



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-42-23-7
October 13, 2023

Laveen Village Planning Committee October 16, 2023
Meeting Date:
Planning Commission **Hearing Date:** November 2, 2023

Request From: CP/GCP (Commerce Park/General Commerce Park Option) (36.85 acres)

Request To: C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) (21.75 acres) and C-2 (Intermediate Commercial) (15.10 acres)

Proposal: Multifamily residential (north) and public school (south)

Location: Approximately 1,700 feet south of the southeast corner of 63rd Avenue and Baseline Road

Owner: Laveen Baseline, LLC

Applicant/Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Mixed Use (Commercial / Commerce/Business Park)	
<u>Street Map Classification</u>	63rd Avenue	Collector	0-foot east half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></p> <p>The proposal, as stipulated, includes shaded bicycle parking to encourage bicycling and transit use by leveraging its proximity to the multi-use trail along the Laveen Area Conveyance Channel.</p>			

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods

The proposal provides a reasonable level of intensity that is respectful to local conditions by proposing multifamily development adjacent to the Loop 202 freeway. Furthermore, the proposal will have a significant building setback along 63rd Avenue, adjacent to single-family residential.

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.

The proposal, as stipulated, includes a multi-use trail along the Laveen Area Conveyance Channel, shaded pedestrian walkways, and shaded bicycle and vehicle parking areas. These improvements will create a comfortable pedestrian environment, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study](#): Background Item No. 6.

[Housing Phoenix Plan](#): Background Item No. 7.

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

[Monarch Butterfly Pledge](#): Background Item No. 9.

[Complete Streets Guiding Principles](#): Background Item No. 10.

[Comprehensive Bicycle Master Plan](#): Background Item No. 11.

[Transportation Electrification Action Plan](#): Background Item No. 12.

[Zero Waste PHX](#): Background Item No. 13.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural land	CP/GCP
North	Laveen Area Conveyance Channel, vacant land (proposed hospital)	CP/GCP
South	Vacant land (proposed multifamily)	PUD
East (across the Loop 202)	Vacant land (proposed theater and multifamily residential)	C-2 HGT/WVR and R-4
West	Ranch or farm residence	S-1
West (across 63rd Avenue)	Single-family residential	R-2

C-2 HGT/WVR DNS/WVR (R-4 Planned Residential Development Option)		
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<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	21.75 acres
Maximum Total Number of Units	662, 757 with bonus	528 (Met)
Maximum Density (dwelling unit/acre)	30.45; 34.80 with bonus	24.28 (Met)
Maximum Lot Coverage	50%	23.80% (Met)
Maximum Building Height	3 stories and 40 feet for the first 150 feet; 1 foot increase for every 5 feet to 48 feet, 4 stories	3 stories and 40 feet (Met)

MINIMUM PERIMETER BUILDING SETBACKS

Not Adjacent to Streets: (North – Adjacent to CP/GCP) (South – Adjacent to PUD) (West – Adjacent to S-1)	10 feet	North: Approximately 30 feet (Met) South: Approximately 45 feet (Met) West: Approximately 30 feet (Met)
Adjacent to Streets: (East – Loop 202 Freeway) (West – 63rd Avenue)	20 feet	East: 15 feet (*Not Met) West: Approximately 60 feet (Met)

MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Not Adjacent to Streets: (North – Adjacent to CP/GCP) (South – Adjacent to PUD) (West – Adjacent to S-1)	5 feet	North: 15 feet (Met) South: 15 feet (Met) West: 15 feet (Met)
Adjacent to Streets: (East – Loop 202 Freeway) (West – 63rd Avenue)	20 feet	East: 15 feet (*Not Met) West: 20 feet (Met)
Minimum Common Area	5% of gross site area	18% (Met)

