



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-19-22-7

July 8, 2022

<u>Laveen Village Planning Committee Meeting Date:</u>	June 13, 2022 – Information only July 11, 2022 – Recommendation
<u>Planning Commission Hearing Date:</u>	August 4, 2022
Request From:	<u>R1-8</u> (Single-Family Residence District) (11.08 acres)
Request To:	<u>R-2</u> (Multifamily Residence District) (11.08 acres)
Proposed Use:	Multifamily residential development
Location:	Northeast corner of 39th Avenue and Vineyard Road
Owner:	Laveen Land, LLC
Applicant:	Prestige BeckShar Development, LLC
Representative:	Michael T. Maerowitz, Gammage & Burnham
Staff Recommendation:	Approval, subject to stipulations

On July 6, 2022, the applicant submitted revised elevations to include additional materials, such as masonry veneer and fiber cement siding. The applicant noted that any street facing elevations will be limited to a maximum of 25 percent stucco and incorporate two additional materials.

On July 7, 2022, the applicant submitted a revised landscape plan to include the five-foot-wide detached sidewalks and landscape strip, per Stipulation No. 5. The applicant noted that the revised landscape plan also includes color to delineate turf and yard areas.

Due to a change in the conceptual elevations, the following stipulation is recommended to be modified:

- Stipulation No. 1 regarding general conformance to the site plan, elevations, and open space exhibit.

Staff recommends approval per the modified stipulations provided below:

Stipulations

1. The development shall be in general conformance to the site plan, ~~elevations~~, and open space exhibit date stamped March 17, 2022, **AND ELEVATIONS DATE STAMPED JULY 6, 2022**, as modified by the following stipulations and approved by the Planning and Development Department.
2. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises, as approved by the Planning and Development Department.
3. The maximum building height shall be 30 feet, except units along the north and east sides of the site shall be limited to a maximum building height of 18 feet, as approved by the Planning and Development Department.
4. Required landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with 5-gallon shrubs per tree, as approved by the Planning and Development Department.
5. Sidewalks along 39th Avenue and Vineyard Road shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees placed to provide a minimum of 75% shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development on an alternative design solution consistent with a pedestrian environment.
6. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the east side of 39th Avenue, as approved by the Planning and Development Department.
7. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the north side of Vineyard Road, as approved by the Planning and Development Department.

8. The developer shall underground all electrical utilities within the public right-of-way that are impacted by or need to be relocated as part of the project. The developer shall coordinate with affected utility company for their review and permitting.
9. The developer shall underground and relocate any existing irrigation facilities outside of City right-of-way along 39th Avenue. The developer shall Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
10. 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.
11. A minimum of 28 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances or amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
12. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
14. 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.
15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

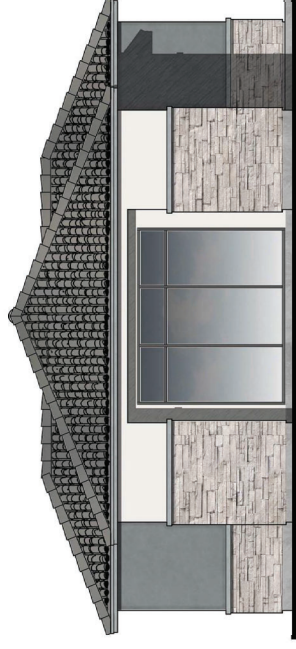
Exhibits

Conceptual Elevations date stamped July 6, 2022 (11 pages)

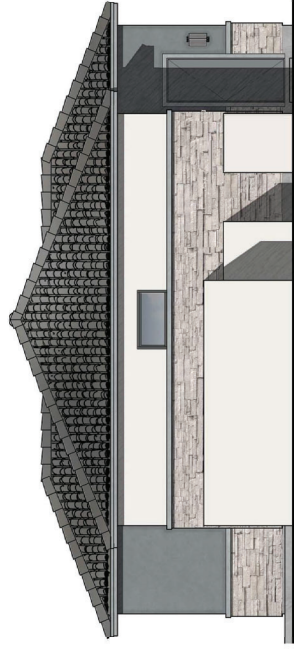
Preliminary Landscape Plan date stamped July 7, 2022 (2 pages)



REAR ELEVATION
ELEVATION B
1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B
1/8" = 1'-0"



LEFT ELEVATION
ELEVATION B
1/8" = 1'-0"

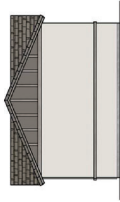


FRONT ELEVATION
ELEVATION B
1/8" = 1'-0"

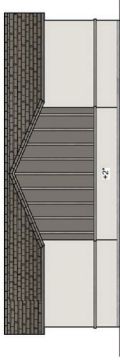
CITY OF PHOENIX
JUL 06 2022
Planning & Development
Department

