



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-41-21-7
September 10, 2021

Laveen Village Planning Committee Meeting Date September 13, 2021
Planning Commission Hearing Date October 7, 2021
Request From: [S-1](#) (Approved [C-2/CP-GCP](#)) (14.56 acres)
Request To: [C-2](#) HGT/WVR DNS/WVR (14.56 acres)
Proposed Use Multifamily residential with a height and density waiver
Location Approximately 615 feet north of the northwest corner of 59th Avenue and Dobbins Road
Owner The Williams Family Living 1996 Trust
Applicant Anne Healy, P.B. Bell
Representative Manjula M. Vaz, Gammage & Burnham, PLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	59th Avenue	Arterial	33-foot west half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</i></p> <p>The proposed development consists of high density multifamily residential housing on a site located within the Laveen Village Core, which is intended to be the clearly identifiable focus for the village. The proposed intensity is appropriate within the core and due to the site's adjacency to the Loop 202 Freeway.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposed development incorporates an enhanced landscape buffer along its 59th Avenue frontage and restricts buildings to a maximum two-story height along this frontage. These will provide an appropriate transition from the single-family residential neighborhood adjacent to the east, to the proposed three-story buildings along the freeway to the west.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

As stipulated, the development will provide mature shade trees along its 59th Avenue frontage, throughout the surface parking areas, and in open space areas.

Applicable Plan, Overlays, and Initiatives

[Laveen Southwest Growth Study](#) – See Background Item No. 4.

[Housing Phoenix](#) – See Background Item No. 7.

[Tree and Shade Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 10.

[Zero Waste PHX](#) – See Background Item No. 11.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural land	S-1 (Approved C-2/C-GCP)
North	Agricultural land	S-1 (Approved C-2/C-GCP)
South	Agricultural land	S-1 (Approved C-2/C-GCP)
East	Single-family residential subdivision	R1-8

West (Across Loop 202 freeway)	Dairy farm and agricultural land	C-2 H-R SP (App. C-2/CP-GCP), C-2/CP-GCP SP (App. C-2/CP-GCP), C-2 H-R (App. C-2/CP-GCP) and S-1 (App. C-2/CP-GCP)
---------------------------------------	----------------------------------	--

R-5 Multifamily Residential (Planned Residential Development Option) *		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	14.65 acres
Max. Total Number of Units	669, 764 with bonus	308 units (Met)
Max. Density (dwelling units/acre)	45.68; 52.20 with bonus	21.02 (Met)
<u>Standards</u>		
Building Height	4 stories or 48 feet Maximum***	3 stories, 37 feet (Met)
Lot Coverage	50% Maximum	32% (Met)
Open Space	5% Minimum of gross area (Per Section 703.B)	18% (Met)
Minimum Parking	474 required	606 provided (Met)
<u>Minimum Building Setbacks</u>		
Perimeter Standards	20 feet adjacent to a public street 10 feet adjacent to property line	Front (59th Avenue): 30 feet (Met)*** Interior property lines (north and south): 15 feet (Met)
Minimum Landscape Setbacks	20 feet adjacent to streets 5 feet adjacent to property lines	30 feet (59th Avenue) (Met) 15 feet interior property lines (Met)

* The C-2 zoning district permits multifamily zoning by right within the development parameters of the R-3 zoning district. Increased yard, height, area, and density may be permitted through a waiver up to the R-5 standards.

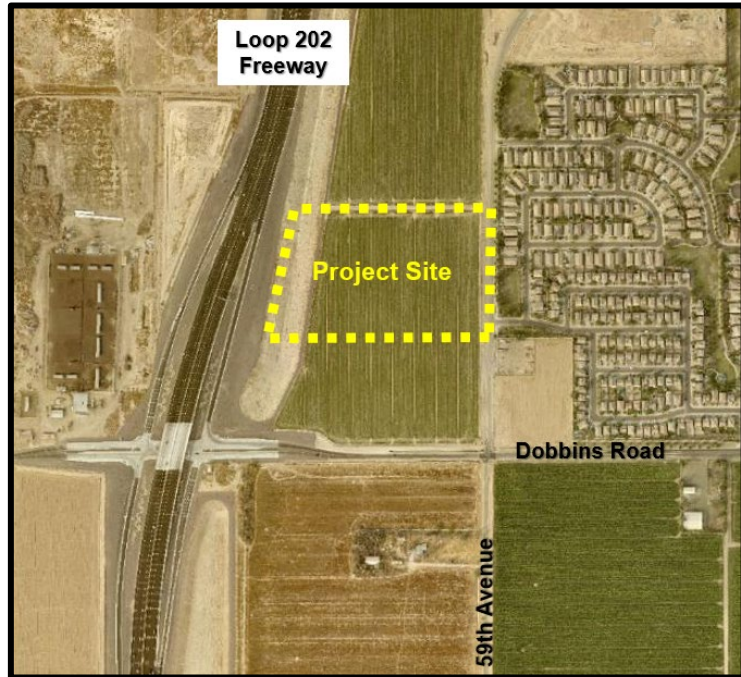
**If variance required.

***The height limitation of 4 stories or 48 feet applies to residential uses.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 14.56-acre site located approximately 615 feet north of the northwest corner of 59th Avenue and Dobbins Road from S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence District, Approved Intermediate Commercial District or Commerce Park District, General Commerce Park Option) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial District, Height Waiver, Density Waiver) to allow a multifamily residential development.

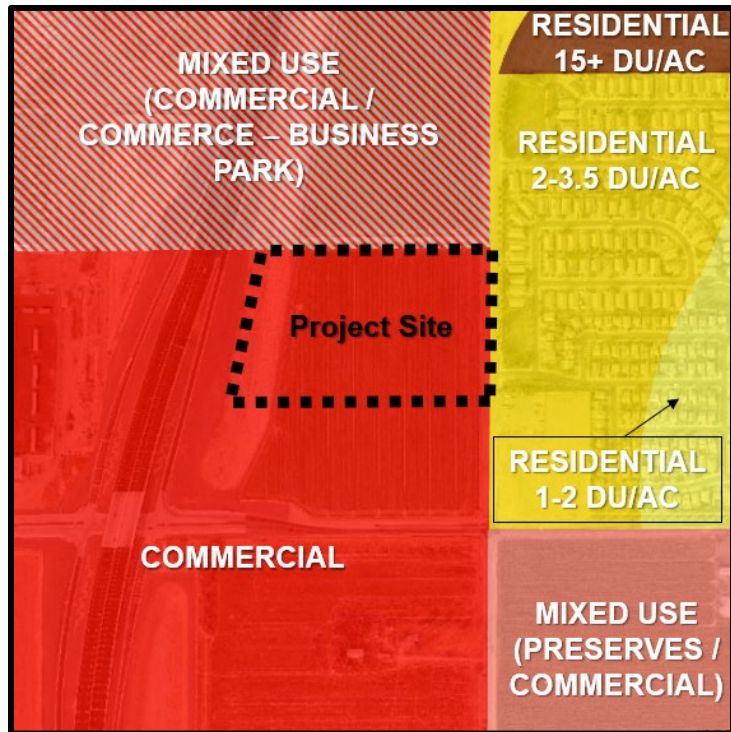


Aerial Map

Source: City of Phoenix Planning and Development Department

2. The site has a General Plan Land Use Map designation of Commercial. The same designation exists to the south and west of the site. North of the subject site is a Mixed Use (Commercial / Commerce – Business Park) designation. East of the site, across 59th Avenue, is the Residential 2 to 3.5 dwelling units per acre designation.

The proposal is consistent with the Commercial General Plan Land Use Map designation as the commercial land use designation accommodates

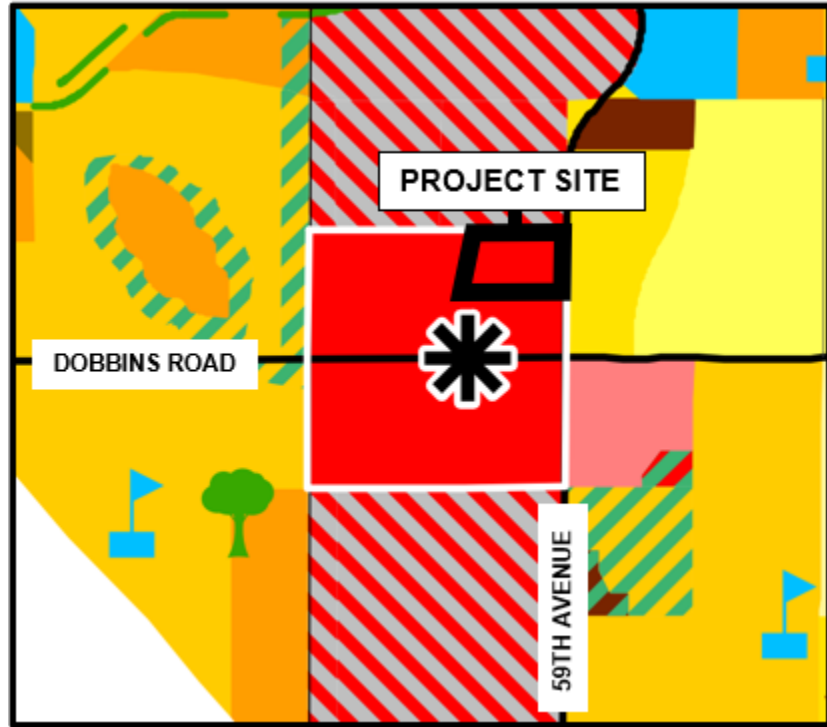


General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

multifamily development at varying scales and intensities.

