

ROYAL

PALM



NEIGHBORHOOD

ROYAL PALM NEIGHBORHOOD SPECIAL PLANNING DISTRICT PLAN

Produced by the City of Phoenix, Arizona
Adapted by the City Council on January 6, 1999

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Special thanks to Louise Slotta and John Jacquemart for researching the history of the Royal Palm area.

ORDINANCE NO. S-25828

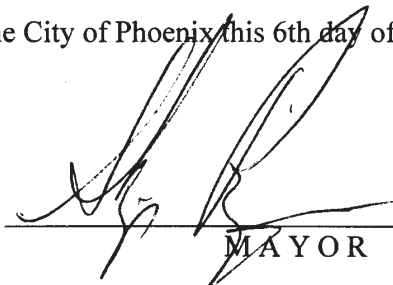
AN ORDINANCE ADOPTING THE ROYAL PALM SPECIAL PLANNING DISTRICT PLAN IN THE AREA BOUNDED ON THE NORTH BY DUNLAP AVENUE, ON THE EAST BY 7TH AVENUE, ON THE SOUTH BY NORTHERN AVENUE, AND ON THE WEST BY 19TH AVENUE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as

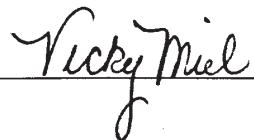
follows:

SECTION 1. The Royal Palm Special Planning District Plan for the area bounded on the north by Dunlap Avenue, on the east by 7th Avenue, on the south by Northern Avenue, and on the west by 19th Avenue, which was approved by the Council on November 18, 1998, and which is on file in the Planning Department, is hereby adopted.

PASSED by the Council of the City of Phoenix this 6th day of January, 1999.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:

 ACTING City Attorney

REVIEWED BY:
 City Manager

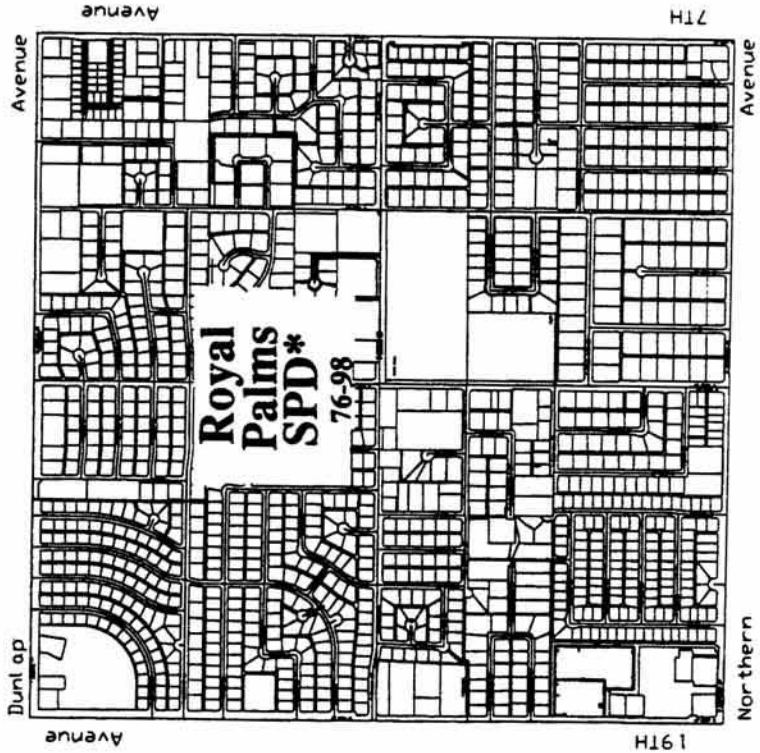
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CITY CLERK DEPT.

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1023 SHEET 1 OF 1

ORDINANCE NO. *1023* AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this *3rd* day of *March* 1999

[Signature]
Mayor
[Signature]
City Clerk



**Royal Palms
SPD*
J-7**

1023
SHEET 1 OF 1

ZONING SUBJECT TO STIPULATIONS: *



AREA INVOLVED BOUNDED THUS: 

Drawn By: J.N.

ROYAL PALM SPECIAL PLANNING DISTRICT

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CHAPTER I

INTRODUCTION

A Special Planning District (SPD) is a neighborhood plan and zoning overlay district designed to help neighborhoods identify and implement programs and actions that will help conserve or revitalize their area. With the submittal of petitions signed by more than 50 percent of the property owners, Residents of the Royal Palm Neighborhood requested the Planning Commission to initiate a Special Planning District for the neighborhood bounded by 7th and 19th Avenues, from Northern to Dunlap Avenues. (See Map 1).

The residents' vision for the Royal Palm neighborhood is to provide a safe, clean, well-maintained neighborhood where people of any age or race can enjoy security, leisure time activity, and social interaction as well as privacy. To achieve the vision, residents identified seven goals stated at the time of the SPD initiation. These were:

1. Ensuring appropriate land use;
2. Maintaining all current zoning;
3. Developing a stronger sense of community and identity as a neighborhood;
4. Strengthening communications among neighbors;
5. Providing safe circulation for pedestrians, cyclists, skaters, equestrians, children and vehicles;
6. Bringing an appropriate focus to the Royal Palm Park as a core asset of the neighborhood; and,
7. Continuing to strengthen relations between residents and businesses around our neighborhood

These goals guided the preparation of the SPD by the City Planning Department staff, per direction provided by the Planning Commission and City Council on June 25, 1997 and July 2, 1997, respectively. As required by Ordinance, the draft plan was submitted to all property owners within the SPD boundaries. Approximately 97 percent of those responding to a poll taken in July, 1998 supported the plan, allowing it to proceed to public hearing.

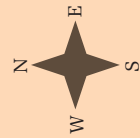
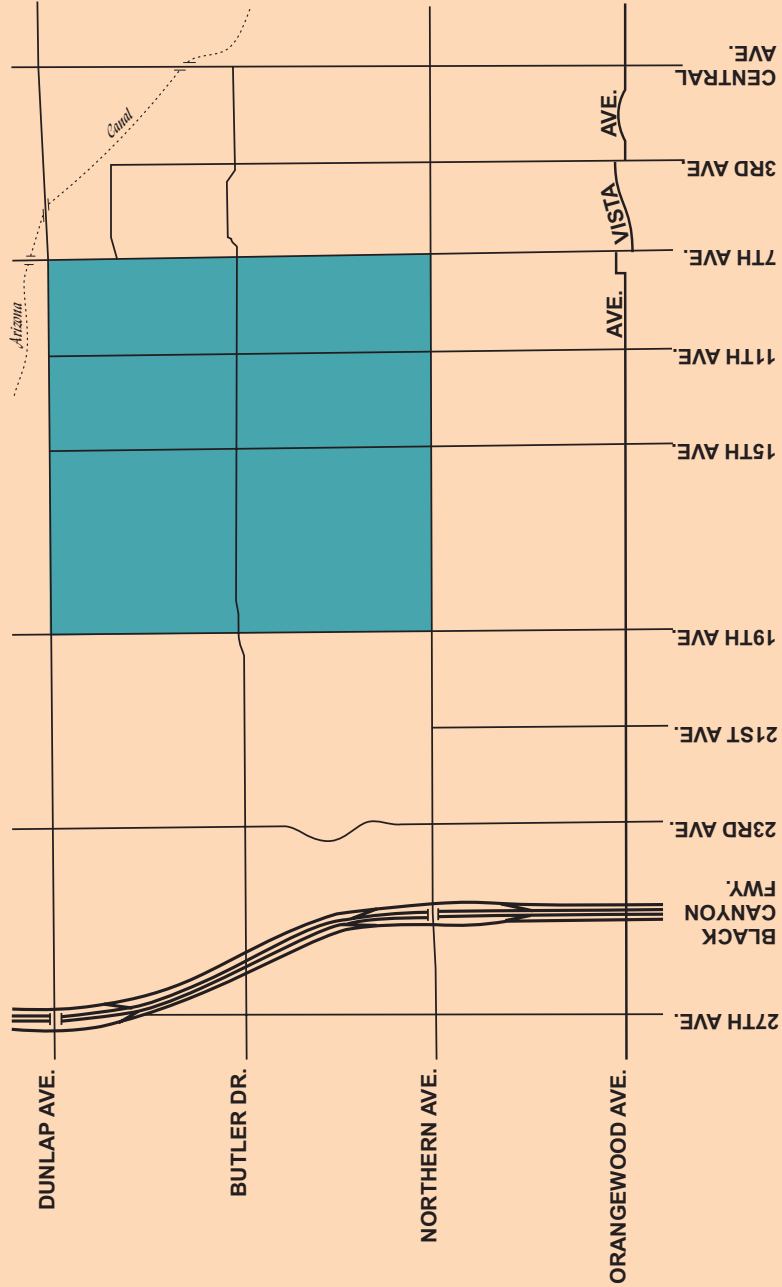
Neighborhood Initiative