COLOR SCHEME 4
FITNESS | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

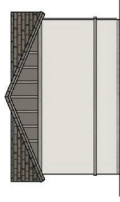
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LEFT ELEVATION
ELEVATION 18' x 13'



REAR ELEVATION
ELEVATION 18' x 13'



RIGHT ELEVATION
ELEVATION 18' x 13'



FRONT ELEVATION
ELEVATION 14' x 13'

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COLOR SCHEME 2
GARAGE | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA



LEFT ELEVATION
ELEVATION A
1/8" = 1'-0"



REAR ELEVATION
ELEVATION A
1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A
1/8" = 1'-0"



FRONT ELEVATION
ELEVATION A
1/8" = 1'-0"

PLAN ID

PLAN ID

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COLOR SCHEME 1

BUILDING 1 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



PERIMETER UNITS
LEFT ELEVATION
ELEVATION A
1/8" = 1'-0"



PERIMETER UNITS
REAR ELEVATION
ELEVATION A
1/8" = 1'-0"



PERIMETER UNITS
RIGHT ELEVATION
ELEVATION A
1/8" = 1'-0"



PERIMETER UNITS
FRONT ELEVATION
ELEVATION A
1/8" = 1'-0"

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COLOR SCHEME 1
BUILDING 1 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



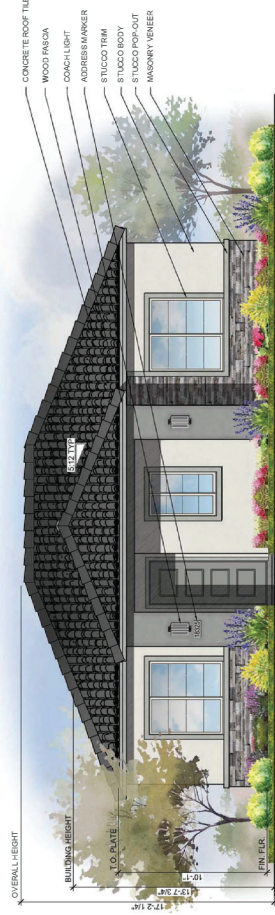
LEFT ELEVATION
ELEVATION B
1/8" = 1'-0"



REAR ELEVATION
ELEVATION B
1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B
1/8" = 1'-0"



PLAN 2

FRONT ELEVATION
ELEVATION B
1/8" = 1'-0"

COLOR SCHEME 3

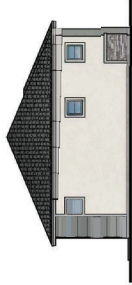
BUILDING 2 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

CITY OF PHOENIX

JUL. 0 8 2022

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6-27-2022



PERIMETER UNITS
LEFT ELEVATION
ELEVATION B
1/8" = 1'-0"



PERIMETER UNITS
REAR ELEVATION
ELEVATION B
1/8" = 1'-0"



PERIMETER UNITS
RIGHT ELEVATION
ELEVATION B
1/8" = 1'-0"



PLAN 2
PERIMETER UNITS
FRONT ELEVATION
ELEVATION B
1/8" = 1'-0"

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COLOR SCHEME 3
 BUILDING 2 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



LEFT ELEVATION
ELEVATION B
1/8" = 1'-0"



REAR ELEVATION
ELEVATION B
1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B
1/8" = 1'-0"



PLAN 2D

PLAN 2D

FRONT ELEVATION
ELEVATION B
1/8" = 1'-0"

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COLOR SCHEME 4
BUILDING 3 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



PERIMETER UNITS
LEFT ELEVATION
ELEVATION B
1/8" = 1'-0"



PERIMETER UNITS
REAR ELEVATION
ELEVATION B
1/8" = 1'-0"



PERIMETER UNITS
RIGHT ELEVATION
ELEVATION B
1/8" = 1'-0"



PLAN 2D

PLAN 2D

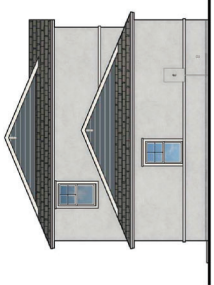
PERIMETER UNITS
FRONT ELEVATION
ELEVATION B
1/8" = 1'-0"

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JUL 08 2022
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COLOR SCHEME 4

BUILDING 3 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

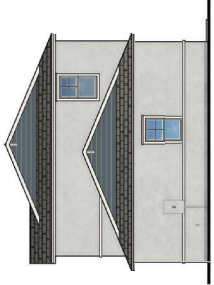
6-27-2022



PERIMETER UNITS
LEFT ELEVATION
ELEVATION C
1/8" = 1'-0"



PERIMETER UNITS
REAR ELEVATION
ELEVATION C
1/8" = 1'-0"



PERIMETER UNITS
RIGHT ELEVATION
ELEVATION C
1/8" = 1'-0"