*Variance or Site Plan modification needed

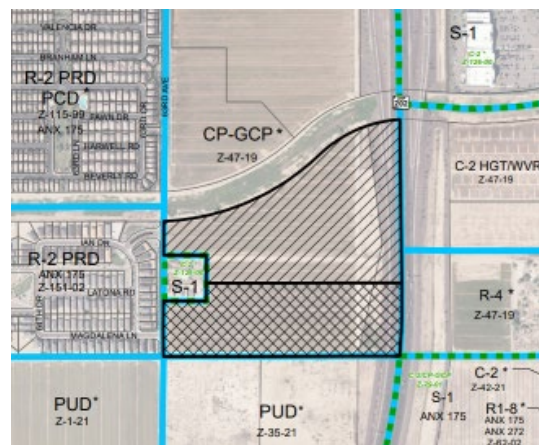
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 36.85 acres located approximately 1,700 feet south of the southeast corner of 63rd Avenue and Baseline Road from CP/GCP (Commerce Park/General Commerce Park Option) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) and C-2 (Intermediate Commercial) to allow for multifamily residential on the north portion of the site and a public school to the south. Rezoning Case No. Z-47-19 rezoned the subject site to CP/GCP, however at the time a site plan was not submitted with the proposal. The subject site is currently agricultural land.

SURROUNDING LAND USES AND ZONING

2. The requested C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) zoning will support additional housing within the Laveen Village. The Laveen Area Conveyance Channel and vacant land is located to the north and zoned CP/GCP (Commerce Park/General Commerce Park Option). The vacant property to the south is zoned PUD (Planned Unit Development) and the vacant property to the east, across the Loop 202 is zoned C-2 HGT/WVR (Intermediate Commercial, Height Waiver) and R-4 (Multifamily Residence District).



Existing Zoning Aerial Map
Source: Planning and Development Department

The area to the west, is a ranch or farm residence zoned S-1 (Ranch or Farm Residence) and across 63rd Avenue is a single-family development zoned R-2 (Multifamily Residence District).

GENERAL PLAN LAND USE MAP DESIGNATION

- The subject site, as well as the surrounding area to the north, east, and south are designated Mixed Use (Commercial / Commerce/Business Park) on the General Plan Land Use Map. The property to the west, across 63rd Avenue, is designated as Mixed Use Parks / Open Space / Residential 5 to 10 dwelling units per acre and Mixed Use Parks / Open Space / Residential 3.5 to 5 dwelling units per acre. The proposed C-2 HGT/WVR zoning is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposed site plan, attached as an exhibit, proposes 528 units on the northern half of the subject site and the south portion of the site is proposed as a public school. The multifamily residential development will have access off 63rd Avenue. In order to ensure that the proposal is compatible with the surrounding land uses, staff recommends stipulating to the R-4 development standards. This is addressed in Stipulation No. 2. Furthermore, an enhanced building setback along 63rd Avenue is provided to ensure a buffer to the single-family residential uses. This is addressed in Stipulation No. 3. The attached site plan also shows numerous amenity areas including a pool area, desert garden amenity area, a dog park, and an open space area along the east side of the development. In order to ensure enhanced open space is provided, staff is recommending Stipulation No. 5. Furthermore, the development has four connections to the multi-use trail along the south side of the Laveen Area Conveyance Channel. To mitigate noise from the freeway to the east, Stipulation No. 11 requires that

indoor noise levels not exceed 45-decibels and that the building plans be certified by a qualified professional to meet this enhanced standard. Stipulation No. 12 requires that a wall no less than six feet in height be provided along the Loop 202 Freeway.

5. **Elevations**

The conceptual building elevations, attached as an exhibit, depict three-story residential buildings with a maximum height of 40 feet. The residential building elevations depict modern farmhouse architecture with pitched roofs, overhangs, and accent materials. The elevations also have accent materials that include brick veneer, vertical siding, metal railing, and window shutters. Staff recommends general conformance to the submitted elevations to ensure the modern farmhouse architectural elements are provided. This is addressed in Stipulation No. 1.



Conceptual Renderings
BMA Architecture and Kitchell

PLANS, OVERLAYS, AND INITIATIVES

6. 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 and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site as Commerce Park. Although not consistent with the designation, recent land use trends in the area, such as single-family residential, and schools, support multifamily residential uses.