In November 1996 a neighborhood meeting was held to discuss various pressures on the Neighborhood, e.g. traffic and zoning. Over 30 residents attended this meeting and proposed that one step to solve some of these issues was to become a Special Planning District. At that meeting a committee of 15 residents volunteered to lead the effort and guide the planning process for the SPD. Since then almost 400 residents have participated in meetings, workshops, petition drive, communications, survey and traffic studies that have culminated in this Plan. Five Neighborhood meetings and 24 committee meetings were conducted in the last 18 months, reporting on the intent of the Plan, progress and inviting residents to participate in the process. Fifty-two volunteers have spent over 2,400 hours collecting signatures on petitions, participating in planning meetings, supporting the plan at City hearings, drafting the Neighborhood goals and objectives and helping the Planning Department staff develop the following Special Planning District Plan.

Summary of the Royal Palm Neighborhood Plan

The Plan reviews land use, traffic circulation, community character and security issues within the Royal Palm area. It presents goals and objectives (see pages 15 to 16) the residents defined from the original overall neighborhood goals. These are based on further discussion and analysis of the neighborhood profile and existing conditions. These goals and objectives are the "what's" of the Plan, expressing the values of the community and desired accomplishments. The policies (see page 17) are the "how's" of the Plan. These are intended to guide the community residents, City officials and staff through various decision making processes, as well as identify specific actions to implement Plan objectives. The Royal Palm SPD is primarily a land use policy document. While it also contains recommendations for captiol

Map 1
ROYAL PALMS
 SPECIAL PLANNING DISTRICT
 BOUNDARY



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recommendations for capital improvements, such as bike lanes, and other public processes, those actions are to be pursued through normal City administrative procedures or neighborhood initiated actions.

The only regulatory aspect of the Plan (see pages 18 to 19) requires that all new subdividing of land for residential development occur under the City's standard subdivision development option, unless the use of the average lot or planned residential development options is approved through the rezoning public hearing process. This provision encourages the residential type of development prevalent throughout the Royal Palm Neighborhood and is intended to preserve that residential character.

Residents contributed ideas and reviewed drafts throughout the plan's preparation. However, the successful implementation of the Plan requires coordination and cooperation among neighborhood residents, City officials and staff.

Consistency with Phoenix General Plan

The Royal Palm SPD is consistent with the residential (2-5 dwelling units per acre) designation depicted on the Phoenix General Plan Map. (See Map 2). This designation is consistent with the existing R1-6 and R1-10 zoning and the single-family character of the area. The two shopping centers at 19th and Northern and at 19th and Dunlap Avenues are designated for commercial use, as is the existing commercial activity at 7th and Dunlap Avenues. While the Phoenix General Plan might allow consideration of commercial or multifamily uses along the major boundary streets, the clear intent of the General Plan is to protect and preserve the character of the area's single-family neighborhoods. Such preservation is of particular importance to the Neighborhood given the higher intensity multifamily, residential, commercial and industrial designation that exist to the north and west.

In addition to the goals and policies regarding neighborhood preservation found in the Land Use Element of the General Plan, there are also more specific goals and policies for protecting neighborhoods found in the Neighborhood and the Housing Elements. These emphasize the importance that strong neighborhoods have to the vitality of the City, and provide direction to City officials, staff and residents as to the means that neighborhoods may be sustained or enhanced.

Related Goals and Policies of the General Plan





Neighborhood Element

Goal: The City's Existing Neighborhoods Should Be Preserved and Enhanced

Policy: The City, in conjunction with neighborhood residents, the Village Planning Committees, and the private sector, should take a proactive approach to preserving and enhancing its existing neighborhoods.

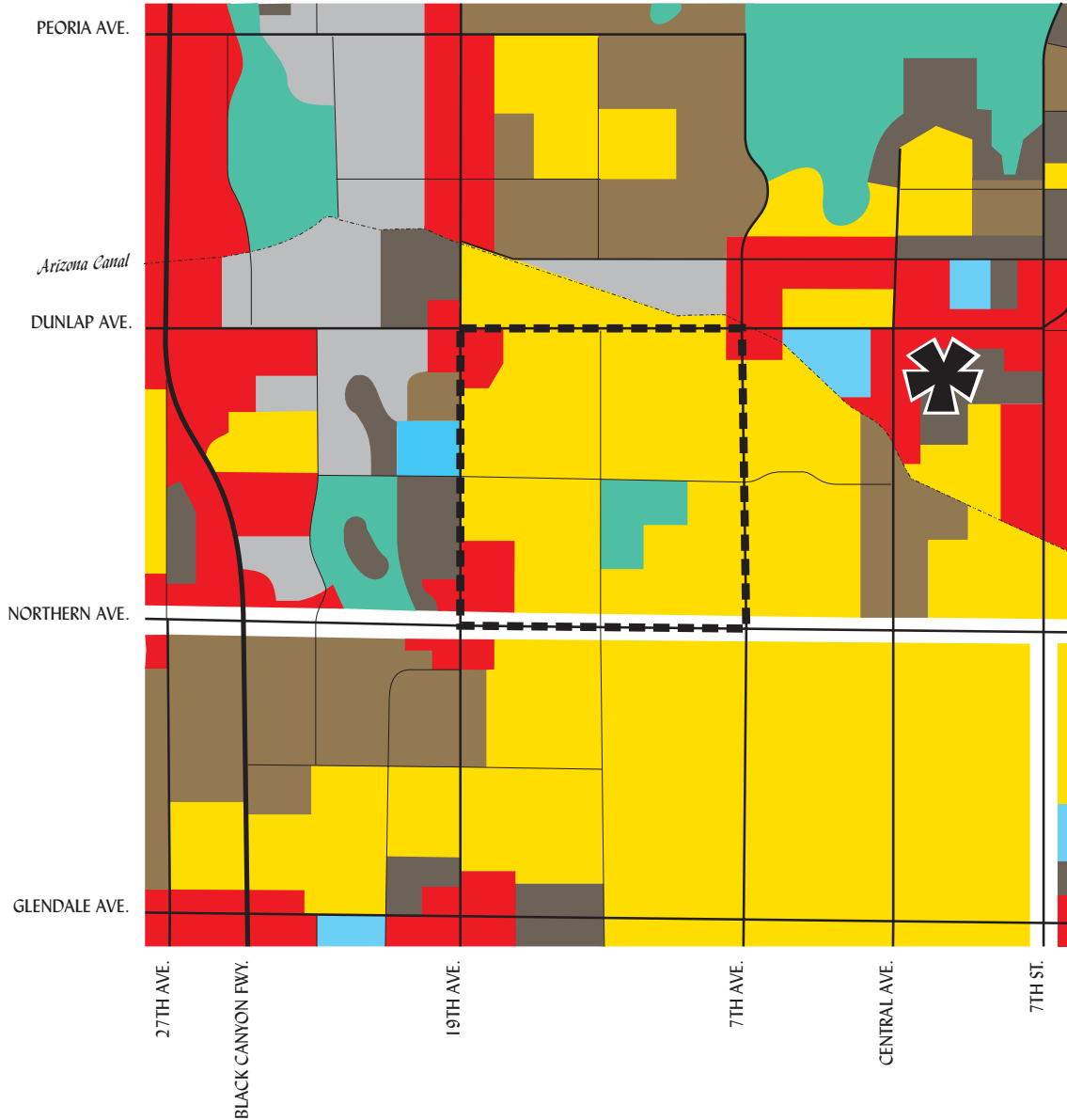
Goal: Neighborhood Character and Identity should Be Encouraged and Reinforced

Policies: The City should encourage and help to strengthen neighborhoods by:

-  Utilizing neighborhood associations and individuals registered with the Neighborhood Notification Office as a means of disseminating and/or collecting information important to neighborhoods;
-  Providing technical assistance to neighborhood groups seeking to organize and resolve neighborhood problems;
-  Taking the initiative to promote neighborhood organization, pride and planning through selected programs and projects;
-  Recognizing neighborhood self-identification.

