



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

January 26, 2015

Mr. Mario Mangiamele  
Iplan Consulting  
3317 South Higley Road  
Suite 114-622  
Gilbert, AZ 85297

RE: MINOR AMENDMENT – BELLISIMA PUD (Z-36-12-2)

Dear Mr. Mangiamele:

In your correspondence dated December 2, 2014, you requested administrative approval of a minor amendment to the Bellisima Planned Unit Development (Z-36-12-2).

Your proposal is to modify the following sections and exhibits contained within the final Bellisima PUD narrative date stamped May 1, 2013: a) Section G.5 Amenities; Bellisima | Conceptual Landscape Exhibit; and Bellisima | Conceptual Streetscape/Open Space Exhibit to modify programming for active and passive open space recreational amenities; b) Bellisima | Conceptual Trail Plan Exhibit to reflect necessary relocation of pedestrian trail access off 56th Street and modify trail surface material in specified locations; and c) Section G.8.B Interior Fencing; and, Bellisima | Conceptual Wall Plan Exhibit to modify acceptable locations for interior lot fences and update the Bellisima | Conceptual Wall Plan Exhibit.

Section 671 of the city of Phoenix Zoning Ordinance defines a major amendment as:

- (a) A change in the PUD boundary.
- (b) Any change in the height, density, setback, or lot coverage development standards.
- (c) Any change in the location of a land use depicted on the land use plan in the development narrative.
- (d) Any addition to the list of uses in the development narrative.
- (e) Any change to the design guidelines that is inconsistent with the intent of the PUD as described in the development narrative.

The amendment will be deemed minor if the Planning and Development Director determines the amendment does not meet the criteria established for major amendments. The Planning and Development Director has the authority to administratively approve the minor amendment.

I have reviewed the proposed changes and find that your proposed changes do not meet the criteria of a major amendment. I am administratively approving the amendment to the current Bellissima PUD (Z-36-12-2) as outlined above. An updated Development Narrative for the Bellissima PUD reflecting the changes approved through this minor amendment shall be submitted to the Planning and Development Department within 30 days. The updated Development Narrative shall be consistent with the Development Narrative date stamped May 1, 2013, as modified by this amendment.

If you have any questions, please contact me at 602-262-6656.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Stephenson", written in a cursive style.

Alan Stephenson  
Planning and Development Director

c: File



December 02, 2014

Mr. Alan Stephenson  
Planning & Development Director  
City of Phoenix  
Planning & Development Department  
200 West Washington Street, 3<sup>rd</sup> Floor  
Phoenix, Arizona 85003

Re: Minor Planned Unit Development (PUD) Amendment  
Meritage Homes/Bellisima (Z-36-12-2)  
SWC | 56<sup>th</sup> Street & Dixileta Drive

Iplan Consulting, on behalf of Meritage Homes, is pleased to present a formal Minor Planned Unit Development (PUD) Amendment request concerning the Bellisima PUD, which developing neighborhood is comprised of approximately 37 net acres and generally located at the southwest corner of North 56<sup>th</sup> Street and East Dixileta Drive.

More specifically, this justification narrative complements a request to modify the following sections and exhibits contained within the Bellisima PUD Development Narrative, approved by City Council on May 01, 2013 (Ordinance No. G-5802): a) Section G.5 Amenities; Bellisima | Conceptual Landscape Exhibit; and, Bellisima | Conceptual Streetscape / Open Space Exhibit; b) Bellisima | Conceptual Trail Plan Exhibit; and c) Section G.8.B Interior Fencing; and, Bellisima | Conceptual Wall Plan Exhibit. Further clarifying proposed modifications to the interior lot fencing provisions, a new exhibit entitled Bellisima | Conceptual Interior Fence - Wall Exhibit is proposed to be included within the Bellisima PUD Development Narrative.

The below subsections summarize the requested modifications to the adopted provisions, including the applicant's justification for each request:

- a) Section G.5 Amenities; Bellisima | Conceptual Landscape Exhibit; and, Bellisima | Conceptual Streetscape / Open Space Exhibit:

***Request:*** Modify programming for active and passive open space recreational amenities.

***Justification:*** Although proposed modification to the type and amount of amenities will maintain the initial vision for the project, slight modifications of Section G.5 Amenities, Table G.501: Open Space Amenities – Bellisima, Bellisima | Conceptual Landscape Exhibit, and Bellisima | Conceptual Streetscape / Open Space Exhibit are requested to proactively respond to continued demographic analysis and corresponding open space amenity programming.

c) Section G.8.B Interior Fencing; Bellisima | Conceptual Wall Plan Exhibit:

Request: Modify acceptable locations for interior lot fences; and, update the Bellisima | Conceptual Wall Plan Exhibit to reflect previous administrative approvals.

Justification: Modification of Section G.8.B Interior Fencing is requested to adjust self-imposed restrictions on interior lot fencing and walls. With the exception of view fencing only within the building envelope, which restriction was primarily based on drainage needs of the site, interior lot fencing and fences on common lot lines is currently prohibited.

Similar to open space amenity re-programming efforts, additional analysis has been conducted subsequent to Council approval of the PUD zoning and findings of those analyses identify potential livability concerns regarding privacy, as well as public safety concerns for the neighborhood and community. Specifically, privacy and livability concerns have been identified in a few circumstances where internal lots back onto each other - lots 25, 26, & 27; and, lots 45, 46, 47 & 48. Similarly, security concerns have been identified where the external/perimeter walls contain a 2-foot high weep opening for drainage and wildlife corridors as these unobstructed areas could promote undesirable trespassing onto individual lots. Proactively addressing the concerns of on-lot privacy, partial view fences are now requested to be installed where the above-mentioned lots back onto each other. Partial view fencing is also proposed for illustrated distances, and in most cases perpendicular to each side of the perimeter drainage/wildlife corridor openings. Where proposed adjacent to the drainage/wildlife corridor openings, location of these partial view fences will accommodate contiguous drainage patterns while also extending a sufficient distance to connect to the proposed on lot full view fencing and respective dwelling unit.

Proposed partial view fences are to be installed by Meritage Homes and will contain an upgraded design for compatibility with the adjacent perimeter wall, as well as to exceed all City design criteria concerning aesthetics. Exclusive of these builder installed partial view fences at the perimeter and where lots back onto each other, all remaining on-lot fencing is to be full view fencing.

Additionally, interior lot view fencing is now proposed to encroach into some side and rear building setback areas, outside of the building envelope. Primary reasoning for modification to this previous self-imposed location restriction is to allow reasonable opportunities to attach the full view fencing to some perimeter walls (lots 1-3; and, 5-6). Further, full view fences are also proposed to connect to the abovementioned partial view fences in effort to promote continuity and address safety concerns, while location of these fences outside of the building envelope will also allow greater private use of individual rear lot areas.

While this proposed modification still imposes restrictions greater than those for similar zoning designations, modifications are desired to increase safety and livability of the neighborhood. Further clarifying the interior lot fencing requests, a new exhibit entitled Bellisima | Conceptual Interior Fence - Wall Exhibit is now included within the Bellisima PUD Development Narrative. Inclusion of this exhibit also affects page numbering of the existing PUD Development Narrative and as such,

# ***BELLISIMA***

## **PLANNED UNIT DEVELOPMENT Z-36-12-2**

### **DEVELOPMENT NARRATIVE Southwest Corner | 56<sup>th</sup> Street and Dixileta Drive**

Pre-Application 12-48: June 2012

First Submittal: September 20, 2012

Second Submittal: December 19, 2012

Third Submittal: January 30, 2013

Hearing Draft Submittal: March 05, 2013

Final City Council Approval: May 01, 2013

First Amendment Draft: December 02, 2014

**CITY OF PHOENIX**

**DEC 09 2014**

**Planning & Development  
Department**

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

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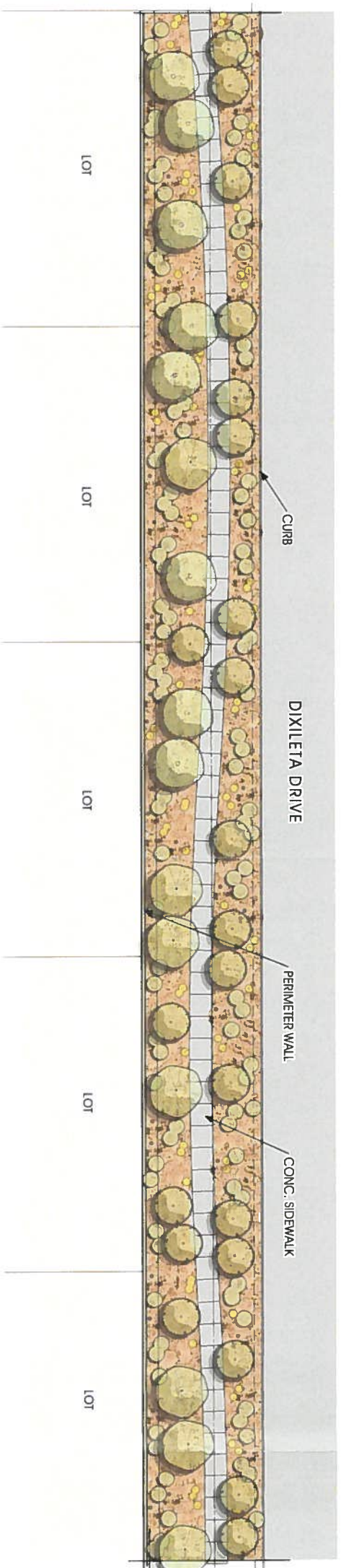




CONCEPTUAL STREETSCAPE/OPEN SPACE

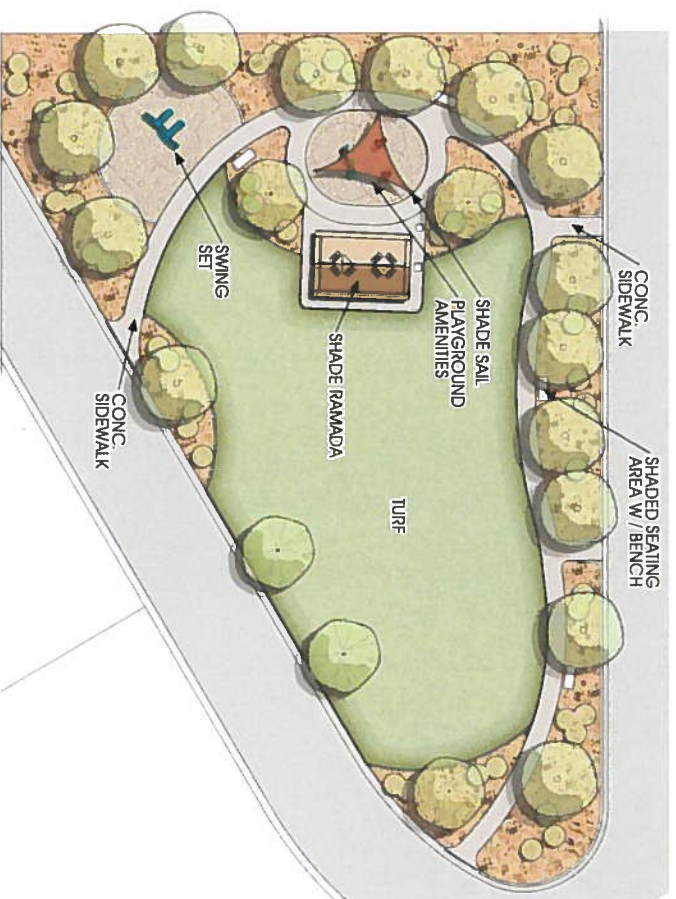
# BELLISIMA

PHOENIX, ARIZONA



CONCEPTUAL STREETSCAPE - PLAN VIEW

1" = 20'-0"



CONCEPTUAL AMENITY AREA - PLAN VIEW

1" = 20'-0"

CONCEPTUAL PLANT PALETTE

<p><b>TREES - 1.5G / 24" BOX / 3.6" BOX</b> <small>HEIGHT OF TREE SHALL VARY BY 25% OF SPECIES</small></p> <ul style="list-style-type: none"> <li>ACACIA ANERA / MALGA</li> <li>CASUALINA CALCALCO / CASCALOIE</li> <li>CASUALINA MEXICANA / MEXICAN BIRD OF PARADISE</li> <li>CERODIUM FLORIDUM / BLUE PALM VERDE</li> <li>CERODIUM MICROPHYLLUM / FOOTHILL PALM VERDE</li> <li>CHLOPSIS LINEARS / DESERT WILLOW</li> <li>OLIVEA TESOTA / IRONWOOD</li> <li>PRINCELOBIUM HENOCALTE / TEXAS BERRY</li> <li>PROSORA VELUTINA / MESQUITE</li> <li>SOPHORA SECUNDIFLORA / MESCAL BEAN</li> </ul>	<p><b>ACCENTS / CACTI - 5 GAL. MIN.</b></p> <ul style="list-style-type: none"> <li>AGAVE SPECIES</li> <li>CARNEGIA GIGANTEA / SAGUARO</li> <li>DARRIBON WHEATERI / DESERT SPORN</li> <li>ECHINOCEBUS PACIFICUS / HEDGEHOG CACTUS</li> <li>FEROCACTUS ACANTHODES / COMPASS BARREL</li> <li>FEROCACTUS WILZENSII / FISHHOOK BARREL</li> <li>FOULONBERA SPENDENS / OCCILLO</li> <li>HEPERALOE PARVIFLORA / RED YUCCA</li> <li>OPUNTIA SPECIES</li> <li>YUCCA SPECIES</li> </ul>
<p><b>SHRUBS - 5 GAL. MIN.</b></p> <ul style="list-style-type: none"> <li>ACACIA GREGGII / CAT CLAW ACACIA</li> <li>AMOROSA DELTOIDEA / IRRAWADDI LEAF BURSCAGE</li> <li>ASCLEPIAS SIBIRIACA / DESERT MILKWEED</li> <li>BUDDEIA MARRIARIFOLIA / WOOLLY BUTTERFLY BUSH</li> <li>CALYANDORA SPECIES / FANTY DUSTER</li> <li>CETIS PALUDA / DESERT HAZELBERRY</li> <li>DALIA SPECIES / DALIA</li> <li>DODONAEA VISCOZA / HORNBUSH</li> <li>ENCICLIA FANROSA / BRITTBUSH</li> <li>ERICKAMERIA LARGIFOLIA / TURPENTINE BUSH</li> <li>ERIOGONUM FASCICULATUM / FLATTOP BUCKWHEAT</li> <li>JURATICA CALIFORNICA / CHUPAROSA</li> <li>LARREA TRIPERVIVATA / CREOSOTE BUSH</li> <li>LEUCOPHYLLUM SPECIES</li> <li>RELIUM PENINSULANS / BUA RELIUM</li> <li>SALVA SPECIES / SALVA</li> <li>SENNA WISLIZENII / SHRIBBY SENNA</li> <li>SIAMONDISA CHINENSIS / JOJOBA</li> <li>TECOMA STANS / YELLOW BELLS</li> <li>VEGIERIA DELTOIDEA / GOLDEN EYE</li> </ul>	<p><b>GROUNDCOVERS - 1 GAL. MIN.</b></p> <ul style="list-style-type: none"> <li>BACCHARIS CV 'CENTINIAL' / CENTINIAL BACCHARS</li> <li>BALATA MALIBADIANA / DESERT HANGGOLD</li> <li>DALIA GREGGII / INDIAN BUSH</li> <li>MELAMPodium LEUCANTHUM / BLACKFOOT DAST</li> <li>OVONHERA BERLANDIERI / MEXICAN EVENING PRIMROSE</li> <li>PENTSTEMON SPECIES</li> <li>SPHAERALCEA AMBIGUA / GLOBE MALLOW</li> <li>TARGETS LEMONII / MOUNT LEMON HANGGOLD</li> <li>VERBERNA SPECIES</li> </ul>
<p><b>DECOMPOSED GRANITE</b></p> <p>COLOR TO MATCH NATIVE DTG - 2" DEPTH</p> <p><b>TURF</b></p> <p>*MIDPOINT HANGRO BERMUDA SOO (OR HANGROSEED VAR. BACCALACCI)</p> <p>*NOT PERMITTED IN PUBLIC RIGHT OF WAY</p>	

LANDSCAPE STANDARDS - PER C.O.P. REQUIREMENTS

1. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. 6' 8" CANOPY CLEARANCE
2. REQUIRED TREES SHALL CONSIST OF THE FOLLOWING SIZES: 60% TREES WITH 2" MIN. CALIBER AND 40% WITH 1" CALIBER IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION STANDARDS
3. DROUGHT TOLERANT TREES SHALL AVERAGE 20' ON CENTER ADJACENT TO THE PERIMETER OF THE SITE WITH 5 SHRUBS PER TREE
4. DECOMPOSED GRANITE SHALL BE INSTALLED A MIN. OF 2" THICK IN ALL DISTURBED LANDSCAPE AREAS
5. Boulders ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY (PER C.O.P. STREETS DEPT.)
6. TURF AND HIGH WATER USE PLANTS ARE LIMITED TO 50% OF THE LANDSCAPE AREA OR 10% OF THE TOTAL LOT AREA
7. 50% LINE COVERAGE IN ALL LANDSCAPE AND RETENTION AREAS INCLUDES TREES, SHRUBS AND DECOMPOSED GRANITE. LANDSCAPE MAINTENANCE MUST BE USED ON THE EXCLUSIVE OF BUILDINGS AND PAVEMENT FOR VEHICULAR USE

PRELIMINARY - NOT FOR CONSTRUCTION



**G.4 OFF-STREET PARKING STANDARDS:**

Parking regulations shall comply with provisions set forth in Section 702: Off-Street Parking and Loading of the Phoenix Zoning Ordinance.

