



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-50-16-8 (Gardener's Enclave PUD) June 29, 2018

South Mountain [Village Planning Committee Meeting Date](#) July 10, 2018

[Planning Commission Hearing Date](#) August 2, 2018

Request From: [S-1 BAOD](#) (20.33 acres)
[S-1 BAOD](#) (Approved [MUA BAOD](#)) (2.03 acres)
[R1-18 SP BAOD](#) (8.06 acres)

Request To: [PUD BAOD](#) (30.42 acres)

Proposed Use Planned Unit Development to allow a mix of uses including single-family residential and commercial

Location Approximately 480 feet east of the southeast corner of 32nd Street and Baseline Road

Owner RW 3401 Baseline, LLC/Keystone at S Mtn

Applicant/Representative Ed Bull, Burch & Cracchiolo, P.A.

Staff Recommendation Approval, subject to stipulations

<u>General Plan</u> Conformity			
<u>General Plan Land Use Map Designation</u>		Mixed Use Agricultural	
<u>Street Map Classification</u>	Baseline Road	Major Arterial Scenic Drive	60 foot south half street
	Beverly Road	Local	0 foot north half street
<p><i>CONNECT PEOPLE & PLACES; CORES, CENTERS & CORRIDORS; DESIGN PRINCIPLE: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.</i></p> <p>The subject site is adjacent to the Baseline Road Scenic Corridor and a proposed bus rapid transit line. As stipulated, the proposal includes a multi-use trail and enhanced landscaping standards along Baseline Road to promote walkability and active uses.</p>			

CONNECT PEOPLE & PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The subject site is in close proximity to commercial centers along Baseline Road and adjacent to the MAG-designated South Mountain Major Employment Center on the north side of Baseline Road and a bus rapid transit line proposed in the City's voter-approved Transportation 2050 plan. The proposal will support the development of infill housing in close proximity to employment opportunities for residents as well as capitalizing on the City's investment in transportation infrastructure on the Baseline corridor and promoting public transit usage.

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

The proposal includes design guidelines addressing plant materials, signage, walls, and entry features along Baseline Road, a scenic drive, which promote a rural and agricultural character consistent with the goals of the Baseline Area Overlay District.

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

As stipulated the proposal includes a multi-use trail along Baseline Road.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY & 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.

The proposal includes development standards and design guidelines adapted from the Mixed Use Agricultural zoning district that are consistent and compatible with development in the surrounding area and the goals of the Baseline Area Overlay District.

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

The proposal includes a conceptual land use plan that reserves approximately 2.76 acres at the northwest corner of the site for commercial uses.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposal includes detached sidewalks in select locations within the development, alternative surface pathways providing connectivity to open spaces, and a multi-use trail along Baseline Road.

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

The proposal will allow the redevelopment of multiple vacant, underutilized parcels along the Baseline Road Scenic Corridor with a planned development that is consistent with the character of adjacent neighborhoods and the goals of the Baseline Area Overlay District.

Area Plans, Overlay Districts, and Initiatives

[Baseline Area Overlay District](#)

The property is located within the boundaries of the Baseline Area Overlay District (BAOD). The BAOD is designed to encourage and protect the rural, agricultural character of the area while allowing development consistent with the Baseline Area Master Plan.

This rezoning request does not eliminate requirements for conformance with this overlay district. The proposal meets or exceeds all BAOD standards addressed in the Development Narrative. For BAOD standards not directly addressed in the Development Narrative, the BAOD standard will apply.

[Tree & Shade Master Plan](#)

See Background Item #14.

[Complete Streets Guiding Principles](#)

See Background Item #15.

[Reimagine Phoenix](#)

See Background Item #16.

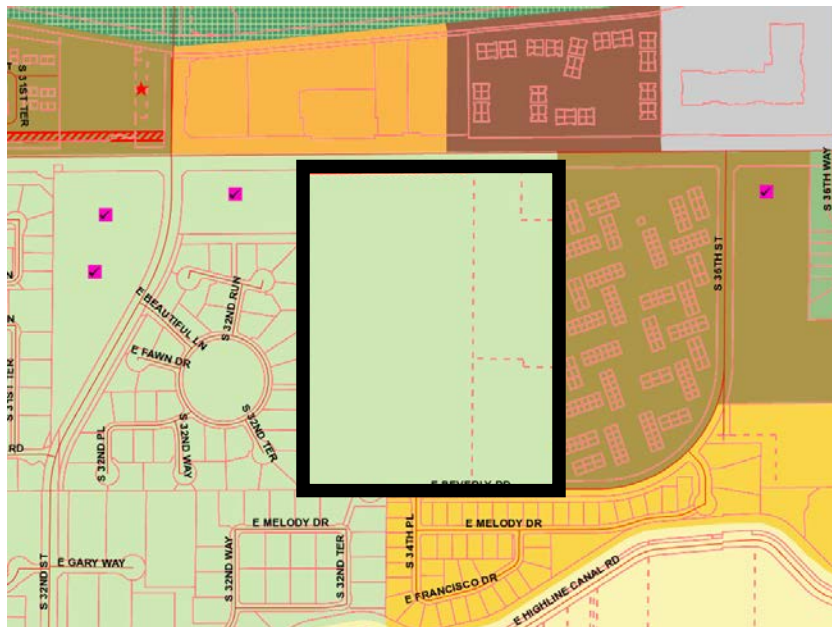
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 30.42 gross acres located approximately 480 feet east of the southeast corner of 32nd Street and Baseline Road from S-1 BAOD (Ranch or Farm Residence, Baseline Area Overlay District), S-1 BAOD (Approved MUA BAOD) (Ranch or Farm Residence, Baseline Area Overlay District, Approved Mixed Use Agricultural, Baseline Area Overlay District), and R1-18 SP BAOD (Single-Family Residence District, Special Permit, Baseline Area Overlay District) to

PUD BAOD (Planned Unit Development, Baseline Area Overlay District) to allow a Planned Unit Development to allow a mix of uses including single-family residential and commercial.

2. The General Plan Land Use designation for the property is Mixed Use Agricultural. The proposed use is not consistent with this designation and the subject property is greater than 10 acres in area. However, a General Plan amendment is not required as the proposal meets and exceeds the criteria outlined in the MUA/PUD General Plan Amendment Policy. This policy outlines conditions under which a PUD request on property designated MUA on the General Plan Land Use Map does not trigger a General Plan Land Use Map amendment. These conditions include a maximum permitted density of 2.34 dwelling units per acre and that the proposal exceeds development standards from the MUA zoning district and the BAOD. From the MUA zoning district, the proposal must exceed five of eight standards including those regarding building height, setbacks, lot coverage, open space, and agricultural character. From the BAOD, the proposal must exceed three of five standards including those regarding porches, garages, orientation, entry features, and character. The proposed density is 2.01 dwelling units per acre. Additionally, staff review indicated that the request exceeded the minimum requirements regarding MUA and BAOD development standards.