MAP 2
ROYAL PALM
 SPECIAL PLANNING DISTRICT

GENERAL PLAN LAND USE



LEGEND

- 2-5 DWELLING UNITS/ACRE
- 5-15 DWELLING UNITS/ACRE
Number (10) Indicates Dwelling Units Per Acre (Typical)
- 15+ DWELLING UNITS/ACRE
Number (25) Indicates Dwelling Units Per Acre (Typical)
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/QUASI-PUBLIC
- PARKS/OPEN SPACE
- ✱ SECONDARY CORE / MIXED USE/
RESIDENTIAL AREA
- FREEWAYS/PARKWAYS

NOTES

- **MIXED USE**
An integrated variation of uses which may include residential, service and basic commercial, general office, entertainment and cultural functions, with a compatible relationship. This designation would allow any or all of these uses within an area so designated to be further determined by more specific plans, which would consider General Plan goals, existing zoning and uses, and site consideration.
- The street network shown does not constitute the Transportation Plan. Dotted line (- . - .) indicates alignment to be determined.
- As appropriate, and when in the best interests of the City to protect and preserve mountains and washes as open space, densities adjacent to mountains or washes may be greater than the land use category depicted on this plan.
- Readers of this map are cautioned to refer to the adopted General Plan text and maps in the full document and other adopted refinements - Special Planning Districts, Redevelopment Plans or Specific Plans for further guidance.



Housing Element

Goal: Neighborhood Stability, Identity, Health and Safety Should Be Assured

Policies: 1) Designate Special Planning Districts.

- 2) Preserve and upgrade existing residential areas complementary to the overall character of each urban village.

Other Citywide policies support the effort to achieve the goals and objectives of the Royal Palm SPD. These include efforts to encourage appropriate development, actions that minimize traffic impacts within residential neighborhoods, and actions that improve the appearance of residential areas.

History of the Royal Palm Neighborhood

Section 31, Township 3 North, Range 3 East described the Royal Palm Neighborhood in 1891-92 when patents were filed on this section of land by Thomas Boyle and David Turner. Now, more than 100 years later, the Royal Palm Neighborhood is also defined as bounded by 7th and 19th Avenues, from Northern to Dunlap Avenues.

With the completion of the Arizona Canal in 1885 agriculture became the major occupation in the area. Water rights were granted to two hundred acres in Section 31 as early as the late 1880's. The first ownership map available, dated 1914, indicates Section 31 had been divided into sixteen parcels. (See Map 3). The map places the Diller family name in the northeast quadrant of the Section. The Diller family developed the Diller orange, an early maturing orange which is now known as one of the Arizona Sweets. This was planted in the area now east of 11th Avenue, north of Butler. By 1920 Northern Avenue was a paved concrete farm to market road. The 1929 Ownership Map shows 28 parcels within the area. Ide R. Miller, located at the southeast corner of 11th Avenue and Dunlap, was the manager of the Arizona Citrus Growers Association during this period. In the early 1940's Roy Wayland raised Palominos on 80 acres which fronted Northern, from 11th to 15th Avenues. His prize stallion, Cream of Wheat, is buried on the property.

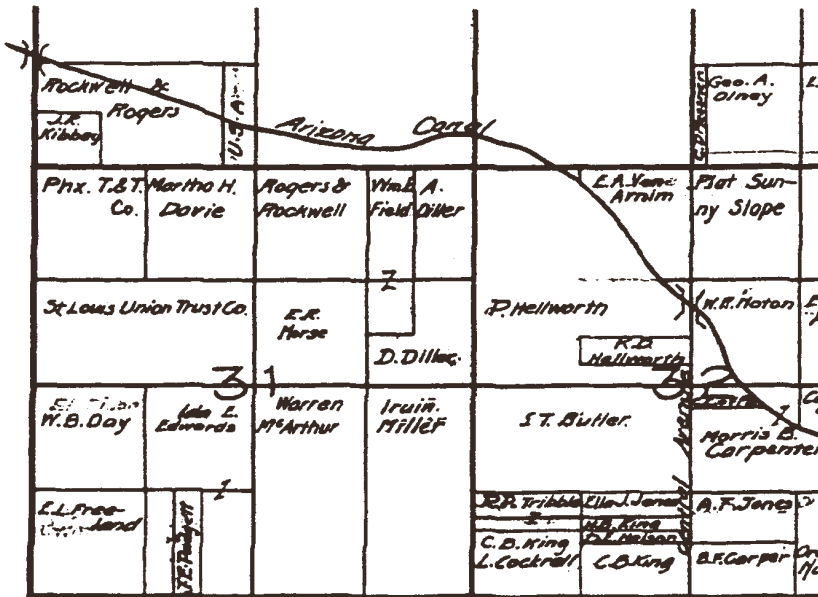
The Lighting Z Ranch house stands at 7th Avenue, north of Why Worry Lane, where it was constructed in the early 1900's. In the early 1920's D. W. Waddell moved into the area to oversee the Pleasant Dam project (renamed Waddell Dam in 1965). The Territorial architecture of the Good Shepard Home for Girls, which opened in 1929, can still be seen at the Albertson shopping center at 19th Avenue and Northern. Residential development was beginning in earnest by the end of the 1940's. Today, 47 subdivisions have been developed in the Royal Palm Neighborhood.

In response to the Neighborhood's early elementary education needs, Rancho Solano opened on Dunlap, west of 15th Avenue, in September 1962 and Montessori Center School on 19th Avenue opened in 1989. The Montessori operates on the original farmstead of John Walsh, inventor of the electronic poker machine. Citrus, dates, grapes and 400 rose bushes were once grown on the site.

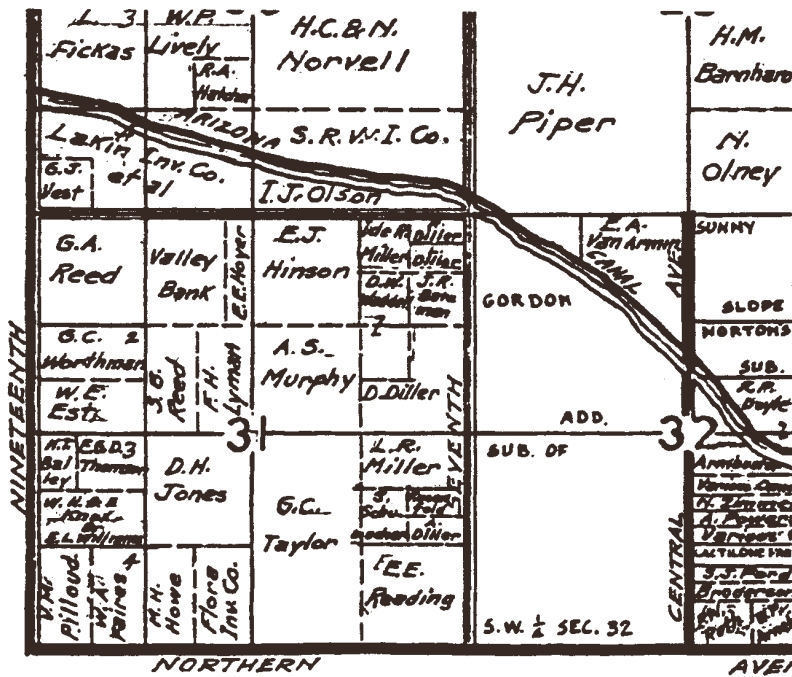
Royal Palm Park was created from 29 acres purchased from Joe and Lorraine McCrary. In the tradition of high community involvement, the Neighborhood conducted many meetings and interviews to determine the residents' vision for the Park. In 1976, the land was contoured, the sprinkler system installed and trees planted. The Thunderbird Fitness Course was dedicated in 1980, and the low lighting, children's playground and speed humps at the entrance were in place by 1982.