**G.5 AMENITIES:**

Unique features of the property concerning the existing floodplain and associated primary wash presents many opportunities to enhance the project open space amenities to serve both active and passive recreational opportunities.

Site amenity programming includes a variety of recreational opportunities for the residents. In addition to providing a multi-use trail along the south project boundary, amenities will cater to adults and children alike and consist of nature/interpretive trails, shade Ramada and arbors, picnic tables and, a ~~covered nature-themed play structures, synthetic putting green, and climbing play boulders.~~

The following Table G.501: Open Space Amenities – Bellisima provides a breakdown of the common open space amenity types and minimum quantities:

<b>TABLE G.501: OPEN SPACE AMENITIES – BELLISIMA</b>	
<b>AMENITY TYPE TOT LOT AMENITY AREA</b>	<b>QUANTITY</b>
Shade Ramada	1
Picnic Table	2
<del>Play Structure / Tot Lot</del> <u>Playground Amenities</u>	1
<del>Climbing Boulder</del> <u>Swing Set</u>	<del>1</del> 3
Benches	4
<del>Synthetic Putting Green</del> <u>Open Turf Play Area</u>	1
BBQ Grill	<del>1</del> 2
Trash Receptacle	2
<u>Concrete Sidewalk Trail</u> ( <del>stabilized</del> )	1
<b>AMENITY TYPE INTERPRETATIVE TRAIL AREA</b>	<b>QUANTITY</b>
Shade Ramada	1
Picnic Table	<del>1</del> 2
Nature/Interpretive Trail	1

TABLE G.501: OPEN SPACE AMENITIES – BELLISIMA	
Benches	2
Plant/Wildlife Identification Plaques/Tags ( <del>at ramada and/or</del> along the trail)	--
AMENITY TYPE MULTI-USE EASEMENT	QUANTITY
Multi-Use Trail (private, un-demarcated)	1

**G.6 SHADE:**

Promoting human comfort for the PUD area and maximizing protection from the sun and heat, the pedestrian walkways shall be shaded (50-percent at maturity) by shade trees. Additionally, a minimum of one Ramada, shade arbor and covered play structure will increase protection from the sun and heat. Further respecting the arid desert context, a combination of porches, patios or courtyards are also standard features included with the dwelling units.

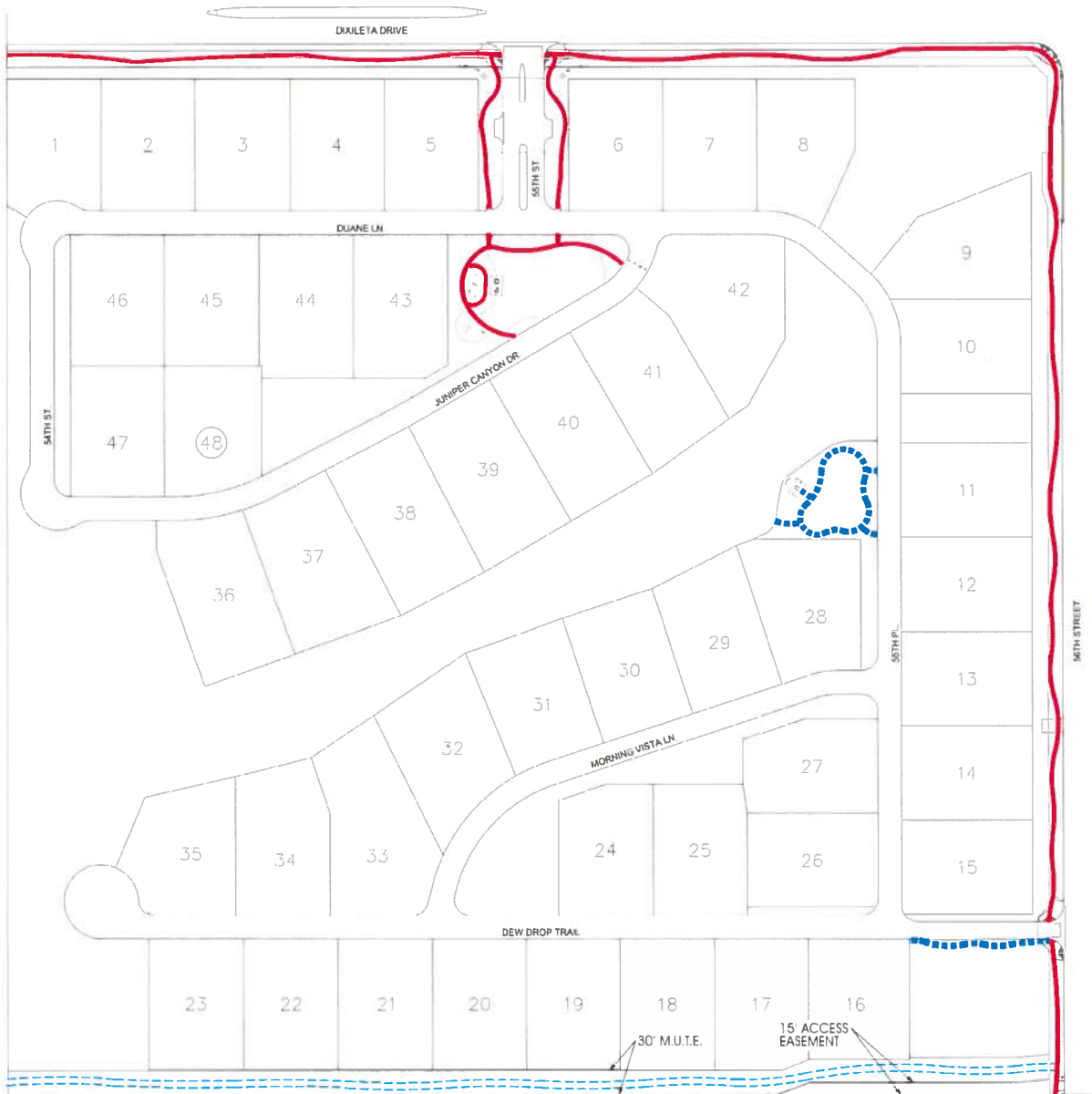
Additionally, natural and artificial shade provided for the PUD area should also maintain or increase the comfort level of the local fauna.

**G.7 LIGHTING:**

Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. In response, all exterior lighting for common open space areas, subdivision entries, and adjacent to the internal streets will meet or exceed provisions of the Dark Sky philosophy. As such, exterior lighting will meet or exceed provisions set forth in Article VII: Shielding and Filtering Outdoor Lighting, and Section 704: Environmental Performance Standards of the Phoenix Zoning Ordinance. Exterior lighting shall comply with the following provisions:

- A. Pole mounted light fixtures shall not exceed a height of 18-feet, including lamp, pole and base, as measured from the adjacent grade.
- B. Amenity lighting may be used for public safety purposes only.
- C. Landscape lighting may contain low-level up-lighting fixtures to highlight specimen trees, dramatic landscape elements, and architectural features at the subdivision entries.

# BELLISIMA | CONCEPTUAL TRAIL PLAN EXHIBIT



## LEGEND

- CONCRETE SIDEWALK
- - - ADA APPROVED STABILIZED DECOMPOSED GRANITE TRAIL
- - - PRIVATE UN-DEMARCATED TRAIL

## G.8 WALLS | FENCES:

### A. *Perimeter Walls | Development Site.*

1. *Location.* Perimeter walls shall be located and installed in locations illustrated on the Bellisima | Conceptual Wall Plan Exhibit contained herein, and more particularly described as:
  - i. Outside of the required landscape setback areas for Dixileta Drive and 56<sup>th</sup> Street, as set forth in Table G.301: Landscape Standards – Bellisima.
  - ii. Outside of the site perimeter setback – contiguous to the west project boundary.
  - iii. Along the north side of the multi-use easement - adjacent to the south project boundary.
2. *Height.* All perimeter walls shall be a minimum of 6-feet high and a maximum of 8-feet in height. The height of a fence or freestanding wall shall be measured from the higher of the adjacent finished grade elevations, which elevation shall be the average measured perpendicular within 50-feet of the fence.
3. *Design.* Perimeter walls and fences should be designed to blend into the desert environment by addressing the color, materials, and alignment of the structure, as set forth in the Bellisima | Conceptual Wall Plan Exhibit contained herein.
4. *Materials.* Perimeter walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, non-decorative corrugated metal and fencing made or topped with razor, concertina, barbed wire, or equivalent.

### B. *Interior Fencing.*

1. *Location.* ~~Exclusive of perimeter walls, which locations are set forth in the Bellisima | Conceptual Wall Plan Exhibit contained herein, i~~ Interior walls and fencing on individual lots may only be installed in locations illustrated on the Conceptual Interior Fence | Wall Exhibit - Bellisima contained herein; and, in locations as set forth below: constructed within the side and rear building envelope.
  - i. Building Envelope. Except as permitted in Section G.8.C *Screening of Mechanical Equipment*; and, in locations illustrated on the Conceptual Interior Fence | Wall Exhibit – Bellisima, all other fences located within the building envelope are limited to full view type fencing.

ii. Side and Rear Building Setback. Partial view fencing is permitted only within side and rear building setback locations as illustrated on the Bellisima | Conceptual Wall Plan Exhibit.

2. ~~Height, Side and Rear Building Envelope~~. All interior side and rear fencing shall be a maximum of 8-feet in height. The height of a fence shall be measured from the higher of the adjacent finished grade elevations, which elevation shall be the average measured perpendicular within 50-feet of the fence.

3. *Materials*.

i. Interior view fencing fences shall be constructed of open wrought iron, ~~or similar fences (view fencing) only~~. ~~Except as permitted in Section G.8.C: Screening of Mechanical Equipment, solid walls and fences are prohibited.~~

ii. Interior partial view fencing shall be constructed of a combination of CMU and wrought iron. The solid portion of partial view fences shall stucco sand finish, or similar, and painted to match perimeter walls and fences.

iii. Except as permitted in Section G.8.C: Screening of Mechanical Equipment, solid walls and fences are prohibited.

iv. Chain link or woven wire tennis and outdoor game court fencing is permitted within the building envelope. Private tennis or outdoor game court fencing greater than 8-feet in height, subject to a Use Permit.

v. Except as permitted in Section G.8.B3.iv. *Materials*, interior walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, non-decorative corrugated metal and fencing made or topped with razor, concertina, barbed wire, or equivalent.

C. *Screening of Mechanical Equipment*.

1. *Requirement*. Ground mounted mechanical equipment shall be screened from view by a minimum of a 40-inch high solid wall or fence.

2. *Design*. All screening should be architecturally compatible with the primary structure.

D. *Retaining Walls*. Retaining walls shall comply with provisions set forth in Section 703: Landscaping, Fences and Walls of the Phoenix Zoning Ordinance.

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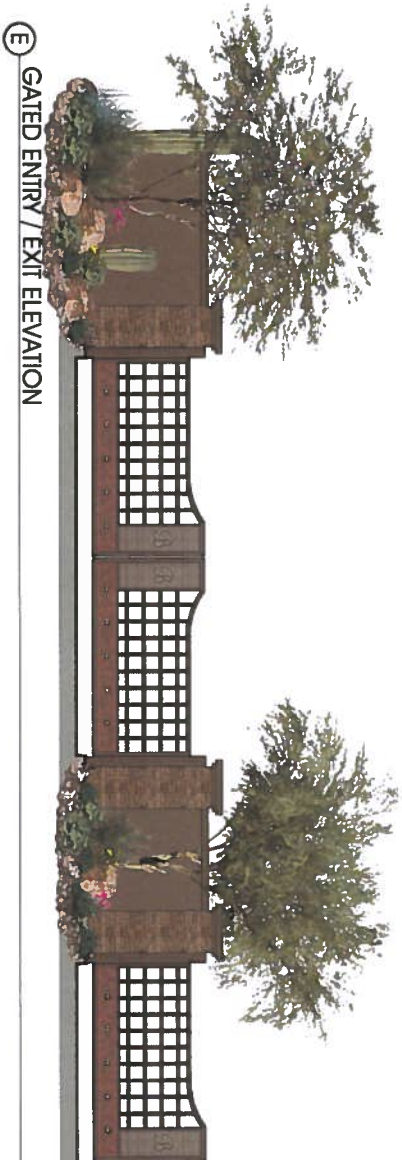
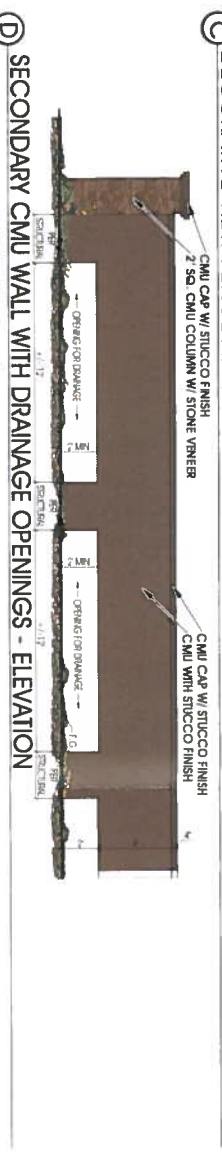
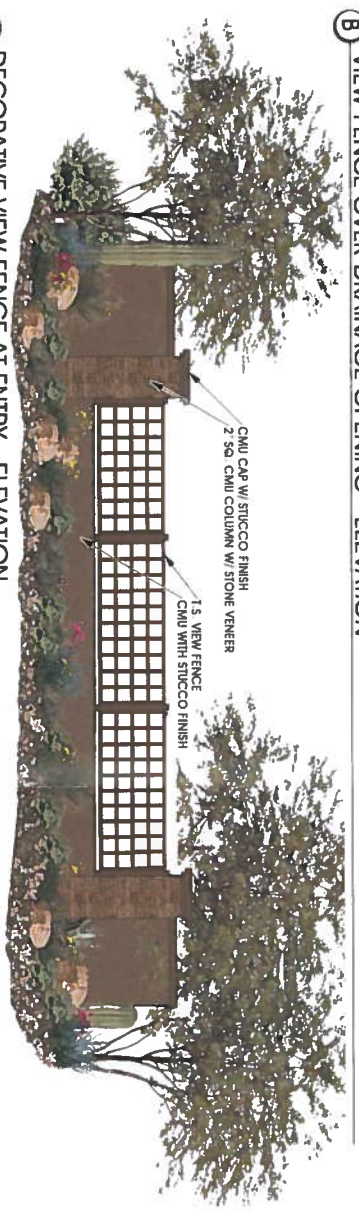
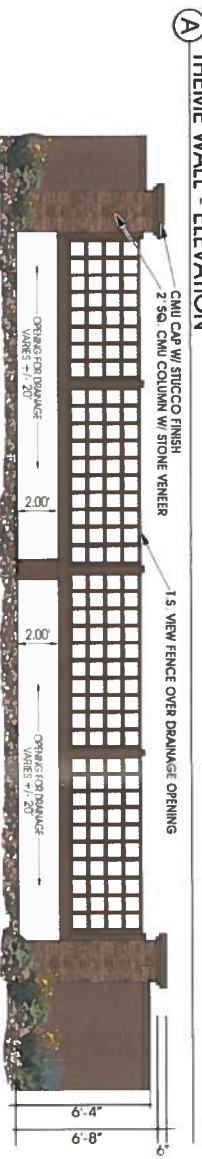
BELLISIMA | CONCEPTUAL WALL PLAN EXHIBIT



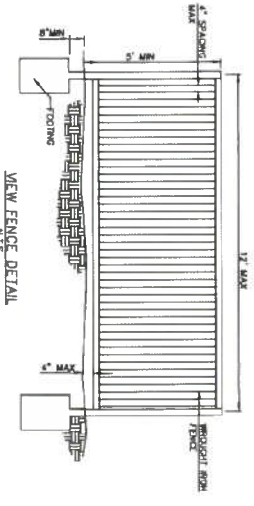
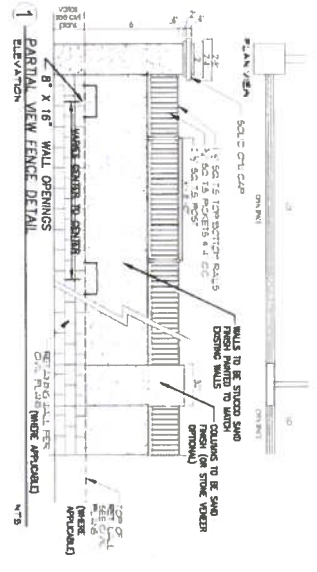
- LEGEND**
- THEME WALL - SEE ELEVATION A
  - VIEW FENCE OVER DRAINAGE OPENING - SEE ELEVATION B
  - DECORATIVE VIEW FENCE AT ENTRY - SEE ELEVATION C
  - SECONDARY CMU WALL WITH DRAINAGE OPENINGS - ELEVATION D
  - CMU COLUMN

CONCEPTUAL WALL PLAN

**BELLISIMA**  
PHOENIX, ARIZONA



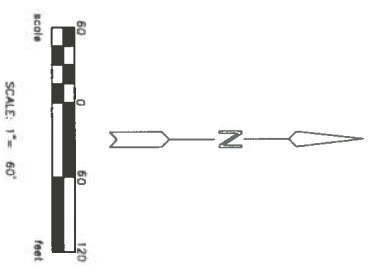
**BELLISIMA | CONCEPTUAL INTERIOR FENCE - WALL EXHIBIT**



**LEGEND**

- PROPOSED PARTIAL VIEW FENCE (SEE DTL. ABOVE) ALL ANGLE PTS TO HAVE 6" RADIUS WITH NO COLUMNS AT CURVED WALLS
- PROPOSED VIEW FENCE (SEE DTL. ABOVE)
- BUILDING PAD LIMITS

NOTE: SEE BELLISIMA WALL PLAN SHEET FOR PERIMETER WALL CONFIGURATION



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**SCG**  
SUMMIT CIVIL GROUP

8707 EAST VISTA BONITA DRIVE STE 145  
SCOTTSDALE, ARIZONA 85255 • (602) 725-8372

CONCEPTUAL INTERIOR FENCE  
WALL EXHIBIT BELLISIMA  
DIXILETA DRIVE  
SCOTTSDALE, ARIZONA

FRANK BINKERT  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE NO. 12345  
EXPIRES 3-31-2017

SHEET  
OF 1  
DATE  
JULY 2014

DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
JOB NUMBER: [Signature]  
**BELLISIMA**  
SCOTTSDALE, ARIZONA



## H. DESIGN GUIDELINES

---

The purpose of Bellisima PUD Design Guidelines are to provide guidance for subdivision design as well as for the design of new single family dwelling units. These guidelines are also intended to define and preserve the character of Bellisima PUD to the greatest extent possible while assuring a compatible and sustainable neighborhood.

