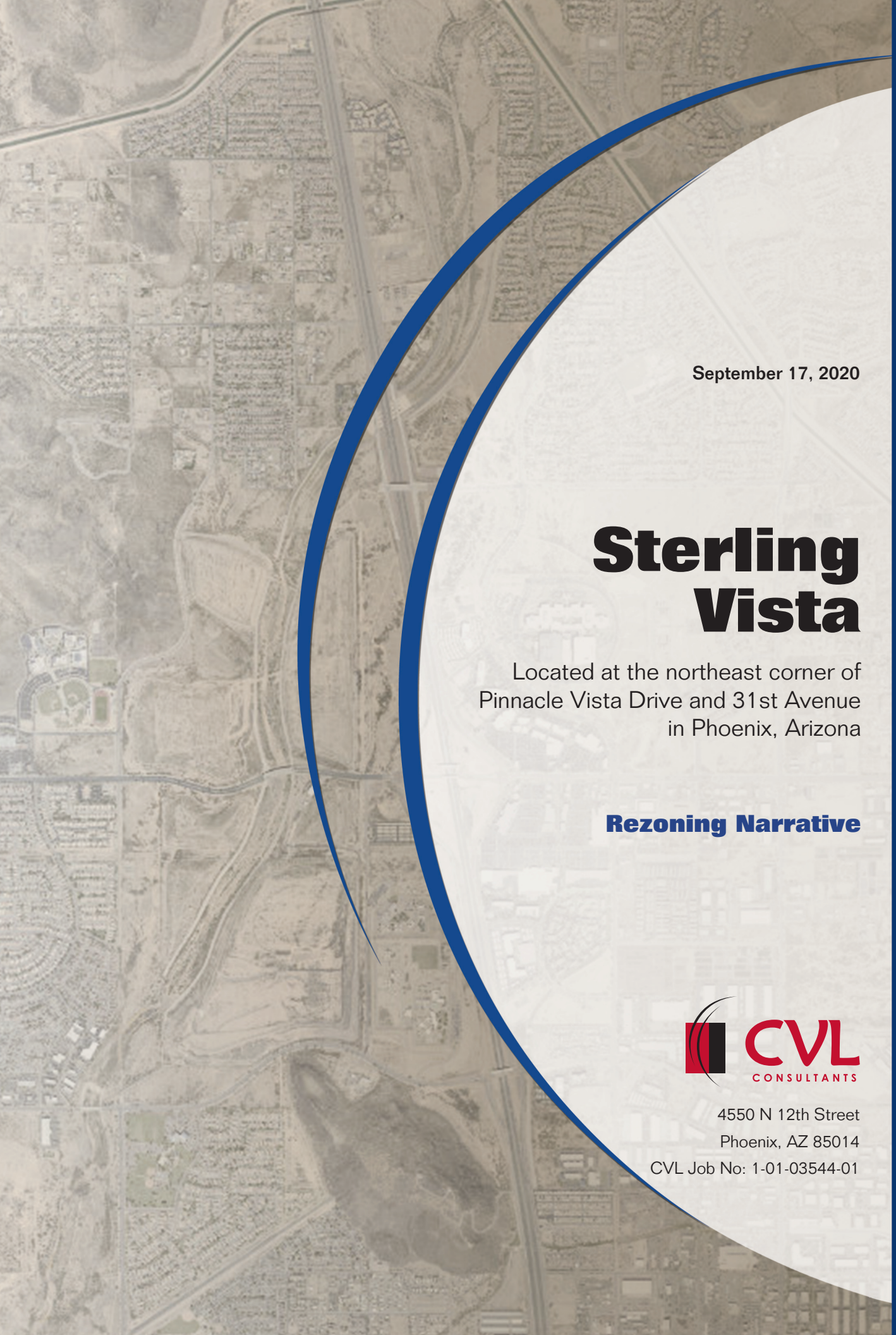

September 17, 2020

Sterling Vista

Located at the northeast corner of
Pinnacle Vista Drive and 31st Avenue
in Phoenix, Arizona

Rezoning Narrative

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-03544-01

Rezoning Narrative

for

Sterling Vista

September 17, 2020

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Exhibits

Aerial Map . . . . . Exhibit A
Site Plan . . . . . Exhibit B
Existing Zoning Map . . . . . Exhibit C
Proposed Zoning Map . . . . . Exhibit D
General Plan Map . . . . . Exhibit E

Appendix

Conceptual Home Product Elevations . . . . . Appendix A

1. Introduction

K. Hovnanian Homes is proposing to develop Sterling Vista, a single family residential neighborhood with public streets on a vacant 14.95 acre site located at the northeast corner of Pinnacle Vista Drive and 31st Avenue in Phoenix, Arizona. See Exhibit A, Aerial Map. The site is encumbered by an existing high voltage electric right-of-way easement of variable width ranging from approximately 110' to 131' with existing overhead lines with the Interstate 17 (I-17) and frontage road to the east. The proposed community creates a buffer between the existing single family residences to the north, west and south, while providing an appropriate density in proximity to the Interstate 17 (I-17) directly to the east and the planned commercial use adjacent to the southeast corner of the site.