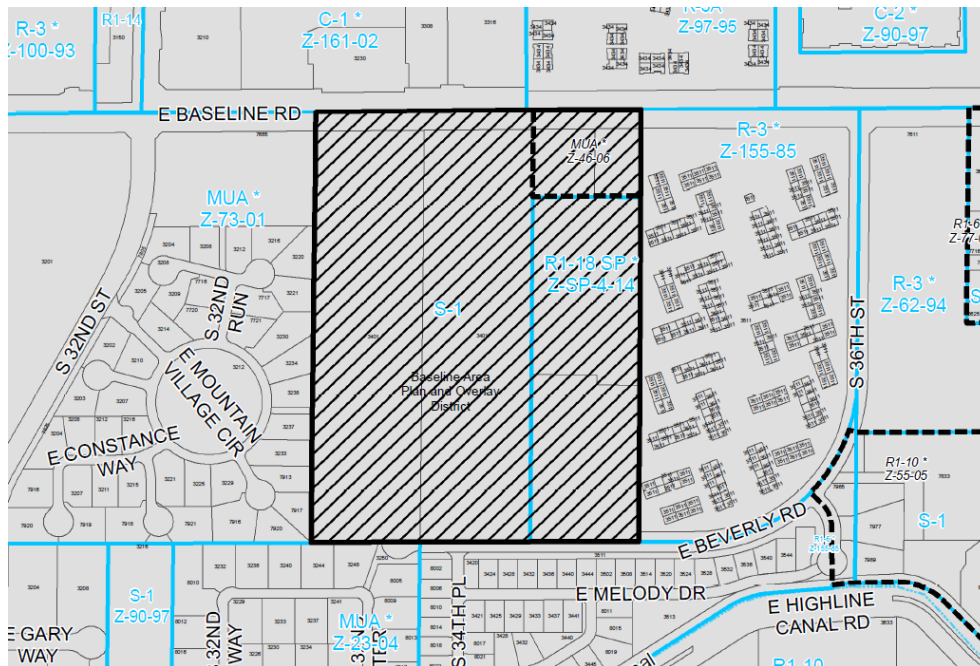


Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site consists of five parcels. The two westernmost parcels, comprising approximately 20 acres, previously contained the Gardener's World plant nursery. These parcels contain some vacant commercial buildings related to the prior nursery use and are zoned S-1 BAOD. The three easternmost parcels, comprising approximately 10 acres, previously contained agricultural uses and associated

structures. The parcels are currently vacant and are zoned S-1 BAOD (Approved MUA BAOD) and R1-18 SP BAOD.



Source: City of Phoenix Planning and Development Department

NORTH

Northwest of the subject site, across Baseline Road, are neighborhood retail uses including a commercial strip center, bank branch, drive-through restaurant, and daycare center. These properties are zoned C-1 (Neighborhood Retail). Northeast of the subject site, across Baseline Road, is a multifamily residential apartment complex zoned R-3A (Multifamily Residence District).

SOUTH

South of the subject site are single-family residential uses zoned R1-6 (Single-Family Residence District) and MUA (Mixed Use Agricultural).

EAST

East of the subject site is a multifamily residential condominium complex zoned R-3 (Multifamily Residence District).

WEST

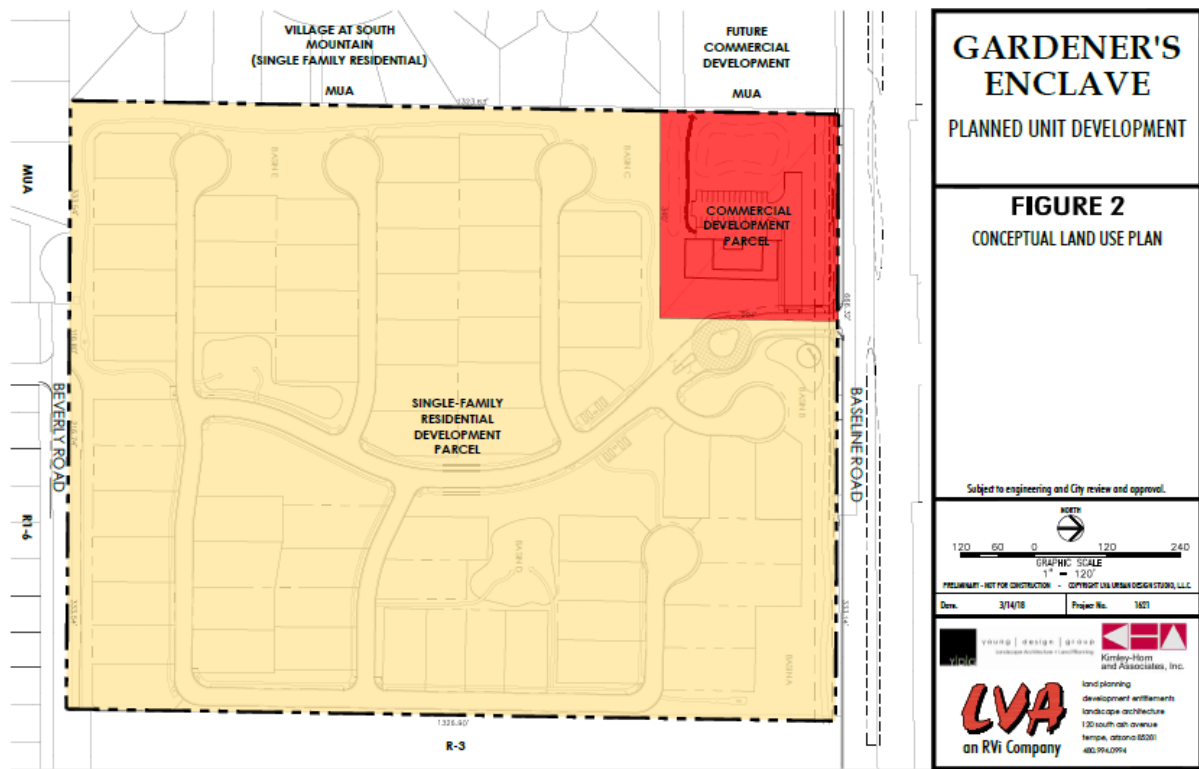
West of the subject site, adjacent to Baseline Road, there is a vacant parcel zoned MUA (Mixed Use Agricultural). South of this parcel is a single-family residential subdivision zoned MUA (Mixed Use Agricultural).

PROPOSAL

4. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that

produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

- Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped May 22, 2018. The PUD would allow the development of a single-family residential subdivision on approximately 27.66 acres of the subject site. Additionally, approximately 2.76 acres at the northwest corner of the site would be reserved for commercial development with permitted uses drawn primarily from the MUA (Mixed Use Agricultural) zoning district. The PUD intends to provide development that is compatible with the character of the surrounding area and consistent with the desired character of the Mixed Use Agricultural land use designation and zoning district and the BAOD.



Source: LVA Urban Design Studio

DEVELOPMENT STANDARDS

6. Building Height Residential

The PUD proposes a maximum residential building height of one story and 24 feet. This standard is more restrictive than the MUA zoning district which permits a maximum residential building height of 30 feet.

Commercial

The PUD proposes a maximum commercial building height of one story and 20 feet. This standard is consistent with the MUA zoning district.

Building Setbacks

Residential

The proposed front yard building setback is a minimum of 30 feet. This standard is consistent with the MUA zoning district standard for front yards adjacent to local streets.

The proposed side yard building setbacks are a minimum of 5 feet and 15 feet combined along interior property lines and a minimum of 10 feet adjacent to a street. These standards are less restrictive than the MUA zoning district, which requires a minimum 15-foot side yard setback for interior property lines and 20 feet adjacent to a street.

The proposed rear yard setbacks are a minimum of 24 feet. This standard is more restrictive than the MUA zoning district which permits a minimum rear yard setback of 20 feet.

Commercial

The commercial portion of the subject site is required to maintain a minimum 60-foot setback along Baseline Road. This standard is more restrictive than both the MUA zoning district and the BAOD, which permit a minimum building setback of 50 feet.

The proposed building setbacks along the east, south, and west property lines are a minimum of 20 feet. These setback standards are consistent with the MUA zoning district for the east and south property lines and more restrictive than the MUA zoning district for the west property line, which would permit a minimum setback of 15 feet.

Density

The proposed density is 2.01 dwelling units per acre. This standard is less restrictive than the MUA zoning district which permits a maximum of 2 dwelling units per acre.

Land Uses

Residential

The residential portion of the subject site permits residential single-family detached homes and model-home complexes with associated sales offices. Permitted accessory uses include guesthouses, community gardens, and home occupations. Game court lights are permitted with a use permit.