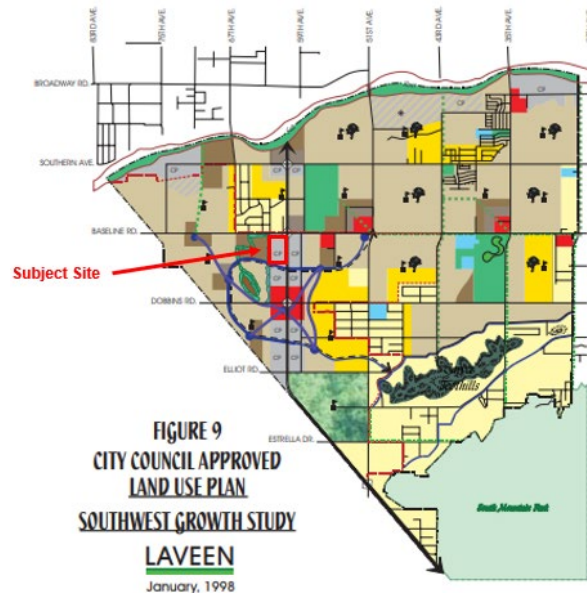
The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of development that will enhance Laveen's built environment while remaining respectful to its agricultural heritage. The study encourages all

new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area.

Staff recommends that the proposed development include a variety of architectural features to be consistent with a modern farmhouse design. Furthermore, 15 percent of the gross site must be retained as open space, pedestrian walkways must be shaded and an enhanced building setback along 63rd Avenue. This is addressed in Stipulation Nos. 1, 3, 5, and 8.

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 vision of creating a stronger and more vibrant Phoenix through



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

* See current adopted General Plan for revised land use plan.

Laveen Southwest Growth Study Land Use Map

Source: Planning and Development Department

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 contributing to a variety housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.

8. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the 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 create walkable streets and vibrant pedestrian places. Staff is recommending stipulations designed to provide trees and enhance shade within the development as follows:

- All required landscape setbacks be planted with two-inch caliper large canopy, drought tolerant trees (Stipulation No. 4);
- Fifteen percent of the gross site shall be open space (Stipulation No. 5);
- Pedestrian walkways shall be shaded by a structure or landscaping to provide a minimum 75 percent shade (Stipulation No. 8);
- All uncovered surface parking shall achieve 25 percent shade at maturity utilizing two-inch caliper size, single trunk, large canopy drought tolerant trees (Stipulation No. 9);
- Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide 75 percent shade (Stipulation No. 10).

9. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch

butterfly population, Stipulation No. 6 will require the planting of milkweed shrubs, or other native nectar plant species on the subject site.

10. **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 provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive isles. This is addressed in Stipulation No. 7. In addition, any street improvements will be done to the city of Phoenix and ADA standards. This is addressed in Stipulation No. 22.

11. **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. As stipulated, the project will provide bicycling parking spaces throughout the development, installed per the requirements in the city's Walkable Urban (WU) Code. Furthermore, bicycle parking must be landscaped or covered to achieve 75 percent shade and a bicycle repair station shall be provided. Finally, all lots shall include electric receptacles for electric bicycle charging capabilities. This is addressed in Stipulation No. 10.

12. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 13.

13. **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 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 provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff has received one letter of opposition and one letter of support for this rezoning application. The stated concerns are an increase in traffic congestion, crime, and reduction in property values.

INTERDEPARTMENTAL COMMENTS

15. **Street Transportation Department**

The Street Transportation Department has requested the following:

- A traffic impact analysis to be submitted to the City.
- A 67-foot dedication along the east side of 63rd Avenue.
- A detached sidewalk along east side of 63rd Avenue.
- Construction and expansion of the east half of 63rd Avenue to the Laveen Area Conveyance Channel.
- An attached sidewalk along 63rd Avenue over the Laveen Area Conveyance Channel.
- A multi-use trail shall be provided along the south side of the Laveen Area Conveyance Channel.
- Pedestrian connections to the Laveen Area Conveyance Channel shall be lighted.
- Three enhanced pedestrian connections for direct access to the Laveen Area Conveyance Channel.
- All streets shall be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 14 through 22.

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. 23 through 25.

17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 26.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will develop vacant property and provide a high quality multifamily residential development and help alleviate the housing shortage in Phoenix.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. As stipulated, the proposed development will include development and design standards, such as enhanced architecture, landscaping, and open space to mitigate the impacts to the surrounding properties.

Stipulations

1. The multifamily development shall be in general conformance with the elevations date stamped July 10, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. Residential development shall comply with R-4 PRD development standards.
3. A minimum 60-foot building setback shall be provided along the west perimeter of the site.