This request seeks to rezone the 14.95 acre property from the current S-1 designation to R1-8 Planned Residential Development (R1-8 PRD) in order to allow this constrained property to be developed as a single family residential community of 61 residential lots with common open space areas. With the approval of this request the site will be developed as indicated on Exhibit B, Site Plan.

2. Proposed Development

Sterling Vista is a high-quality single family residential neighborhood proposing 61 lots with a typical lot size of 45' x 108' and a gross density of 4.08 dwelling units per acre (du/ac). The community offers centrally located recreational open space along with open space for onsite retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. An open space corridor is provided along the northern property line to provide a buffer between the Sterling Vista community and the existing single family residences to the north.

Collector frontages along 31st Avenue and Pinnacle Vista Drive will be developed to provide for vehicular and pedestrian circulation needs, as well as providing right-of-way landscaping with wide landscape tracts along the community's perimeter, which will meet or exceed the City of Phoenix development standards.

The proposed Site Plan attached as Exhibit B addresses relevant site issues, constraints, challenges, and requirements such as site access, vehicular circulation, open space and other required site improvements. The community's development standards shall meet or exceed the City of Phoenix requirements for the R1-8 PRD district.

3. Conformance to General Plan and Zoning

The existing zoning designation of the property is S-1. The applicant is proposing to rezone the property to R1-8 PRD. Exhibits illustrating the existing and proposed zoning designations are provided as Exhibits C and D.

The current Phoenix General Plan designates the existing land use for the property as Residential with an allowable density range of 2 to 5 du/ac. See attached Exhibit E, General Plan Map. The Sterling Vista community provides a density of 4.08 du/ac which is consistent with the existing land use designation. As described below, the Sterling Vista community and proposed zoning meets the goals and objectives provided in the Phoenix General Plan.

The community benefits, core values and tools listed in the Phoenix General Plan establish comprehensive goals, objectives, and policies that provide the framework for decisions related to the City's growth and development. Applicable goals and objectives set forth in the Phoenix General Plan are as follows:

1. ***Community Benefits: How does the request address the community's unique opportunities and challenges related to prosperity, health and the environment?***

   a. Prosperity

   The proposal is consistent with Challenges and Opportunities listed under the Prosperity community benefit identified on page 22 of the Phoenix General Plan.

   Opportunities: "… Arizonans continually rank creation of job opportunities as the area where the state needs the most improvement…."

   The Sterling Vista community is not directly consistent with the Prosperity community benefit since it is not an economic, commercial or employment development. However, the building blocks of a viable economy must include both direct and indirect investments. The proposed residential growth resulting from the development of Sterling Vista will support an increase in retail and service business activities in the area.

   b. Health

   The proposal is consistent with Challenges and Opportunities listed under the Health community benefit identified on page 24 of the Phoenix General Plan.

   Challenges: "…Phoenix had the sixth most pedestrian deaths in the country…"

   Sterling Vista will provide for safe pedestrian connectivity with an internal trail system connecting to sidewalks along local streets and the adjacent perimeter

roads. The trail system will allow for efficient access for residents. For many residents pedestrian access to common open space areas will be available without needing to cross the road.

c. Environment

The proposal is consistent with Challenges and Opportunities listed under the Environment community benefit identified on page 26 of the Phoenix General Plan.

Challenges: "... The Valley has made great strides with regard to ozone. The region was redesignated to attainment for the one-hour standard, effective June 14, 2005. There have been no violations of this standard since 1996..."

As a single family residential community, Sterling Vista will not cause an adverse impact on adjacent property or impact the air quality in the area. The proposed land use will not contribute to the emission of odor, dust, gas, smoke, heat, or glare in the area at a level exceeding ambient conditions.

2. Core Values: Indicate how the request contributes to the goals, land use/design principles and tools identified for use in achieving the Core Value.

a. Connect People and Places: Opportunity Sites

The proposal is consistent with Goals, Land Use/Design Principles and Tools listed under the Opportunity Sites section identified on page 66 of the Phoenix General Plan:

Goal: "To promote development of vacant parcels or redevelopment of under utilized parcels within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives."

Land Use/Design Principle: "Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods."

Tool: "Develop policies and recommendations to encourage compatible development of opportunity sites for single family detached and attached housing, multiple family housing, live/work housing, neighborhood retail, and office and industrial uses."