Commercial

The commercial portion of the subject site permits a variety of commercial land uses. These uses are predominantly drawn from the permitted primary uses in the MUA zoning district. There are some land uses permitted in the MUA zoning district that

are not permitted in this proposal, including but not limited to an Aviary, Cigar Store, Equestrian Stable, and Farms. Additionally, there are some land uses permitted in this proposal that are not permitted in the MUA zoning district, including but not limited to Curio Shops, Delicatessens, and Hardware Retail. The applicant has indicated that the permitted land uses were generated through extensive collaboration with residents in the surrounding area. Staff contends that the proposed land uses are consistent or compatible with the land use mix permitted in the MUA zoning district.

Lot Coverage

Residential

The residential portion of the subject site is limited to 28% lot coverage of the net site area.

Commercial

The commercial portion of the subject site is limited to 25% lot coverage of the net site area. Both standards are more restrictive than the MUA zoning district which permits a maximum lot coverage of 35%.

Open Space

The proposed open space standard is a minimum 20% of the net area for the entire PUD. Because land uses within the PUD are restricted by a land use plan, this standard varies from the MUA zoning district which requires a minimum of 25% of the net site area only for commercial, office, or mixed-use developments. Residential developments do not have a corresponding minimum open space requirement.

Community open spaces shall also contain a variety of community amenities including but not limited to community walking paths, a shade ramada, seating and gathering areas, a turf activity lawn with a minimum 5,000 square foot area, a community garden, and natural or agrarian themed children's play equipment.

Landscaping Standards

Baseline Road

The proposed landscape setback along Baseline Road is a minimum 60 feet. The setback shall contain a minimum of two rows of trees spaced at 20 feet on center or in equivalent groupings. This standard is more restrictive than both the MUA zoning district and the Baseline Area Overlay District which requires a minimum 50-foot landscape setback and a single row of trees. The proposed minimum planting sizes are consistent with the MUA zoning district. Additionally, the proposal includes an enhanced entry feature that exceeds the Baseline Area Overlay District requirement. The entry feature shall contain a minimum 1,100 square foot raised garden bed containing flowering annuals, perennials, and accent plants, as well as boulders, shade trees, and a bermed lawn. Enhanced paving standards require an alternative paving surface in the vehicular entry area.

Residential

Along the perimeter of the subdivision, the proposal includes a 20-foot landscape setback along Beverly Road. The proposal is less restrictive than the MUA zoning district which requires a landscape setback at an average of 25 feet along perimeter streets. Planting standards in this location are consistent with the MUA zoning district.

Landscaping setback and planting standards along other perimeter property lines and interior to the subdivision meet or exceed the standards in the MUA zoning district and Baseline Area Overlay District.

Commercial

Along the east perimeter of the commercial parcel, the proposal includes a 20-foot minimum landscape setback. The proposal is less restrictive than the MUA zoning district which requires a landscape setback at an average of 25 feet along local streets. Planting standards in this location include a mixture of two and three-inch caliper trees, which is less restrictive than the MUA zoning district which includes a minimum of 25% four-inch caliper trees. Planting standards along the remaining perimeter property lines of the commercial parcel exceed the requirements of the MUA zoning district.

Detached Sidewalks

The existing detached sidewalk along Baseline Road, which consists of a five-foot sidewalk and an eight foot landscaped strip, is proposed to remain. Shade trees are proposed to be planted in this location to promote thermal comfort for pedestrians.

The proposal includes additional detached sidewalks at select locations within the residential component of the project. Along the project entry street, the proposal includes a detached sidewalk on one side. Along the central spine road that bisects the residential portion of the site, detached sidewalks are proposed along both sides.

In the eastern portion of the subject site that is developed with 65 and 70-foot wide lots, detached sidewalks are proposed on one side of the street. For areas proposed to develop with 75-foot wide lots, no sidewalks are proposed. The applicant has indicated that the limited integration of sidewalks in these areas is intended to promote a rural and agricultural character compatible with the goals of the Mixed Use Agricultural land use designation and zoning district. However, it should be noted that may necessitate application for technical appeals to the Subdivision Ordinance and/or variances from the requirements of the BAOD. The PUD process does not override the requirements of these regulations and does not guarantee approval for these proposals. See Background Item #21 for a discussion of Stipulation #5 which addresses street infrastructure.

DESIGN GUIDELINES

9. **Fences & Walls**

The proposal includes a fence and wall plan and detail sheets that outline a variety of fencing types and corresponding locations throughout the subject site. Proposed walls incorporate a variety of building materials including wooden post and rail, tube steel, mesh view panels, stone, and smooth faced block. The design aesthetic is intended to promote a rural and agricultural character that is compatible with existing residential development in the surrounding area and consistent with the goals of the MUA zoning district and BAOD. Full and partial view fencing is strategically located along Baseline Road, the central spine street, adjacent to open spaces, and select residential side yards where adjacent to open spaces. These locations will promote an open feeling and encourage visibility of common areas. Walls in the commercial portion of the site shall be complementary to those in the residential portion.

Architecture & Building Materials

The proposal includes limitations regarding architectural styles for residential homes that are permitted within the PUD. Building elevations must include Farmhouse, Craftsman, Prairie, and Ranch style homes. These architectural styles are intended to be compatible with the rural and agricultural character of the surrounding area and the goals of the MUA zoning district and the BAOD. Stipulation #1.c clarifies this standard to indicate that a minimum of three of these styles must be included at the time of design review in order to promote housing diversity. Further, staff requires that elevations be submitted for review and approval by the Single Family Design Advisor to evaluate for compliance with these architectural standards. Because the PUD does not include specific building elevations, this requirement will allow staff oversight regarding how the elevations reflect the identified architectural styles. This requirement is also enforced through Stipulation #2.

The proposal also incorporates all of the MUA zoning district design guidelines regarding building materials and roof styles.

Porches

The PUD requires that a minimum of 60% of the homes in the development will be constructed with covered porches that meet or exceed the development standards of the Baseline Area Overlay District. This exceeds the overlay's minimum requirement of 50% of homes in a development.

Residential Driveways and Walkways

The proposal requires that all residential driveways and walkways be constructed with an alternative surface such as decorative brick or concrete pavers. This design choice is intended to promote a rural and agricultural character. This standard exceeds the requirements of the MUA zoning district and the BAOD, which do not address driveway or walkway materials. This proposal will require separate approvals from the Planning and Development Department.

PARKING

10. The PUD does not propose any deviation from existing Zoning Ordinance requirements for either residential or commercial parking standards.

SIGNAGE

11. The Development Narrative proposes conformance with existing Zoning Ordinance sign standards as applicable to properties with MUA zoning and within the Baseline Area Overlay District.

SHADING

12. The PUD shall comply with existing Zoning Ordinance shade standards for public sidewalks and common amenity areas, which require a minimum of 50% shading.

SUSTAINABILITY

13. The Development Narrative proposes a variety of sustainable building elements including water conservation methods, smart irrigation, energy efficient appliances and site lighting, and sustainable building practices.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

14. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes enhanced landscape setbacks and tree requirements along Baseline Road and other locations throughout the development that in some cases exceed the development standards of the MUA zoning district and the BAOD.

15. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. As stipulated the proposal includes enhanced landscaping requirements, a multi-use trail, detached sidewalks, and an enhanced entry feature along Baseline Road. Internal to the project, the proposal includes detached sidewalks, enhanced open spaces, and pedestrian pathways. These proposals support the City's principles regarding pedestrian connectivity and safety. The requirement for the multi-use trail and related trail easement is addressed in Stipulation #3.

16. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not

addressed in the applicant's submittals, however, per City Code, the City provides recycling containers and services to all single-family residences.

COMMUNITY INPUT

17. Staff received two letters in support of the request. One letter expressed support for the quality of the proposed design and the density. The other expressed support for the sensitivity to the historic use of the parcel, the protection of view corridors, and the quality site amenities, architecture, open space, and trails.

Staff also received four pieces of correspondence in opposition to the request. The primary issue of concern expressed in all letters is the need for the proposal to embrace and reflect the desired character and design elements expressed in the MUA zoning district. Additional concerns expressed include proposed density, sidewalk and curb design, design guidelines related to fencing and landscaping, and the quality of community amenities.