UNIT 3D

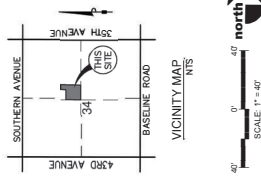
UNIT 3D

PERIMETER UNITS
FRONT ELEVATION
ELEVATION C
1/8" = 1'-0"

COLOR SCHEME 5
BUILDING 4 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

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6-27-2022



PRESTIGE HOMES ON VINEYARD
 PHOENIX, AZ

PRELIMINARY LANDSCAPE PLAN

Engineering &
 Environmental
 Services































































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PLANT PALETTE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ACACIA ANEURA	MULGA	24" BOX	6' HT X 2" WA, 75" CAL		AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL	
	ACACIA SALICINA	WILLOW ACACA	24" BOX	STANDARD, 7' HT X 2.5" W X 1.25" CAL		ALOE X 'BLUE ELF'	ALOE	1 GAL	
	BAUHINIA X BLAKEANA	HONG KONG ORCHID	36" BOX	STANDARD 7' HT X 2.5" W X 1.25" CAL		CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	MULTI TRUNK
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX	STANDARD 5' HT X 3.0" W X 1" CAL		CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	
	CERCIDIUM X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX	5' HT X 3" WA X 1" CAL		DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	5 GAL	
	PHOENIX DACTYLIFERA	DATE PALM	16' HT.	16" CLEAR TRUNK		DASYLIRION TEXANUM	TEXAS SOTOL	5 GAL	
	PISTACIA LENTISCUUS	MASTIC TREE	24" BOX	STANDARD 7' HT X 2.5" W X 1.0" CAL		DIETES VEGETA	FORTNIGHT LILY	5 GAL	
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	24" BOX	7' HT X 3" WA X 1" CAL		HESPERALOE 'PINK PARADE'	PINK PARADE HESPERALOE	5 GAL	
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	24" BOX	STANDARD		HESPERALOE F 'BIRKELIGHTS' TM	BIRKELIGHTS YUCCA	1 GAL	
	TIJUANA TIPI	TIPU TREE	36" BOX	8' HT X 5" WA X 1.75" CAL		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	
	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS		MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.			TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL	
	CALLISTEMON CITRINUS 'BETTER JOHN'	DWARF BOTTLE BRUSH	5 GAL.			BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	CALLISTEMON VIMINALIS CIVI 'SLIM™'	SLIM BOTTLE BRUSH	5 GAL.			CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.			DALEA CAPITATA 'SIERRA GOLD' TM	SIERRA GOLD DALEA	1 GAL	
	EREMOPHILA GLABRA 'KALGOORLIE GOLD'	KALGOORLIE GOLD EMU BUSH	5 GAL.			EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	OUTBACK SUNRISE EMU	1 GAL	
	EREMOPHILA GLABRA 'WINTER BLAZE'	WINTER BLAZE EMU	5 GAL.			EREMOPHILA SUBTERRIFOLIA	LAKE KING EMU	1 GAL	
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.			LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	
	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE BUSH	5 GAL.			PITTIOSPORUM TOBIIRA 'WHEELER'S DWARF'	DWARF PITTIOSPORUM	1 GAL	
	LEX VOMITORIA 'STOKES DWARF'	DWARF YAUPOIN	1 GAL			TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL	
	JUSTICIA SPICIGERA	MEXICAN HONEY SUCKLE	5 GAL.			TRADESCANTIA PALLIDA	PURPLE HEART	1 GAL	
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD™'	THUNDER CLOUD TEXAS SAGE	5 GAL.			WEDELIA TRILOBATA	WEDELIA	1 GAL	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY LANGMAN'S SAGE	5 GAL.			BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	MYRTUS COMPACTA	COMPACT MYRTLE	5 GAL.			ANNUAL FLOWERS	ANNUAL FLOWERS	4" POT	8" O.C.
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL.			CYNODON DACTYLON 'MIDRON'	BERMUDA GRASS	SOD	
	PLUMBAGO CAPENSIS	CAPE PLUMBAGO	5 GAL.			BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	RUPELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.			DECOMPOSED GRANITE	1/2" SCREENED COLOR TBS	SQ. FT.	ALL PLANTING AREAS TO RECEIVE A 2" DEPTH OF MULCH. MULCH TO BE APPROVED BY OWNER'S REP. PRIOR TO INSTALL.
	RUSSELLIA EQUISSETIFORMIS	CORAL FOUNTAIN PLANT	5 GAL.			SYNTHETIC TURF	ARTIFICIAL GRASS	SQ. FT.	
	TECOMA 'SPARKY'	SPARKY BELLS	5 GAL.						
	TECOMA X 'ORANGE JUBILEE'	ORANGE JUBILEE	5 GAL.						

CITY OF PHOENIX
 JUL 07 2022
 Planning & Development
 Department

PRESTIGE HOMES ON VINEYARD PHOENIX, AZ

PRELIMINARY PLANT PALETTE