This proposal will transform this currently vacant site into an intimate, single family residential community. Sterling Vista creates a buffer between the existing single family residences to the north, west and south, while providing an appropriate density in proximity to the Interstate 17 (I-17) directly to the east and the planned commercial use adjacent to the southeast corner of the site.

b. Celebrate Our Diverse Communities & Neighborhoods: Safe Neighborhoods - Traffic

The proposal is consistent with Goals, Land Use/Design Principles and Tools listed under the Safe Neighborhoods - Traffic section identified on page 116 of the Phoenix General Plan:

Goal: "The community should be protected from the negative effects of the volume, speed and cut-through traffic in neighborhoods."

Land Use/Design Principle: "Develop housing so that it does not front directly on, or have direct access to, arterial streets, unless large lot size, buffering techniques, and/or site design can adequately mitigate both negative traffic impacts and adverse noise impacts."

Tool: "There should be safe, direct, pleasant paths for pedestrians, bikers and riders on horseback to use."

Sterling Vista is designed as an intimate, single family community with lots fronting on interior local streets and focused around centrally located open space. The design of the community also utilizes open space buffers and landscaping adjacent to perimeter roadways to mitigate impacts on neighboring existing and proposed residential development and provide safe, pleasant and comfortable paths for pedestrians.

c. Celebrate Our Diverse Communities & Neighborhoods: Diverse Neighborhoods

The proposal is consistent with the Goals, Land Use/Design Principles and Tools listed under the Diverse Neighborhoods section identified on page 122 of the Phoenix General Plan:

Goal: "A diverse range of housing choices, densities, and prices in each village should be encouraged."

Land Use/Design Principle: "Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles."

Tool: "Continue to implement subdivision design guidelines and single family development standards to create creative and diverse developments."

Sterling Vista utilizes the flexibility of the planned residential development option for a unique typical lot size and single family product that will increase the diversity of housing options present in this area of the Deer Valley Village.

d. Celebrate Our Diverse Communities & Neighborhoods: Clean Neighborhoods

The proposal is consistent with the Goals, Land Use/Design Principles and Tools listed under the Clean Neighborhoods section identified on page 124 of the Phoenix General Plan:

Goal: "The preservation, maintenance and improvement of property conditions should be promoted to mitigate or eliminate deterioration or blight conditions and to help encourage new development and reinvestment within our communities. "

Land Use/Design Principle: "Facilitate the acquisition of vacant, under utilized and blighted parcels for appropriate redevelopment..."

Tool: "Provide education on property maintenance codes and ordinances to resident groups, partners and city staff to promote healthy, strong, blight free neighborhoods."

The development of this vacant property will enhance the existing surrounding community and provide improvements to the area's infrastructure. All open space areas, landscaping and recreation facilities shall be maintained so that their use and enjoyment as elements of the Sterling Vista community are preserved.

Based upon the analysis provided above, we believe the proposed community is consistent with the overall intent and goals of the Phoenix General Plan and will be a positive contribution to the surrounding area. Sterling Vista will provide excellent land use elements to appropriately buffer the existing surrounding neighborhood and add to the overall diversity of housing types in the area.

4. Existing Conditions

Sterling Vista consists of four undeveloped parcels that have been assigned Assessor Parcel numbers 205-01-002A, 205-01-004A, 205-01-006A, and 205-01-008 and is located in the Northeast Quarter of Section 35, Township 5 North, Range 2 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona. More generally, the project is located in the City of Phoenix, at the northeast corner of Pinnacle Vista Avenue and 31st Avenue.

This community is bounded by 31st Avenue to the west, Pinnacle Vista Drive to the south, I-17 and frontage road to the east, and private property owners and existing right-of-way to the north. Within the easterly portion of the project there is an existing high voltage electric right-of-way easement of variable width ranging from approximately 110' to 131' and existing overhead lines that encumber that area of the project.

5. Relationship to Surrounding Properties

The surrounding context information is listed below:

Direction	Land Use	Zoning
North	Single family residences	S-1
South	Vacant residential land, single family residences and vacant commercial land planned for self-storage	S-1, R1-18, C-2
East	I-17 and frontage road	S-1
West	Vacant residential land and single family residence	S-1

6. Circulation

Access to Sterling Vista is provided from 31st Avenue and Pinnacle Vista Drive. Pinnacle Vista Drive and 31st Avenue both have an existing 33' half street right-of-way dedications along the project frontage and it is anticipated that additional dedications will be required to make each a full 40' half street right-of-way width per the standards of the City of Phoenix for Minor Collector streets. All interior streets are 50'-wide dedicated streets per City of Phoenix standards and requirements.

Circulation along local streets will occur on attached sidewalks in front of homes. The local streets fronting homes and accessing driveways should have a low enough traffic speed that it will not warrant the need for sidewalk separation. To accommodate the needs of pedestrians, shade trees shall be provided in the front yards adjacent to the sidewalk. Planting trees along the back of sidewalk provides shade for the pedestrian while providing a better growing environment for the trees and is less likely to damage the sidewalk and/or curb.