The site is also located within the Laveen Village Core, which is intended to be the clearly identifiable central focus for the village with a pedestrian-oriented mix of land uses. This proposal will be the first development within the Laveen Village Core, as all properties within these boundaries are currently used for agricultural operations. The proposal will provide high density housing within the core and adjacent to a major transportation corridor.

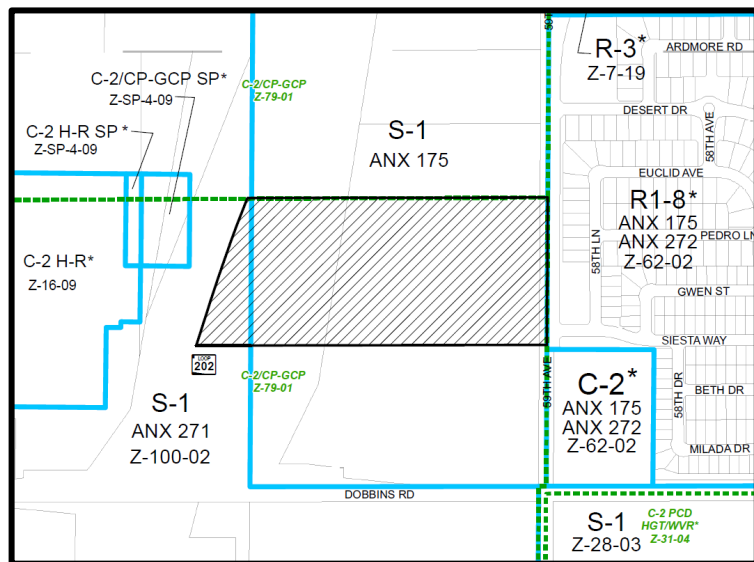


General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The current zoning of the subject site is S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence District, Approved Intermediate Commercial District or Commerce Park District, General Commerce Park Option) and it is currently used for agricultural operations. This same zoning designation extends both to the north and south of the site, with the same agricultural land use. To the east, across 59th Avenue, is a residential subdivision zoned R1-8.



Zoning Map

Source: City of Phoenix Planning and Development Department

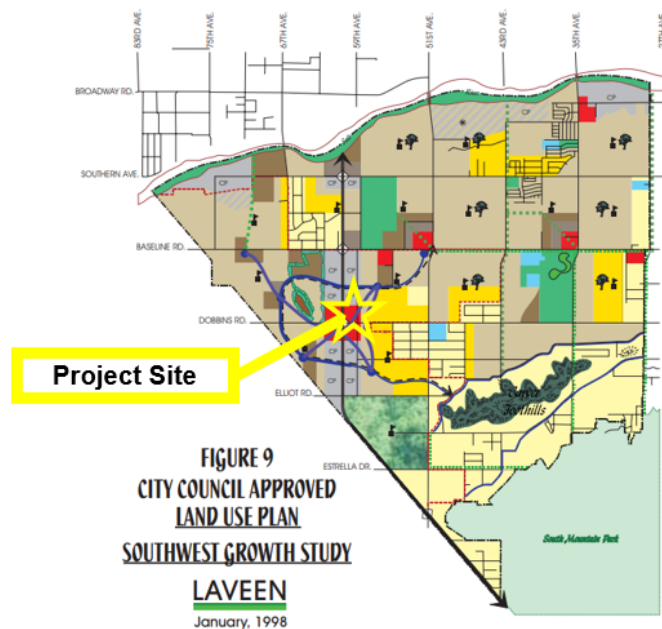
West of the site, across the Loop 202 freeway, are several zoning designations, as follows: C-2 H-R SP (Approved C-2/CP-GCP) (Intermediate Commercial District, High Rise District, Special Permit, Approved Intermediate Commercial District or Commerce Park District, General Commerce Park Option), C-2/CP-GCP SP (Approved C-2/CP-GCP) (Intermediate Commercial District or Commerce Park District, General Commerce Park Option Special Permit, Approved Intermediate Commercial District or Commerce Park District, General Commerce Park Option), C-2 H-R (Approved C-2/CP-GCP) (Intermediate Commercial District, High Rise District, Approved Intermediate Commercial District or Commerce Park District, General Commerce Park Option) and S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence District, Approved Intermediate Commercial District or Commerce Park District, General Commerce Park Option). This site is currently operated as a dairy farm.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

4. Laveen Southwest Growth Study

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village. It provides a land use and design planning framework to help shape the growth in Laveen, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

The Land Use Plan contained within this study designates the subject site as Commercial and is consistent with the current overall General Plan Land Use Map. The proposal is consistent with this designation and the proposed site plan and staff recommended stipulations also incorporate several



LEGEND

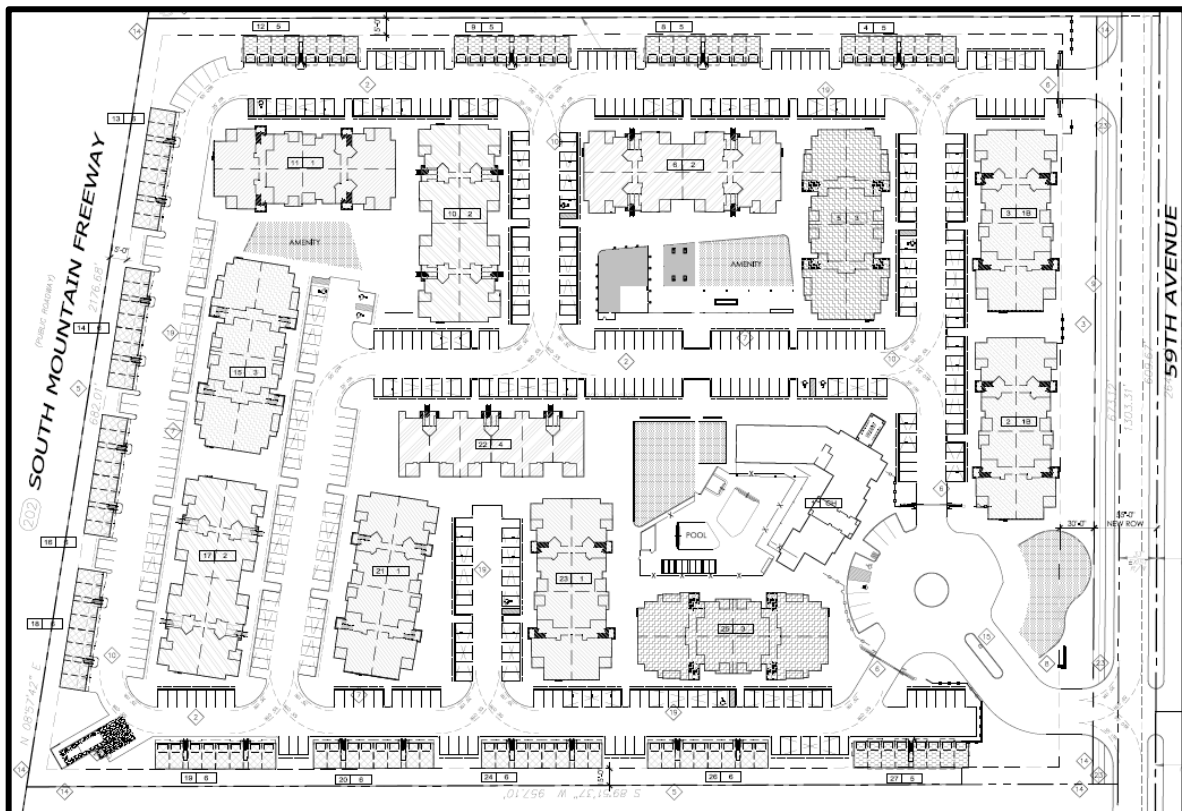
0-1 DU/ACRE	PARKS/OPEN SPACE
0-2 DU/ACRE	CONSERVATION COMMUNITY
2-5 DU/ACRE	SCHOOL
5-10 DU/ACRE	WATER COURSE/MULTI-USE TRAIL
10-15 DU/ACRE	PARKWAY
COMMERCIAL	PLANNED COMMUNITY
COMMERCE PARK	MULTI-USE TRAIL
PUBLIC/QUASI-PUBLIC	Existing Sand & Gravel to transition to Residential
HILLSIDE	OPEN SPACE FEATURE

Land Use Plan, Laveen Southwest Growth Study
 Source: City of Phoenix Planning and Development Department

of the design policies set forth in the study. These include incorporation of wide, detached sidewalks along 59th Avenue, robust landscaping standards, enhanced open space, and architectural style that pays homage to the agricultural heritage of Laveen.