Staff also received a petition of opposition signed by 36 individuals dated June 5, 2017. The petition requests that the City support the vision of the Baseline Area Master Plan and the integration of MUA land use and zoning standards in the project.

INTERDEPARTMENTAL COMMENTS

18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #7.
19. The Aviation Department noted that the site is within PHX traffic pattern airspace and requested that the developer record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX). This is addressed in Stipulation #6.
20. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
21. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
22. The Parks and Recreation Department requires the developer to dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Baseline Rd and construct a multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail. This is addressed in Stipulation #3.

23. The Street Transportation Department requires that the developer construct all streets within and adjacent to the development with improvements per plans approved by the Planning and Development Department and in compliance with ADA standards. This is addressed in Stipulation #4. The applicant's proposed streetscape design may require approval of technical appeals to the Subdivision Ordinance or variances from the requirements of the BAOD. The stipulation language acknowledges that required street infrastructure may vary from standard requirements as a result of the outcome of these additional processes.
24. The Public Transit Department had no comments regarding the request.
25. The Water Services Department indicated that the subject site has access to existing water and sewer mains that can potentially serve the development.

MISCELLANEOUS

26. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is not consistent with the General Plan Land Use Map designation of Mixed Use Agriculture and the site's gross acreage exceeds 10 acres, however a General Plan amendment is not required as the request meets the conditions of the MUA/PUD General Plan Amendment Policy.
2. The proposal includes landscaping standards and design guidelines that in many cases exceed Zoning Ordinance standards in the Mixed Use Agricultural zoning district and Baseline Area Overlay District and are consistent with the rural and agricultural character of the surrounding area.
3. The proposed development standards will ensure consistency in scale and character with the surrounding land use pattern.

Stipulations

1. An updated Development Narrative for the Gardener's Enclave PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped May 22, 2018, as modified by the following stipulations:

- a. Page 19, Section F.2.c, 1st Sentence: Replace with the following: "The following commercial accessory uses are permitted in the commercial component of the PUD area as defined on the Conceptual Land Use Plan."
 - b. Page 22, Projections, Closed Projections: Add text to development standard as follows and update Comparison Reference Table accordingly: "These provisions shall not apply to front-loaded garages."
 - c. Page 32, Section H.3.a, 2nd & 3rd Sentence: Replace with the following: "Architectural styles permitted within Gardener's Enclave shall include a minimum of three of the following options: Farmhouse, Craftsman, Prairie and/or Ranch style homes. Architectural styles prohibited include Tuscan or Spanish styles which have dominated the surrounding vicinity. Elevations shall be reviewed and approved by the Single-Family Design Advisor for compliance with these design guidelines."
 - d. Page 44, Section H.10, Last Sentence: Update minimum required sustainability practices from two to three.
 - e. Page 59, Landscape Development Standards (Commercial), Trees (Baseline Road): Delete standard: "Fifty (50) feet".
2. Building elevations shall be reviewed and approved by the Single-Family Design Advisor for compliance with the Design Guidelines of the PUD, with specific regard to the building style requirements in Section H.3, Architecture and Building Materials, of the PUD Development Narrative.
 3. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Baseline Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail and as approved by the Parks and Recreation and Planning and Development Departments.
 4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards. Nothing in this stipulation shall be construed to require improvements that may be modified or waived by the Subdivision Committee upon approval of a technical appeal or by the approval of a zoning adjustment.
 5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Adam Stranieri

June 29, 2018

Team Leader

Samantha Keating

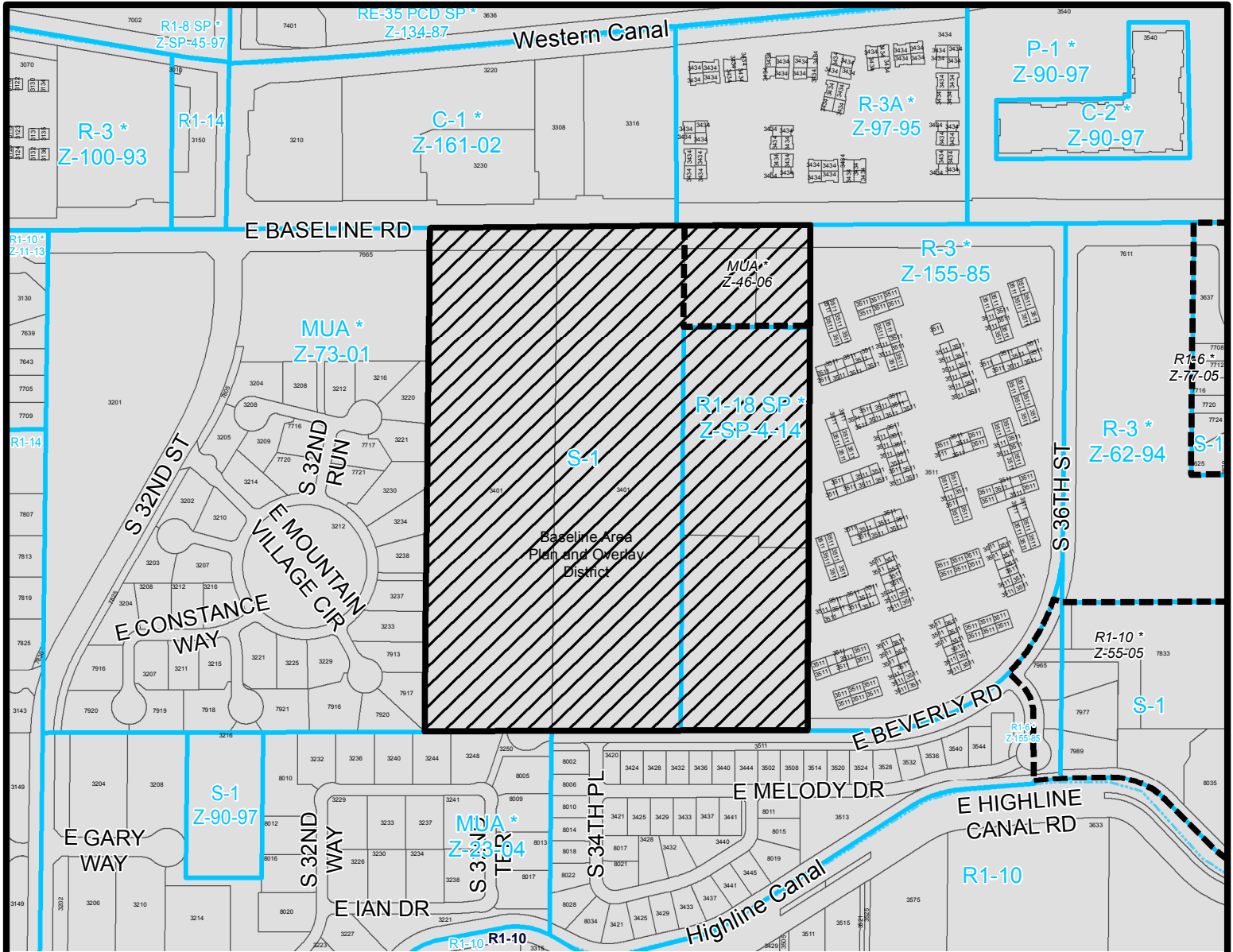
Exhibits

Sketch Map

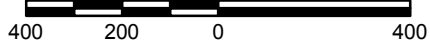
Aerial

Community Correspondence (15 Pages)

[Gardener's Enclave PUD Development Narrative](#) date stamped May 22, 2018



Feet

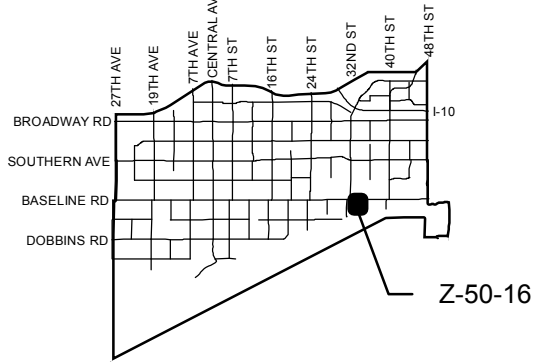


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo, P.A.