4. All required landscape setbacks shall be planted with 2-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. A minimum of 15% of the gross (residential) site area shall be retained as open space.
6. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. All multifamily pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum 75% shade, as approved by the Planning and Development Department.
9. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper size, single trunk, large canopy, drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
10. The multifamily development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department.
 - a. A minimum of 30 bicycle parking spaces shall be provided on the multifamily development through inverted U and/or artistic racks dispersed throughout the site or in a secure room and installed per requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - b. All bicycle infrastructure shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
 - c. A bicycle repair station ("fix it station") shall be provided on the multifamily development in close proximity to the Laveen Area Conveyance Channel. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

- d. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
11. Prior to final site plan approval, the developer shall include with the building plans submitted for Phoenix Building Construction Code compliance review, certification by a registered Professional Engineer or registered Professional Architect in the State of Arizona demonstrating the average indoor noise levels of the residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department.
12. A noise mitigating wall no less than six feet in height shall be provided along the Loop 202 freeway. This wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped design, as approved by the Planning and Development Department.
13. A minimum of 20% of the required parking spaces for the multifamily development shall include EV Capable infrastructure.
14. A Traffic Impact Analysis shall be submitted to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
15. A minimum 67-feet of right-of-way shall be dedicated for the east side of 63rd Avenue, adjacent to the development and including the frontage of APN 300-020-017C. Additional right-of-way dedications and improvements shall be provided as required by the TIS, and as approved by the Street Transportation Department.
16. A minimum 5-foot-wide detached sidewalk and minimum 10-foot-wide landscape area located between the back of curb and sidewalk shall be constructed along the east side of 63rd Avenue.
17. The east half of 63rd Avenue shall be constructed and expanded over the Laveen Area Conveyance Channel for a total curb-to-curb width of 74 feet.
18. A minimum 5-foot-wide attached sidewalk shall be constructed along the east side of 63rd Avenue over the Laveen Area Conveyance Channel to accommodate a "C" cross section designated roadway, as approved by the Planning and Development Department.
19. A 10-foot-wide Multi-Use Trail (MUT) shall be constructed along the southside of the Laveen Area Conveyance Channel, adjacent to the property. Improvements

within the Laveen Area Conveyance Channel right-of-way shall include a Multi-Use Trail, landscaping, and other incidentals as required in 507 Tab A (II)(E)(2).

20. All pedestrian gates to the Laveen Area Conveyance Channel shall be lighted, as approved by the Planning and Development Department.
21. Three enhanced pedestrian connections shall be provided on the northern site boundary to allow for direct pedestrian access to the adjacent Laveen Area Conveyance Channel Multi-Use Trail. A minimum 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material shall be constructed, as approved by the Planning and Development Department
22. All streets within and adjacent to the development shall be constructed 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.
23. 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.
24. 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.
25. 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.
26. 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.