PROPOSAL

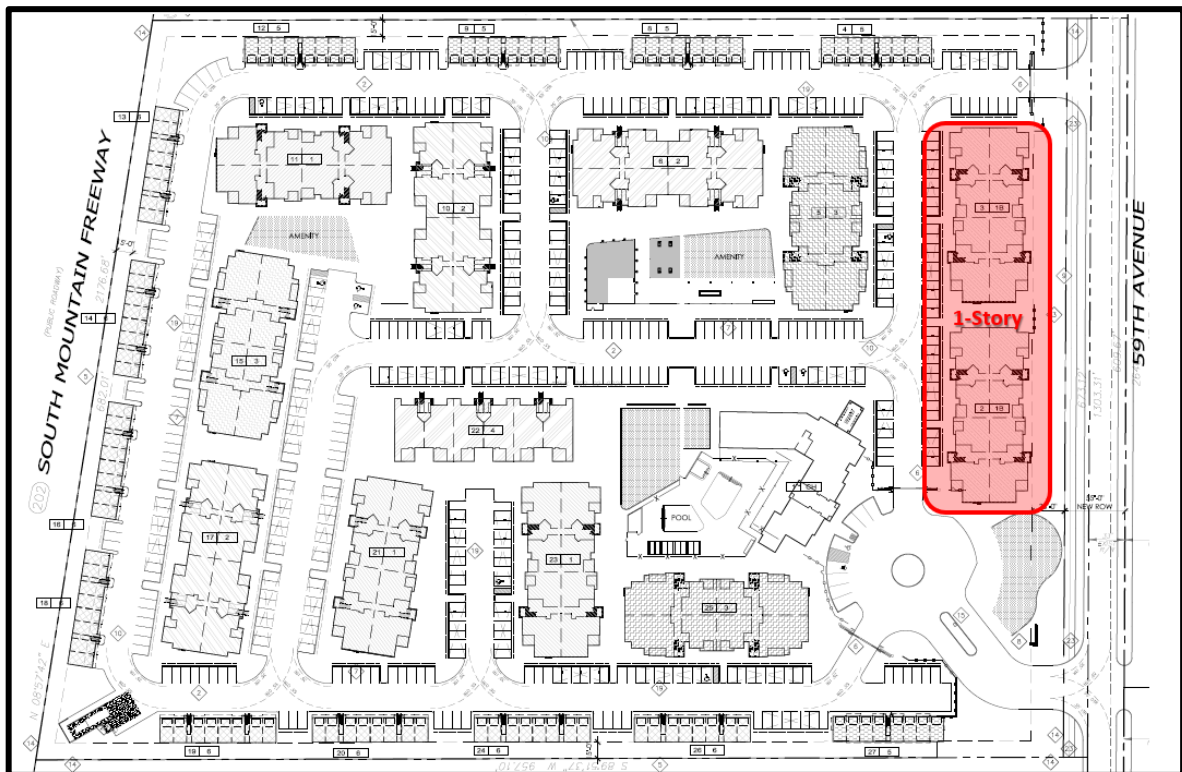
5. The proposed site plan depicts a multifamily residential development consisting of a mix of building types ranging from one to three stories in height, and residences ranging from one to three bedrooms units. The development proposes two vehicular entry drives along its 59th Avenue frontage. The southernmost driveway contains a roundabout style driveway entry that connects to two separate gated vehicular entries into the development. This driveway area will also have guest parking spaces with pedestrian access to the leasing office and clubhouse. The site plan depicts several desirable site design elements and amenities, which are further reinforced through staff recommended stipulations (discussed below). As such, staff is recommending general conformance to this site plan, per Stipulation No. 1.



Proposed Site Plan
Source: BMA Architecture

Building Heights

As noted in Background Item No. 3, the property to the east of the site, across 59th Avenue, consists of a single-family residential neighborhood with mostly single-story residences. To ensure an appropriate height transition as one moves west towards the Loop 202 freeway, staff is recommending that the buildings adjacent to 59th Avenue be restricted to a maximum building height of 2 stories and 30 feet, and all other buildings to a maximum of 3 stories and 40 feet. This is depicted on the proposed site plan and is addressed in Stipulation No. 2.



Proposed Site Plan
Source: BMA Architecture

59th Avenue Streetscape

To further ensure an appropriate transition from the single-family residential community to the west, staff is recommending that a minimum 30-foot-wide landscape setback be provided along 59th Avenue. Within the streetscape setback, staff is recommending that large caliper trees be planted to provide both shade for pedestrians and a vegetative buffer between this site and the homes across the street. This is addressed in Stipulation No. 4. The site is also located along a planned trail as depicted in the city's Parks and Trails Map. This will be provided via a 10-foot-wide public Shared Use Path (SUP) along 59th Avenue and will be detached. Staff is recommending that the landscape strip between the SUP and back of curb be planted with minimum two-inch caliper trees, vegetation to prevent

mid-block crossings, and that a minimum of 75 percent shade be provided along the path at maturity. These recommendations are addressed in Stipulation No. 3.

Staff is also recommending enhancements to the primary entry drive on the southeastern portion of the site. These enhancements shall include a pedestrian connection between the interior of the development and the public sidewalk, which shall be detached from the vehicular driveway and lined with landscape areas of no less than five feet in width along both sides, planted with a mixture of ornamental trees, shrubs and flower beds. Further, staff is recommending that the entire driveway surface (outside of the community access gates) be constructed of a material other than that used to pave the parking surfaces. These recommendations are addressed in Stipulation No. 6.

Additional improvements to the streetscape are recommended by staff, including the utilization of open fencing along 59th Avenue, or a combination of solid masonry and wrought iron open view fencing, as well as decorative ranch rail fencing elements to reflect the agricultural heritage of Laveen. These are addressed in Stipulation No. 7 and 9.

Perimeter Treatments

The proposed site plan depicts a minimum 15-foot landscape setback along the north, west and south perimeter property lines. Staff is recommending that these perimeter landscape areas be landscaped with minimum 2-inch caliper trees to buffer from adjacent properties, as well as with minimum 75 percent live groundcover. This is addressed in Stipulation No. 5. Staff is also recommending enhanced perimeter wall design around the property, per Stipulation No. 8.

Open Space and Shade

The site plan depicts three open space areas: a primary amenity area located within close proximity to the primary entry driveway, a secondary amenity area within the north-central part of the site, and a third open space area that also functions as a retention basin within the north-western portion of the site. Staff is recommending that a minimum 18 percent of the site be provided as open space, and that it be equitably distributed throughout the site, per Stipulation No. 10. Staff is also recommending that the primary amenity space remain in close proximity to the primary entry and that it include a minimum of one swimming pool and one clubhouse. Staff is also recommending that a minimum of three benches be provided throughout the development within shaded areas. One of these should be located near the primary entry drive. These recommendations are addressed in Stipulation Nos. 10 and 11. Furthermore, staff is recommending that no more than 50 percent of the landscape areas within common areas or ten percent of the net lot area, whichever is less, be planted in turf or other high-water use plants. This is addressed in Stipulation No. 12.

To ensure thermal comfort for residents and guests, staff is recommending that open space areas and pedestrian pathways be shaded at a minimum of 75 percent shade with a combination of trees and structural shade, per Stipulation No. 14. Further heat reduction is recommended through planting of shade trees throughout surface parking areas to achieve a minimum of 25 percent shade, per Stipulation No. 15.



Landscape Rendering

Source: Anderson

Pedestrian Safety

Due to the number of outdoor amenity areas and the site's proximity to major commercial centers to the north on 59th Avenue and Baseline Road, significant pedestrian activity is expected to occur. As such, staff is recommending that a pedestrian circulation plan be put in place for the development. All pedestrian pathways should incorporate pedestrian-scale lighting and, where the pathways cross drive aisles, they should be constructed of a material that visually contrasts from the drive aisle surface. This is addressed in Stipulation No. 13. Additional traffic calming measures at all vehicular points of entry are also recommended to enhance pedestrian safety on the site, per Stipulation No. 18.

As stated above, the site is located near commercial centers to the north, and 59th Avenue will be an important bicycle route for nearby residents to access these centers. To promote the use of alternative transportation modes, staff is

recommending that the development provide bicycle amenities per the standards set forth in Section 1307.H of the Zoning Ordinance, which is the Walkable Urban Code. Staff is also recommending the provision of one bicycle repair station so residents and guests can service their bicycles at a convenient location. These are addressed in Stipulation No. 17.

6. The proposed elevations depict a mixture of two- to three-story buildings and a single-story clubhouse building. The elevations feature pitched roof elements, pop-outs, balconies, and a variety of building materials on all building facades. Vertical siding and standing seam roofing recall the agricultural style of Laveen and have been incorporated into the overall modern architectural style. The homage to Laveen's agrarian architectural style is consistent with the design recommendations set forth in the Laveen Southwest Growth Study. As such, staff is recommending general conformance to these elevations, per Stipulation No. 1.



Building Elevations
Source: BMA Architecture

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing an opportunity for high density residential development.

8. [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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending significant tree shade cover for pedestrian pathways, SUP, open space areas, perimeter landscape areas, and surface parking areas, per Stipulation Nos. 3, 4, 5, 6, 14, 15, and 16.

9. [Complete Streets Guiding Principles](#)

In 2014, the City of 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. To ensure pedestrian safety throughout the development and along the public right-of-way, staff is recommending a detached Shared Use Path, a pedestrian circulation plan which includes pedestrian-scale lighting, detached pedestrian connection to the street, and significant bicycle amenities, per Stipulation Nos. 3, 6, 13, and 17.

10. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for bicycle parking that follows standards set forth in the Walkable Urban Code, which is the city's form-based zoning code intended to enhance the pedestrian realm and encourage multi-modal transportation. Staff is further recommending a bicycle fix-it station to provide residents and guests with a convenient place to service their bicycles. This is addressed in Stipulation No. 17.

11. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposal will utilize regular trash and recycling bins.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff had not received any community correspondence regarding this request.

INTERDEPARTMENTAL COMMENTS

13. 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.
14. The Public Transit Department has requested that the developer provide clearly defined, accessible pathways that connect all building entrances and exits, and public sidewalks, and that they be constructed of materials that visually contrast with parking and drive aisle surfaces. These are addressed in Stipulation No. 13. This department has further requested that all pedestrian paths and sidewalks be shaded at 75 percent at maturity. This is addressed in Stipulation No. 15.
15. The Street Transportation Department has required a 55-foot dedication for the west half of 59th Avenue, a 14-foot-wide median along 59th Avenue from Siesta Way to the northern edge of the development, and a minimum five-foot-wide detached sidewalk and minimum 13-foot wide landscape area between the sidewalk and back of curb. As explained in Background Item No. 5, a Shared Use Path will be provided along the street in lieu of a sidewalk and will meet the intent of the sidewalk requirement. The department has further required a shaded pedestrian pathway constructed of bricks, paver, or similar material, connecting the site to 59th Avenue, which was also discussed in Background Item No. 5. Additionally, the department requires that a Traffic Impact Study (TIS) be submitted for the development, that any existing irrigation facilities be undergrounded and relocated outside of city right-of-way, and that all streets be constructed with all required improvements and comply with current ADA standards. These requirements are addressed in Stipulation Nos. 6, 18 through 24.

OTHER

16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that

archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 25, 26, and 27.

17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed development will provide high density housing within the Laveen Village Core, where higher intensity land uses are encouraged. The site is also adjacent to the Loop 202 freeway, a major transportation corridor, in addition to a major commercial center to the north, on 59th Avenue and Baseline Road.
2. The proposal will provide an appropriate transition from single-family residential neighborhoods to the east to the freeway corridor to the west of the site.
3. As stipulated, the proposal includes several site design elements that exceed Zoning Ordinance requirements and that are consistent with the design recommendations set forth in the Laveen Southwest Growth Study.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped August 30, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. The buildings along 59th Avenue, as depicted on the site plan date stamped August 31, 2021, shall not exceed a maximum height of 2 stories and 30 feet. Other buildings on the site shall not exceed a maximum height of 3 stories and 40 feet.
3. The developer shall construct a 10-foot-wide public Shared Use Path (SUP) along 59th Avenue, which shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map. The landscape area between the sidewalk and back of curb shall be planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity.
- b. Drought tolerant vegetation maintained at a maximum height of 24 inches and achieve 75 percent live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

4. A minimum landscape setback of 30 feet shall be required along 59th Avenue and shall be planted with minimum 50 percent 3-inch caliper, 50 percent 4-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, and five 5-gallon shrubs per tree, and 75 percent live groundcover, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. The required landscape setback along the interior property lines shall be planted with minimum 2-inch caliper trees at 20 feet on center or in equivalent groupings, and 75 percent live groundcover at maturity, as approved by the Planning and Development Department.
6. The primary vehicular entrance to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. Pedestrian pathway connecting the interior of the development to the public sidewalk and shall be constructed of bricks, pavers, or similar material.
 - b. The pedestrian pathway shall be detached from the vehicular driveway and lined with landscape areas on both sides of not less than 5 feet each. The landscape area shall be planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.
 - c. A mix of ornamental trees (no less than 2-inch caliper), shrubs (no less than five five-gallon shrubs per tree) and flower beds that will maintain a constant bloom throughout the year and 75 percent live cover, shall be provided along both sides of the entryway and within a landscaped median of no less than 5 feet in width.
 - d. The driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.

7. Open view wrought iron fencing or a combination of maximum two feet of solid masonry topped by wrought iron open view fencing shall be utilized along pedestrian and vehicular entryway areas, as approved by the Planning and Development Department.
8. Walls along the perimeter of the site shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
9. Decorative rail or similar fencing elements shall be provided along 59th Avenue, as approved by the Planning and Development Department.
10. The development shall provide a minimum of 18 percent of open space. A minimum of three district open space areas shall be provided as depicted on the site plan date stamped August 30, 2021. Additionally, three benches or seating features shall be provided throughout the development within shaded areas. One of the benches or seating features shall be located within close proximity to the primary entryway along 59th Avenue.
11. A central amenity and open space area shall be provided within close proximity to the primary vehicular entrance into the development, and include the following amenities at a minimum, as approved by the Planning and Development Department:
 - a. Swimming pool;
 - b. Clubhouse.
12. No more than 50 percent of the landscape areas within common areas or 10 percent of the net lot area, whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department.
13. A system of pedestrian thoroughfares shall be provided at a minimum, as described below and as approved or modified by the Planning and Development Department:
 - a. Pathways shall be illuminated by pedestrian scale lighting per Section 1304(H)5.
 - b. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.

14. Active open space areas, with the exception of the pool, shall be shaded a minimum of 75 percent using architectural shade and/or shade trees at full maturity, as approved by the Planning and Development Department.
15. Pedestrian paths internal within the site and connecting the public sidewalk shall be shaded to a minimum of 75 percent using architectural shade and/or shade trees at full maturity, as approved by the Planning and Development Department.
16. All uncovered surface parking lot areas shall be landscaped with a minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking areas and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
17. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Minimum of four bicycle parking spaces via inverted U-bicycle racks, artistic style bicycle racks or "Outdoor/Covered Facilities" shall be located near the vehicular entryway into the development or nearby amenity areas. All bicycle racks shall adhere to Appendix K of the Comprehensive Bicycle Master Plan.
 - b. Secure bicycle parking for residents shall be provided at a minimum rate of 0.25 spaces per residential unit, with a maximum of 50 spaces, and shall adhere to the standards in Section 1307.H of the Zoning Ordinance.
 - c. One bicycle repair station ("fix it station") shall be provided and maintained within close proximity to the primary vehicular entryway to the development. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
18. The developer shall provide traffic calming measures at all vehicular points of ingress and egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
19. The developer shall dedicate minimum 55 feet of right-of-way for the west half of 59th Avenue, as approved by the Planning and Development Department.

20. The developer shall construct and landscape a 14-foot-wide median island along 59th Avenue from Siesta Way to the northern edge of the development. A median opening shall be provided at 59th Avenue and Siesta Way for full access while the northern access shall be restricted to right-in/right-out only by the median island, as depicted on the site plan date stamped August 30, 2021 and as approved by the Street Transportation Department.
21. The developer shall construct a detached sidewalk and minimum 13-foot-wide landscape area located between the back of curb and sidewalk as required by the CM Cross Section along the west side of 59th Avenue, as approved by the Planning and Development Department.
22. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The TIS shall include signal warrant analysis for the intersections of 59th Avenue and Dobbins Road and 59th Avenue and South Mountain Boulevard. The developer shall be responsible for any additional dedications and construction and/or contribute funds in escrow for the traffic signals, as required by the approved TIS.
23. Existing irrigation facilities along any existing and or proposed right-of-way shall be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer, require completion prior to obtaining plat and or civil plan review approval.
24. 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.
25. 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.
26. 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.
27. 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

Sofia Mastikhina
August 30, 2021

Team Leader

Samantha Keating

Exhibits

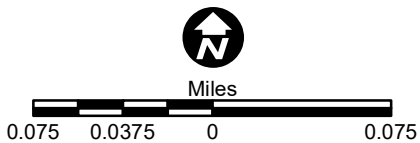
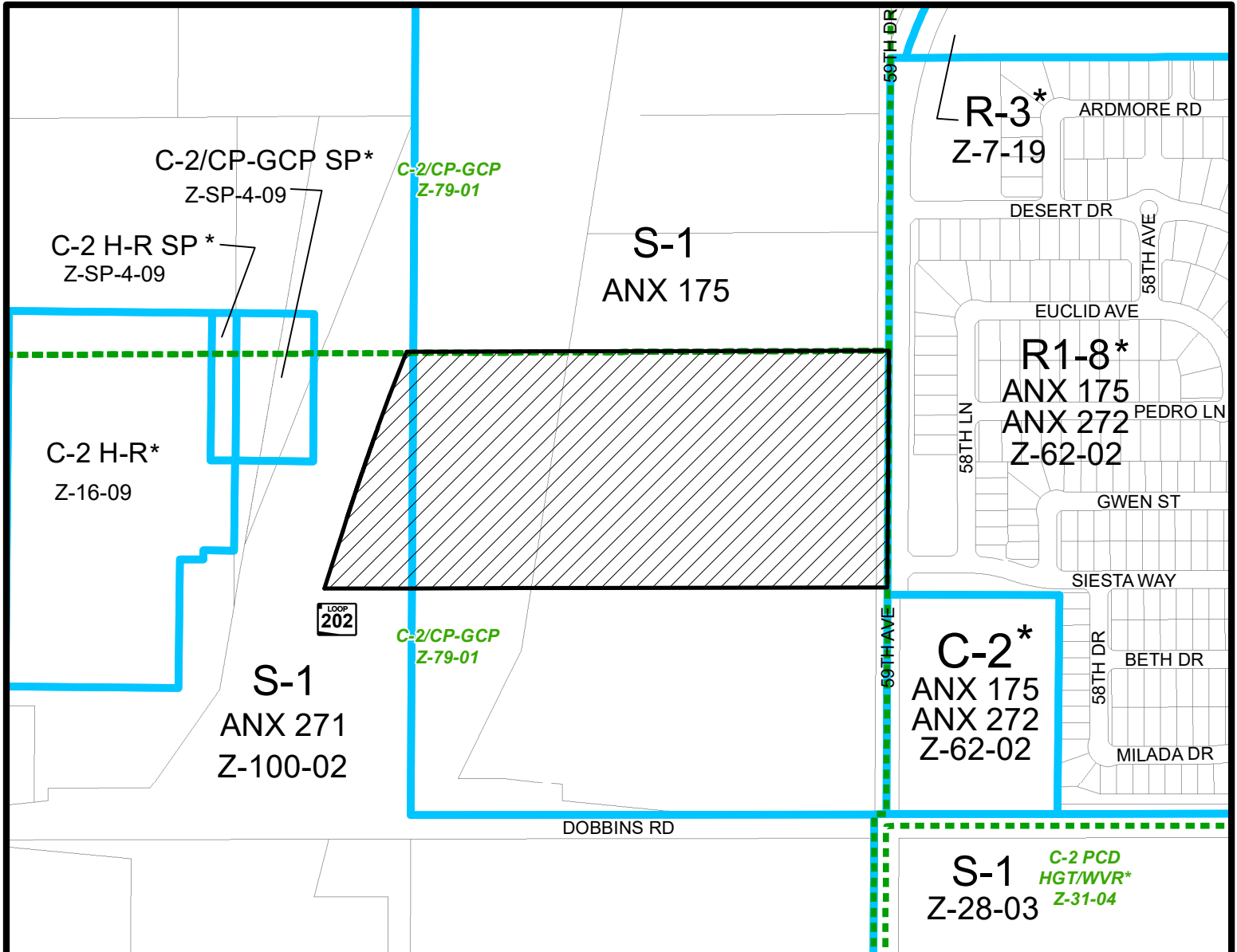
Sketch Map