Even though Royal Palm Neighborhood is a community of more than 1,400 households, it retains an open rural atmosphere.

MAP 3



October 31, 1914



JANUARY 1929.

B

CHAPTER II

NEIGHBORHOOD PROFILE

Setting

The Royal Palm Special Planning District neighborhood encompasses one square mile area (640 acres) bounded by 7th and 19th Avenues, from Northern to Dunlap Avenue, each a major street. It is bisected by two collector streets, 15th Avenue and Butler Drive. Centrally located on the south boundary of North Mountain Village in City Council District 4, the area is generally a mature and stable residential enclave offering a variety of single-family housing from traditional subdivisions to large lot, "horse or estate" properties that add a charm not readily available elsewhere in the City. While there are vacant developable lots on the perimeter, the interior is almost completely developed. Concern over potential negative impacts that could be caused by development of the vacant land and the desire to maintain the rural-like character of the neighborhood led residents to initiate the SPD. Residents are also concerned about traffic on the two collector streets that bisect the community and about preserving the neighborhood scale and character of Royal Palm Park.

Demographics

According to the 1995 Special Census, the area (Census Tract 1054) had a population of 3,798 people in 1,488 households. The following tables provide a comparison of population, household and housing characteristics among the SPD, the North Mountain Village and the City of Phoenix.

Table 1
Population by Age and Retirement Status

	Royal Palm SPD	North Mountain Village	City of Phoenix
Persons less than 18 years old	22%	31%	29%
Persons 55 years and older	28%	18%	16%
Persons retired	17%	11%	10%

Table 2 Housing Occupancy

	Royal Palm SPD	North Mountain Village	City of Phoenix
Owner - occupied	79%	55%	56%
Renter - occupied	18%	49%	38%
Vacant	3%	5%	6%

Table 3 Occupied Single - Family Homes

	Royal Palm SPD	North Mountain Village	City of Phoenix
Owner - occupied	96%	86%	84%
Renter - occupied	4%	14%	16%

Overall the statistics show that people tend to stay within the area once their children have grown. The lower vacancy rate and high owner-occupancy, compared to the North Mountain Village and City, is reflective of the single-family residential character of the area and of strong neighborhood stability.

CHAPTER III

EXISTING CONDITIONS

Zoning

As depicted on Map 4, single-family residential (R1-6 and R1-10) is the predominant zoning within the Royal Palm Neighborhood. (See Appendix F for description of zoning district uses.) Limited commercial and multifamily zoning is located on the perimeter. The only outstanding zoning issue in the area relates to the approved but undeveloped mid-block commercial office, C-O zoning on 19th Avenue, south of Butler Drive. This has raised concern over the possible precedent for even higher intensity uses on adjoining vacant land.

The Royal Palm neighborhood was annexed into the City in April 1959, at which time County zoning was converted to City zoning. This resulted in the Planned Shopping Center (PSC) and R1-6 zoning at the southeast corner of 19th Avenue and Dunlap, and R-5 zoning on the Good Shepherd Home for Girls property at the northeast corner of 19th Avenue and Northern Avenue. The rest of the area was zoned R1-10, Single-family Residential District. During the mid-1960's R1-6 zoning was approved on the north side of Northern Avenue, between 16th Drive and 17th Drive, and C-1 zoning was approved for the commercial at the southwest corner of 7th and Dunlap Avenues.

Between 1982 and 1985, zoning approvals were granted for those properties surrounding the southwest corner of 7th and Dunlap Avenues. The C-O (Commercial Office) zoning is limited to a two-story building height. The R1-6 zoning to the south is limited to conditions by which it is currently developed, one and two story building height. The R-2 zoning to the west is limited to a maximum of 16 dwelling units (eight units per acre) and a two story, 20-foot building height. During the same time period, the Good Shepherd property at 19th and Northern Avenues was approved C-1 (Commercial Retail), C-O and R-4 (Multifamily) zoning, and the property on the east side of 19th Avenue, south of Butler Drive was approved C-O. The remainder of the Good Shepard property was later approved C-1 and C-1 HP (Historic Preservation). It has since been developed as a commercial retail center with historic structures converted to office use. The commercial office site to the north is approved for one and two story buildings and a total of 29,000 square feet.

The R1-10 HP zoning on the west side of 7th Avenue, north of Why Worry Lane, designates the Lightning Z Ranch, a small ranch house built circa 1904-1908.

Land Use

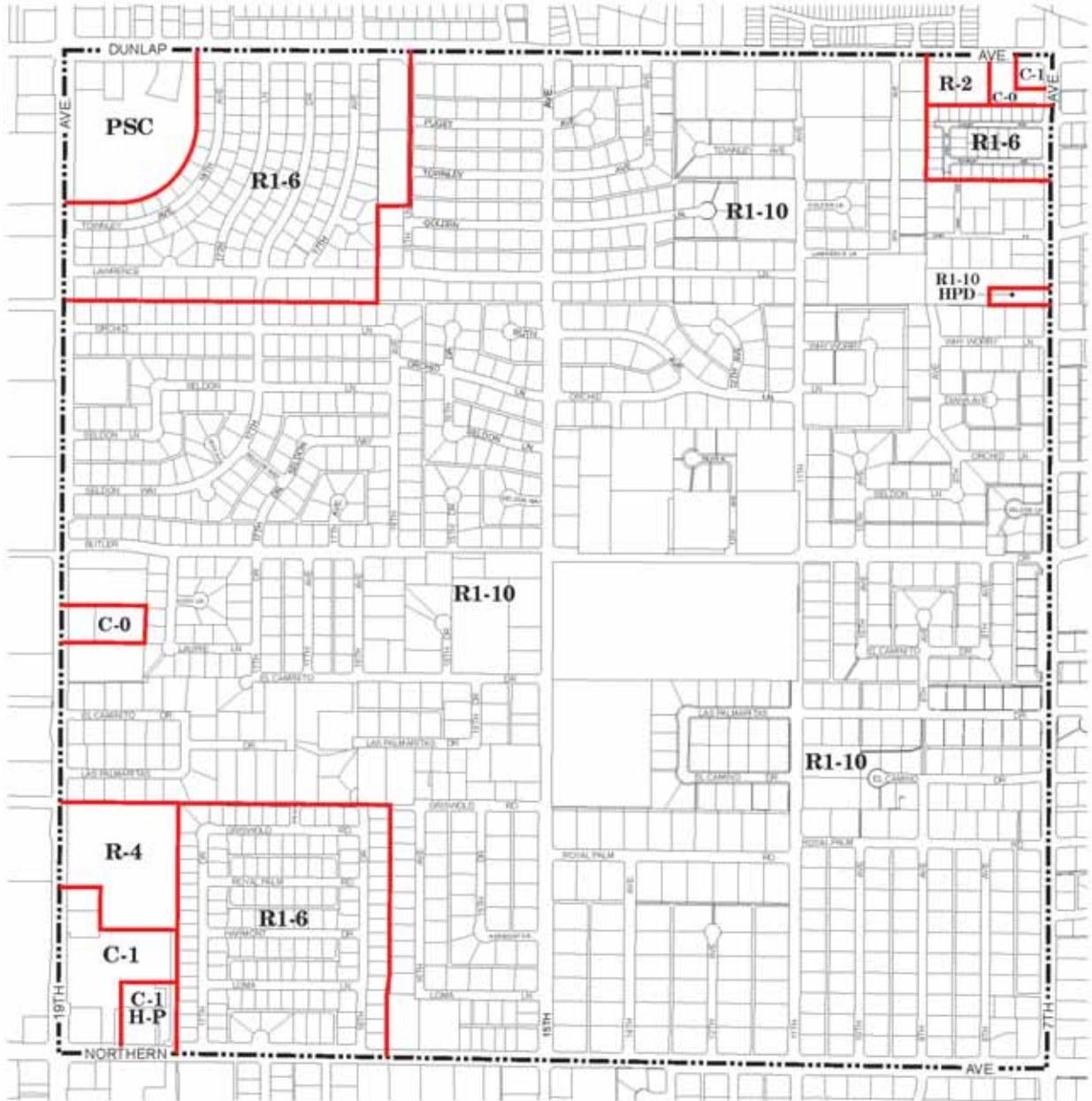
As noted on Map 5, the majority of land development in the Royal Palm area is devoted to single-family, detached homes. Some of the single-family development has occurred on unsubdivided property. These unsubdivided areas are concentrated in the central portions and in the northeast corner of the SPD. This type of residential development has provided a low density, large lot, and in some neighborhoods, a rural character to the area. One apartment development is located to the north of the commercial center at 19th and Northern Avenues, and a townhouse development is on 7th Avenue, just south of Dunlap. Commercial centers are located on 19th Avenue, at the intersections of both Northern and Dunlap Avenues. These provide retail goods and services to the surrounding community. There is a gas station at the southwest corner of 7th Avenue and Dunlap, surrounded by one story office buildings.