Design Guidelines shall comply with provisions set forth in Section 507 Tab A., Guidelines for Design Review, of the Phoenix Zoning Ordinance.

### H.1 BUILDING DESIGN:

Bellisima residential building product is not subject to provisions set forth in Section 507 Tab A., Guidelines for Design Review, of the Phoenix Zoning Ordinance; however, inclusion of the below Guidelines and the following conceptual building elevations are intended to provide the framework to ensure that all home elevations provide for varied building massing, rooflines, proportion, façade articulation, appropriate detailing, colors and materials to promote design diversity, while also respecting the architectural character of the surrounding built form. The goal of these Guidelines is not to dictate or direct architectural style, but to achieve harmony in the built environment.

- A. ***Architectural Style.*** Spanish Territorial, Spanish Colonial, Mediterranean, and Tuscan style homes are encouraged.
- B. ***Architectural Diversity.*** Provide house designs with sufficient variation in elevations and detailing which address the goal of diversity, while maintaining an identifiable image for the PUD:
  - 1. Provide a minimum of two different standard plans.
  - 2. Provide a minimum of two distinctive elevations for each standard plan within the subdivision.
  - 3. Provide at least three body colors.
  - 4. Provide a minimum of two roof material shapes (i.e., flat tile, s-tile, etc.), and a minimum of two different colors. Roof materials should be concrete tile, or similar.
  - 5. Provide exterior accent materials as a standard design feature (i.e., brick, stone, masonry, etc.).
- C. ***Architectural Design Elements.***
  - 1. The front entry of the building should be clearly defined and identifiable.
  - 2. Homes should provide four-sided architecture, which includes but not limited to, consistent detailing and design for each side of the building.

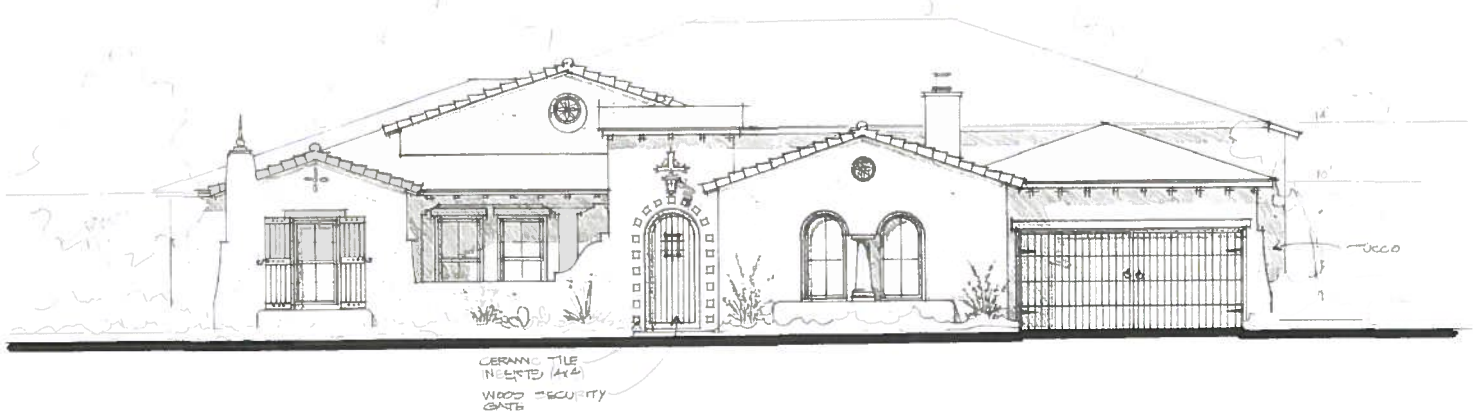
3. Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.
  4. Strive to achieve visual strength and balance in all elements of the design: all columns must be thick enough for their height, beams deep enough for their span, fascias substantial enough for their length, and walls thick enough for their size.
  5. The use of upgraded wall materials or accents such as stucco wainscot, stone veneer and/or brick is encouraged. Wall materials, textures and visual characteristics should be terminated at a logical point such as at an inside corner or at a fence return.
  6. All windows on all sides must have style appropriate detailing.
  7. Window pop-outs should be style appropriate.
- D. **Roof Lines.** Avoid long uninterrupted rooflines or roof planes.
- E. **Colors and Materials.** The objective is to use a color palette that is consistent with the setting and the environment in which the home is found.
1. A minimum of three colors per scheme are encouraged.
  2. Use of multiple body and accent colors within a scheme are encouraged to break up massing and create additional visual interest.
  3. No dwelling or accessory building shall be constructed with plastic, aluminum, or composition siding.
- F. **Garages.**
1. All dwellings shall have at least three enclosed garage bays, which can be accomplished through the use of three separate single doors, split, side load, or tandem configurations.
  2. Except for corner lots, no dwelling shall be permitted to have more than three garage bays facing the street.
  3. Provide garage doors with windows, raised or recessed panels, or other architectural trim.
  4. Carports are prohibited.
- G. **Driveways and Walks.**
1. All driveways shall be constructed of asphalt, concrete, brick, decorative pavers, integral color concrete, decomposed granite or gravel.

2. The following finishes are encouraged for drive and walkways on individual lots: salt finished, color concrete, brick inlays, and exposed aggregate are encouraged.
- H. **A/C Units.** All air conditioning, heating or environmental enhancement devices shall be mounted at ground level. No unit of any kind, with the exception of photovoltaic panels, is permitted to be roof-mounted. All ground-mounted units must be screened from street view by a CMU block wall and should not be visible from the street or neighboring lot.
- I. **Guesthouse.** Design of Guesthouses should be compatible with the design of the principal dwelling in materials, colors and architectural style. Roof tile color and shape should also match the tile on the dwelling unit.
- J. **Private Ramada's and Gazebos.** Design of private Ramada's and gazebos should be compatible with the design of the principal dwelling in materials, colors and architectural style. Roof tile color and shape should also match the tile on the dwelling unit.

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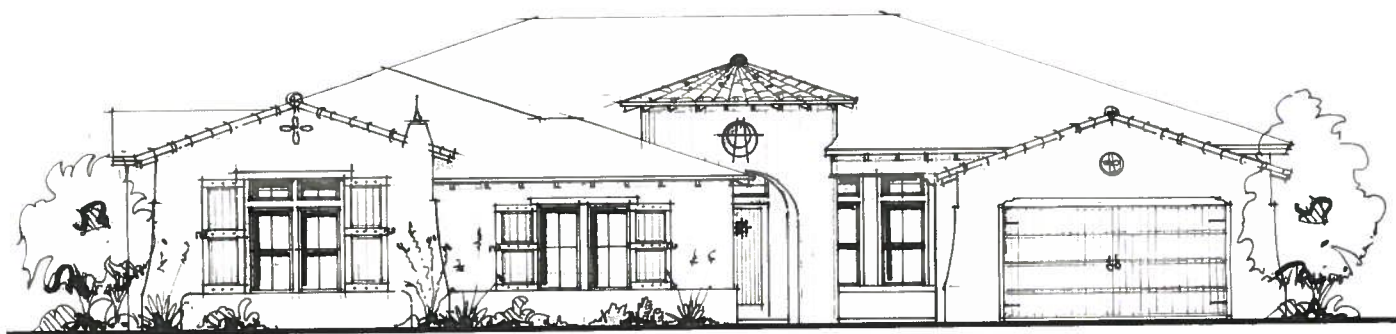
**Plan 1: Desert Hacienda**



**Plan 1: Spanish Colonial**



**Plan 2: Desert Hacienda**

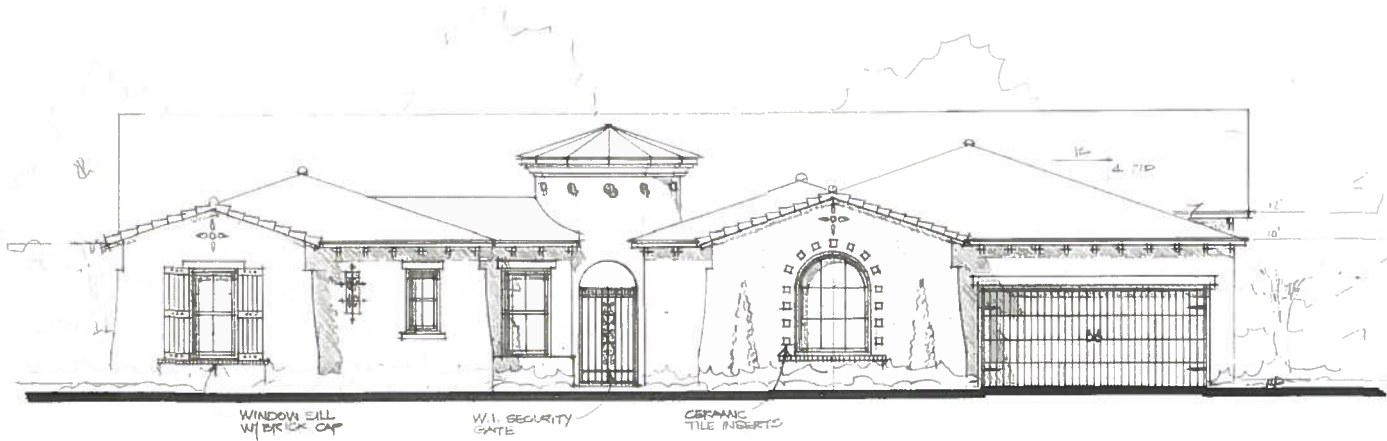


**Plan 2: Spanish Colonial**

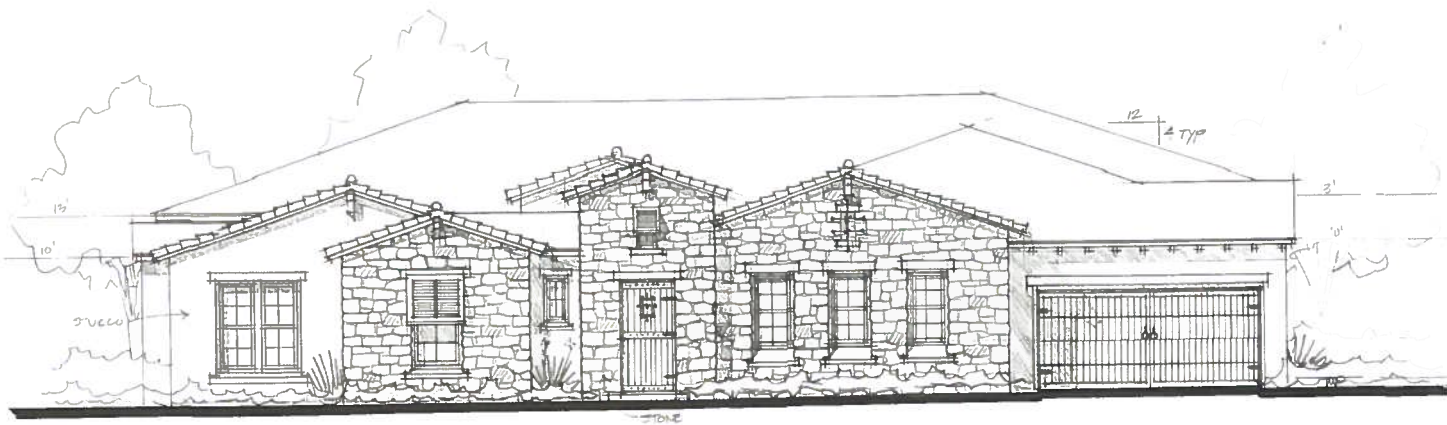




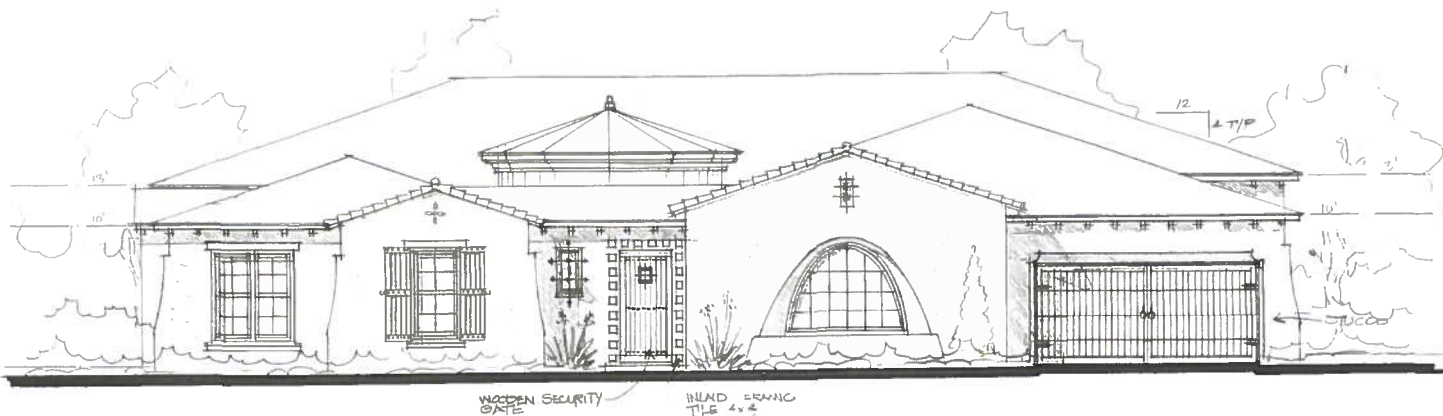
**Plan 3: Desert Hacienda**



**Plan 3: Spanish Colonial**



**Plan 4: Desert Hacienda**



**Plan 4: Spanish Colonial**



## I. SIGNS

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The purposes of the PUD sign provisions are: to establish comprehensive provisions that will assure proper and efficient expression through visual communications involving signs compatible with the character and environment of the PUD; enhance the visual environment of the City of Phoenix while protecting against visual blight; protect property values by assuring compatibility with surrounding land uses; promote general safety and protect the general public from damage or injury caused by, or partially attributed to, the distractions, hazards, and obstructions which result from improperly designed or located signs; to ensure signs are clear and compatible with the character of the adjacent built form and neighborhoods; and, to provide the essential identity of, and direction to the property.

All sign provisions shall comply with Section 705: Signs of the Phoenix Zoning Ordinance, unless otherwise modified by this development narrative.