To comply with the City's Complete Streets design guidelines, detached sidewalks with a 5' separation shall be provided along local streets in locations without lots fronting. Shade trees will be planted along the back of sidewalk with a spacing of 20' on-center.

Connections to open space areas from sidewalks will be provided by pathways that meander through open space areas and connecting open space corridors to promote well integrated access for recreational users. All paved access routes shall meet ADA guidelines.

7. Open Space

Sterling Vista offers open space for onsite retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. An open space corridor is provided along the northern property line to provide a buffer between the Sterling Vista community and the existing single family residences to the north. The community shall benefit from accessible, dedicated recreational open space centrally located within the community. The amenity area shall meet the appropriate level of recreation designated by the City, consisting of improvements such as pathways and the inclusion of possible amenity options such as turf areas, tot lots, ramadas, barbecues, seating nodes, or other amenities to be identified further during the preliminary and final plat processes. Meandering concrete sidewalks will offer connectivity to common area open space within the community.

A Homeowners Association will be formed and will be responsible for maintenance of all onsite amenities, private open spaces, and landscape tracts.

8. Pedestrian Circulation

Pedestrian circulation within the community will be provided by sidewalks and paved pathways per City requirements. The design of the community considers and supports safe use of the right-of-way by utilizing public streets designed to meet the City standards. Sidewalks and lighting will be designed where appropriate to provide for safe multi-modal mobility. Connections to open space areas from sidewalks will be provided by pathways that meander through open space areas and connecting open space corridors. All paved access routes shall meet ADA guidelines.

9. Fences, Walls and Signage

Project signage will be provided in optimal locations at entries for ease of way-finding and signage shall meet City of Phoenix ordinances, codes and guidelines.

Proposed wall types shall provide a visually pleasing sense of community character, providing a cohesive uniformity while maximizing open views and an interesting patterning of wall color and texture.

10. Architectural Design

The single family homes will include plans that exhibit various design features and use of complimentary building materials. The conceptual home product elevations are provided as Appendix A for reference. The architectural design will be reviewed and approved through the City's design review process.

11. Community Services

Service	Provider
Schools	Deer Valley Unified School District #97 Stetson Hills Elementary School Sandra Day O'Connor High School.
Libraries	Agave Library, 23550 N 36th Ave, Glendale, AZ 85310
Police	City of Phoenix
Fire	City of Phoenix

12. Utilities and Services

All proposed utility systems and plans will be designed per City of Phoenix standards and submitted for staff review and approval with formal submittal during the preliminary and/or final plat processes. The following utilities and services have been analyzed to determine their existing facilities, their adequacy, and their capacity in relation to this proposal:

Service	Provider
Sewer	City of Phoenix
Water	City of Phoenix
Electric	APS
Telephone	CenturyLink/Cox Communications
Gas	Southwest Gas
Solid Waste	City of Phoenix

13. Water and Sewer

City of Phoenix water and wastewater systems exist in the area and are proposed to serve the development with required infrastructure improvements. Water and sewer plans will be prepared in compliance with City of Phoenix standards.

The proposed project area is within the jurisdictional boundaries of the City of Phoenix which is considered to have an assured water supply in accordance with the requirements of the Arizona Department of Water Resources.

14. Drainage

The site drains from northeast to southwest in a mostly uniform fashion with about 10' of fall across the site. Per the FEMA FIRM Panels 04013C1260L and 04013C1280L, the western edge of the project is within Zone X (0.2% annual chance flood hazard) and the remainder of the site is within Zone X (area with reduced flood risk due to levee). The project is about 1500' west and north of the Maricopa County Flood Control District routing of Skunk Creek.

A drainage report will be prepared in conformance with City of Phoenix requirements and visits to the site will be made to determine existing drainage patterns on and adjacent to the project site. Storm drainage analysis will include both onsite and offsite hydrology.

15. Conclusion

Sterling Vista will transform the existing vacant site into a community of high-quality single family homes that will enhance the streetscape appearance with attractive architectural designs, open space areas and landscaping features. This community acts as a buffer from the I-17 to the east and commercial use to the southeast of the site. The intent of the overall proposal is to provide a residential development that provides diversity to the area while upholding the planning principles and supporting the economic goals and objectives of City of Phoenix.

Sterling Vista will transform the long undeveloped site into an attractive residential community that will enhance the streetscape appearance with architectural designs, common area open space, amenities and landscaping features. The streetscape of Pinnacle Vista Drive and 31st Avenue will be improved by the community's exterior appearance, which will be enhanced with entry monuments and wide landscape buffers. The development team believes that this request represents an appropriate and favorable planning of the site. We look forward to working with staff in the processing of this project.