Writer

Nayeli Sanchez Luna

October 13, 2023

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October 13, 2023

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Team Leader

Racelle Escolar

Exhibits

Sketch map

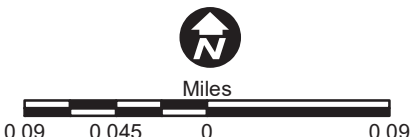
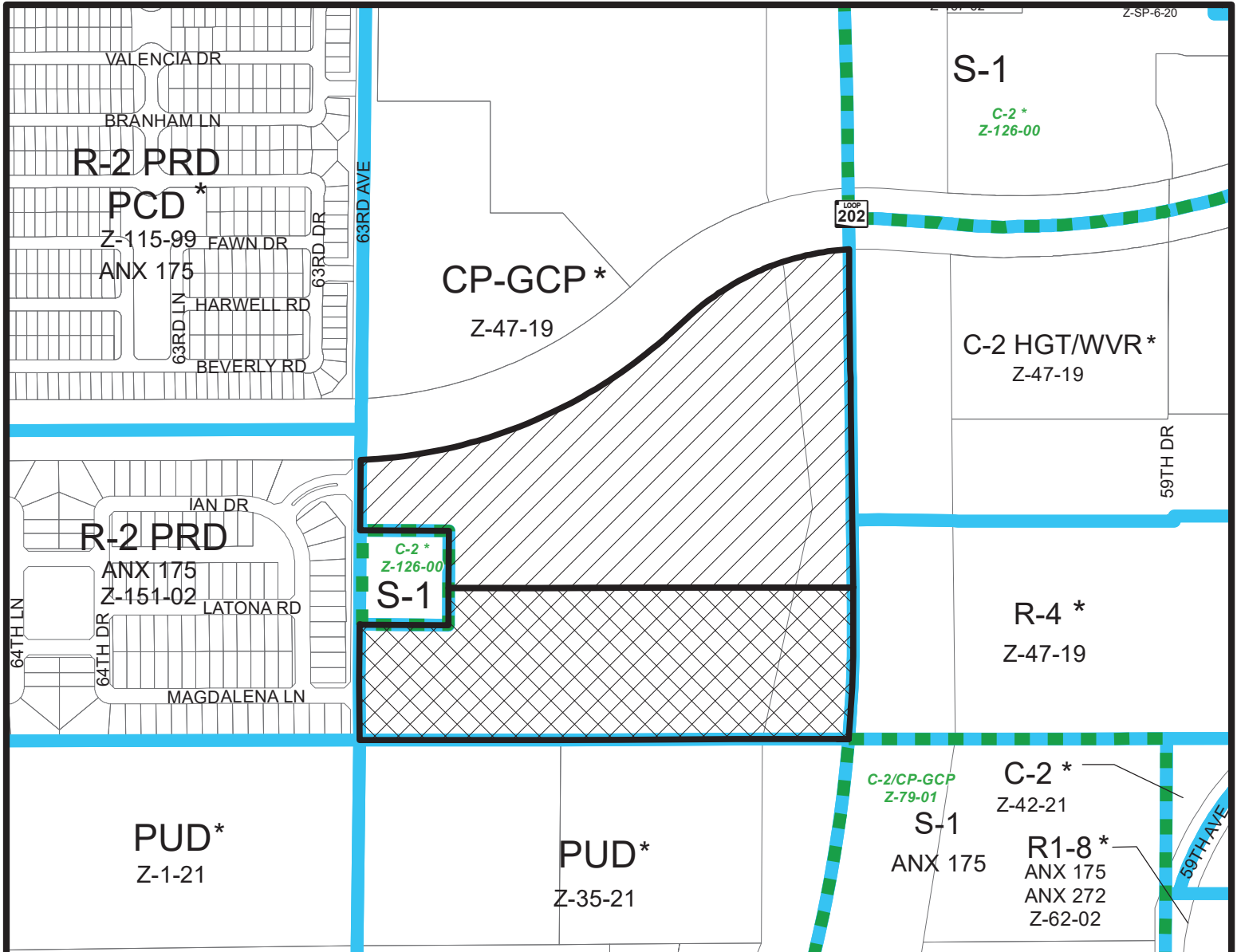
Aerial map

Conceptual site plan date stamped July 10, 2023

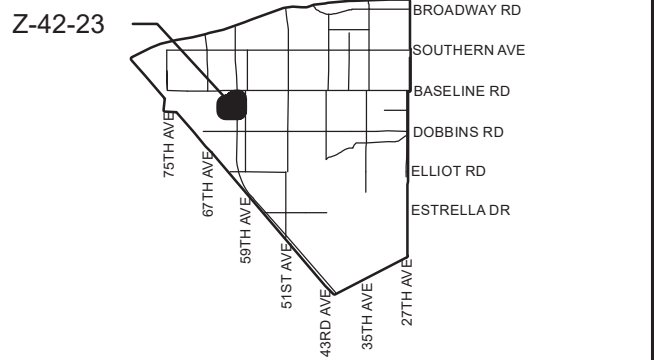
Conceptual elevations date stamped July 10, 2023 (6 pages)



Conceptual building renderings date stamped July 10, 2023 (4 pages)

Correspondence (2 pages)