**I.1 DESIGN OF PERMANENT SIGNS:** All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project.

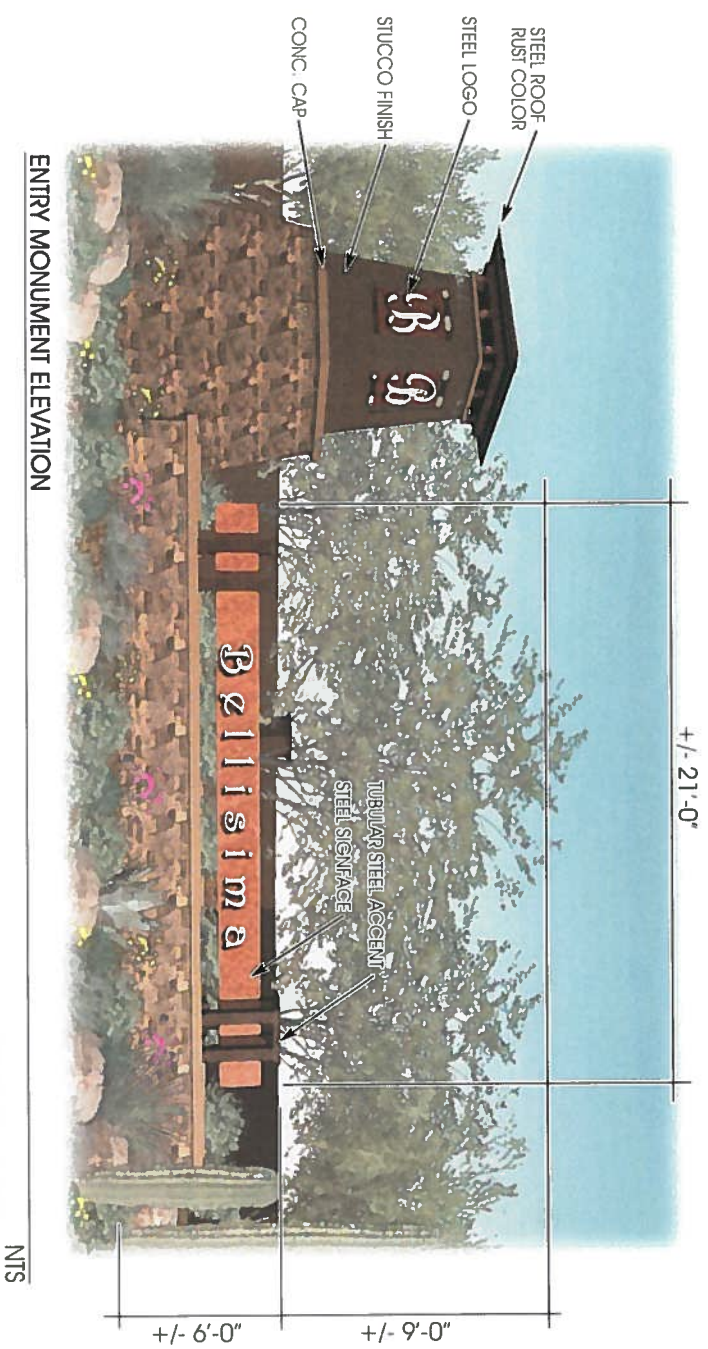
**I.2 PLACEMENT OF SIGNS:**

- A. Sign locations shall be integrated within the design of the site and the adjacent streetscape.
- B. Signs and landscaping shall be placed so that they are not in conflict when landscaping reaches full maturity.
- C. Permanent signs shall not project into or over the public right-of-way without first obtaining a license from the City.

**I.3 GROUND SIGN / SUBDIVISION ENTRY SIGN:** Major entries may have 2 ground signs on each side of the street, subject to the following:

- A. **Size.** Signs shall be no greater than 6-feet in height and total 42-square feet in area on each side of the street;
- B. **Setback.** Signs shall be set back a minimum of 3-feet from the adjacent right-of-way; and,
- C. **Design.** Signs shall be architecturally compatible with other subdivision improvements.

CONCEPTUAL ENTRY MONUMENT | GROUND SIGN EXHIBIT



CONCEPTUAL ENTRY MONUMENT  
**BELLISSIMA**  
 PHOENIX, ARIZONA



7.13.12

## **J. SUSTAINABILITY GUIDELINES**

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Leadership in Energy and Environmental Design (LEED) Green Building Rating System is presently a voluntary standard for developing high-performance sustainable neighborhoods, and energy and resource efficient buildings that are healthy for its occupants. Developers of the Bellissima PUD property are strongly encouraged to incorporate current LEED standards for neighborhood development and homes. Key design elements to be reviewed in accordance with the LEED philosophy include Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Design Innovation, and Awareness and Education.

Similarly, the voluntary City of Phoenix Green Construction Code further promotes environmentally responsible and sustainable development practices. Fundamental and complementary principles of energy efficient building design, water resource conservation, light pollution control and indoor environmental quality should be considered for all new construction within the PUD. Sustainability concepts also recognize that projects should seek to integrate within and conform to the character of the existing community and environment.

Fostering environmental stewardship, social responsibility, and leadership in green building techniques, the Bellissima PUD strongly encourages sustainability principles through, at a minimum, consideration and implementation of at least five (5) of the following Design Review Presumptions, or other sustainability principles as approved by the Planning and Development Department:

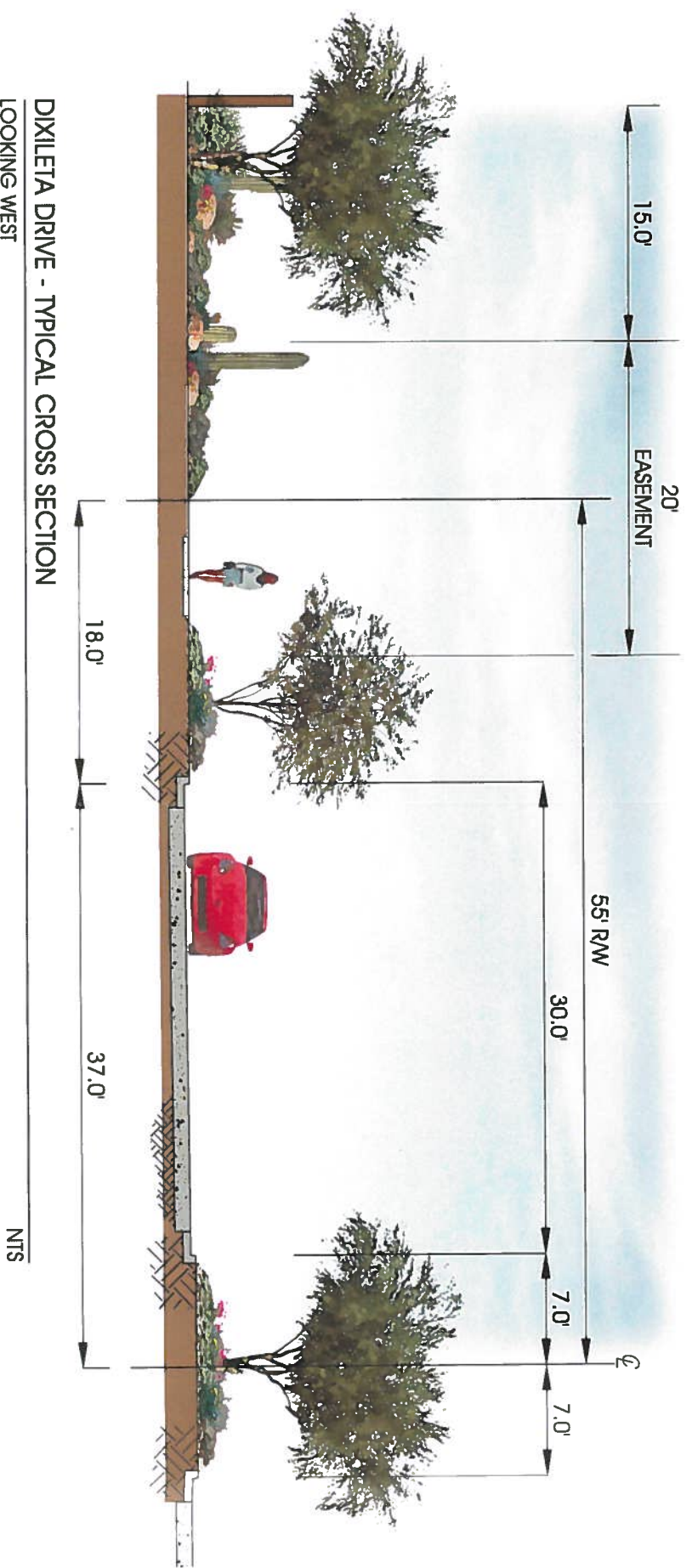
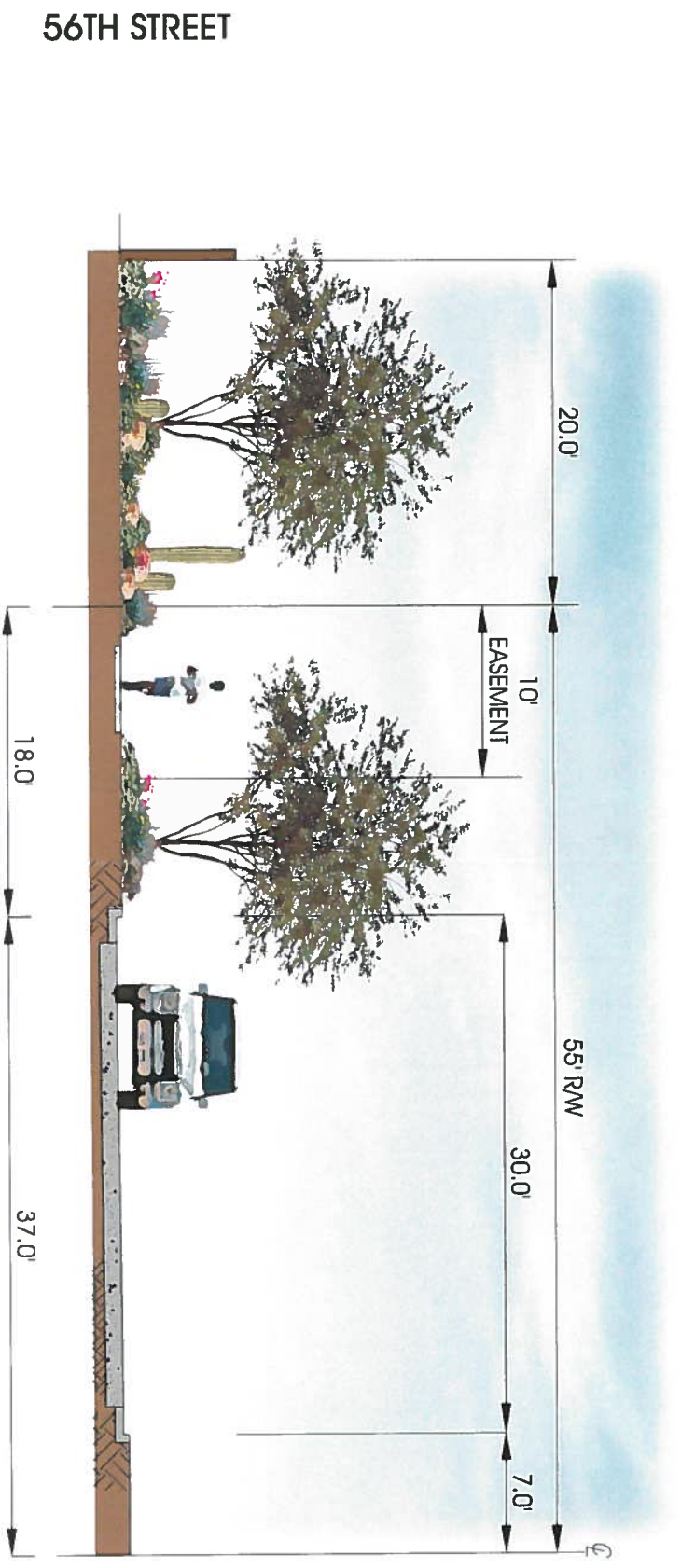
- A. Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for the region.
- B. Orientation of buildings and fenestration design should maximize solar benefits while minimizing the negative impacts of heat gain.
- C. Recognizing that sustainability methods are continually improving and evolving over time, incorporate state-of-the-art sustainability methods and products.
- D. Incorporate solar collection technologies for providing and storing energy as well as heated water systems for individual buildings.
- E. Design for effective water usage and conservation methods in buildings by using low flow 'Water Sense' qualified plumbing fixtures using minimal amounts of potable water.
- F. All residential dwelling units should be 100-percent Energy Star certified at time of occupancy.
- G. Inclusion of energy efficient Energy Star 3.0, or better, certified appliances in all dwelling units for reductions in on-going power consumption.
- H. Design for effective use of energy efficient HVAC systems with a minimum SEER rating of 14.



- I. Incorporate “Smart” irrigation control systems into the design and development of individual lots.
- J. Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- K. Use recycled and/or salvaged, non-hazardous, construction and demolition materials. Develop and implement a construction waste management plan to identify the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled.
- L. A Construction Material and Waste Management Plan should be developed and implemented to recycle or salvage construction materials and waste.
- M. Buildings and structures should be in compliance with Section 1612 of the International Building Code. The floor elevation of the buildings, or portions of buildings intended for human occupancy, should provide a freeboard of not less than one-foot above the design flood elevation.
- N. During construction on the building site, vegetation and soils should be protected and reused.
- O. Use paints and coatings on the interior of the building (i.e., inside of the weatherproofing system and applied on-site), including 90-percent or more of such products applied to interior surfaces of homes, should be certified low-VOC (volatile organic compound) or no-VOC by one of the following:
  - 1. Green Seal Standard GS-11; or,
  - 2. Greenguard Certification for Paints and Coatings; or,
  - 3. Scientific Certification Systems (SCS) Standard EC-10.2-2007, Indoor Advantage Gold; or,
  - 4. Master Painters Institute (MPI) Green Performance Standards GPS-1 or GPS-2; or,
  - 5. A certifiable third-party low-emitting product list.
- P. A minimum of 85-percent (by weight or volume) of site applied adhesives and sealants should comply with the maximum VOC limits identified below. The VOC content compliance determination shall conform to South Coast Air Quality Management District (SCAQMD) Rule 1168 Adhesive and Sealant Applications, as amended.
  - 1. Indoor carpet and carpet pad adhesives: 50; and,
  - 2. Wood flooring adhesives: 100; and,
  - 3. Ceramic tile adhesives: 65; and,

4. Dry wall and panel adhesives: 50; and,
  5. Structural glazing adhesives: 100; and,
  6. Structural wood member adhesives: 140.
- Q. Carpets and carpet adhesives should be labeled with, or otherwise documented as meeting, the Carpet & Rug Institute (CRI) Green Label Plus or Green Label testing program criteria. Carpet cushion (i.e., padding) should similarly be certified to meet the CRI Green Label testing program criteria.
- R. Promoting human comfort for the PUD area and maximizing protection from the sun and heat, a minimum of one Ramada, a shade arbor and covered play structure should be provided.
- S. Respecting the arid desert context, a combination of porches, patios or courtyards should be standard features included with the dwelling units.
- T. Incorporate solar powered, internal street lighting to reduce energy demand and consumption.
- U. Site hardscape areas, including vehicular access ways, should be minimized to the extent possible to reduce drainage run-off and minimize heat gain.
- V. A minimum of 50-percent of newly landscaped areas within common and buffer areas should contain native species.
- W. New homes should be flushed with fresh air prior to occupancy but after all phases of home construction are completed. The entire home should be flushed for at least 48 total hours, keeping all interior doors open. HVAC air filters should be replaced or cleaned after flush, as necessary.
- X. Use of building materials containing asbestos should not be used.
- Y. The home's purchasers should be provided with an operations and maintenance manual / binder that includes all energy efficient and sustainable systems employed in development of the site and individual homes.

BELLISIMA | TYPICAL STREET CROSS-SECTIONS EXHIBIT



## **K. INFRASTRUCTURE**

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### **K.1 CIRCULATION SYSTEMS:**

Direct vehicular ingress and egress to Bellisima PUD will occur from both East Dixileta Drive and North 56<sup>th</sup> Street. Both Dixileta Drive and 56<sup>th</sup> Street are classified as arterial level roadways adjacent to the site, ultimately providing for a 110-foot full right-of-way width. Regionally, the majority of vehicular traffic generated from the project is anticipated to ultimately travel via Tatum Boulevard and Scottsdale Road with the largest portion of traffic traveling west on Dixileta Boulevard to Tatum Boulevard.

Public street improvements to Dixileta Drive will include a 150-foot long approach taper, 37-foot half-street pavement with curb and gutter, a 10-foot wide sidewalk, and a 20-foot wide sidewalk easement, and median. Street improvements for 56<sup>th</sup> Street will include 37-foot half-street pavement with curb and gutter, and sidewalk.

The internal roadway system consists of modified local level, private roads providing for a total street width 29.16-feet. Access to these private streets will be limited as the two access points off Dixileta Drive and 56<sup>th</sup> Street will be gated.

All roadways have been coordinated with adjacent circulation patterns and developments to ensure appropriate access and traffic control.

### **K.2 GRADING AND DRAINAGE:**

The area characterized as upper Sonoran Desert where hydrology varies from undefined sheet flow to more defined washes. The property generally grades from the northeast to the southwest and presents an approximate grade change of 30-feet. Topography of the property also offers additional grade changes as a result of the primary and secondary washes traversing the site. Multiple washes on site are delineated as Section 404 washes by the Army Corp of Engineers; however, the smaller 404 washes are proposed to be filled, while the primary wash is anticipated to maintain its Section 404 delineation status and will continue to serve as an open drainage way. Additionally, the Bellisima property is located within the AO flood plain and as such, will require the finish floor of all residential structures, along with electrical and mechanical equipment, to be a minimum of one foot above the Base Flood Elevation.

Runoff generated interior to the Bellisima PUD will be managed on site. Runoff will be routed and retained via surface flow and where necessary via storm drain pipes to any one or combination of surface basins. The common retention areas will be limited to a maximum of three feet of water depth and graded with maximum side slope ratio of 3:1. All retention facilities will be designed to drain within thirty-six hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

Off-site flows will be routed via surface flow and where necessary via storm drain pipes. Drainage that leaves the PUD project area will be redistributed in a manner similar to existing conditions.

In accordance with the requirements for the City of Phoenix, retention will be provided for the 100-year, 2-hour return storm event. Stormwater flows in excess of the retained 100-year, 2-hour storm will be discharged at the historic outfall location at a peak flow rate less than or equal to the existing condition.

### **K.3 WATER AND WASTEWATER SERVICES:**

- A. **WATER.** City of Phoenix will be the potable water service provider for the property, with 12-inch water mains in Dixileta Drive and 56<sup>th</sup> Street providing water service connection to the site. Two proposed water main extensions will be looped together via internal water mains servicing the site. The distribution system internal to the project and fire hydrant spacing will be designed in accordance with City of Phoenix Water Services Design Manual. Bellisima PUD is located within Pressure Zone 9A.
  
