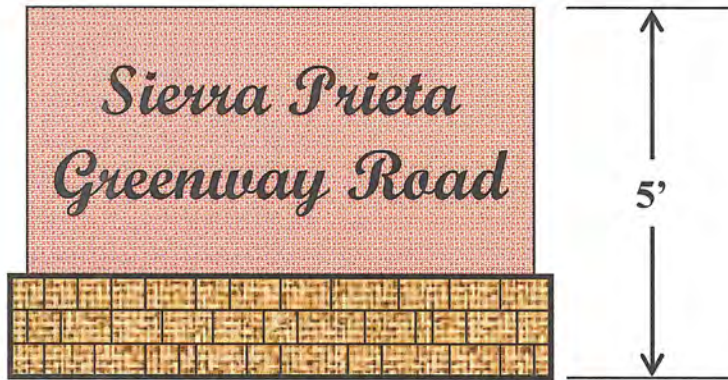
Signage

Signs must complement the building and the surroundings while being readable by both pedestrians and motorists approaching the site. Consideration should be given to form, color, lighting, and materials that are compatible to the building and its surroundings. Wall mounted signs must be appropriately scaled to the individual building on each lot and not obscure or overpower important architectural features of that building. No signage shall be installed on the roofs.

Sierra Prieta Greenway Road PUD

Rezone Request from RE-35 to Planned Unit Development

CONCEPTUAL
SIGNAGE DETAIL



N.T.S. ELEVATION



PLAN VIEW

Signage

Signs must complement the building and the surroundings while being readable by both pedestrians and motorists approaching the site. Consideration should be given to form, color, lighting, and materials that are compatible to the building and its surroundings. Wall mounted signs must be appropriately scaled to the individual building on each lot and not obscure or overpower important architectural features of that building. No signage shall be installed on the roofs.

Exhibit K. Plant Species List

See Following Pages.

Tree

Botanical Name

Common Name

Acacia spp. Acacia, Wattle	Butia capitata Jelly Palm	Ceratonia siliqua St. John's Bread Tree, Carob Tree
Bauhinia lunarioides (B.congesta) Anacacho Orchid Tree	Caesalpinia spp. Bird-of-Paradise	Cercis canadensis var. mexicana Mexican Redbud
Bauhinia mexicana Orchid Tree	Callistemon ssp. Bottlebrush	Cercis canadensis var. texensis Texas Redbud
Brachychiton populneus Bottle Tree	Canotia holacantha Crucifixion Thorn	Chamaerops humilis Mediterranean Fan Palm
Brahea spp. Fan Palm	Casuarina spp. Beefwood	Chilopsis linearis Desert-willow
Bursera spp. Elephant Tree	Celtis reticulata Western Hackberry	Chitalpa tashkentensis Chitalpa

Tree

Botanical Name

Common Name

Chorisia speciosa Silk Floss Tree	Eysenhardtia orthocarpa Kidneywood	Olea europaea Olive
Cupressus arizonica Arizona Cypress	Geijera parviflora Australian-willow	Olneya tesota Ironwood
Cupressus sempervirens Italian Cypress	Gleditsia triacanthos Honey Locust	Parkinsonia aculeata Mexican Palo Verde, Jerusalem Thorn
Dalbergia sissoo Sissoo Tree	Holacantha emoryi (Castela emoryi) Crucifixion Thorn	Parkinsonia spp. (Cercidium spp.) Palo Verde
Ebenopsis spp. (Pithecellobium spp.) Ebony	Leucaena retusa Golden Ball Lead Tree	Phoenix canariensis Canary Island Date Palm
Eucalyptus spp. Eucalyptus	Lysiloma spp. Desert-fern	Phoenix dactylifera Date Palm

Tree

Botanical Name

Common Name

Pinus canariensis Canary Island Pine	Pittosporum phillyraeoides Willow Pittosporum	Schinus terebinthifolius Brazilian Pepper Tree
Pinus eldarica Afghan Pine	Prosopis spp. Mesquite	Sophora secundiflora Texas Mountain Laurel, Mescal Bean
Pinus halepensis Aleppo Pine	Quercus spp. Oak	Tamarix aphylla Athel Tree
Pinus pinea Italian Stone Pine	Rhus lancea African Sumac	Tipuana tipu Tipu Tree
Pinus roxburghii Chir Pine	Rhus lanceolata Prairie Flameleaf Sumac	Ulmus parvifolia cv.'Sempervirens' Chinese Evergreen Elm
Pistacia spp. Pistachio	Schinus molle California Pepper Tree	Ungnadia speciosa Mexican-buckeye

Tree

Botanical Name

Common Name

Vitex agnus-castus

Chaste Tree

Washingtonia spp.