The central feature of the neighborhood is the 29 acre Royal Palm Park, located south of Butler Drive, between 11th and 15th Avenues. Single-family residences front onto the adjoining streets. A single-family neighborhood adjoining the southeast corner and the south side of the park has residences that back up to the park. The park has been developed for passive uses that include some playground equipment, but it has no game courts or ballfield lighting.

ROYAL PALM
SPECIAL PLANNING DISTRICT

EXISTING ZONING

July, 1997



- R1-10 } Single Family
- R1-6 } Single Family
- R-2 } Single Family
- R-4 Multi-Family
- C-0 Office

- C-1 } Commercial
- PSC } Commercial
- H-P Historic Preservation Overlay

See Appendix F for description of zoning districts.



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MAP 5

ROYAL PALM SPECIAL PLANNING DISTRICT

EXISTING LAND USE

July, 1977



- | | |
|---------------|--------------------------|
| Single Family | Office |
| Townhouse | Church or Private School |
| Apartments | Park |
| Commercial | Vacant Land |



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Residential Subdivisions

Most of the single-family residential development within the Royal Palm Neighborhood occurred between 1947 and 1976, under what would today be considered standard lot development. Lot sizing, and the placement and orientation of homes, have almost exclusively been of a traditional subdivision layout or "estate" character, with single story structures, large building setbacks and minimal lot coverage. It was concern over potential impacts that other housing types might have on the existing residential character that spurred much of the interest in initiating the SPD.

Under the City's Zoning Ordinance all land that has not been previously subdivided may develop under either the standard, average lot or planned residential subdivision options. Once developed, the property may be used only in accordance with the development standards of the selected residential option. Table 4a and 4b presents the existing development standards permitted for each the development options in the R1-10 and R1-6 districts respectively.

Map 6 shows how residential land has developed within the SPD. In 1984, an R1-6 planned residential development was approved and constructed on 7th Avenue, just south of Dunlap. In 1991, an R1-10 average lot development was approved and constructed on 11th Avenue, adjoining Royal Palm Park. Most of the land has otherwise been developed under the standard subdivision option, or has occurred on unsubdivided land (parcels created by lot splits).

Under the average lot and the planned residential development options, the lot size and building setbacks may significantly differ from the typical development within the Royal Palm area. The regulatory aspect proposed by the Plan would limit all residential development to the Subdivision option, unless otherwise approved through the rezoning public hearing process.

Streets

The City's street classification network includes three types found in the Royal Palm Neighborhood. Local streets serve homes. Collector streets collect traffic from local streets and distribute traffic to the bordering major arterial streets that are intended to handle the large volumes of traffic at higher speeds through the community.

The Royal Palm SPD is bounded by major streets: 7th and 19th Avenues and Northern and Dunlap Avenues. Butler Drive and 15th Avenue are considered minor collector streets and bisect the area. Typically, minor collector streets are built for speeds of 30 miles per hour (mph) and handle up to 8,000 average daily trips (ADT). A traffic count study, conducted in July 1996, indicated that 15th Avenue was handling 3,500 ADT, and Butler Drive was handling 2,000 ADT. Both of these counts are around the approximately 3,000 ADT City average for minor collectors. This might be explained, in part, by schools being on summer break and the generally lower volumes experienced during the summer months. Local streets are built for 25 mph and typically handle 700 ADT.

It is city policy to conduct a neighborhood traffic study and consider traffic mitigation measures when local, residential streets experience more than 1,000 vehicles per day or 100 vehicles in a given hour. Collector street studies are considered when trips exceed 8,000 per day or 800 vehicles in a given hour. Residents along residential local and collector streets experiencing "unwanted" traffic may also ask the City's help in preparing a traffic study to recommend a traffic mitigation plan. Neighborhood involvement is encouraged, and petitions indicating a neighborhood consensus are required in order to implement certain mitigation measures. Neighborhood interests have initiated a mitigation process with the Street Transportation Department. Much of the focus has been on cut through and speeding traffic along both 15th Avenue and Butler Drive, especially in the morning and evening peak hours. This traffic has resulted in the City striping a bike and parking lane along 15th Avenue, with the intent that vehicular traffic will be slowed down.


MAP 6

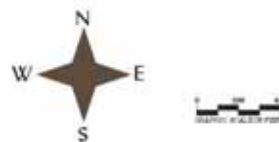
ROYAL PALM SPECIAL PLANNING DISTRICT

EXISTING RESIDENTIAL DEVELOPMENT OPTIONS

July, 1997



-  Standard Subdivision
-  Average Lot Subdivision
-  Planned Residential Development
-  Unsubdivided



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Community Identity

The Royal Palm Neighborhood Council Association has been the central organization promoting neighborhood involvement and communication within the Royal Palm area. Communication among residents leads to a sense of identity and community pride. While the Royal Palm Neighborhood is made up of many distinct neighborhood groups, it is the interaction between, and activities within, the neighborhoods that solidify the Royal Palm character and cohesive identity, and differentiate it from other areas within the North Mountain Village. A resulting sense of community ownership and responsibility leads to actions that will preserve the character, encourage the upkeep of property, and improve security within the area.

Table 4a
RI - 10 Development Options

Standards	Subdivision	Average Lot	Planned Residential
Minimum Lot Width/Depth	80'/94 (minimum lot area of 10,000 sq. ft.)	60'/65'	None
Density (dwelling units/gross acre)	3.5	3.5	3.68, 4.2 with bonus
Perimeter Standards	None	30' front, 25' rear, 10' side	20' adjacent to public street, 15' adjacent to property line
Building Setbacks	25' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Common Area	None	None	Minimum 5% of gross area
Allowed Uses	Single-family detached	Single-family detached and attached	Single-family attached, detached and multifamily
Review Required	Subdivision to create 4 or more lots	Subdivision	Site plan

Table 4b
RI - 6 Development Options

Standards	Subdivision	Average Lot	Planned Residential
Minimum Lot Width/Depth	60'/94 (minimum lot area of 10,000 sq. ft.)	40'/60'	None
Density (dwelling units/gross acre)	5.3	5.3	5.54, 6.32 with bonus
Perimeter Standards	None	25' front or rear, 10' side	20' adjacent to public street, 15' adjacent to property line
Building Setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Common Area	None	None	Minimum 5% of gross area
Allowed Uses	Single-family detached	Single-family detached and attached	Single-family attached, detached and multifamily
Review Required	Subdivision to create 4 or more lots	Subdivision	Site plan

CHAPTER IV

NEIGHBORHOOD GOALS AND OBJECTIVES

The following goals and objectives were identified by residents during the September 1997 Neighborhood workshop and the various committee meetings on zoning, traffic, and crime and safety. The Planning Committee has worked throughout the process with the City Planning Department to prepare this Plan.