- B. **WASTEWATER.** The City of Phoenix is the designated service provider for Bellisima. An existing 8-inch sewer main is located adjacent to the site in Dixileta Drive and will provide sanitary service to the PUD. The 8-inch main in Dixileta Drive currently flows via gravity and due to the topography and the presence of a significant wash on the property; a gravity sewer system connecting to the existing sewer line is not feasible. Consequently, the site will most likely require a wastewater lift station and force main. The lift station will be located in the southwestern portion of the PUD project area. Internal sewer line sizes and manhole spacing will be as required by the City of Phoenix Water Services Design Manual.

### **L. PHASING**

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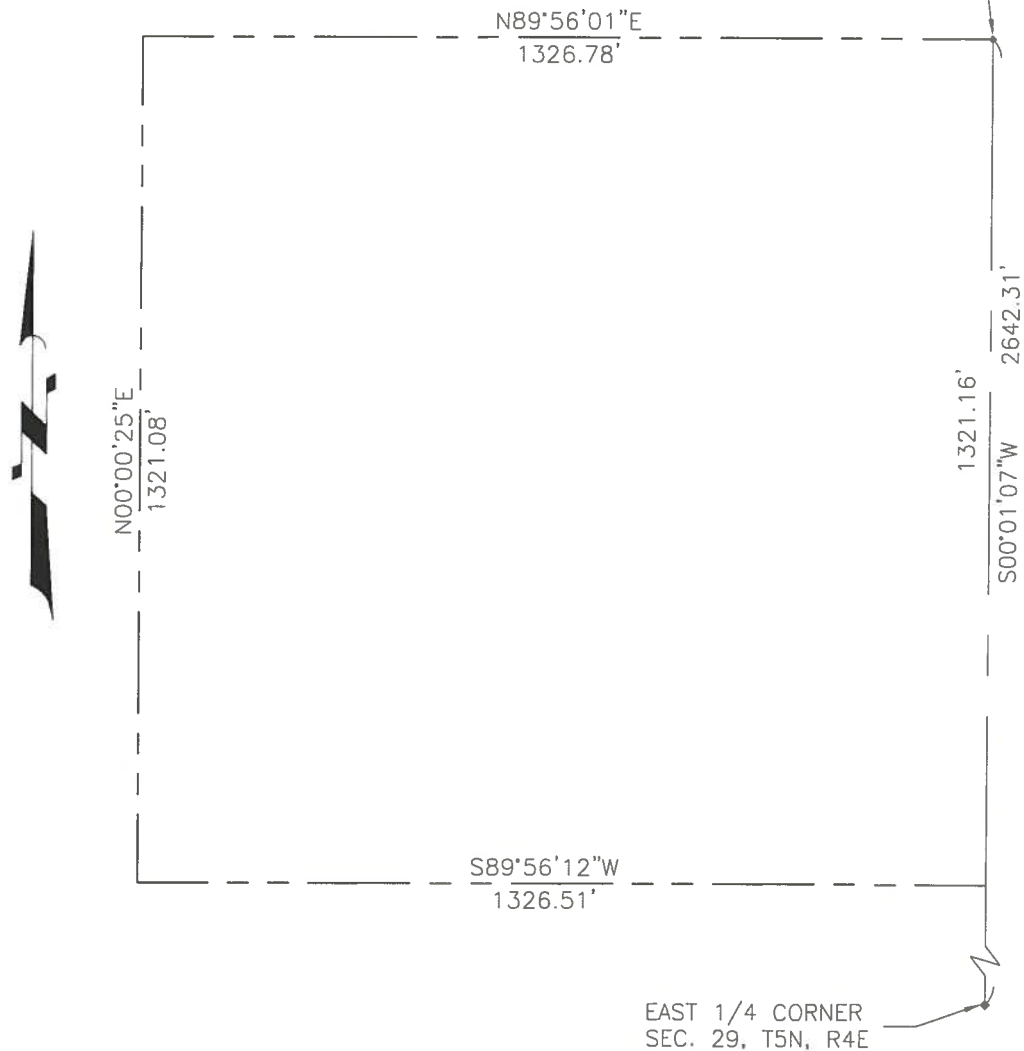
No project phasing proposed.

## APPENDICES

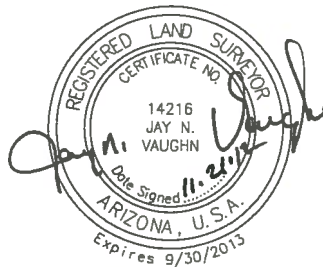
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**PUD AREA LEGAL DESCRIPTION**

NORTHEAST CORNER  
SEC. 29, T5N, R4E  
POINT OF BEGINNING



**m2 group**  
Civil Engineering  
952 E. Baseline Road  
Suite 123  
Mesa, Arizona 85204  
tel: (480) 539-7497  
fax: (480) 539-2810



### EXHIBIT "A"

MEETS AND BOUNDS  
BELLISIMA  
11/20/2012  
JOB NO.12019MH  
PAGE 1 OF 2  
NOT TO SCALE



EXHIBIT A GROSS PARCEL DESCRIPTION

The Northeast Quarter of the Northeast Quarter of Section 29, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa, County, Arizona, as shown on a Record of Survey recorded in Book 1115 of Maps, Page 40, records of Maricopa County Recorder and more particularly described as follows.

Beginning at a City of Phoenix brass cap flush, accepted as the Northeast Corner of said Section 29, from which a City of Phoenix brass cap in a pothole accepted as the East Quarter Corner of said Section 29 bears South 00 degrees 01 minutes 07 seconds West, a distance of 2642.31 feet, said bearing being the basis of bearing as shown on the Amended Record of Survey, recorded in Book 640 of Maps, Page 06, M.C.R.;

Thence South 00 degrees 01 minutes 07 seconds West, along the east line of the Northeast Quarter of said Section 29, a distance of 1321.16 feet to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 29;

Thence South 89 degrees 56 minutes 12 seconds West, along the south line of the Northeast Quarter of the Northeast Quarter of said Section 29, a distance of 1326.51 feet to a found concrete nail tagged Gookin 15865, in the fence footing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 29;

Thence North 00 degrees 00 minutes 25 seconds East, along the west line of the Northeast Quarter of the Northeast Quarter of said Section 29, a distance of 1321.08 feet, to a found P.K. nail tagged RLS 21782 at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 29;

Thence North 89 degrees 56 minutes 01 seconds East, along the north line of the Northeast Quarter of the Northeast Quarter of said Section 29, a distance of 1326.78 feet to the Point of Beginning.

Having an area of 1,752,657 square feet, or 40.24 acres more or less.  
Subject to easements, restrictions and rights of way of record.

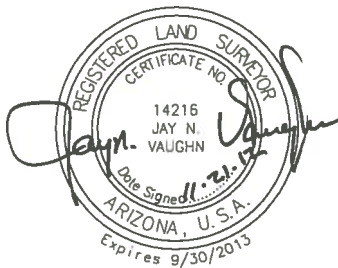


EXHIBIT "A"

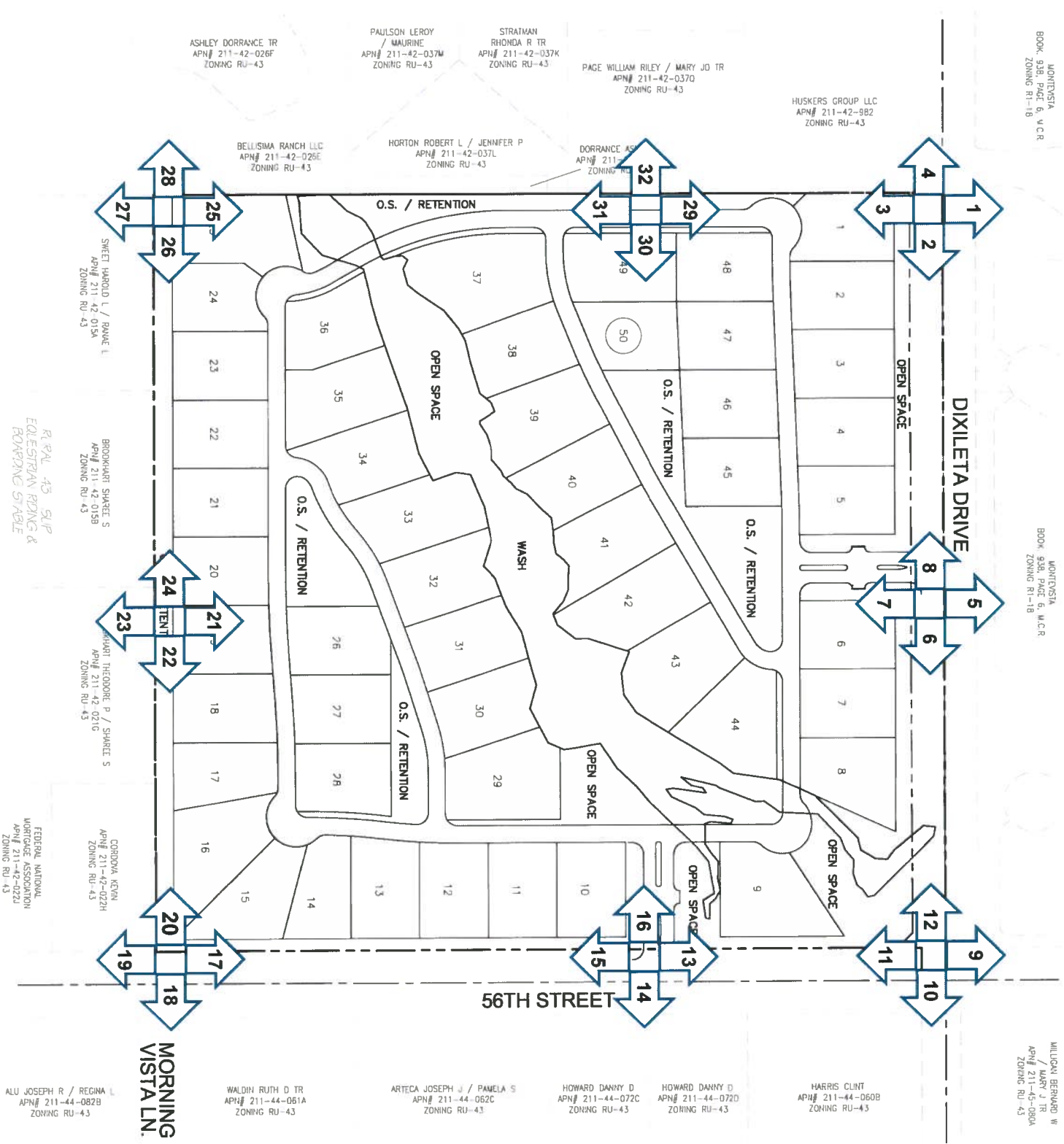
MEETS AND BOUNDS  
BELLISIMA  
11/20/2012  
JOB NO.12019MH  
PAGE 2 OF 2  
NOT TO SCALE

## APPENDIX B

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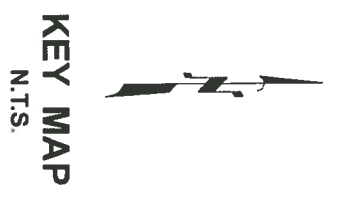
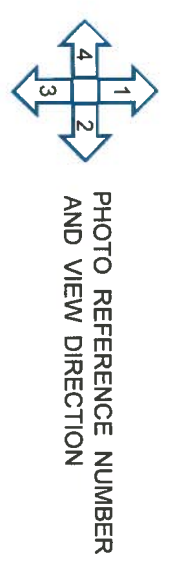
### PUD SITE CONTEXT EXHIBIT

BELLISIMA | SITE CONTEXT EXHIBIT



**SITE DATA**

EXISTING GENERAL PLAN:	RESIDENTIAL (1.5 DU/AC) (CITY OF PHOENIX)
EXISTING ZONING:	RURAL - 43 (MARICOPA COUNTY)
PROPOSED ZONING:	PUD
GROSS SITE AREA:	± 37.48 ACRES

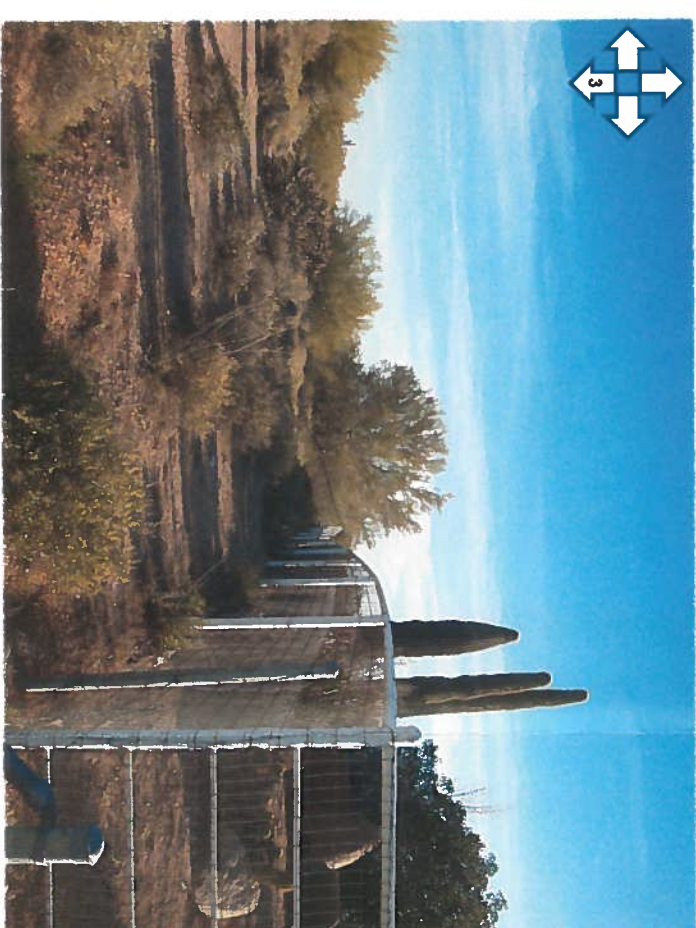
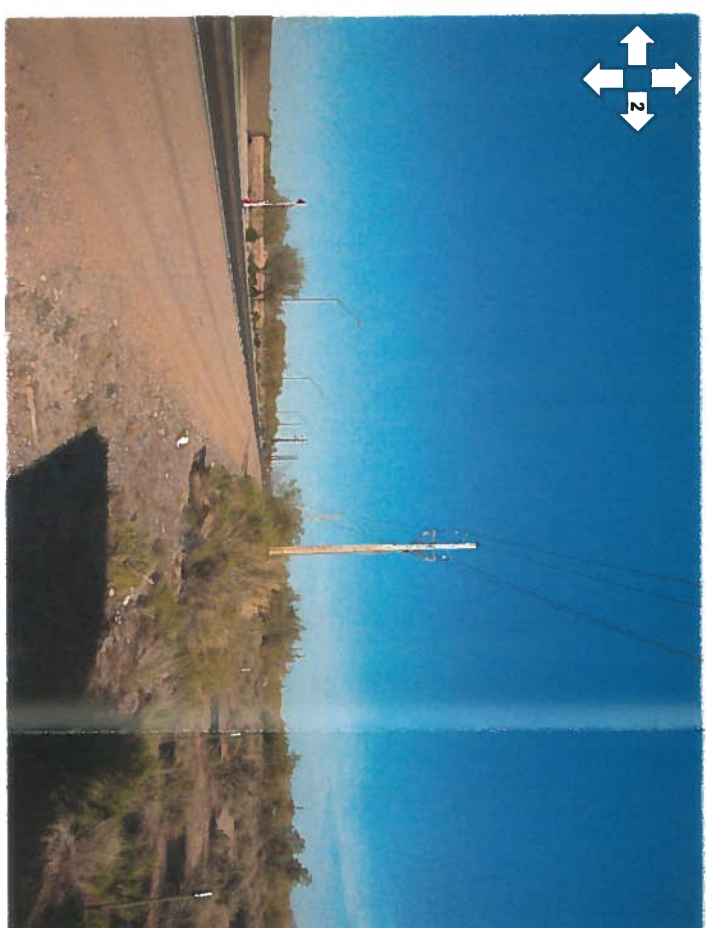
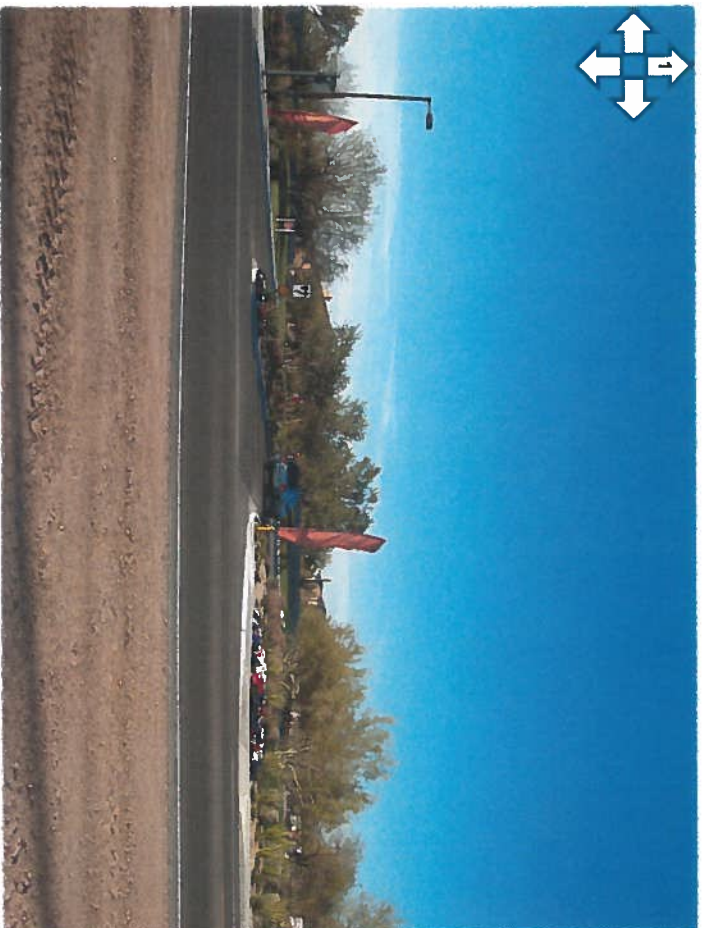