APPLICATION NO. Z-50-16

DATE: 9/13/16
REVISION DATES:

12/22/2016	5/29/2018
5/16/2018	

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

30.42 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 01-35
ZONING MAP D-10

REQUESTED CHANGE:

FROM: S-1 BAOD (20.33 a.c.)
S-1 BAOD (Approved MUA BAOD) (2.03 a.c.)
R1-18 SP BAOD (8.06 a.c.)

TO: PUD BAOD (30.42 a.c.)

MULTIPLES PERMITTED

S-1 BAOD, S-1 BAOD (Approved MUA BAOD),
R1-18 SP BAOD
PUD BAOD

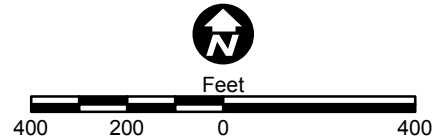
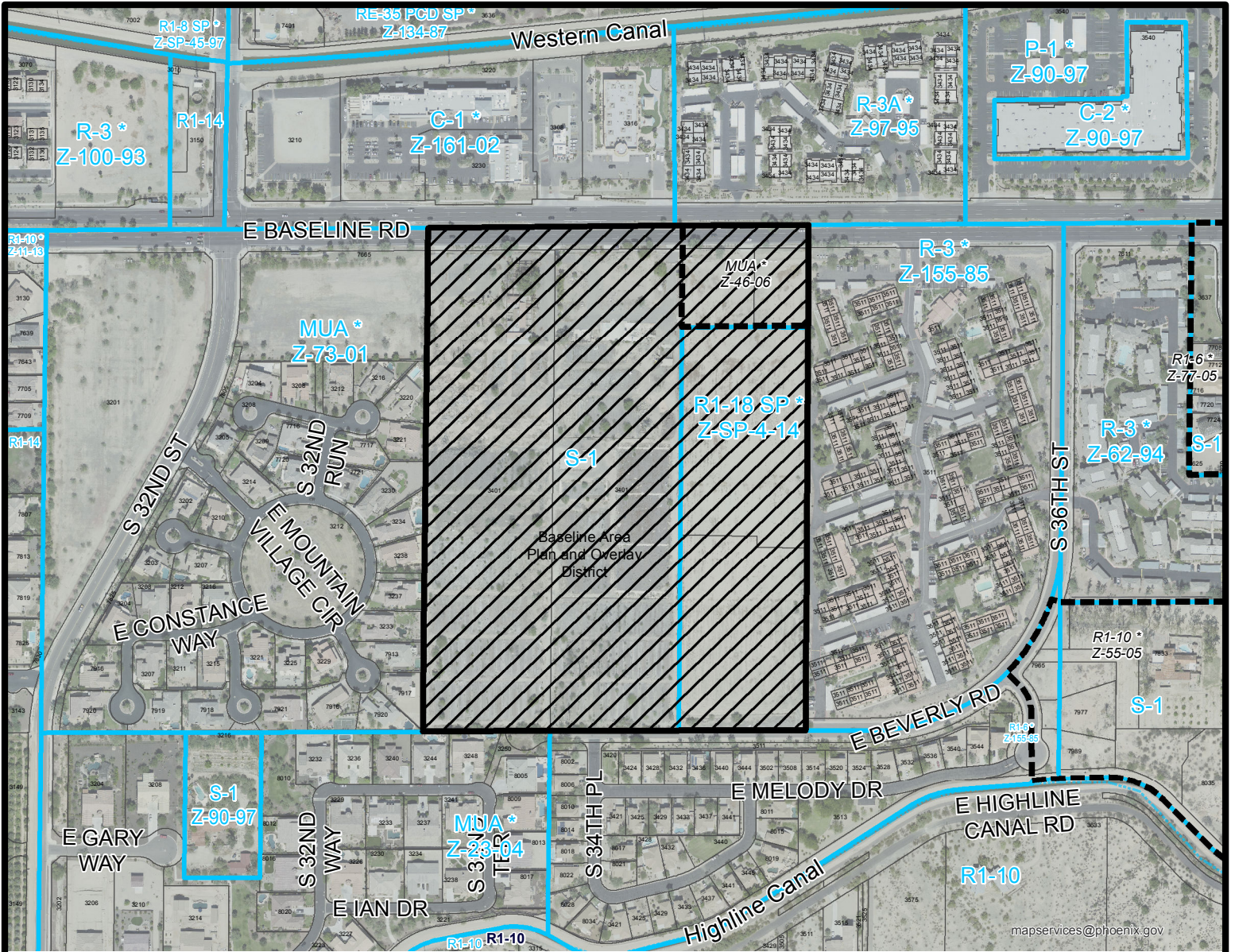
CONVENTIONAL OPTION

20, 2(4),
15
61

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

N/A, N/A(N/A),
19
61

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

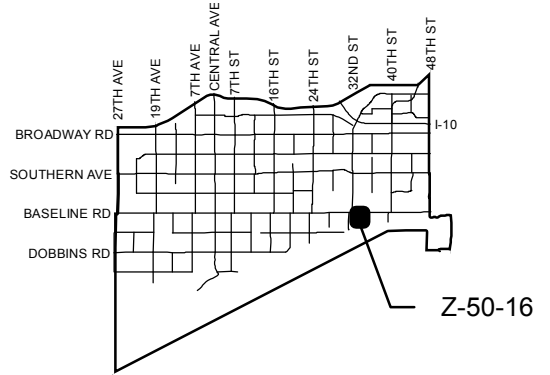


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo, P.A.

APPLICATION NO. Z-50-16

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

30.42 Acres

DATE: 9/13/16	
REVISION DATES:	
12/22/2016	5/29/2018
5/16/2018	

AERIAL PHOTO & QUARTER SEC. NO. QS 01-35	ZONING MAP D-10
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REQUESTED CHANGE:

FROM: S-1 BAOD (20.33 a.c.)
S-1 BAOD (Approved MUA BAOD) (2.03 a.c.),
R1-18 SP BAOD (8.06 a.c.)

TO: PUD BAOD (30.42 a.c.)

MULTIPLES PERMITTED

S-1 BAOD, S-1 BAOD (Approved MUA BAOD),
R1-18 SP BAOD
PUD BAOD

CONVENTIONAL OPTION

20, 2(4),
15
61

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

N/A, N/A(N/A),
19
61

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

Adam Stranieri

From: Maja Brkovic
Sent: Wednesday, June 27, 2018 2:33 PM
To: Adam Stranieri
Subject: FW: Z-50-16-8 | Support

FYI, see e-mail below in regard to Z-50-16.

Respectfully,

Maja Brkovic
Planner II – Village
North Mountain & Paradise Valley
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003-1611
maja.brkovic@phoenix.gov
Office: 602-261-8701

From: Short, Heidi [mailto:██████████@lrrc.com]
Sent: Wednesday, June 27, 2018 1:47 PM
To: Maja Brkovic <maja.brkovic@phoenix.gov>
Subject: Z-50-16-8 | Support

Hi Maja, unrelated to my case, I would like to express my support of Z-50-16-8. This proposed community is a welcome addition to the Village and this particular parcel. I am impressed with the proposed site design and note the design of the proposed community is sensitive to the historic use of the property as well as the surrounding views. I'm also impressed with the proposed amenities, architecture, and use of active open space and trails.

I own an interest in one of the adjacent Shadow Mountain condominiums located immediately adjacent to the boundary of the proposed community and I also own a home in the nearby community to the north (north of Baseline Road, within Ravenswood).

Thank you!