Land Use

As part of the SPD process, area residents have developed and support three housing goals.

1. That existing single-family residential neighborhoods are preserved and protected from the impacts associated with multifamily and commercial land use intrusions.
2. That the existing high percentage of occupied home ownership is encouraged and maintained.
3. That property owners continue to be encouraged to take pride in the appearance of their yards and buildings and that property maintenance is made a top priority.

Land Use Objectives:

Four specific objectives were identified to achieve the three goals.

1. Implement an SPD overlay that will:
 - a. require a public hearing to use an average lot or planned residential development (PRD) option on unsubdivided land;
 - b. require development criteria that will buffer adjacent residential uses from new development that is not a single-family, standard lot subdivision; and,
 - c. require that new development on the perimeter of the SPD be designed to move traffic along major streets, rather than into the neighborhood.
 - d. Specify design guidelines that will be included in the public hearing review process
2. Eliminate any illegal uses (e.g., commercial in residential areas, outside junk storage, abandoned cars) through zoning enforcement.
3. Encourage neighborhood-oriented businesses to locate within the existing commercial centers.

Circulation Goal

1. That pedestrian, vehicular and trail access throughout the Royal Palm Neighborhood will provide safe access around and about the neighborhood, Royal Palm Park and adjacent commercial areas, while providing linkages to the Arizona Canal.

Circulation Objectives

1. The City's Street Transportation Department should analyze traffic circulation and develop programs that will reduce cut through traffic, speeding and unsafe traffic conditions.
2. The Royal Palm Neighborhood should investigate mitigation measures, through the City's traffic mitigation program, that reduce cut through traffic, speeding and accidents.

3. The City should provide a network of bikeways and trails that promote alternative choices to use of the automobile and connect activity centers such as Royal Palm Park, Royal Palm Middle School and commercial uses on the periphery of the SPD.
4. The City should discourage the use of 15 Avenue and Butler Drive for cut-through traffic, thereby reducing traffic volumes

Community Identity Goals

1. That Royal Palm residents should experience a sense of neighborhood identity, safety, belonging and responsibility (pride).
2. That the passive character and neighborhood scale of Royal Palm Park, identified by residents as the defining character of the Royal Palm Neighborhood, should be preserved.

Community Identity Objectives

To achieve the above two goals, the community identified nine objectives to be accomplished.

1. The Royal Palm Neighborhood Association should participate in planning efforts of the North Mountain Village Planning Committee, including the village-wide needs assessment.
2. The Royal Palm Neighborhood Association should participate in the monthly neighborhood maintenance and zoning meetings held at the Sunnyslope Village Alliance.
3. The Royal Palm Neighborhood Association should disseminate information on available City programs and neighborhood events to all residents and businesses within the Neighborhood.
4. The relationship between the Neighborhood and area businesses should be strengthened through the newsletter, sharing perspectives of both groups.
5. The incidence of crime and fire in the area should be reduced.
6. Block watch and other crime prevention programs (CPTED) should be expanded.
7. Royal Palm identification street signs should be requested from the Street Transportation Department.
8. Royal Palm Neighborhood Association Community meetings and special neighborhood events should be held at Royal Palm Park and facilities in the Neighborhood.
9. The Neighborhood should participate in the development of design criteria for park improvements by addressing issues of the immediate residents located next to the park and by considering the recreational needs of the Royal Palm Neighborhood.

CHAPTER V

PLAN POLICIES

Land Use Policies

To achieve the land use goals and objectives contained in the Plan, City staff and residents should implement the following policies:

1. Use the Plan as a guide for future development in the SPD.
2. Prohibit new development on major streets from providing access onto and/or creating additional traffic volume on local or collector streets or alleys.
3. Require rezoning applicants to notify and meet with the Royal Palm Neighborhood Council Association on all requested zoning changes.
4. Work with developers to identify alternative design scenarios that meet the Plan objectives.
5. Review all residential and commercial developments seeking rezoning for consistency with the design guidelines and standards contained in the Regulatory Provisions chapter of the Royal Palm SPD.

Circulation Policies

To achieve the goals and objectives City staff and residents will commit to the following actions:

1. The Royal Palm Neighborhood Council Association will work with the City's Street Transportation Department and neighborhoods within the Royal Palm SPD to achieve traffic mitigation consensus and implement appropriate traffic calming solutions.
2. Bike lanes will be created with striping and signage where appropriate.

Community Identity Policies

To achieve the goals and objectives, City staff and residents should commit to the following actions:

1. Staff will notify Royal Palm Neighborhood Association of pending rezoning requests and schedule a meeting to review the application prior to meeting with the village planning committee.
2. The Royal Palm Neighborhood Council Association will publish a Royal Palm Neighborhood newsletter and distribute it to all residents and business within the Neighborhood.
3. Articles will be written for the newsletter which review community activities and available City programs that:
 - a. control graffiti;
 - b. encourage compliance with property maintenance and zoning requirements;
 - c. report on Block Watch activity;
 - d. encourage the reporting of suspicious activity; and,
 - e. announces community/neighborhood events.
4. Staff will involve the Royal Palm Neighborhood in the design of any park improvements.
5. Residents will request "No Dumping" signs where appropriate.

CHAPTER VI

REGULATORY PROVISIONS OF ROYAL PALM SPD

All land uses will be as allowed by the regulations of the underlying zoning, with the exception that all future residential subdivisions will be in accordance with the Standard Subdivision option, unless otherwise approved through the rezoning public hearing process. All projects will be reviewed for compatibility with adjoining residential properties and the character of the area. Lot layout and configuration, building setbacks, building heights and building orientation, as well as compliance with the Design Guidelines presented, will be considered.

By adoption of the Royal Palm Special Planning District the following provisions modify the Phoenix Zoning Ordinance as it applies to residential development within the area. This is formatted and presented as the overlay district would appear in the Ordinance.

Regulatory Element of the Royal Palm Special Planning District Overlay

A. Purpose

The Royal Palm Special Planning District Overlay is intended to provide guidelines for the Royal Palm Special Planning district and to preserve the area's single-family residential character.

B. Applicability

The Royal Palm Special Planning District Overlay applies to all property within the area bounded by Northern Avenue, 7th Avenue, Dunlap Avenue and 19th Avenue. Adoption of this overlay will revise the regulations applying to this property through the approval of a Supplemental Zoning Map which places the overlay on the City's Zoning Map.

C. Use Regulations

All uses permitted by the underlying zoning districts shall be permitted.

D. Development Standards

Unless otherwise approved by City Council, in accordance with the procedures set forth by Section 506. B., the development of any residential parcel shall be in accordance with the standards for Development Option (a), Subdivision, as contained in Sections 609-613.B. Residential development of a single lot or a parcel not being further subdivided shall be in accordance with the standards for development option (a), subdivision, as contained in Sections 609-613.B.

All subsequent development shall be in accordance with the initially selected development option. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.

E. Design Guidelines

The design guidelines contained in the Royal Palm SPD are intended to be presumptions that are expected, but not required, to be incorporated into a project. While there is flexibility in project development, project design is directed to achieve the goals of the SPD.

1. Project access, other than for a standard or average lot residential subdivision, should be limited to the higher of the adjoining street classifications, i.e., major street before collector, collector before local street.