JULY 20, 2012  
Iplan Consulting



BELLISIMA  
CONTEXT PLAN PHOENIX, ARIZONA

BELLISIMA | SITE CONTEXT EXHIBIT

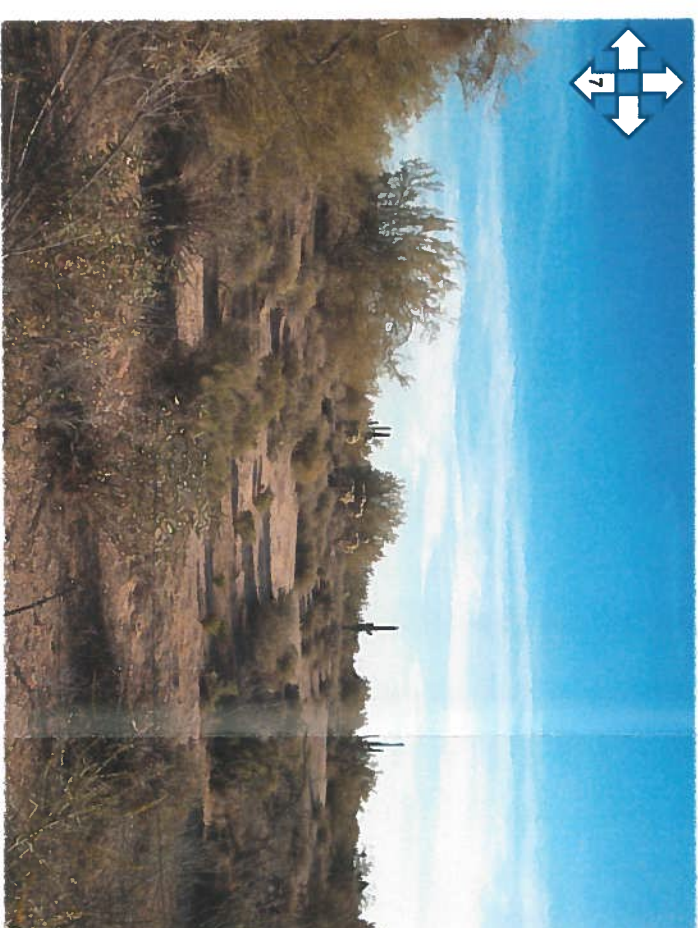
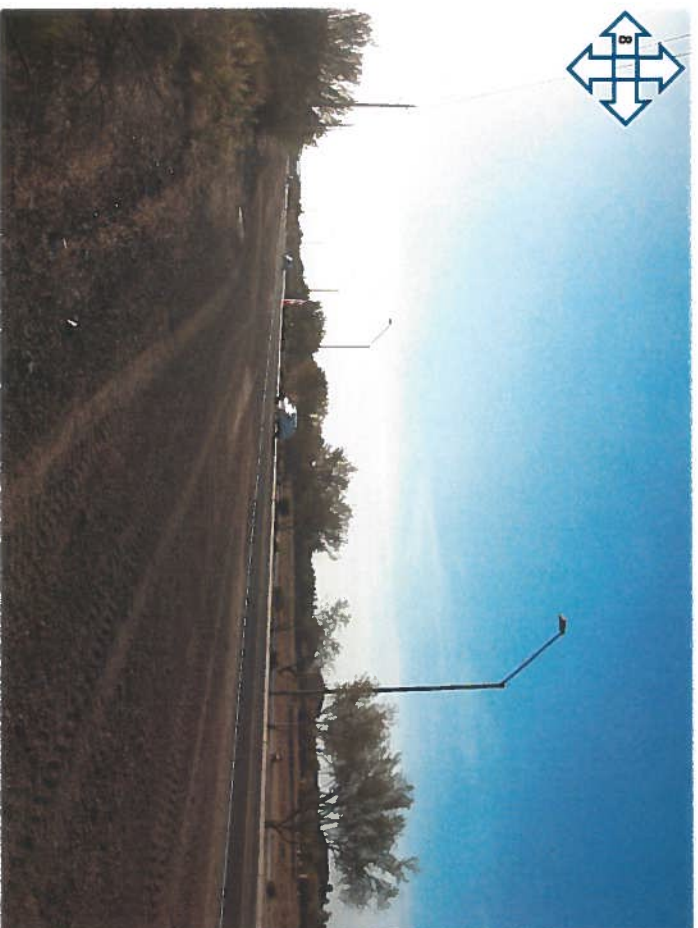
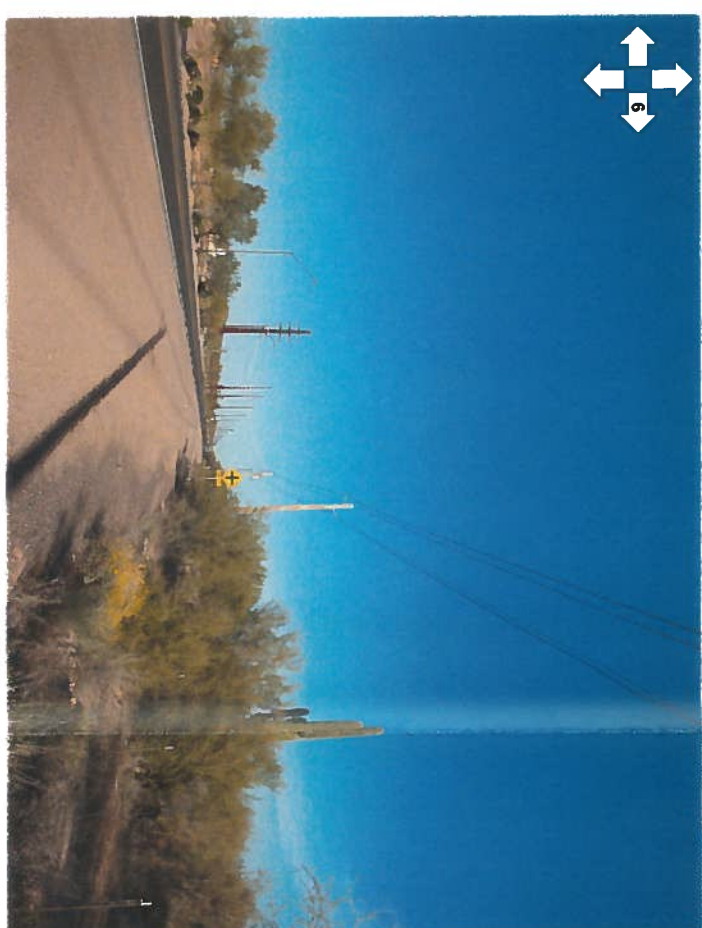
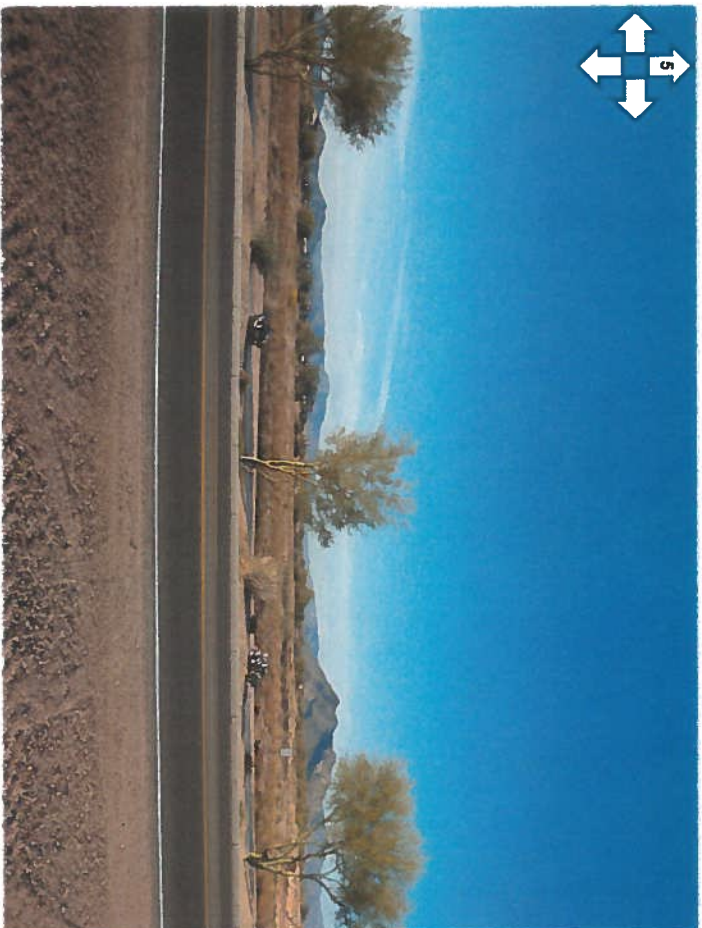


Iplan Consulting



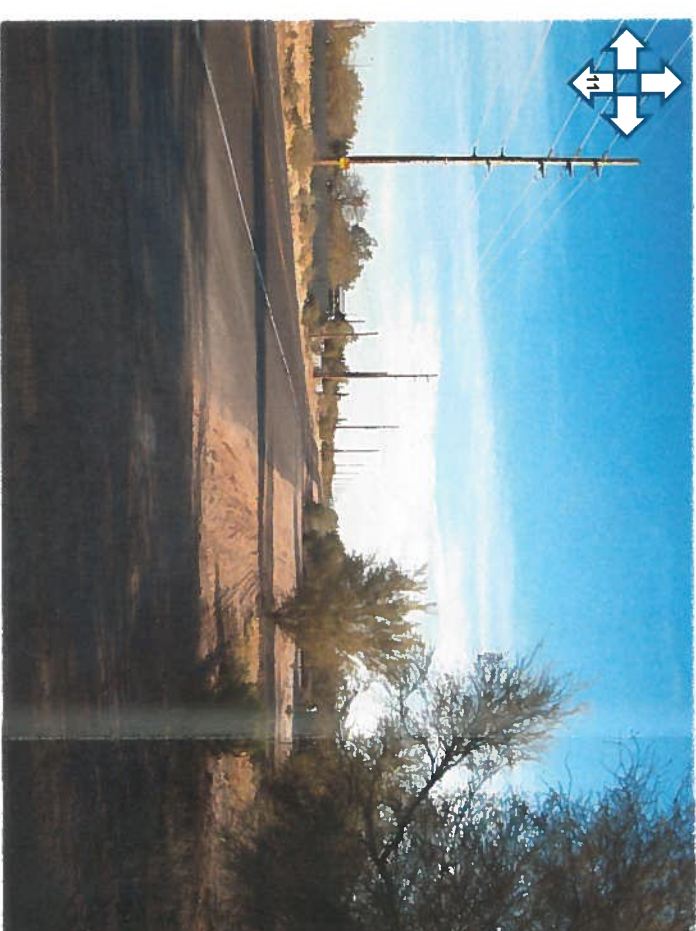
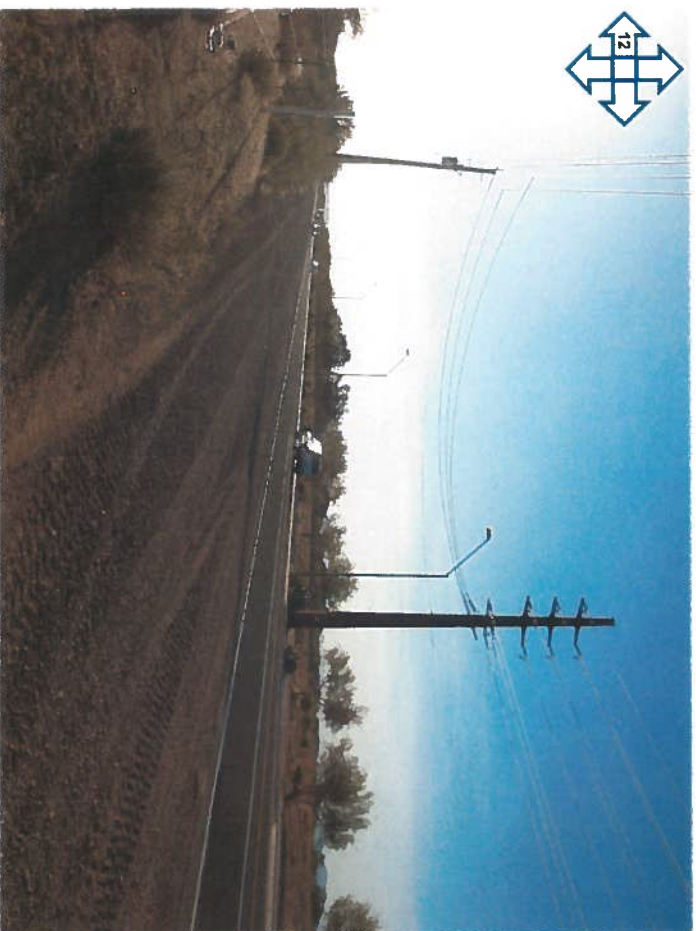
BELLISIMA  
CONTEXT PLAN PHOENIX, ARIZONA