Heidi Short
Partner

██████████

██████████

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
201 East Washington Street, Suite 1200
Phoenix, Arizona 85004-2595
lrrc.com

Adam Stranieri

From: Annie Vos <[REDACTED]@rviplanning.com>
Sent: Wednesday, June 27, 2018 10:17 AM
To: Adam Stranieri
Subject: FW: express support for "Gardeners' Enclave"

Hello Adam,

We have received a letter of support for Gardener's Enclave from Charles and Caroline Thompson. See below.

From: Caroline Thompson [REDACTED]@msn.com>
Sent: Monday, June 25, 2018 3:50 PM
To: Alex Stedman
Subject: express support for "Gardeners' Enclave"

My husband and I are writing as neighbor residents of your proposed future housing development "Gardener's Enclave."

We live at [REDACTED] where our lot backs up to your planned development. We appreciate the thoughtful design and low density planning that your company purposes and are in favor of the development per the site plan mailed to us dated June 8, 2018.

We cannot attend the upcoming Planning Committee meeting and thus wanted to express our support in this email. We look forward to future communication as the plan moves through the approval process.

Please do not hesitate to contact us should you have any questions or further information.

Sincerely yours,

Charles and H. Caroline Thompson
[REDACTED]

Adam Stranieri

From: Steven Pace [REDACTED]
Sent: Thursday, February 01, 2018 8:54 AM
To: [REDACTED]@taylor-morrison.com; Rich Eneim; John Bullington; 'Edwin C. Bull ([REDACTED]@bcattorneys.com)'; [REDACTED]@kimley-horn.com; [REDACTED]@youngdg.com
Cc: [REDACTED]@ix.netcom.com; Regena Gustafson; [REDACTED]@codeskills.com; Marcia Busching; Alan Stephenson; Adam Stranieri
Subject: Gardener's Enclave
Attachments: LVA-RENDERED SITE PLAN-62 LOT_REV_2018-01-29-Ribbon Curb Limits.pdf; LVA-RENDERED SITE PLAN-62 LOT_REV_2018-01-29.pdf; THEMING EXHIBITS 1-26-18.pdf

Dear All:

Thank you very much for the great time and effort that has been expended on behalf of our neighborhoods. We do truly appreciate it and look forward to moving this project along. I think it will be a win for everyone when it is completed.

Here is a recap of the issues we have already all agreed to:

1. All single story home plans ranging in size from 2,800 to 3,400 sq. ft. with hopeful final sales prices between \$500,000 and \$600,000.
2. All new home designs within the Baseline corridor. This was a big concern we had with CalAtlantic and are happy to have resolved it.
3. Elevations in keeping with agriculture surroundings – Craftsman, Prairie, and Ranch styles only. No Spanish or Tuscan elevations.
4. Two densities for the project (East and West) to be explained and justified in PUD. This is vitally important to us in preserving lower density on future MUA developments.
5. Final fencing plan to be included in PUD.
6. 30' front yard setbacks with 10' encroachment for side turn garages and/or living space.
7. 15' minimum spacing between homes.
8. Paver driveways and walkways on all homes.
9. Rural lighting standards to be implemented regarding street light scale and quantity.
10. Highline Canal water to feed drip irrigation system.
11. Ribbon curbing as depicted on 1/29/2018 rendering from Andrew Jupp (attached).
12. No sidewalks on West lots. One sidewalk on East lots. Per 1/26/2018 rendering from Joe Young (attached).
13. Theming Exhibits dated 1/26/2018 (attached).

With that said, here are the final points we would like addressed. Once we can move past these, then we are willing to support the project.

1. Lot count – we have been hung up on this issue since the beginning. The neighborhood wants no more than 60 lots. Your current site plan depicts 62. We are willing to compromise at 61 and would like Lot #44 to be removed. This will accomplish two goals by reaching a compromise on the density and, increasing the open space since Lot #44 could be converted to green space and landscaped accordingly.
2. Colored sidewalks and curbing – we discussed this issue on Monday, and agreed to using colored concrete for the ribbon curbing and sidewalks paralleling the “parkway” road. We would like this expanded to include all sidewalks and all curbing throughout the subdivision. As I mentioned, one of our goals is to eliminate or minimize the use of grey concrete. We feel coloring the concrete is a reasonable compromise for both parties. We are also open to using paver sidewalks as an alternative as I believe there are ADA compliant pavers on the market.

3. Fencing plan – We agree with most of what was presented on Monday. However, I would like to meet with Joe Young to discuss expanding the use of view fencing in certain perimeter areas.
4. Landscape plan – We haven't discussed this issue much, and we agree with the conceptual drawings thus far. However, I would like to work with Joe Young in developing the landscape palette of plant material and ground covers.
5. Community amenities – Again, we haven't discussed this issue much. However, one concession we ask for is no "tot lots" in the common areas. We don't feel it is in keeping with the agricultural feel, and also don't believe home buyers in your price range would desire such an amenity. We would prefer community shade structures, gathering areas, and garden beds. Perhaps Joe and I could explore this issue as well.

Again, thank you all for allowing us to work together on this project. Our hope is to use your development as a model for future MUA cases, and we look forward to receiving continued support from the city in that regard.

Sincerely,
Steven Pace

Steven Pace, CPA
Pace & Company PC

[REDACTED]
[REDACTED]
[REDACTED]
[@pacecpas.com](mailto:[REDACTED]@pacecpas.com)

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Petition to Oppose Z-50-16 "Gardner's Enclave" Project as of 6/5/2017

Located east of 32nd St. on south side of Baseline (Gardner's World & Crosier Properties)

Petition summary and background
 Mixed Use Agricultural (MUA) is both a land use and zoning district created as the heart of the Baseline Area Master Plan to honor and protect the area's agricultural heritage by preventing traditional development. Open space, low density and low use is fundamental to agricultural character and required to allow rural infrastructure elements.

Action petitioned for
 We, the undersigned, are concerned citizens requesting our City Leaders and staff to support the shared vision documented in the Baseline Area Master Plan by opposing this project and instead supporting the MUA land use and zoning standards.

Printed Name	Signature	Address	Phone	Email
Ambrose Earle	<i>Ambrose Earle</i>	[REDACTED]	[REDACTED]	[REDACTED]@gmail.com
Tavis Earle	<i>Tavis Earle</i>	[REDACTED]	[REDACTED]	[REDACTED]@cox.net
Brian Finnen	<i>Brian Finnen</i>	[REDACTED]	[REDACTED]	[REDACTED]
Aran Price	<i>Aran Price</i>	[REDACTED]	[REDACTED]	[REDACTED]
Monique Berkner	<i>Monique Berkner</i>	[REDACTED]	[REDACTED]	[REDACTED]@gmail.com
Tina Leubetter	<i>Tina Leubetter</i>	[REDACTED]	[REDACTED]	[REDACTED]
Karen Mischling	<i>Karen Mischling</i>	[REDACTED]	[REDACTED]	[REDACTED]@aol.com
Nina DeAngelis	<i>Nina DeAngelis</i>	[REDACTED]	[REDACTED]	[REDACTED]@icloud.com
Ronnie Ann Ekin	<i>Ronnie Ann Ekin</i>	[REDACTED]	[REDACTED]	[REDACTED]@cox.net
Josephine Morgan	<i>Josephine Morgan</i>	[REDACTED]	[REDACTED]	[REDACTED]@gmail.com
Mary Sandoval	<i>Mary Sandoval</i>	[REDACTED]	[REDACTED]	[REDACTED]@msn.com