Rationale: To minimize traffic through the area by limiting local or collector street access.

2. Buildings, other than single-family residences, should be designed so they do not exceed a one story, 20-foot height within 60 feet of an adjacent single-family residence.

Rationale: To retain sight lines and to preserve privacy for adjacent single-family properties

3. For development other than single-family residential, a 15-foot landscaped area should be provided along rear and side property lines shared with single-family properties. A staggered double row of trees should be provided along all such landscaped areas.

Rationale: To provide additional separation from parking areas and a solid buffer of landscape screening.

4. Trash dumpsters, other than city pick up, should be located more than 50 feet from an adjoining single-family property.

Rationale: To minimize the negative impacts of locating trash and its commercial pick up adjacent to homes

APPENDIX A

CHRONOLOGICAL LIST OF EVENTS LEADING TO THE PREPARATION OF THE ROYAL PALM SPECIAL DISTRICT PLAN

November and December 1996	At a Neighborhood meeting, announced in October newsletter, concerned residents meet to discuss various pressures on neighborhood, e.g. traffic and zoning and form a Committee of residents for purpose of guiding the planning process for the SPD.
December 1996	Newsletter published to all residents announcing: initiation of the SPD and the beginning of the petition drive to collect required signatures; the neighborhood survey; and the January 1997 Neighborhood meeting to discuss the SPD.
December 1996	28 residents begin the petition drive to collect signatures.
January 1997	Over 60 residents participate in the general neighborhood meeting regarding the SPD; Survey results are presented.
February 1997	Petition drive ends and Royal Palm Neighborhood submits petitions to the City asking for approval to begin process of becoming an SPD.
April 1997	City certifies that the required number of signatures has been obtained.
April 1997	Planning Committee begins planning process and holds brainstorming meeting to help focus efforts and identify vision for the Plan.
May and June 1997	Planning Committee gets ready for the upcoming City Zoning and Planning Commission meeting.
June 1997	Newsletter reports on the progress of the petition drive and invites residents to attend the upcoming City meetings; City posts notices throughout the neighborhood announcing the Commission meeting.
June 1997	City Zoning and Planning Commission approves Neighborhood's request to begin process; Over 70 residents attend and express their desire for plan.
July 1997	City Council approves the Neighborhood's request to begin the process.
September 1997	Newsletter reports on the results of the City meetings and invites all residents to attend upcoming workshop and to call members of the Committee if questions or interest in helping with the Plan.
September 1997	Neighborhood Workshop is conducted; residents identify goals and objectives for Plan; Almost 30 residents attend Workshop; Sub-committees are formed to address: zoning, traffic; and crime and safety; City Planning Department begins inventory of Neighborhood conditions.
November and December 1997	Zoning, Traffic and Crime and Safety Committees meet to more specifically outline what is needed to address the Neighborhood's concerns and goals; Traffic Studies are conducted.
February and March 1998	The Planning Committee develops the first draft of the final goals and objectives that will form the basis of the SPD Plan.

April 1998	The City Planning Department reviews the Neighborhood's goals and objectives and begins work on drafting the Plan, based on the goals.
April 1998	Newsletter advises residents of progress to date and asks residents to call members of Committee if questions or interest in helping with the Plan.
May 1998	The Planning Committee meets with the City Planning Department to review the goals and objectives and the City's preliminary recommendation on what the Plan should contain.
May 1998	City Planning Department prepares the first draft of the Plan: the Committee reviews it and provides recommendations and requested changes to the Planning Department.
May 1998	Newsletter announces the progress made and upcoming delivery of the plan to the residents for their review.
June 1998	The City prepares the final copy of the Plan and distributes to all property owners in the Neighborhood; The Neighborhood Planning Committee holds a Neighborhood meeting to present the plan to the residents.

APPENDIX B

ROYAL PALM NEIGHBORHOOD COUNCIL NEWSLETTER

Volume 3 December 1996 Number 4

SPECIAL SURVEY EDITION

MISSION STATEMENT

The newsletter's mission is to promote maximum neighborhood involvement by providing timely and proactive communication. The Royal Palm Neighborhood Council Association covers 7th to 19th Avenues and Northern to Dunlap.

HISTORY OF THE ASSOCIATION

As we all wrap up the year and look forward to the future it's an ideal time to reflect on our neighborhood. Time and again you'll hear your neighbors say what a great place this is to live. With our Park; friendly, caring neighbors; and a central location, life can't get much better than this. Recognizing these assets many residents have become actively involved in neighborhood activities to ensure our continued quality of life. This issue of the newsletter provides a look at our past, present and future activities.

The foundation of the Royal Palm Neighborhood Council is built on the Block Watch program. Many people throughout the neighborhood have been Block Watchers for years. In 1992 Kristen Dehlin, and the core group of Block Watch Captains, registered the neighborhood with the city as the Royal Palm Neighborhood Council. It was then that the boundaries of Northern, Dunlap, 7th Ave and 19th Ave were established.

The designation of association made the neighborhood "official" in the eyes of the city. The city prefers to work with associations because they know that the association represents a number of homeowners. Associations can have any degree of formality or informality they choose. Some within the city have chosen to have bylaws, elected board members and/or notforprofit status. Royal Palm Neighborhood Council has none of these, instead choosing to remain an informal group and to hold periodic meetings of all the neighbors within the association boundaries.

After the association was formed several residents stepped forward to serve as the chairperson, treasurer and editor. These volunteers lived in the subdivision east of Albertson's; an area that has been highly organized and interested in Block Watch for a number of years. The residents who live there hosted the association's first National Night Out party in 1993, began publishing a newsletter and implemented the Graffiti removal program. In December 1994 they were responsible for the very first newsletter that was hand delivered to all 1300 households in the association.

PRESENT

In 1995, several others joined the chair, treasurer and editor and formed the Council. Building on this base the Council continued to improve the communication process and expand the network of Block Watchers. The progress report on the next page shows recent neighborhood activities and events.

FUTURE

One of the alternatives discussed at the traffic meetings was to implement a Special Planning District. The City of Phoenix provides for residents to conserve the character and special qualities that make their neighborhoods unique. This concept is known as a Special Planning District. To consider starting this process and to open up dialogue among residents and with the city, a petition is circulated among

residents. This petition requests a hearing with the City for the purpose of establishing a formal plan for the future. If enough residents sign the initial petition, the City Planning Commission calls for a public hearing in the neighborhood to assess community interest and take suggestions from area residents. Residents and city staff together develop this plan through neighborhood meetings. Once this plan is developed, it is not automatically implemented. The new plan is submitted to all area residents for yet another signed approval of at least 70% support.

SO WHERE DO WE GO FROM HERE?

As a neighborhood association of concerned neighbors we can continue momentum by working together to design plans that will protect and conserve all the great qualities we've come to love. To do this everyone will need to express what they think are our best qualities and give their vision of the future. With this newsletter you'll find a survey asking for your opinions on the future of the neighborhood. Please take a few minutes to fill it out, returning it by January 10. Also, In the next few weeks volunteer neighbors will be coming to your home to ask you to sign a petition that will determine if we should initiate the process for a Special Planning District. Then on January 20 a general meeting will be held to discuss it at the Mennonite Church 1612 W. Northern at 7:00 p.m. We encourage everyone to participate as we brainstorm on our future.

WHY SHOULD WE INITIATE A PETITION FOR THE SPECIAL PLANNING DISTRICT

Many residents are interested in conserving all the great qualities of the Royal Palm area. In addition to the matters that came up at the traffic meetings, other issues, e.g., crime and land use, have surfaced during prior Block Watch meetings and can be considered in the design of a broadbased plan, like a Special Planning District. This neighborhood plan would provide a comprehensive picture and strengthen the cohesiveness of the neighborhood. The plan could ensure interaction of and accessibility to all the resources in our neighborhood; providing for recreational needs, e.g., cyclists, skating, pedestrians, horses, etc. as well as vehicular traffic; conserving the scenic beauty of the neighborhood and Park, etc.; conserving the great neighborhood we live in.