BELLISIMA | SITE CONTEXT EXHIBIT



BELLISIMA  
CONTEXT PLAN PHOENIX, ARIZONA

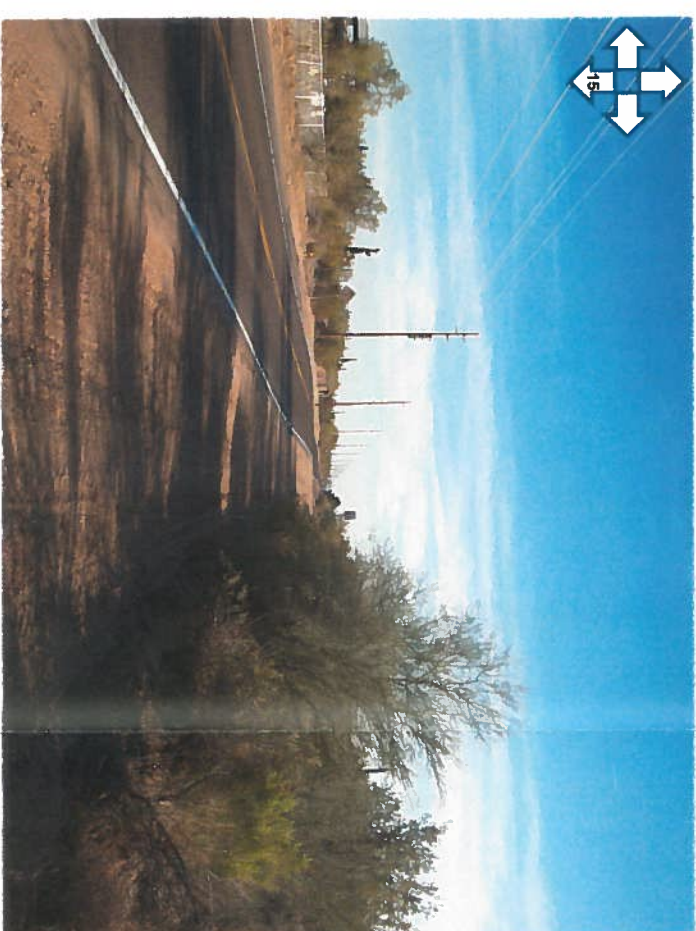
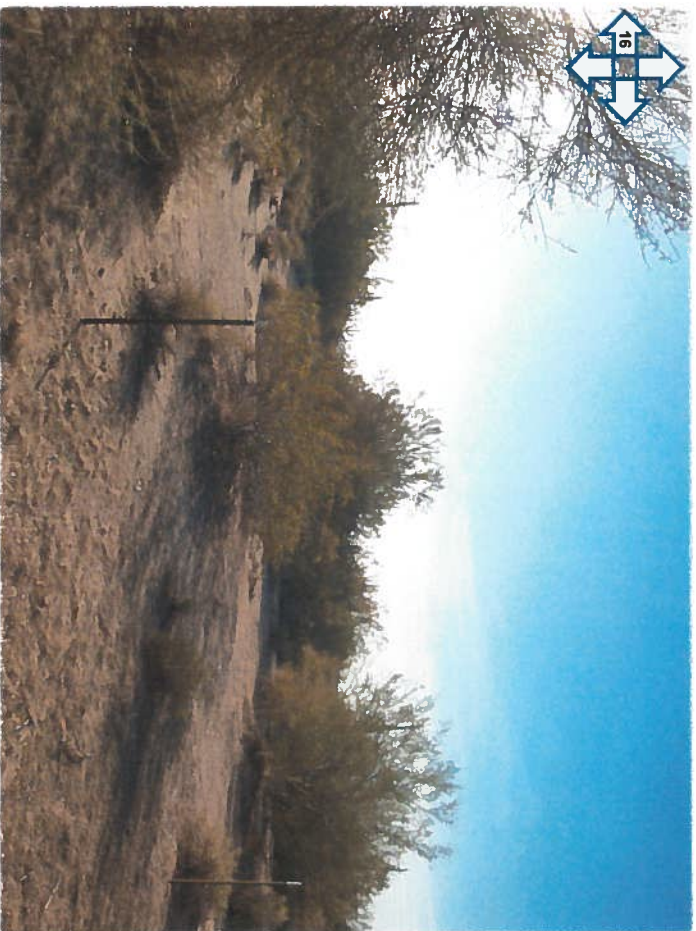
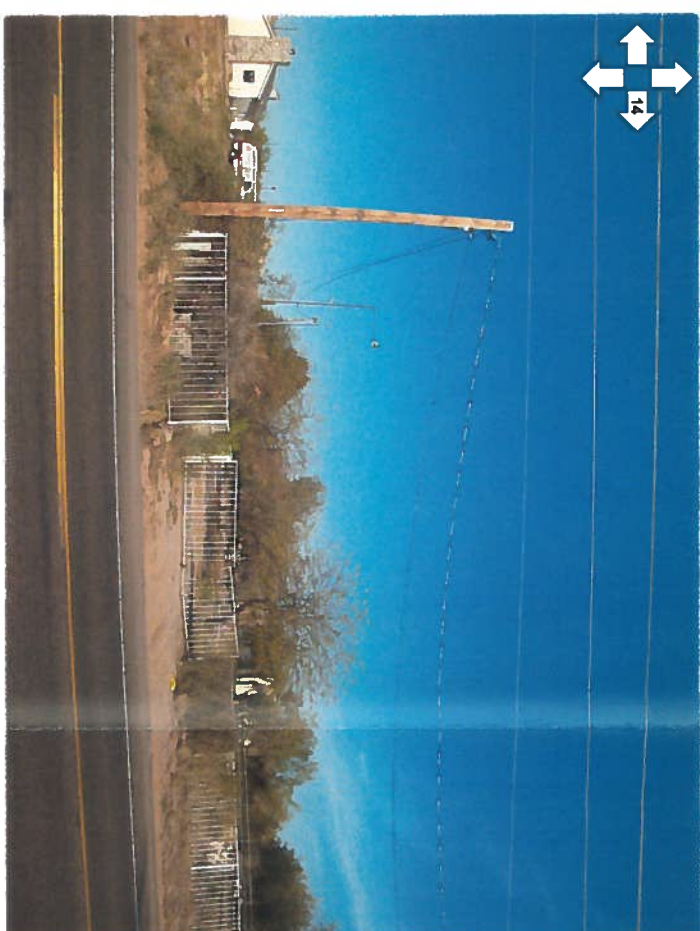
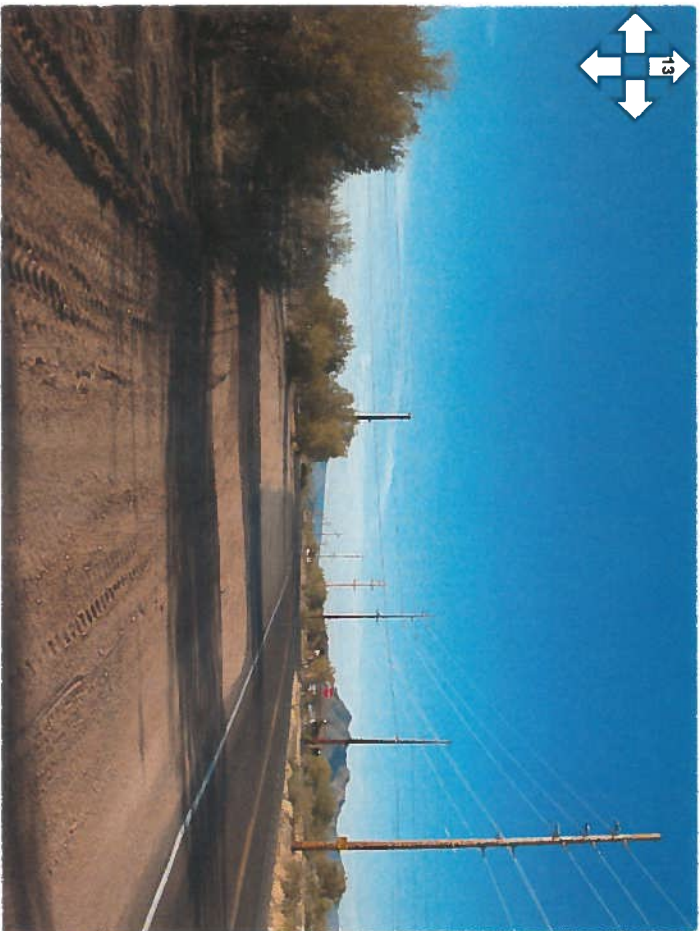




# BELLISIMA

CONTEXT PLAN PHOENIX, ARIZONA



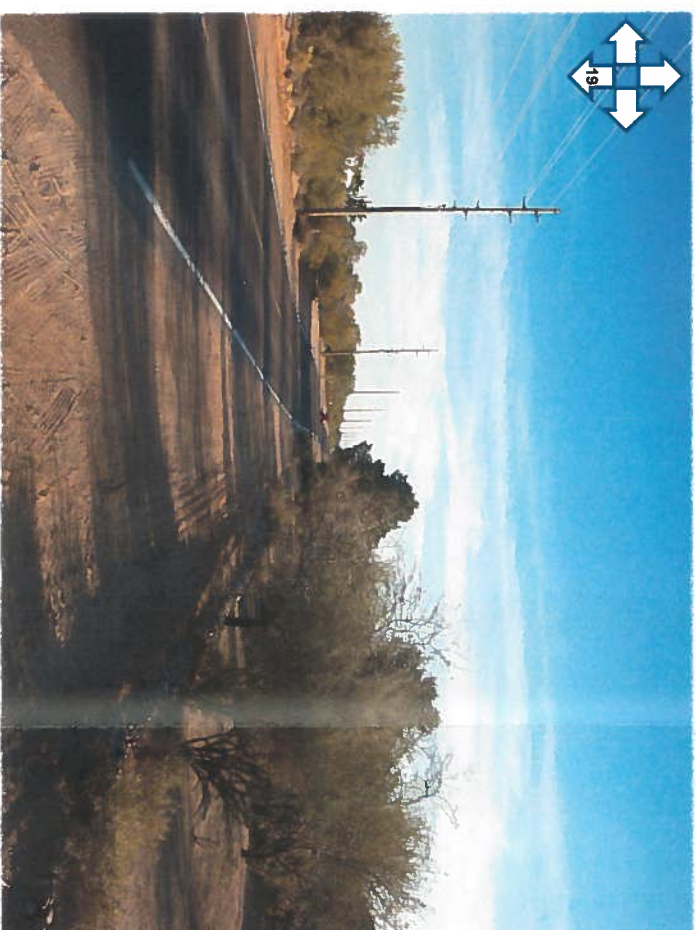
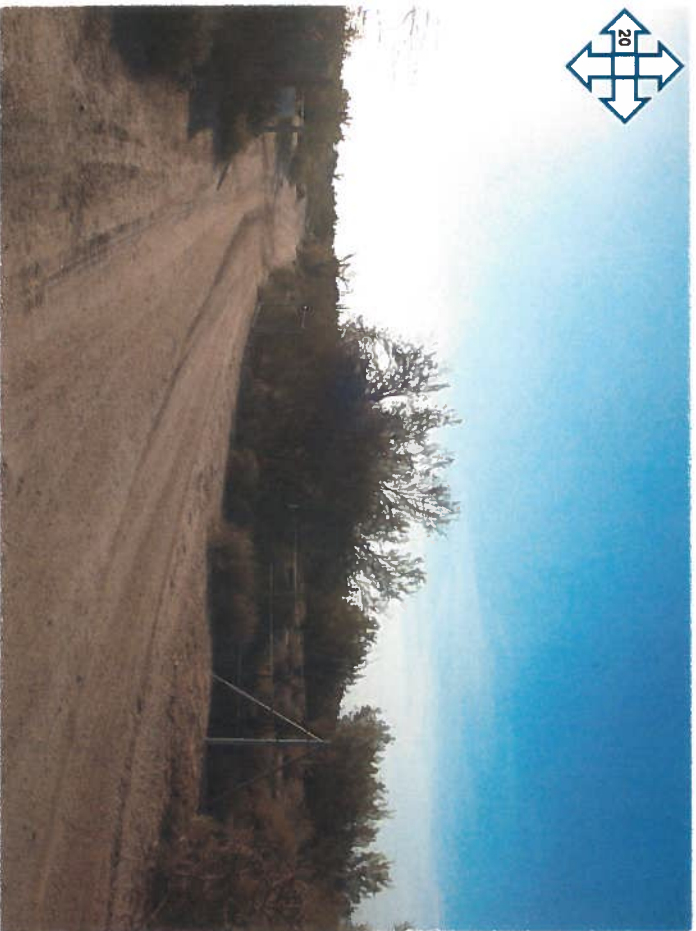
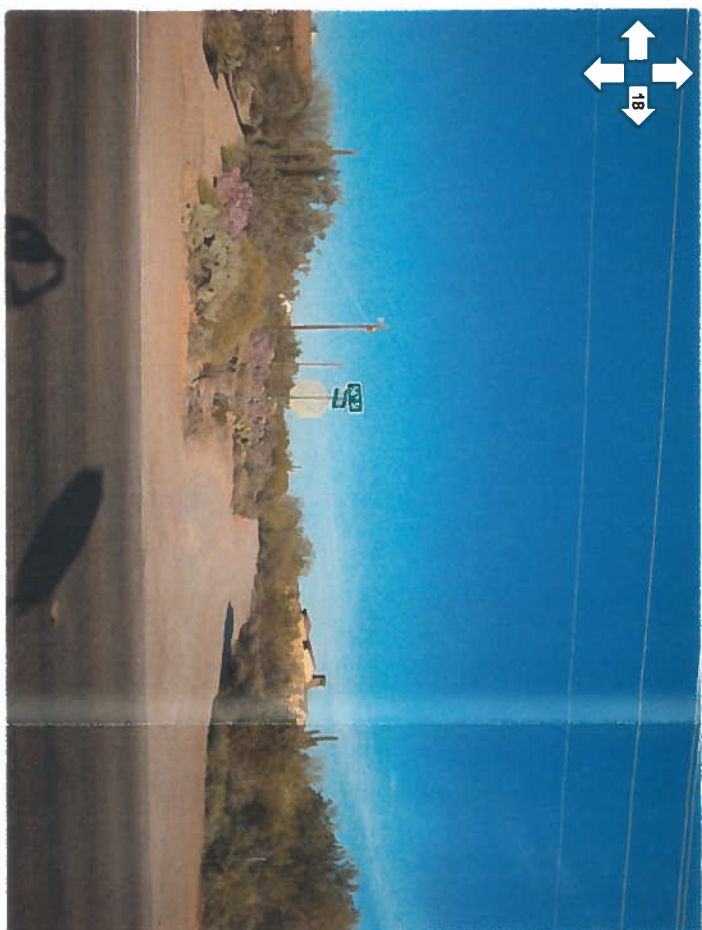
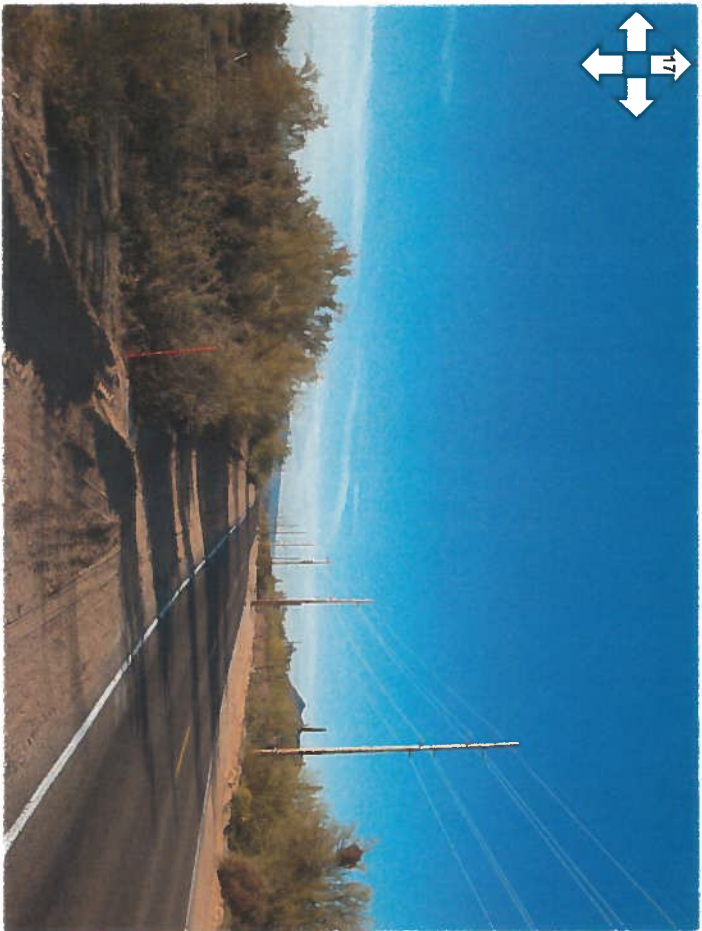


# BELLISIMA

CONTEXT PLAN PHOENIX, ARIZONA



BELLISIMA | SITE CONTEXT EXHIBIT



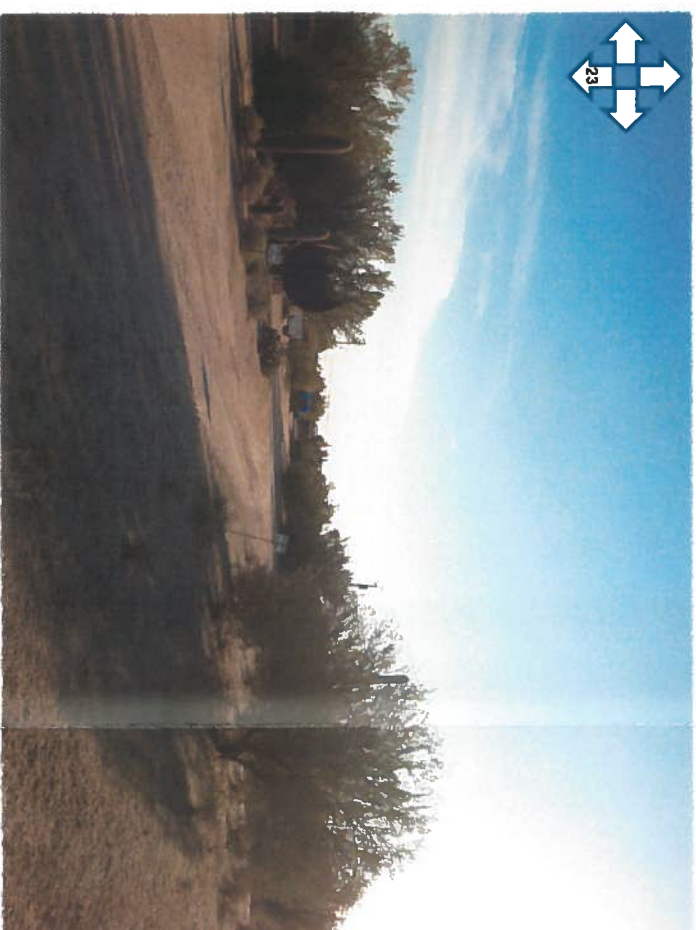
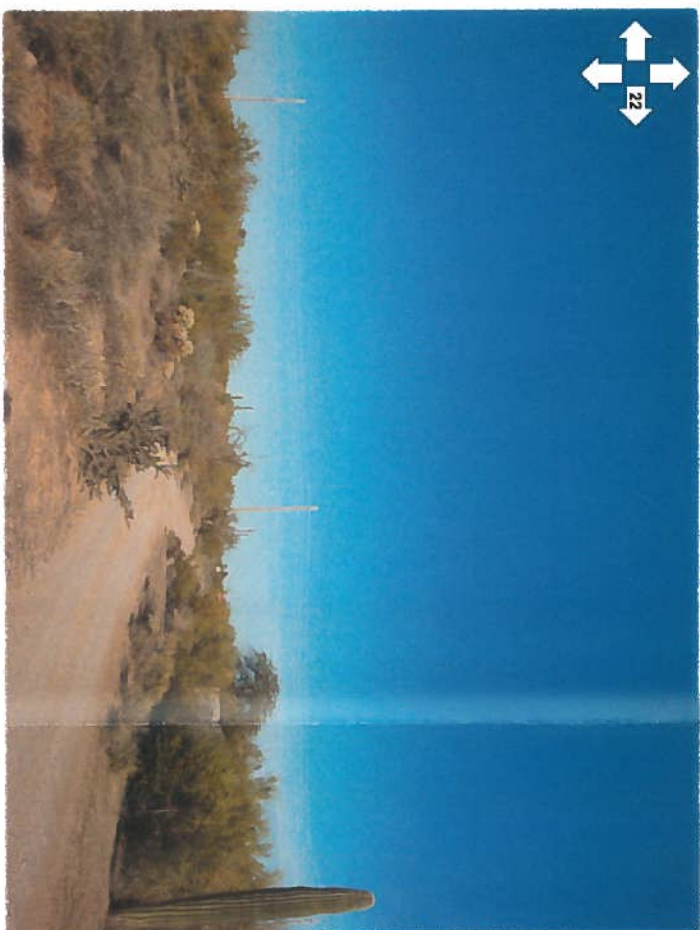
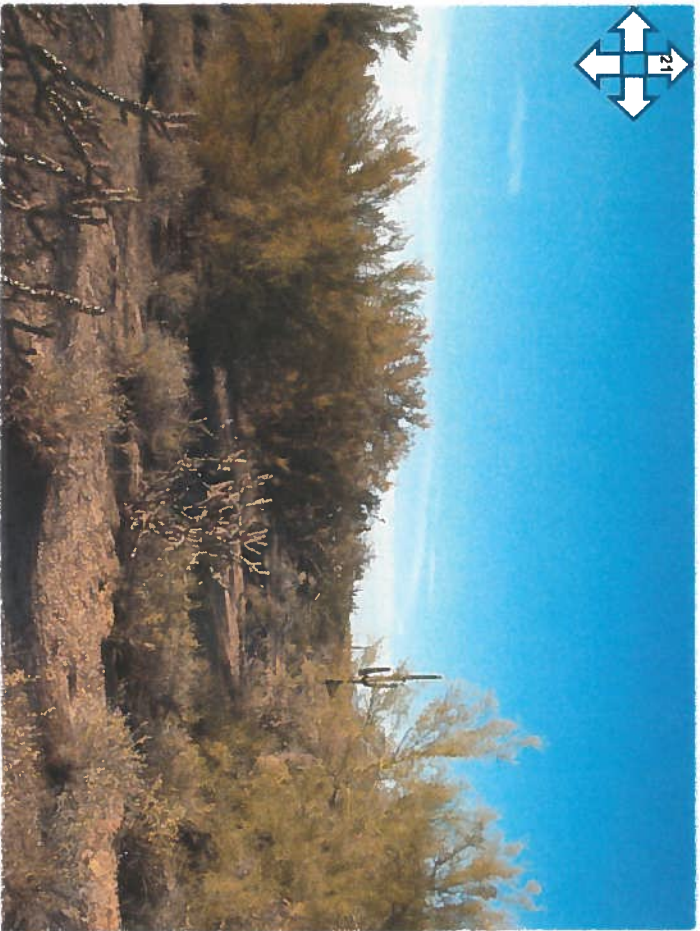
BELLISIMA  
CONTEXT PLAN PHOENIX, ARIZONA