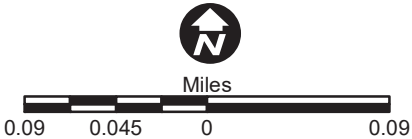
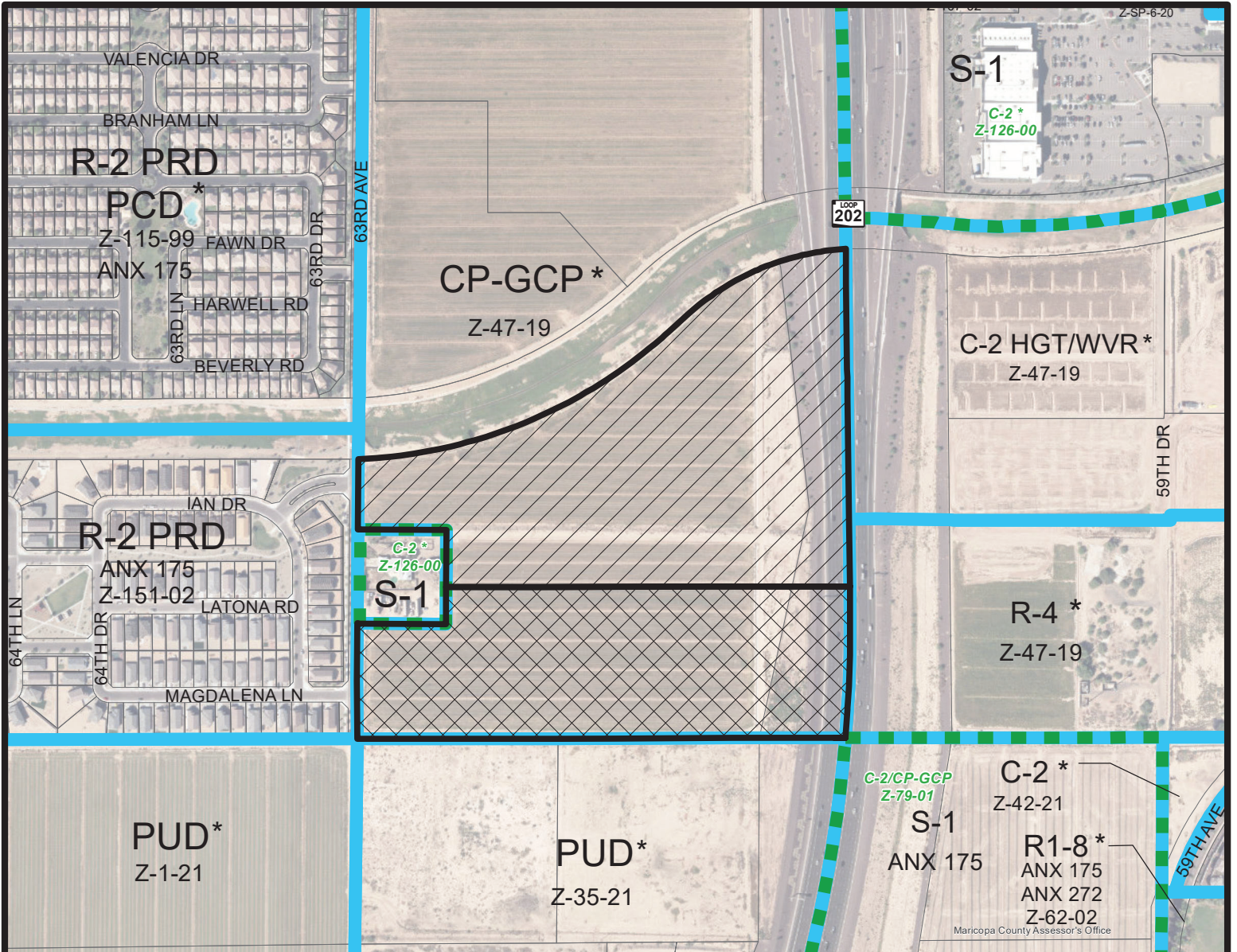


LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7

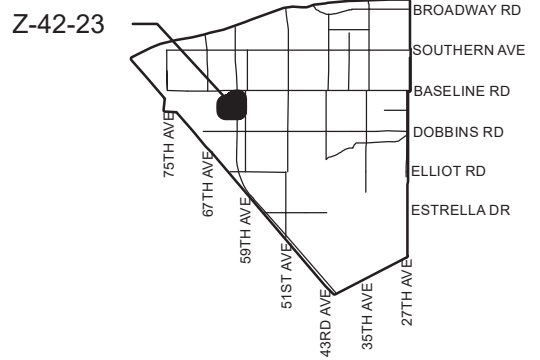


APPLICANT'S NAME: Berry Riddell, LLC c/o Wendy Riddell		REQUESTED CHANGE:					
APPLICATION NO. Z-42-23	DATE: 8/17/2023 <small>REVISION DATES:</small>	FROM: CP/GCP (36.85 a.c.)					
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 36.85 Acres	<table border="1"> <tr> <td>9/25/2023</td> <td>10/02/2023</td> <td></td> <td></td> </tr> </table>	9/25/2023	10/02/2023			TO: C-2 HGT/WVR DNS/WVR (21.75 a.c.)  C-2 (15.10 a.c.) 	
9/25/2023	10/02/2023						
MULTIPLES PERMITTED CP/GCP C-2 HGT/WVR DNS/WVR, C-2	CONVENTIONAL OPTION N/A 946, 219	* UNITS P.R.D. OPTION N/A 1135, 262					