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Printed Name	Signature	Address	Phone	Email
Robert Hall	<i>Robert Hall</i>	[Redacted]	[Redacted]	[Redacted]@gmail.com
Tennel Hoagland	<i>Tennel Hoagland</i>	[Redacted]	[Redacted]	[Redacted]@juno.com
Therri Bauden	<i>Therri Bauden</i>	[Redacted]	[Redacted]	[Redacted]
Sandy Bauden	<i>Sandy Bauden</i>	[Redacted]	[Redacted]	[Redacted]@gmail.com
Jelynn Ewen	<i>Jelynn Ewen</i>	[Redacted]	[Redacted]	[Redacted]@hotmail.com
John P. O'Leary	<i>John P. O'Leary</i>	[Redacted]	[Redacted]	[Redacted]@comcast.net
Leanne O'Leary	<i>Leanne O'Leary</i>	[Redacted]	[Redacted]	[Redacted]@hotmail.com
Ronda Beyer	<i>Ronda Beyer</i>	[Redacted]	[Redacted]	[Redacted]@att.com
Jim Byers	<i>Jim Byers</i>	[Redacted]	[Redacted]	[Redacted]
Beth Underwood	<i>Beth Underwood</i>	[Redacted]	[Redacted]	[Redacted]@landscape.com
Deborah Underwood	<i>Deborah Underwood</i>	[Redacted]	[Redacted]	[Redacted]

Petition to Oppose Z-50-16 "Gardner's Enclave" Project as of 6/5/2017

Located east of 32nd St. on south side of Baseline (Gardner's World & Crosier Properties)




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<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens requesting our City leaders and staff to support the shared vision documented in the Baseline Area Master Plan by opposing this project and instead supporting the MUA land use and zoning standards.</p>

Printed Name	Signature	Address	Phone	Email
BILL E. GLOVER		[REDACTED]	[REDACTED]	[REDACTED]@me.com
MARY K. GLOVER		[REDACTED]	[REDACTED]	[REDACTED]@me.com
STEVEN LAWLESS		[REDACTED]	[REDACTED]	[REDACTED]@GMAIL.COM
ERIC DINEHARTZ		[REDACTED]	[REDACTED]	[REDACTED]@gmail.com
D. Michael A. Rea Jr.		[REDACTED]	[REDACTED]	[REDACTED]@Comcast
Arlene A. Pace		[REDACTED]	[REDACTED]	[REDACTED]@PearlMink.net
Jay Keeper		[REDACTED]	[REDACTED]	[REDACTED]@ipn.net
M S Burrett		[REDACTED]	[REDACTED]	[REDACTED]@ipn.net
Steve Pace		[REDACTED]	[REDACTED]	[REDACTED]@Pacepos.com
Regan Gustafson		[REDACTED]	[REDACTED]	[REDACTED]@comcast
Jeremy Gustafson		[REDACTED]	[REDACTED]	[REDACTED]@gmail.com

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Action petitioned for	We, the undersigned, are concerned citizens requesting our City leaders and staff to support the shared vision documented in the Baseline Area Master Plan by opposing this project and instead supporting the MUA land use and zoning standards.

Printed Name	Signature	Address	Phone	Email
AMY SCHNEIDER		[REDACTED]	[REDACTED]	[REDACTED]@herndon.com
KURT JUNE		[REDACTED]	[REDACTED]	[REDACTED]@bank.com
MELANIE McCURD		[REDACTED]	[REDACTED]	[REDACTED]@caal.com

TO: Sandra Hoffman, Deputy Director Planning
FROM: South Mountain Village Residents: Steven Pace, Orestor J. Harper, Jr., Steve Lawless (Villas at Toscana II), Regena and Gus Gustafson (Village at South Mountain), Eric Dinehart (Desert Rose), MJ Barrett and Jay Koeper (Non- HOA residents); Tanis Earle (Bartlett-Heard)
SUBJECT: Opposition to Gardner's Enclave Application to Rezone and Lack of Planning Dept. Support for MUA
DATE: March 8, 2017
CC: Mayor Greg Stanton; Councilwoman Kate Gallego; Ed Zuercher, City Manager; Alan Stephenson, Director Planning; South Mountain Planning Village Members

We appreciate the time you and your team took to meet with us on February 17, 2017 to discuss why we oppose this project and our concerns regarding the Planning Department's lack of support for our community.

We oppose the Gardner's Enclave application to rezone from S-1 to PUD given that it does not meet the Phoenix General Plan Land Use, Baseline Overlay District (BAOD), the Mixed Use Agricultural (MUA) Ordinance nor the intent of MUA as stated in the Baseline Area Master Plan (BAMP). As you know, MUA was created as the "heart" of the BAMP as both a designated land use in the Phoenix General Plan and an underlying zoning district to both honor the heritage of the area and to protect it from traditional development. In fact its purpose is clearly stated in the BAMP i.e. to "**recognize the need to build on the area's assets rather than blading it and replicating the standard subdivisions found through the valley**" (p.18). Gardner's Enclave is a standard subdivision and doesn't pretend otherwise.

Secondly, in this meeting we discovered that the Planning Department created a new policy in March of 2016 with the design team of this applicant to deliberately allow them to avoid a General Plan Amendment. As you know members of our community have worked with City staff for years to shape development in our community and are shocked and extremely disappointed to discover how far staff will go to support development in violation of all planning documents and for which MUA was created to prevent.

The issue of great concern to our community is the disregard the Planning Department appears to have for the public planning process and the documents that we are told they are supposed to enforce. We have never felt we had support for MUA from the Planning Department even though it was created as a joint effort between the City and the community- but we have never seen this level of open manipulation:

1. Changing allowed density under MUA from less than 2 dua per the Ordinance to 2.3 dua by choosing the smallest large lot option of R1-18 and adding bonus. The Cal-Atlantic/Keystone project, as it stands, can still only meet this higher density by counting commercial acreage- otherwise the **density is closer to 2.8 dua**.
2. Creating a new MUA/PUD General Plan Amendment Policy with this design team to allow PUDs to avoid a general plan amendment if they meet 5 out of 8 (62%) MUA standards and 3 out of 5 (60%) BAOD provisions. This policy was obviously created to benefit particular developers and is in conflict with the PUD Ordinance itself that states "existing overlay districts and regulatory portions of specific plans and special planning districts...**may not be removed or modified by a PUD**".
3. Supporting earlier Planned Unit Developments (PUDs) on MUA designated property one of which had a density of over 3 dua. All recent projects have been PUDs in our community and our experience to date has demonstrated they are being used as a means for circumventing standards.

4. Continuing to support this project even though it was discovered at our meeting that the project did not meet the criteria your new policy requires since “open space” was incorrectly scored.

Lastly, in response to your specific request for what we want to see in MUA developments, **we simply ask that the Planning Department support existing standards as defined in the above documents.** Because we see that efforts are being made to “bend or even alter the rules” to make it easier for developers to get their projects through the application process, we want to clearly state our position on a few key issues:

- Existing minimal standards from the MUA Ordinance and Baseline Overlay District must be met. We do not support an arbitrary policy created by the Planning Department for the benefit of a specific applicant.
- We strongly disagree with the reasoning for allowing density of up to 2.3 du/a because The General Plan Land Use Map does not specify a specific density. Our position is that the MUA Ordinance, which was specifically created to provide the specifics for the General Plan Use designation, states a density standard of **“less than 2”** dwelling units per acre and should therefore stand as the defining factor. Given that efforts are being made to increase allowed density since MUA was created, we now see the need to more clearly define **MUA density as a minimum of 18,000 sq. ft. lot size**. This allows greater density than was ever imagined when MUA was created and prevents manipulation of density calculations and further exploitation of loop holes.
- As we discussed in detail with you, density is not simply a number when it comes to MUA- it **determines critical infrastructure** elements key to the desired agricultural character- open space, gravel and other alternatives to concrete and asphalt, open fencing, greater landscaping, view corridors, flood irrigation, etc.

We have attached a table of some of the current requirements and added some specific characteristics that we see as required for MUA infrastructure. We ask that you and your team visit The Farm at South Mountain and drive around the Bartlett Heard Neighborhood on St. Anne and St. Catherine Streets between 32nd and 40th streets as these areas are what MUA was modeled after. Compare that experience to driving through traditional housing and commercial developments- you will quickly see and “feel” the difference.