Aerial

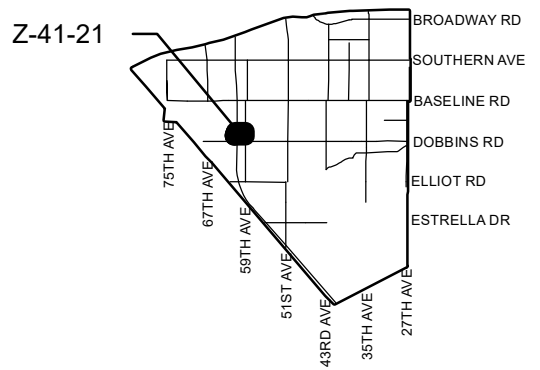
Site plan date stamped August 30, 2021 (1 page)

Elevations date stamped August 30, 2021 (8 pages)

Landscape plan date stamped August 30, 2021 (1 page)

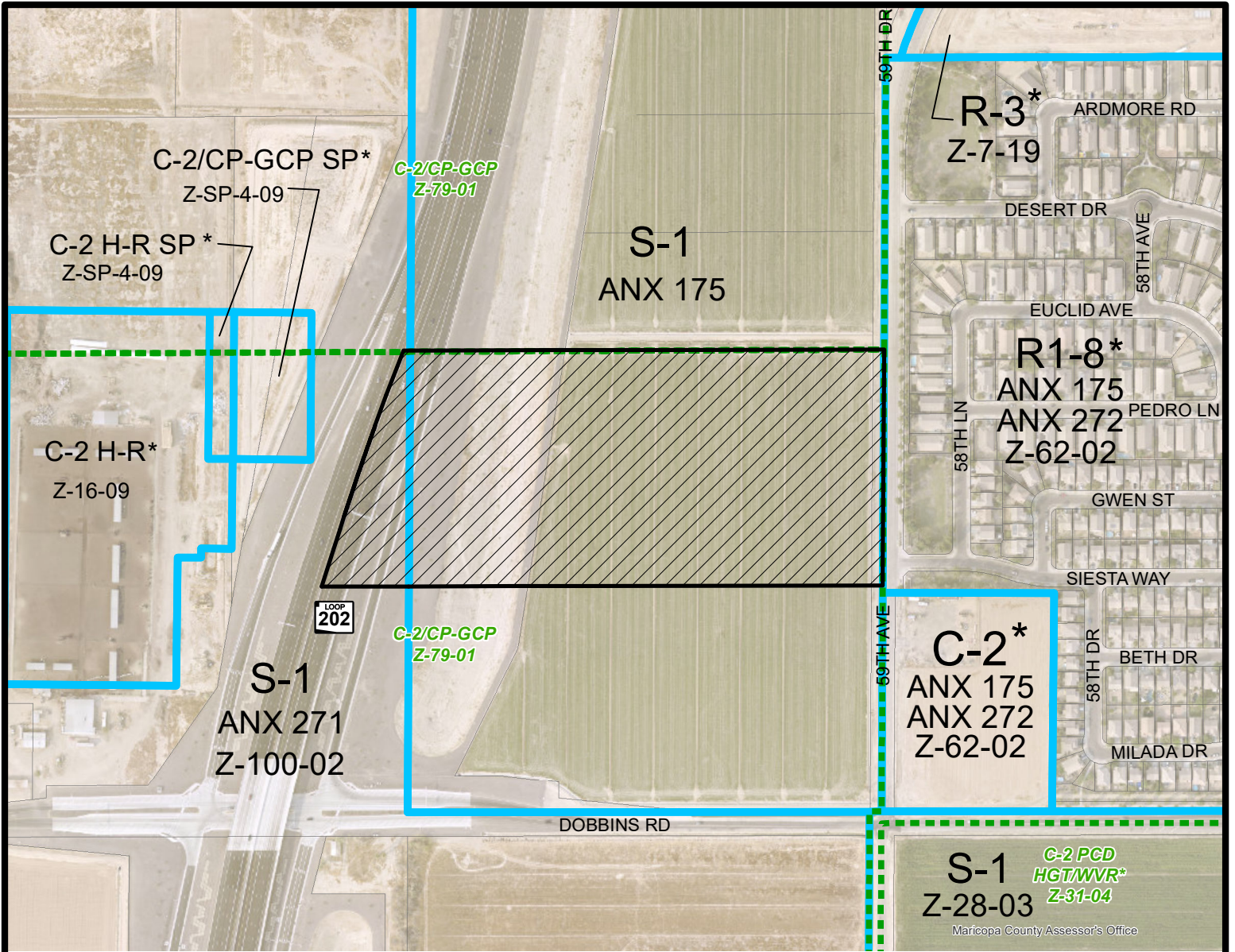


LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: P.B. Bell/Bernard Pipan		REQUESTED CHANGE: FROM: S-1 (Approved C-2/CP-GCP) (14.56 a.c.) TO: C-2 HGT/WVR DNS/WVR (14.56 a.c.)					
APPLICATION NO. Z-41-21	DATE: 8/03/2021 REVISION DATES:	<table border="1"> <tr> <td colspan="2"> AERIAL PHOTO & QUARTER SEC. NO. QS 02-14 </td> <td colspan="2"> ZONING MAP C-5 </td> </tr> </table>		AERIAL PHOTO & QUARTER SEC. NO. QS 02-14		ZONING MAP C-5	
AERIAL PHOTO & QUARTER SEC. NO. QS 02-14				ZONING MAP C-5			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 14.56 Acres							
MULTIPLES PERMITTED S-1 (Approved C-2/CP-GCP) C-2 HGT/WVR DNS/WVR		CONVENTIONAL OPTION 14 (211) 633					
		* UNITS P.R.D. OPTION N/A (253) 760					

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



Miles

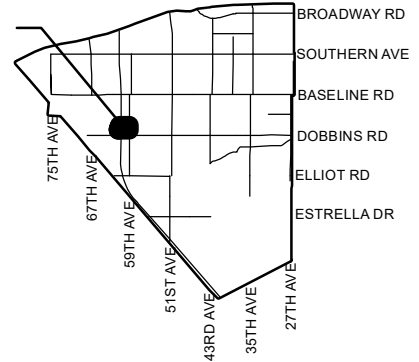
0.075 0.0375 0 0.075

LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 7



Z-41-21



APPLICANT'S NAME: P.B. Bell/Bernard Pipan

APPLICATION NO. Z-41-21

DATE: 8/03/2021
REVISION DATES:

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

14.56 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 02-14

ZONING MAP
C-5

REQUESTED CHANGE:
FROM: S-1 (Approved C-2/CP-GCP) (14.56 a.c.)

TO: C-2 HGT/WVR DNS/WVR (14.56 a.c.)