A PROGRESS REPORT ON THE ASSOCIATION

- | | |
|----------|--|
| 1992-94 | There were eight general meetings |
| Aug. 94 | National Night Out; raffled prizes from nearby retailers provides funds to produce the newsletter |
| Nov. 94 | Graffiti removal program put in place; Goodheart Realty offers to be the central call point and coordinate efforts; Tru-Value Hardware donates paint |
| Dec. 94 | First association wide newsletter is hand delivered |
| Aug. 95 | National Night Out; raffled prizes from nearby retailers provides funds to produce the newsletter, Luby's Cafeteria contributes \$200 for the newsletter |
| Nov. 95 | Meeting of all Block Watch Captains; determine neighborhood priorities to be traffic, communication, zoning and graffiti; distribute quick reference handout |
| Mar. 96 | Meeting of Block Watch Captains; discuss recruitment and organizing additional captains |
| 1995-96 | Number of Block Watch Captain's increased from 35 to 120 |
| June 96 | Application for City Grant money is granted for \$3,500 to fund newsletter distribution |
| June 96 | Quadrant 4 meet to determine how to implement quadrant wide block watch coverage |
| July 96 | First association wide 4th of July parade |
| Sept. 96 | Alert mailed to Block Watch Captains re bicyclists casing neighborhood |
| Oct. 96 | First newsletter to be mailed to all 1300 households, the 10th newsletter since 1993 purchased mailing list |
| Oct. 96 | General meeting to reduce impact of Grapefruit Wars on the neighborhood |
| Oct. 96 | Alert mailed to Block Watch Captains re the Grapefruit War Plan |
| Nov. 96 | General meeting to discuss a game plan for dealing with traffic issues |

Please take this opportunity to complete the enclosed survey so your thoughts are heard

ROYAL PALM NEIGHBORHOOD SURVEY

Please take the time to complete the following survey and return by January 10, 1997. The information we obtain from you - the homeowners in our neighborhood - will be used to develop plans for conserving our neighborhood for the future!

1. How did you feel about the protection provided by law enforcement during grapefruit wars?

2. Would you change it? _____ If so, how?

3. Please rank the following neighborhood qualities/features in order of importance to you.

	<u>RATING</u>				
	Most Important			Least Important	
	1	2	3	4	5
A) Convenient Location	1	2	3	4	5
B) Friendly Neighbors	1	2	3	4	5
C) Older Established Neighborhood	1	2	3	4	5
D) Green/Mature Landscape/Trees	1	2	3	4	5
E) Park	1	2	3	4	5
F) Unique Homes/Large Lots	1	2	3	4	5
G) Farm Properties	1	2	3	4	5
H) Schools	1	2	3	4	5
I) Quality of Life	1	2	3	4	5
J) Recreation	1	2	3	4	5
K) Churches	1	2	3	4	5
L) Other (Please List)	1	2	3	4	5

4. What are the things you like most about your neighborhood?

A) Traffic	1	2	3	4	5
B) Crime Control	1	2	3	4	5
C) Zoning and Perimeter Issues	1	2	3	4	5
D) Neighborhood Communication	1	2	3	4	5
E) Maintaining Scenic Qualities	1	2	3	4	5

5. Do you feel that you have a traffic problem on your street? Y/N If so, which street? _____

6. What specifically is the problem (on your street)? (Circle all that apply.)

- | | |
|-------------------|------------------------|
| A) Speeding | D) Parking |
| B) Noise | E) Other (please list) |
| C) Volume of Cars | |

7. What time(s) of day do you notice the problem(s)? (Circle all that apply.)

- 6 - 9 A.M. Weekdays
- 9 A.M. - 12 P.M. Weekends
- 12 - 4 P.M.
- 4 - 6 P.M.
- 6 - 9 P.M.

8. What possible solutions would you be in favor of to reduce traffic problems on our streets? (Example: Speed humps, traffic signs, "Narrower" striping of streets, bike/parking lanes, etc.)

9. What other neighborhood improvements would you like to see?

10. Please describe your "vision" of what you would like our neighborhood to be?

11. When is the best day, time and place to schedule neighborhood meetings?

What would motivate you to attend?

Thanks for sharing your thoughts.

APPENDIX C

RESULTS OF ROYAL PALM NEIGHBORHOOD SURVEY

Conducted in December 1996

Neighborhood Qualities & Features: On a scale of 15 ranking importance, % of responses ranking the feature as important (a rating of 1, 2 or 3):

Location	89%
Friendly Neighbors	89%
Established Neighborhood	82%
Mature Landscaping	88%
Royal Palm Park	86%
Unique homes & Large lots	82%
Farm Property	51%
Schools	69%
Quality of Life	85%
Recreation	76%
Churches and other facilities	58%

Opportunities to improve the Neighborhood: On a scale of 15 ranking importance, % of responses ranking the opportunity as important (a rating of 1, 2 or 3):

Traffic	83%
Crime	90%
Zoning and Perimeters	80%
Neighborhood Communication	75%
Maintenance of School Quality	73%

APPENDIX D

RESULTS OF ROYAL PALM SPECIAL PLANNING DISTRICT

GENERAL MEETING - JANUARY, 1997

BENEFITS

- Sense of community
- Property values
- Everyone heard
- Energy of neighbors focused

GOALS

- Ensure appropriate land use
- Maintain all current zoning
- Developing stronger sense of community & identity
- Strengthen communication among neighbors
- Provide safer circulation for pedestrians, cyclists, skaters, equestrians, vehicles and children
- Bring appropriate focus to Royal Palm Park as core asset to neighborhood
- Continue to strengthen relationships between residents & the businesses around the neighborhood

APPENDIX E

ROYAL PALM SPECIAL PLANNING DISTRICT PLANNING COMMITTEE WORKSHOP BRAIN STORM - APRIL, 1997

VALUES

Maintained neighborhood
Schools
Location
Nice Lawns
Retired people - safety of neighborhood
Old established beautiful neighborhood
Nice neighborhood
Park
Lot size
Good value
Green - palm trees
Openness
Safe neighborhood
Affordability
Variety of housing
Friendliness
SRP as electric utility
Irrigation

VISION - YEAR 2001

Landscaping in Park
Quiet
Re-development on 19th Ave.
Neighborhood traffic only
Lots of people walking

CONCERNS

Amount of traffic on Butler and 15th Ave.
Helicopters
Traffic impact on perimeter
Graffiti
Poor home maintenance
Speed of cars
New Building on empty lots
Theft
Security
Emergency response
Safety
Crime on perimeter
Safety of walkers and bikers
More traffic - wider streets
Aggressiveness of drivers
Maintenance of Royal Palm Park - e.g. dog
poop
Lack of safe access to Park
No Bike paths
Dog attacks
Inconsistent speed limits on 15th Avenue

APPENDIX F

PERMITTED USES BY ZONING DISTRICT

R1 - 6 Single-Family	Single-family attached and detached, group home for the handicap, foster homes.
R1-10 Single-Family	Single-family attached and detached, group home for the handicap, foster homes.
R-2 High Density Multifamily	Single-family uses and multifamily not exceeding 12.0 dwelling units per acre.
R-4 High Density Multifamily	Single-family uses and multifamily not exceeding 34.0 dwelling units per acre.
C-O Commercial Office	Professional and administrative offices, banks and savings and loan associations, title and trust companies, veterinary offices and business schools.
C-1 Neighborhood Commercial	Offices, hotels, barber and beauty shops, bakery, clothing, grocery, hardware, restaurant, veterinary offices, drug stores and other various retail shops.
PSC Planned Shopping Center	Uses permitted in C-1 except residential, assembly hall, bar, bowling alley, broadcasting studio.
HP Historic Preservation Overlay	No change to uses of underlying zoning. Controls the removal, demolition, remodeling or construction of structures through established review procedures.

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