**Community
Desired MUA Characteristics**

Development Standards	Already Required Per MUA Ordinance	Desired by Community	Reasoning
Maximum Density	2 units per acre	Lots no smaller than 18,000 sq. ft.	The original intent of MUA was to allow only two homes on an acre to allow “rural calming standards”. Density calculations and “bonus” allowances have since been created that allow a density that was never imagined when the Ordinance was created. Density is not just a number- it drives the infrastructure that is critical to achieving an agricultural character.
Open Space	Minimum of 25% of the net area not including landscaping setbacks on mixed use	Minimum of 25% not including landscape setbacks, retention areas or infrastructure regardless of use	Open space is the inverse of density and fundamental to an agricultural feel. We consider open space to apply both horizontally and vertically.
Maximum Building Height	Residential- 30 feet Non- residential 20 ft.	One story (20 ft.) regardless of use	30 feet was allowed in the original Ordinance to accommodate the “cluster” option under MUA which has since been eliminated. Two story heights are detrimental to adjacent property owners and the public because of their potential to block views toward South Mountain.
Setbacks:			Intentionally established to prevent manipulation of density calculations
Front Yard Setbacks	40 ft. (arterial/collector		
	30 ft. (local streets)		
Side Yard Setbacks	15 ft. (interior)		Provides for a minimum of 30 ft. open space between homes
	20 ft. (street)		
Rear Yard Setbacks	20 ft.	40 ft.	Smaller setback established to allow for “cluster option” which is no longer available
Maximum Lot Coverage	35%		
Landscaped Setback	Average 35 ft. on arterial/collector streets with a minimum of 30 ft. permitted for up to 50% of		

	the frontage		
	Average 25 ft. with a minimum 20 ft. for up to 50% of the frontage		
Fences & walls	Solid fences and walls should be prohibited on the perimeter of a lot or development except for screening or parking or equipment (Presumption)	Should be required	To prevent traditional development and negative image of City. Solid fences and walls detract from a rural agricultural character.
	Open fences in the required front yard shall be up to 6 ft. in height		To accommodate gardening/farming and livestock needs.
	Materials in required front yard and on street side perimeter of a lot shall be limited to wrought iron, split rail, corral or combo		Open fencing in MUA should be both functional and attractive.
Streetscape		Narrow streets; No curbing-see Bartlett Heard; ribbon curbing at most	Rural calming standards were seen as critical to MUA when the district was created.
Alternatives to Asphalt and Concrete		Ground cover, cobblestone, gravel; trails instead of sidewalks	Minimize heat island impact; options are available to minimize dust to avoid issues with EPA including low water plants
Building Orientation and Massing		Building offsets and curved streets regardless of use	Building offsets to minimize mass and volume-already considered presumption for commercial and office buildings
Landscape Standards	Limited to those on MUA plant list	Emphasis on taller trees that provide more shade	More effective at combatting the heat island effect and MUA properties have the irrigation available to support
Flood Irrigation		Flood irrigation of common areas and/or on-lot retention	Directly supports the City's goal of sustainability; supports the City's Tree and Shade initiative, allows growth of local fruits and vegetables to support the City's "healthy food" initiative
Lighting		Dark sky	Lights pollute the sky
Porches		Minimum of 60% homes with covered porches	Required per BAOD. Encourages a sense of community that supports the Phoenix General Plan of "connection".

Adam Stranieri

From: [REDACTED]@ix.netcom.com
Sent: Wednesday, February 01, 2017 5:39 PM
To: Adam Stranieri
Cc: Joshua Bednarek
Subject: FW: Gardner's Enclave project
Attachments: Z-50-16n.pdf

Adam- fyi!

Our community has been so adamant about MUA for so many years I think you must know how we feel about this project but just in case....

From: [REDACTED]@ix.netcom.com [mailto:[REDACTED]@ix.netcom.com]
Sent: Tuesday, January 10, 2017 3:14 PM
To: [REDACTED]@cox.net
Subject: Gardner's Enclave project

George- I sure hope you had a wonderful holiday season and want to wish you the best in the new year!

We just discovered that the PUD narrative for Gardner's World was updated in December without anyone involved from our community being informed even though we have been meeting with them over the last year. We have some real concerns with the proposal and wanted to share them with you.

As you know Ed Bull presented what the Cal Atlantic folks want to do at the South Mountain Village Planning Committee a couple of months ago. We were delighted when members of your committee stated the plan was too dense and did not represent MUA as that was the same input we had consistently provided. However rather than incorporating the Village feedback it appears they have kept the same plan but have now added the Crosier property to it with an additional 24 homes. Apparently Keystone Homes has purchased the Crosier property and the two home builders have formed a joint relationship to develop it.

Immediate issues I see with this updated PUD proposal:

1. Density is still far too high for MUA. They are still using gross acres in the calculation which was discussed as misleading at the meeting. As you know MUA was created to prevent traditional home development which is what this looks like. With this density, not only do we lose the open space essential to agricultural feel but fundamental characteristics such as ribbon curbing, open fencing, alternative asphalt, landscaping, irrigation, etc.
2. Zoning on the Crosier piece is labeled as S-1, R1-18 and MUA in the PUD which was granted years ago to keep it MUA while allowing their specific plan. However, Crosier requested a higher density zoning of R1-18 SP BAOD which was approved by the Planning Commission 1/13/2015 so am concerned that they may use the higher density in future meetings.

We have been meeting with Cal Atlantic on this property for months and do appreciate the fact that they have agreed to:

1. One story homes
2. Keeping a commercial corner to break up the homes and hopefully salvage the building and tree from the nursery.

3. Buffer around the perimeter to provide open space between new homes and existing. (I think the City is requiring this because of drainage concerns following the big rain a couple of years ago but we like it.)

As you know we have little MUA remaining especially south of Baseline- these 2 properties and the 2 corners at 32nd Street.

We are very supportive of the “farm to table” restaurants planned on the SWC of Baseline and 32nd with its chef garden, shared kitchen and seating areas, irrigation and water tower feature similar to the Orchard on 12th. We are hoping for a similar MUA build out on the SEC as well that could tie into the commercial corner of this proposed development.

Both properties have new owners hence they can't plead ignorance or hardship.

Steven is planning on attending the meeting tonight.

Thank you again for your years of dedication to our community!

Adam Stranieri

From: Steven Pace <[REDACTED]@pacecpas.com>
Sent: Monday, January 23, 2017 9:01 PM
To: 'Edwin C. Bull ([REDACTED]@bcattorneys.com)'
Cc: Mj ([REDACTED]@gmail.com); [REDACTED]@ix.netcom.com; Mjbarrett; [REDACTED]@earthlink.net; RegenaGustafson; Regena Gustafson; Orestes J. Harper Jr. ([REDACTED]aol.com); 'Steve Lawless'; Joaquin AJ. Rios; Adam Stranieri; [REDACTED]@cox.net'
Subject: Gardener's Enclave

Hi Ed,

I discovered recently that CalAtlantic and Keystone Homes submitted a revised PUD booklet in December. I am disappointed that we were not made aware of the filing. I am also disappointed with what is being proposed in the latest filing. It appears that none of our concerns/suggestions were addressed, nor any of the comments provided by the SM Village Planning Committee in October.

The way I see it, the revised PUD simply took the CalAtlantic plan and added 24 more homes to be built by Keystone. The density increased to 2.33 (although I still disagree with the math), the lot sizes look smaller on the Keystone side (although I can't tell for sure), and the western buffer area has shrunk slightly. We cannot as neighbors support the project in its current form. The density is simply too high; which then has a domino effect on the open space requirements of MUA, the lot sizes, the side yard setbacks, the view corridors, the open fencing, the use of flood irrigation, etc.

To that end, we have met with Kate Gallego's office to voice our concerns, and also plan to meet with Adam Stranieri and George Young in the near future. I hope that we can start a dialogue again with CalAtlantic and now Keystone.

Please let me know. Thanks.
Steven

Steven Pace, CPA
Pace & Company PC

[REDACTED]
[REDACTED]
[REDACTED]
pacecpas.com

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