MULTIPLES PERMITTED

S-1 (Approved C-2/CP-GCP)
C-2 HGT/WVR DNS/WVR

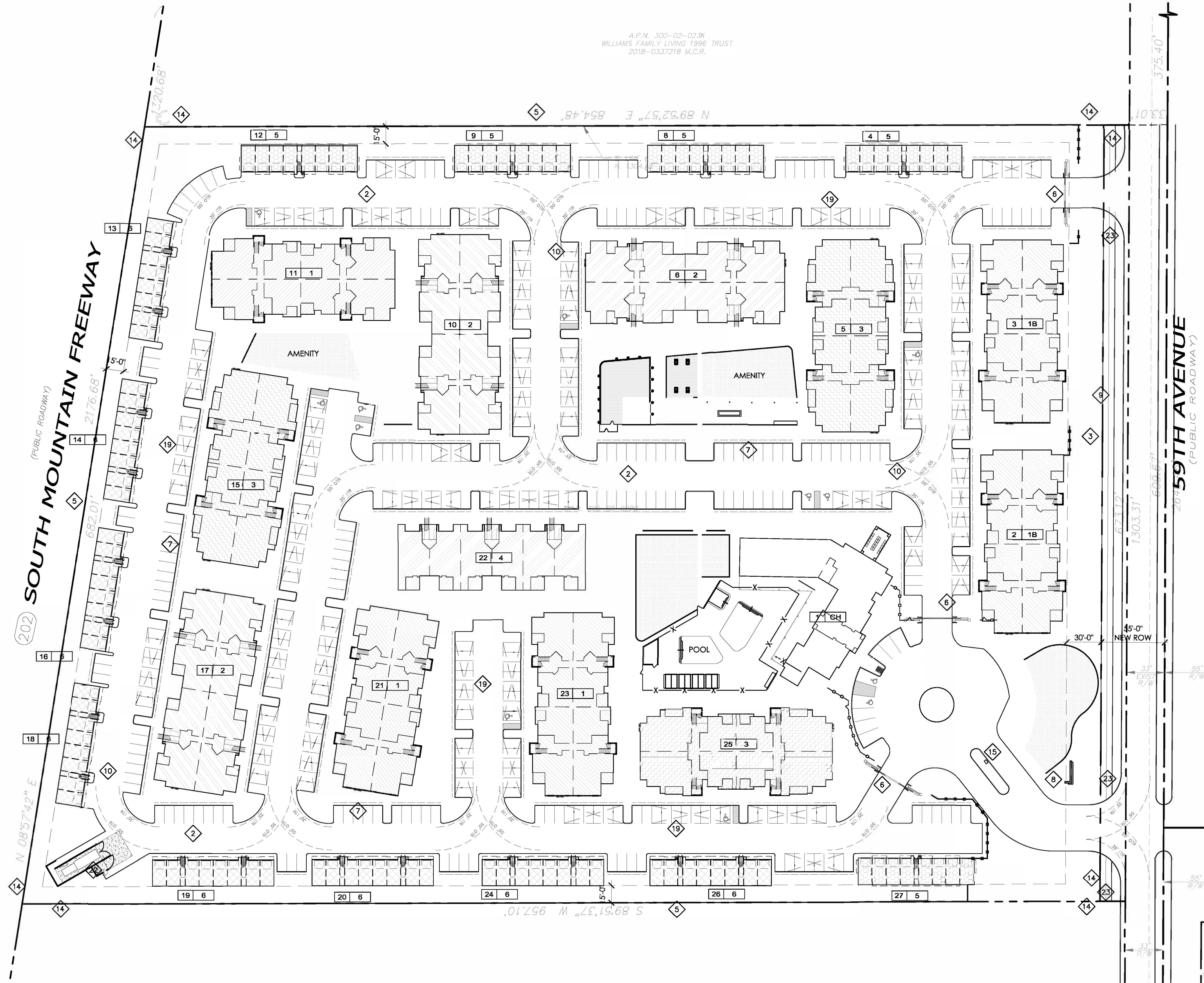
CONVENTIONAL OPTION

14 (211)
633

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

N/A (253)
760

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



PRELIMINARY SITE PLAN
SCALE: 1" = 50'-0"

SITE KEY NOTES

- 2 ASPHALT PAVING OVER A.B.C. PER SOIL REPORT
- 3 6" DECORATIVE VIEW FENCE
- 4 4'-0" WIDE SELF-CLOSING PEDESTRIAN GATE, FULLY ADA COMPLIANT FOR APPROACH, SWING, AND SPRING ACTION.
- 5 6" SOLID MASONRY WALL
- 6 DOUBLE PANEL AUTOMATIC ROLLING GATE COMPLYING WITH PHOENIX FIRE PREVENTION ACCESS GATES REQUIREMENTS FOR AUTOMATIC GATES.
- 7 PARKING SPACE 8.5x11.5' WITH 2.5' OVERHANG
- 8 MONUMENT SIGN BY OTHERS. ALL SIGNAGE UNDER SEPARATE PERMIT TO BE COORDINATED BY CONTRACTOR. SEE LANDSCAPE FOR DESIGN INTENT
- 9 NEW PEDESTRIAN WALKWAY
- 10 FIRE TRUCK TURNING RADIUS (PER COPH) TYP WHERE SHOWN
- 14 PROPERTY LINE
- 15 KEYPAD ACCESS CONTROLLER AND KNOX EMERGENCY ACCESS OVERRIDE PER PHOENIX FIRE PREVENTION DIVISION REGULATIONS FOR AUTOMATIC GATES.
- 19 COVERED PARKING STRUCTURE WHERE INDICATED
- 22 TRASH COMPACTOR AND RECYCLE AREA
- 23 10' WIDE PEDESTRIAN PATHWAY

PROJECT DATA

OWNER: P. B. BELL COMMERCIAL DEVELOPMENT
8434 N 90TH ST., SUITE 100
SCOTTSDALE, AZ 85258
ATTN: ANNE HEALY

ARCHITECT: BMA ARCHITECTURE
2915 E BASELINE RD., SUITE 120
GILBERT, AZ 85234
ATTN: BRIAN M ANDERSEN, AIA

SITE DATA
ADDRESS: +/- 615 FEET NORTH OF NWC DOBBINS RD & 59TH AVE
LAVEN, AZ

APN NUMBER: 300-02-022C
SITE AREA (GROSS): APPROX. 14.56 ACRES (634,233 S.F.)
SITE AREA (NET): APPROX 13.66 ACRES (595,034 S.F.)

CURRENT ZONING: S-1 (APPROVED C-2/CP-GCP)
PROPOSED ZONING: C-2 HGT/WVR DNS/WVR
PROPOSED USE: MULTIFAMILY RESIDENTIAL

OPEN SPACE: 107,335 / 595,034 = 18.03%
LANDSCAPE AREA: 187,392 SF / 595,034 = 31.49%

LOT COVERAGE BUILDINGS: 154,745 / 595,034 = 26%
LOT COVERAGE CARPORTS: 37,154 / 595,034 = 6%

BUILDING HEIGHT PROVIDED: 1, 2, 3 STORIES

DENSITY PROVIDED: 308 UNITS/14.56 ACRES = 21.15 DU/ACRE

PERIMETER STANDARDS (PRD - C) REQUIRED PROVIDED
ADJACENT TO PUBLIC STREET 20' 30'
ADJACENT TO PROPERTY LINE 15' 15'

GROSS UNIT MIX UNIT TYPE	# OF UNITS	% OF UNITS	NET LIVABLE	GROSS LIVABLE
1 BEDROOM	88 UNITS	32 %	792 SF	69,696 SF
1 BEDROOM LOFT	32 UNITS	6 %	900 SF	28,800 SF
2 BEDROOM	154 UNITS	40 %	1,078 SF	166,012 SF
2 BEDROOM CARRIAGE	10 UNITS	7 %	1,082 SF	10,820 SF
3 BEDROOM	24 UNITS	9 %	1,330 SF	31,920 SF
TOTAL	308 UNITS	100 %	AVG: 998 SF	307,248 SF

PARKING REQUIRED:	TOTAL		UNRESERVED SPACES
	# UNITS	SPACES REQ'D	
1 BEDROOM UNITS	120 x 1.5 = 180 P.S.		120 x 0.5 = 60 P.S.
2 BEDROOM UNITS	164 x 1.5 = 246 P.S.		164 x 0.5 = 82 P.S.
3 BEDROOM UNITS	24 x 2.0 = 48 P.S.		24 x 1.0 = 24 P.S.
REQUIRED TOTAL:	474 P.S.		166 P.S.
PROVIDED TOTAL:			220 P.S.

PROVIDED:

- GARAGES (RESERVED) = 104 P.S.
- RESERVED SPACES (COVERED SPACES) = 282 P.S.
- UNRESERVED SPACES (OPEN SPACES) = 220 P.S.
- PROVIDED TOTAL: (1.96:1) 606 P.S.**

ACCESSIBLE PARKING SPACES:

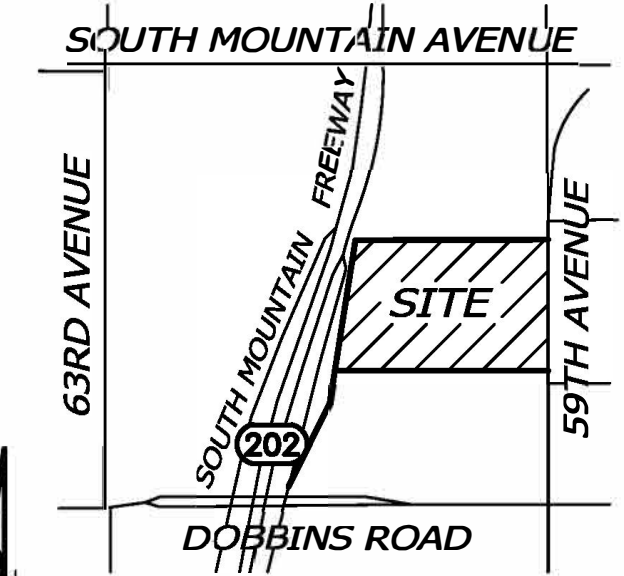
- REQUIRED: = 12 P.S.
- PROVIDED: = 12 P.S.