Iplan Consulting



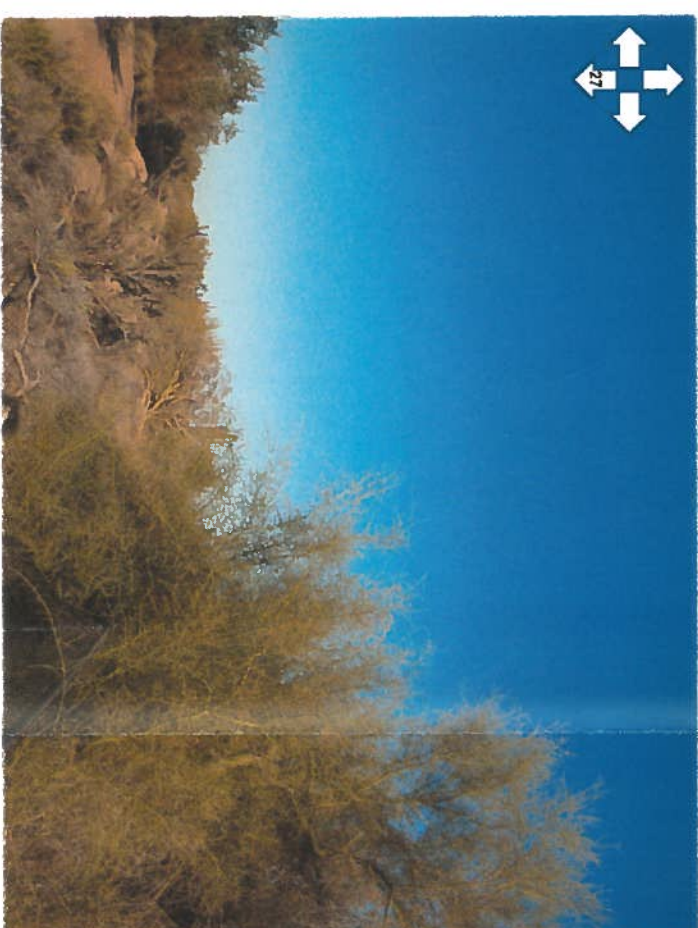
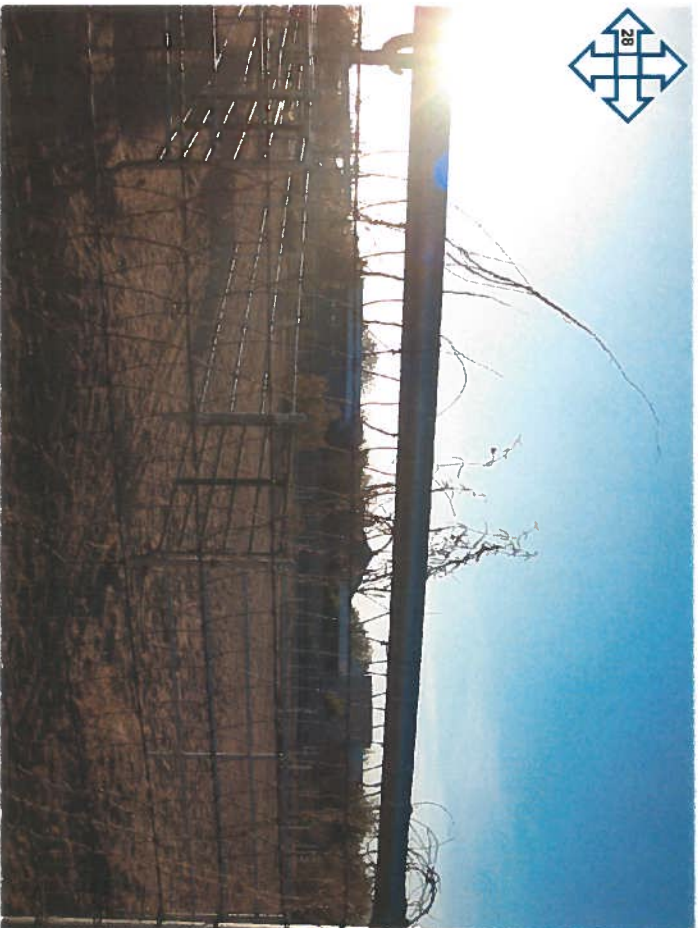
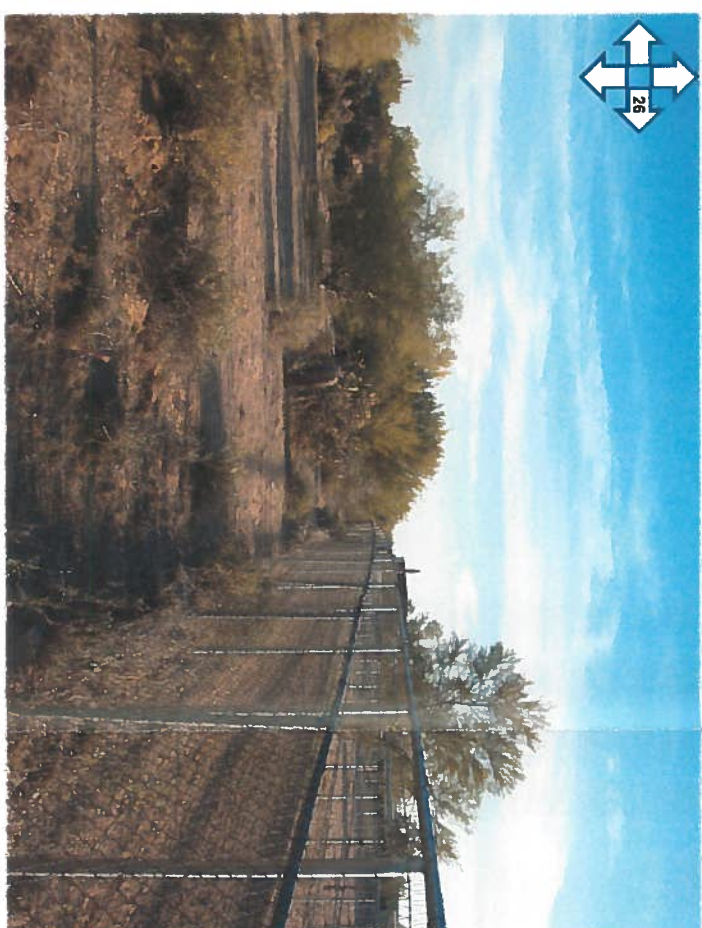
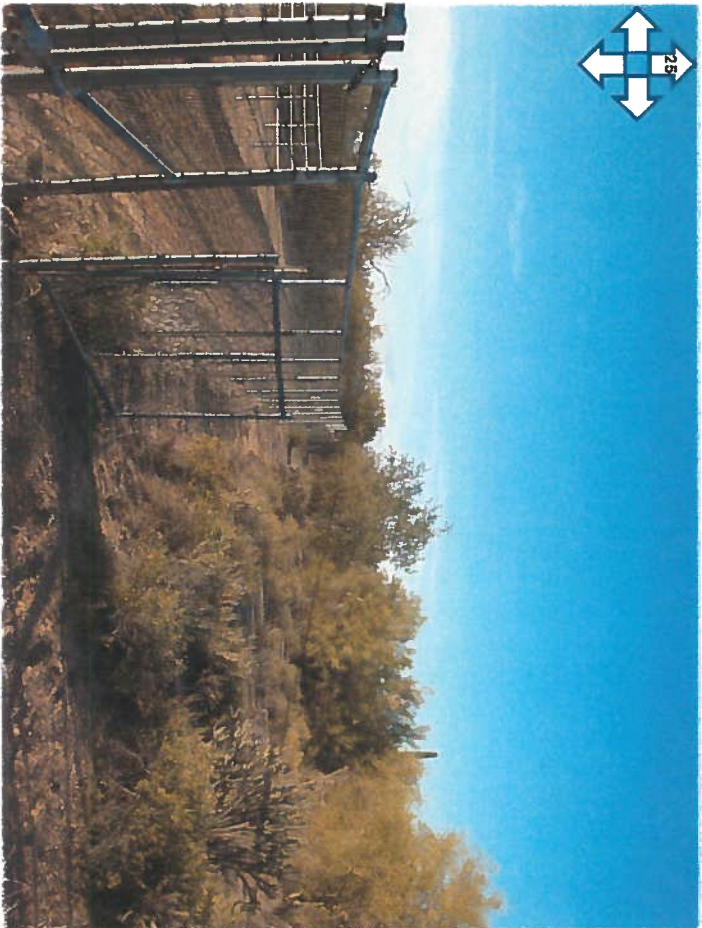


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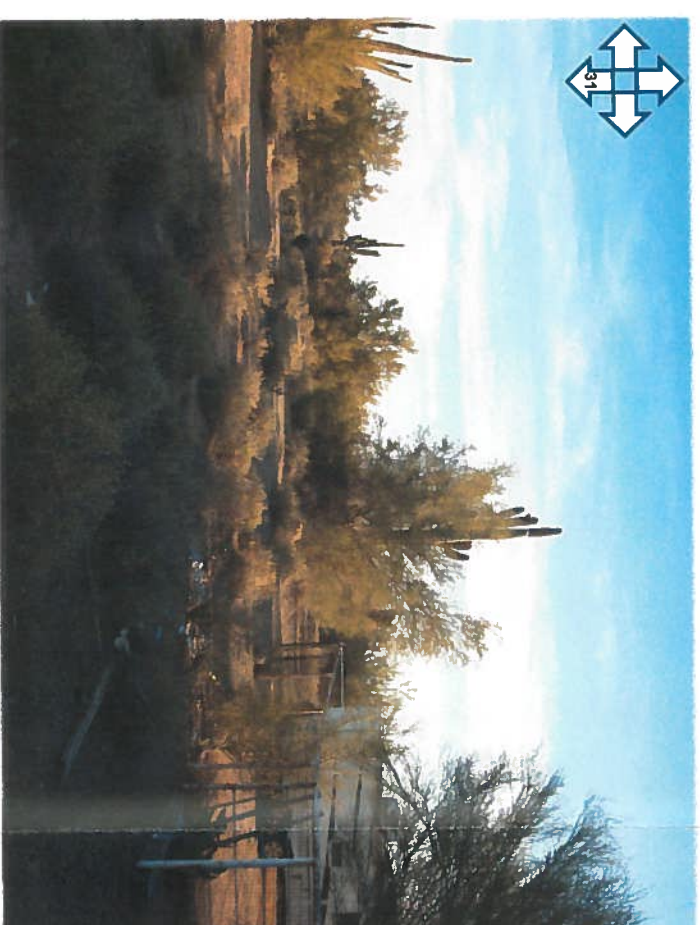
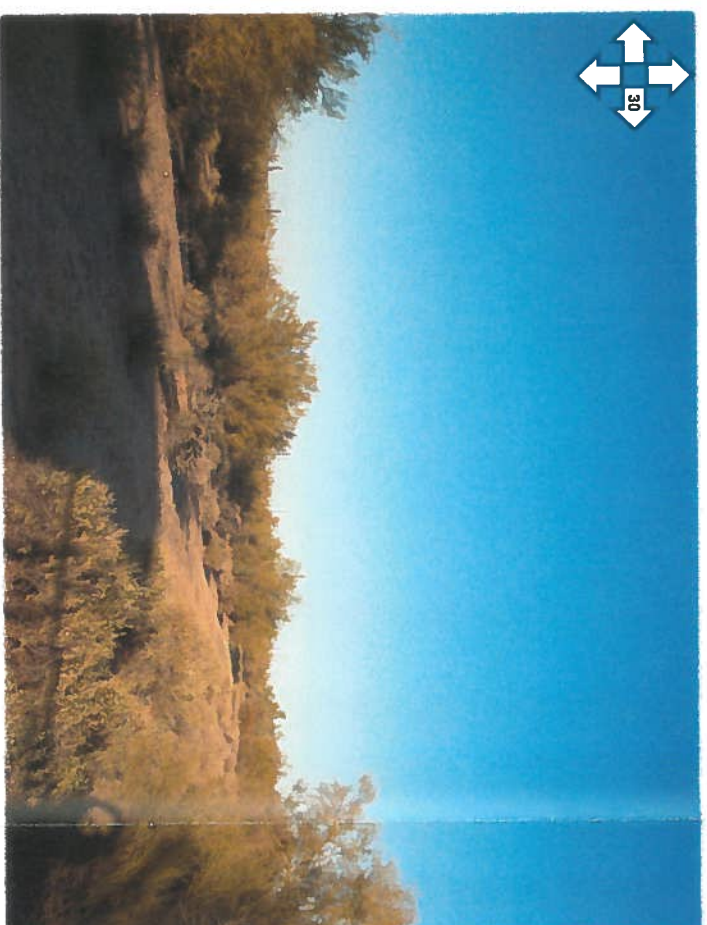
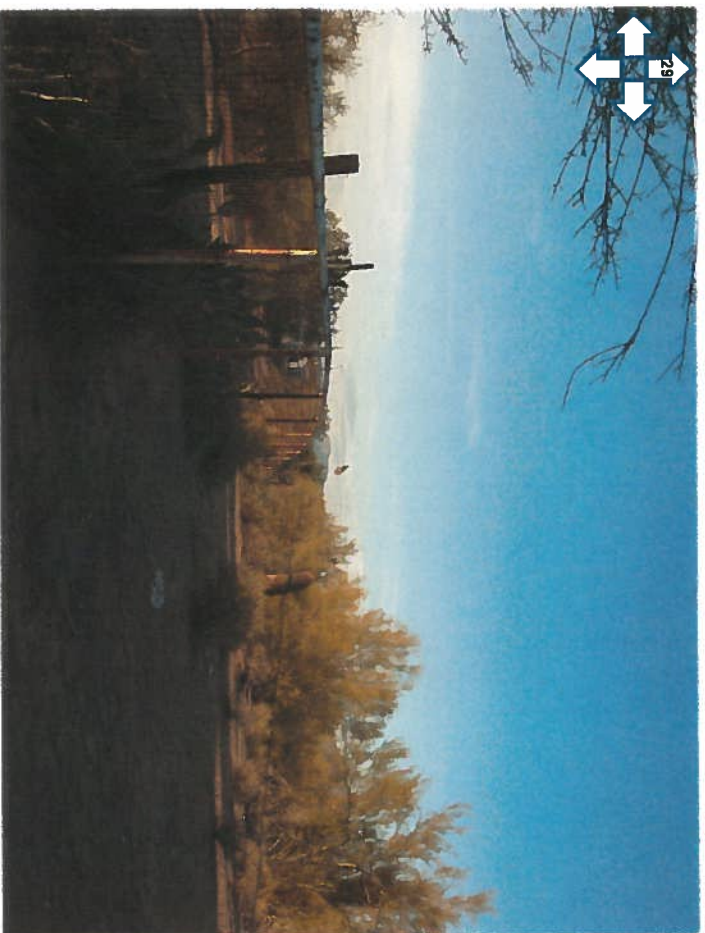




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