Desert Fan Palm

Xylosma congestum

Xylosma

Ziziphus jujuba

Chinese Jujube

Shrubs

Botanical Name

Common Name

Abutilon palmeri Superstition Mallow	Anisacanthus spp. Desert Honeysuckle	Bauhinia lunarioides (congesta) Anacacho
Acacia spp. Acacia	Artemisia spp. Sagebrush	Bauhinia macarantnera Orchid Tree
Aloysia spp. Beebrush	Asclepias linaria Pine-leaf Milkweed	Bauhinia ramosissima Orchid Tree
Ambrosia ambrosioides Canyon Ragweed	Asclepias subulata Desert Milkweed	Bebbia juncea Sweet Bush
Ambrosia deltoidea Triangleleaf Bur-sage	Atriplex spp. Saltbush	Berberis haematocarpa Red Barberry
Ambrosia dumosa White Bur-sage	Baccharis spp. Desert Broom, Coyote Brush	Berberis trifoliolata Agarita

Shrubs

Botanical Name

Common Name

Buddleia marrubifolia Woolly Butterfly Bush	Callistemon phoeniceus Salt Resistant Bottlebrush	Cistus spp. Rockrose
Caesalpinia spp. Bird-of-Paradise	Callistemon viminalis Bottlebrush	Condalia globosa Bitter Condalia
Calliandra californica Baja Red Fairy Duster	Calothamnus spp. Net Bush	Convolvulus cneorum Bush Morning Glory, Silverbush
Calliandra eriophylla Pink Fairy Duster	Celtis pallida Desert Hackberry	Cordia boissieri Anacahuita
Calliandra peninsularis Fairy Duster	Chrysactinia mexicana Damianita	Cordia parvifolia Little Leaf Cordia
Callistemon citrinus Lemon Bottlebrush	Chrysothamnus nauseosus Rabbit Brush	Coursetia glandulosa Baby Bonnets

Shrubs

Botanical Name

Common Name

Cycas revoluta Sago Palm	Eremophila spp. Emu Bush	Euphorbia biglandulosa (rigida) Euphorbia
Dalea spp. Smoketree, Indigo Bush	Ericameria laricifolia Turpentine Bush	Feijoa sellowiana Pineapple Guava
Dicliptera resupinata Native Dicliptera	Ericameria linearifolia Turpentine Bush	Forestiera neomexicana Desert Olive
Dodonaea viscosa Hopbush	Eriogonum spp. Buckwheat	Fraxinus greggii Littleleaf Ash
Encelia spp. Brittlebush	Erythrina flabelliformis Southwest Coralbean	Genista hispanica Spanish Broom
Ephedra spp. Mormon-tea	Euphorbia antisiphilitica Wax Plant, Candelilla	Gossypium harknessii San marcos Hibiscus

Shrubs

Botanical Name

Common Name

Guaiacum coulteri	Jatropha spp.	Leucophyllum spp.
Guayacan	Limberbush	Texas Sage, Texas Ranger
Gutierrezia sarothrae	Juniperus chinensis varieties	Lippia graveolens (berlandieri)
Snakeweed	Juniper	Mexican Oregano
Hamelia patens	Justicia spp.	Lycium spp.
Fire Bush	Mexican Honeysuckle, Chuparosa	Wolfberry
Hymenoclea monogyra	Krameria parvifolia	Maireana sedifolia
Burrobrush	Ratany	Bluebush
Hyptis emoryi	Lantana spp.	Malpighia emarginata
Desert-lavender	Lantana	Barbados Cherry
Jasminum mesnyi	Larrea tridentata	Maytenus phyllanthoides
Primrose Jasmine	Creosote Bush	Mangle Dulce

Shrubs

Botanical Name

Common Name

Melaleuca spp.	Perovskia atriplicifolia cv. 'Heavenly Blue'	Pyracantha spp.
Australian Myrtle	Russian Sage	Pyracantha, Fire-thorn
Mimosa biuncifera	Phlomis fruticosa	Rhus choriophylla
Wait-a-Minute Bush	Jerusalem Sage	Mearns Sumac
Mimosa dysocarpa	Plumbago capensis	Rhus microphylla
Velvet Pod Mimosa	Cape Plumbago	Desert Sumac
Myrtus communis	Plumbago scandens	Rhus ovata
Myrtle	Plumbago	Sugarbush
Nandina domestica	Poliomintha maderensis	Rhus trilobata
Heavenly-bamboo	Lavender Spice	Skunkbush
Nerium oleander varieties	Punica granatum varieties	Rhus virens
Oleander	Pomegranate	Evergreen Sumac

Shrubs

Botanical Name

Common Name

Rosmarinus officinalis Bush Rosemary	Sophora arizonica Arizona Sophora	Thevetia peruviana Yellow Oleander
Ruellia spp. Ruellia	Sophora formosa Sophora	Trixis californica Trixis
Salvia spp. Sage	Tecoma spp. Tacoma	Vauquelinia spp. Rosewood
Senna spp. (Cassia spp.) Cassia	Tecomaria capensis Cape Honeysuckle	Viguiera parishii (Viguiera deltoidea) Golden Eye
Simmondsia chinensis Jojoba	Teucrium fruticans Bush Germander	Viguiera stenoloba Skeleton-leaf Goldeneye
Solanum xanti Solanum	Thamnosma montana Turpentine Broom	Viguiera tomentosa Golden Eye

Shrubs

Botanical Name

Common Name

Wedelia texana (*Zexmenia hispida*)

Rough Zexmenia

Westringia rosmariniformis

Westringia

Ziziphus obtusifolia

Greythorn