- LEGEND:**
- 1 CH BUILDING NUMBER
 - 1 CH BUILDING TYPE
 - CLUBHOUSE BUILDING - 1 STORY
 - BUILDING TYPE 1-3 STORY (12-1BR, 12-2BR)
 - BUILDING TYPE 1B-2 STORY (8-1BR, 8-2BR)
 - BUILDING TYPE 2-3 STORY (24-2BR)
 - BUILDING TYPE 3-3 STORY (12-1BR, 4-2BR, 8-3BR)
 - BUILDING TYPE 4-3 STORY (18-2BR)
 - BUILDING TYPE 5-2 STORY (2-2BR CARRIAGE)
 - BUILDING TYPE 6-3 STORY (4-1BR CARRIAGE)

CITY OF PHOENIX

AUG 30 2021

Planning & Development Department



VICINITY MAP



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
PB BELL
59th AVE MULTIFAMILY
PHOENIX, AZ

dwg name: **PRELIMINARY SITE PLAN**
dwg no: **SD1.10**
date: 8-23-2021
job no: 2021.07 log no:



FRONT ELEVATION - CLUBHOUSE
SCALE: 3/32" = 1'-0"

CITY OF PHOENIX

AUG 30 2021

Planning & Development
Department



LEFT ELEVATION - CLUBHOUSE
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION - CLUBHOUSE
SCALE: 3/32" = 1'-0"



REAR ELEVATION - CLUBHOUSE
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	MASONRY VENEER			
③	HORIZONTAL SIDING			CEMENTIOUS
④	VERTICAL SIDING			CEMENTIOUS
⑤	STANDING SEAM ROOFING			
⑥	FLAT CONCRETE ROOF TILE			
⑦	METAL RAILING			



FRONT/REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT/RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX

AUG 30 2021

**Planning & Development
Department**

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	MASONRY VENEER			
③	HORIZONTAL SIDING			CEMENTIOUS
④	VERTICAL SIDING			CEMENTIOUS
⑤	STANDING SEAM ROOFING			
⑥	FLAT CONCRETE ROOF TILE			
⑦	METAL RAILING			



FRONT/REAR ELEVATION
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX

AUG 30 2021

Planning & Development
Department



LEFT/RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO. / COLOR / TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	MASONRY VENEER			
③	HORIZONTAL SIDING			CEMENTIOUS
④	VERTICAL SIDING			CEMENTIOUS
⑤	STANDING SEAM ROOFING			
⑥	FLAT CONCRETE ROOF TILE			
⑦	METAL RAILING			



FRONT/REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT/RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

CITY OF PHOENIX

AUG 30 2021

**Planning & Development
Department**

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	MASONRY VENEER			
③	HORIZONTAL SIDING			CEMENTIOUS
④	VERTICAL SIDING			CEMENTIOUS
⑤	STANDING SEAM ROOFING			
⑥	FLAT CONCRETE ROOF TILE			
⑦	METAL RAILING			



FRONT/REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT/RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

CITY OF PHOENIX

AUG 30 2021

**Planning & Development
Department**

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO. / COLOR / TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	MASONRY VENEER			
③	HORIZONTAL SIDING			CEMENTIOUS
④	VERTICAL SIDING			CEMENTIOUS
⑤	STANDING SEAM ROOFING			
⑥	FLAT CONCRETE ROOF TILE			
⑦	METAL RAILING			



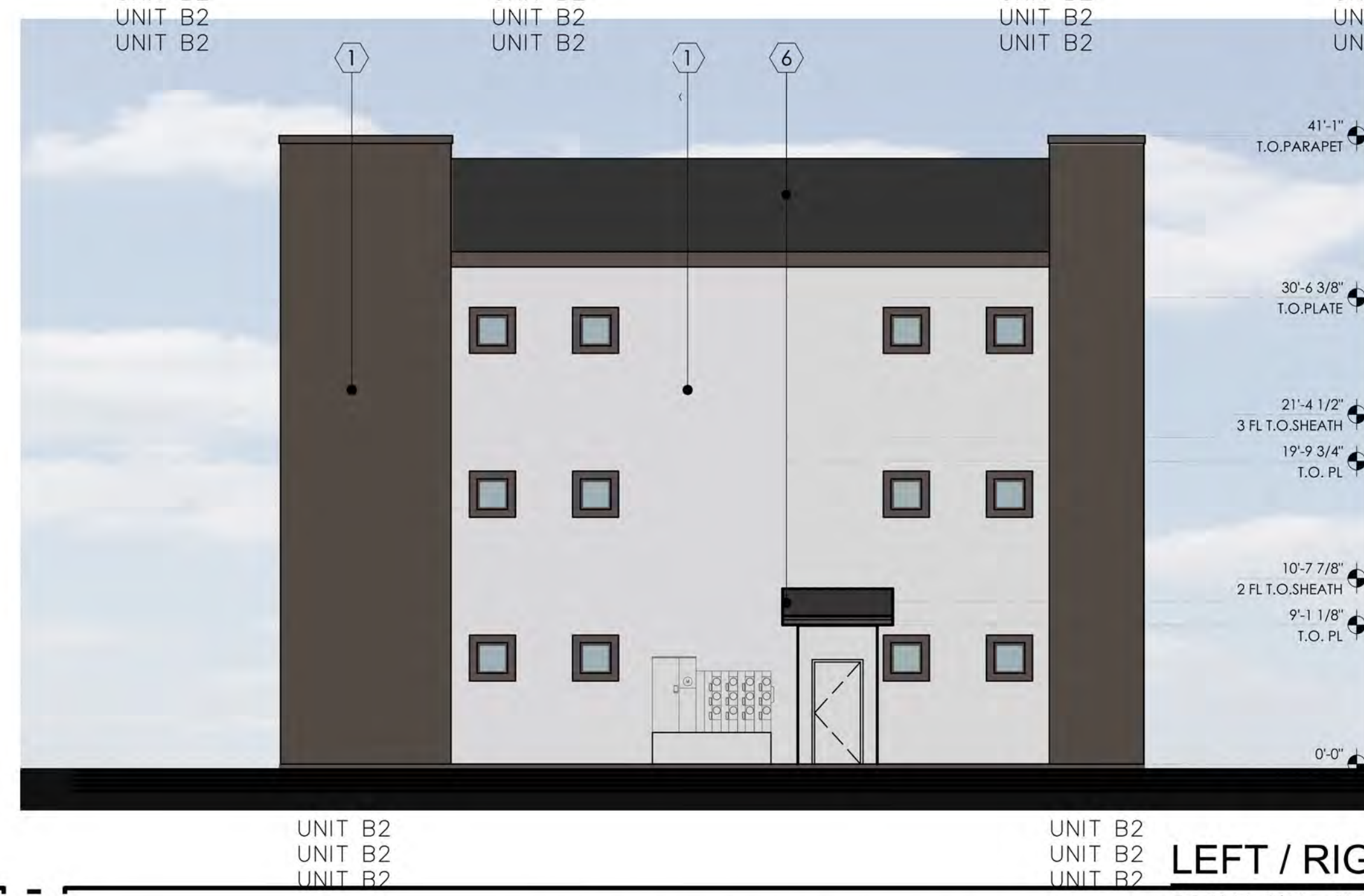
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT / RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

CITY OF PHOENIX
 AUG 30 2021
 Planning & Development
 Department

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	MASONRY VENEER			
③	HORIZONTAL SIDING			CEMENTIOUS
④	VERTICAL SIDING			CEMENTIOUS
⑤	STANDING SEAM ROOFING			
⑥	FLAT CONCRETE ROOF TILE			
⑦	METAL RAILING			



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
PB BELL
 59th AVE MULTIFAMILY
 PHOENIX, AZ

dwg name: PRELIMINARY BLDG TYPE 4
 EXTERIOR ELEVATIONS
 dwg no: SD2.41
 date: 08-27-2021
 job no: 2021.07 log no:



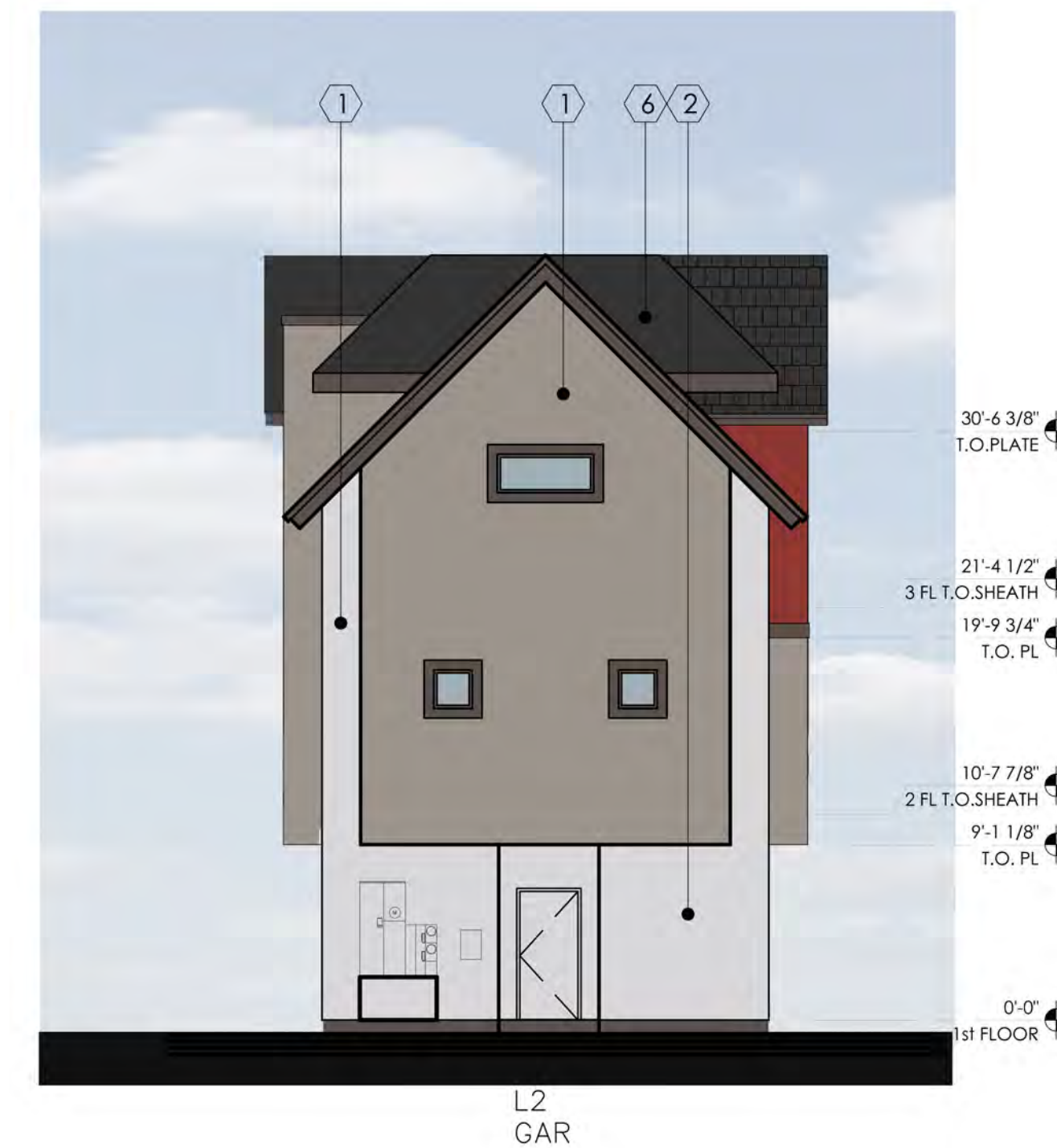
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT/RIGHT ELEVATIONS

SCALE: 1/8" = 1'-0"

CITY OF PHOENIX

AUG 3 0 2021

Planning & Development
Department

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	MASONRY VENEER			
③	HORIZONTAL SIDING			CEMENTIOUS
④	VERTICAL SIDING			CEMENTIOUS
⑤	STANDING SEAM ROOFING			
⑥	FLAT CONCRETE ROOF TILE			
⑦	METAL RAILING			



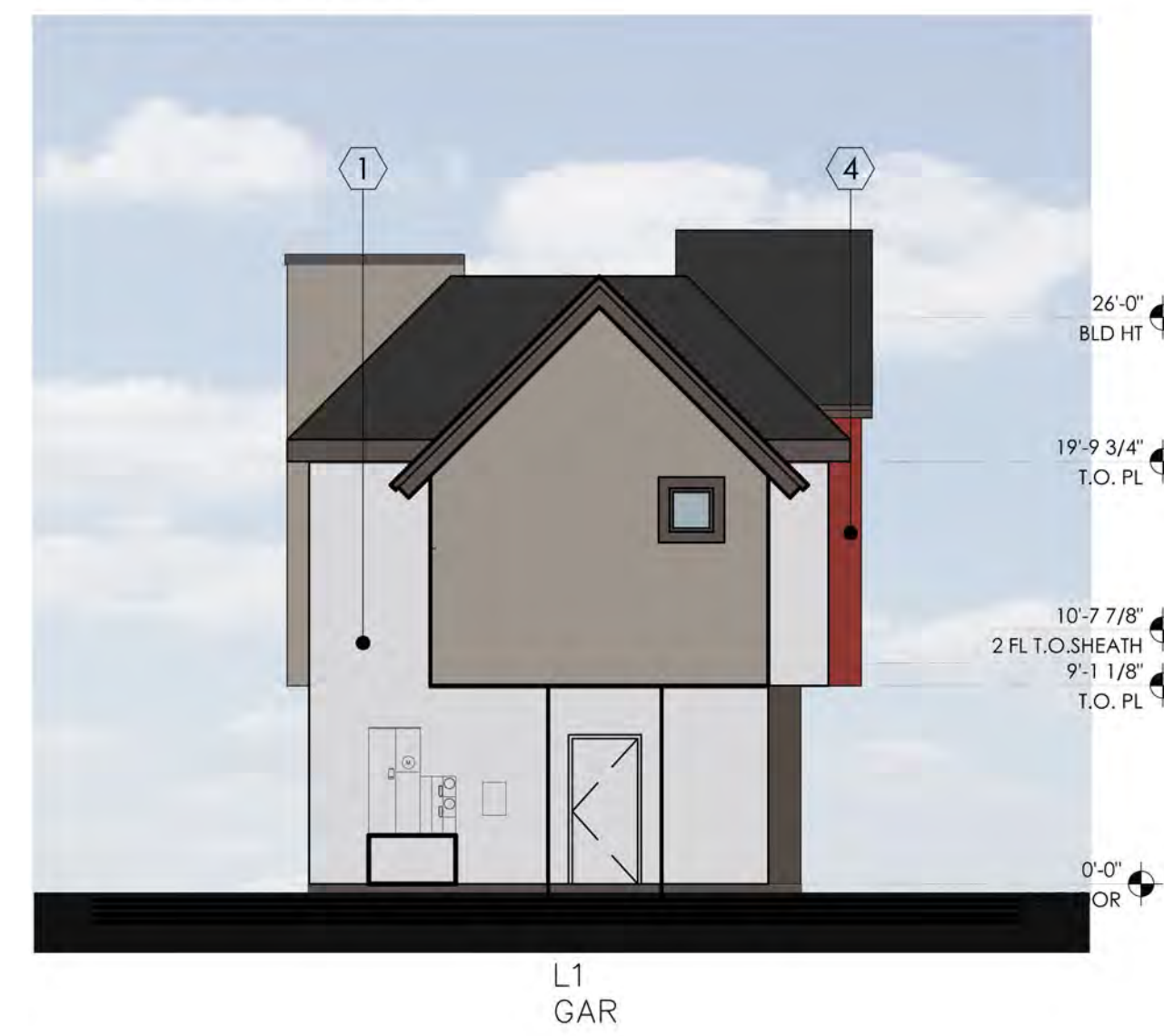
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT/RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

CITY OF PHOENIX

AUG 30 2021

Planning & Development
Department

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	MASONRY VENEER			
③	HORIZONTAL SIDING			CEMENTIOUS
④	VERTICAL SIDING			CEMENTIOUS
⑤	STANDING SEAM ROOFING			
⑥	FLAT CONCRETE ROOF TILE			
⑦	METAL RAILING			



PLANT MATERIALS LEGEND

Trees	Size	Height	Width	Caliper
Acacia salicina	24" Box	12'	6'	2"
Willow Acacia	-	-	-	-
Acacia smallii	24" Box	10'	6'	2"
Sweet Acacia	-	-	-	-
Acacia stenophylla	24" Box	12'	6'	2"
Shoestring Acacia	-	-	-	-
Chitalpa tashkinensis	15 gal.	5'	3'	1"
Chitalpa	-	-	-	-
Olea europea	36" Box	10'	7'	2"
Wilson' Olive	-	-	-	-
Oleaya tesota	72" Box	-	-	-
Desert Salvage	-	-	-	-
Parkinsonia hyb.	24" Box	7'	2'	75"
Desert Museum' Palo Verde	-	-	-	-
Phoenix dactylifera	-	16'	-	-
Date Palm	-	-	-	-
Pistacia lentiscus	15 gal.	7'	2'	75"
Mastic Tree	-	-	-	-
Pistacia x. Red Push	24" Box	8'	3'	1.25"
Red Push' Pistache	-	-	-	-
Prosopis hybrid	15 gal.	5'	3'	75"
Thornless Mesquite	-	-	-	-
Quercus virginiana	24" Box	8'	4'	1.25"
Cathedral Oak	-	-	-	-
Ulmus parvifolia	15 gal.	7'	3'	75"
Alle' Elm	-	-	-	-

CITY OF PHOENIX

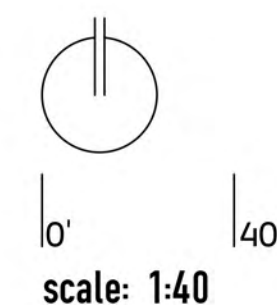
AUG 30 2021

**Planning & Development
Department**



Landscape
Plan

PB Bell 59th Ave Multifamily



815 n. 1st avenue, suite 3
phoenix, az 85003

date: 08.30.21