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

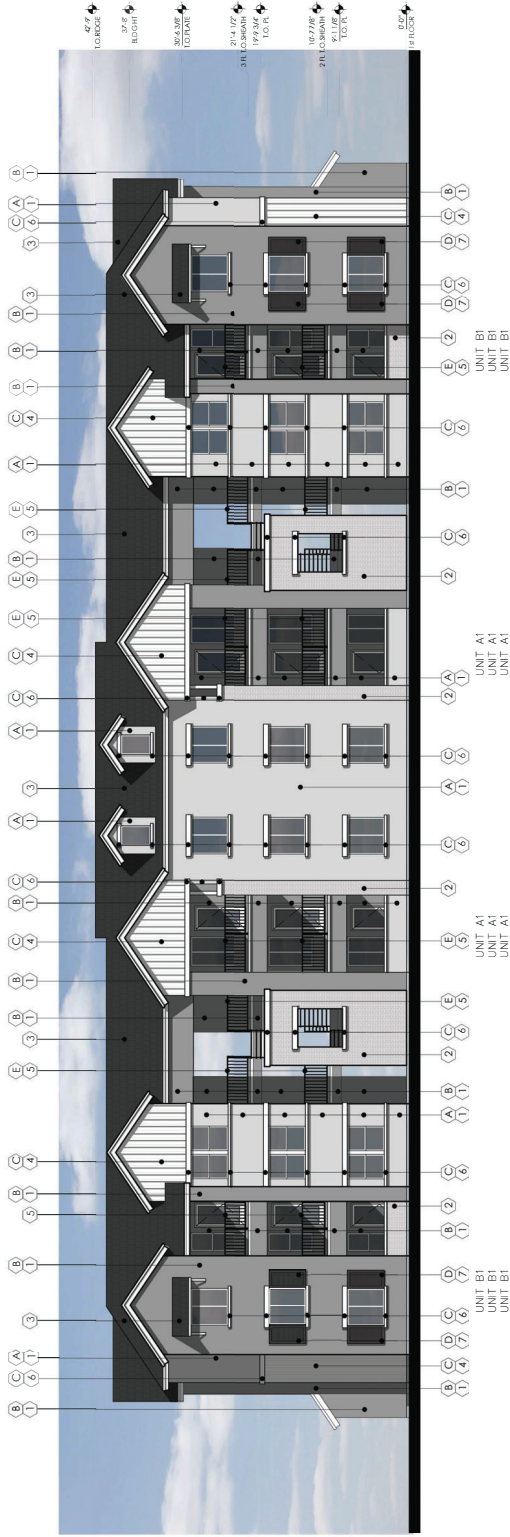


LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7

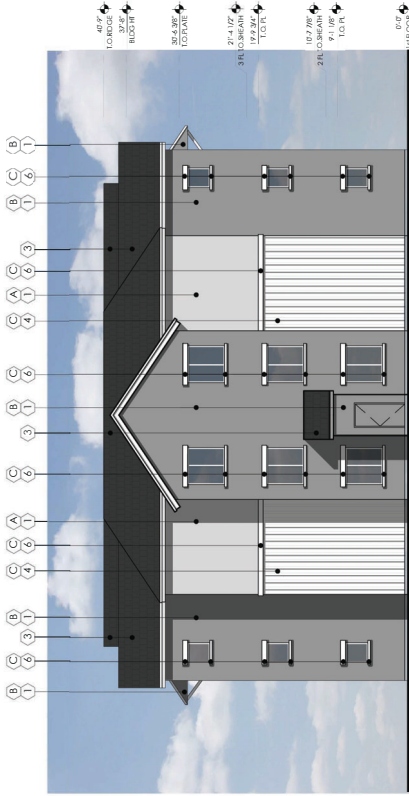


APPLICANT'S NAME: Berry Riddell, LLC c/o Wendy Riddell		REQUESTED CHANGE:					
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9/25/2023	10/02/2023						
MULTIPLES PERMITTED CP/GCP C-2 HGT/WVR DNS/WVR, C-2	CONVENTIONAL OPTION N/A 946, 219	* UNITS P.R.D. OPTION N/A 1135, 262					

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



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



BLD TYPE 1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
(1)	DANN EDWARDS	DOLBYN JALS (DE1601)	MAIN BODY
(2)	DANN EDWARDS	FADE TO BLACK (DE1679)	ACCENT
(3)	DANN EDWARDS	WHITE PICKET FENCE (DE1648)	ACCENT
(4)	DANN EDWARDS	DOWNING TO EARTH (DE1634)	WINDOW SHUTTERS
(5)	DANN EDWARDS	BLACK (DE1602)	SAILING SPARS

EXTERIOR MATERIAL SCHEDULE

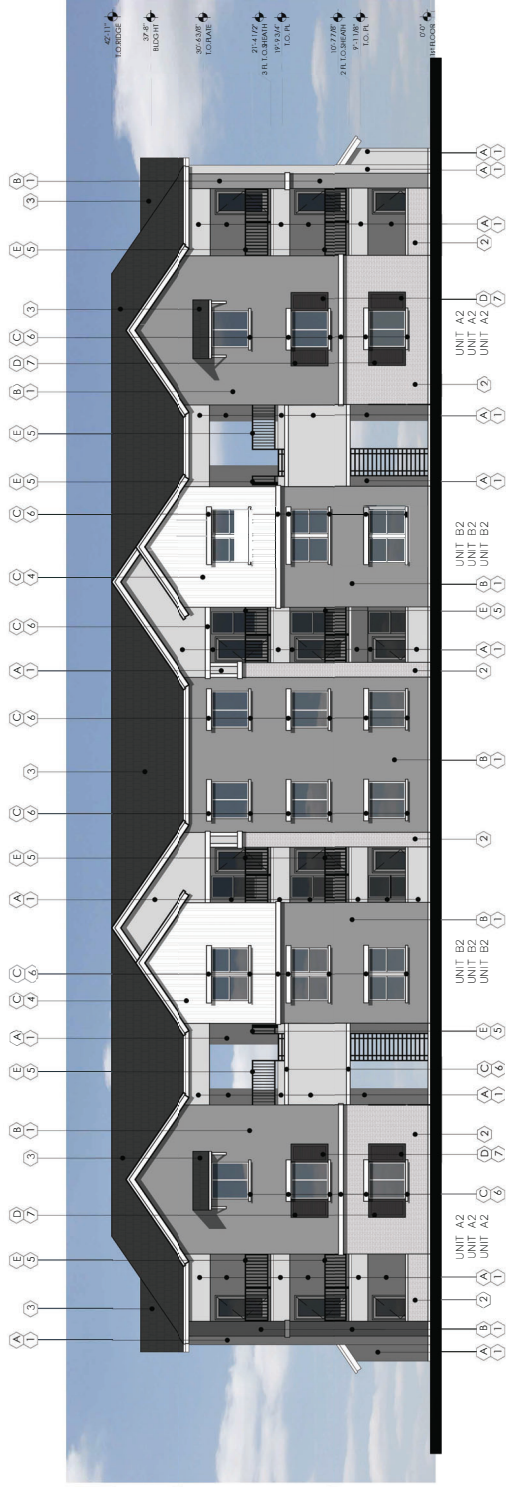
TAG	MATERIAL	MANUFACTURER	PROJECT NO. / COLOR / FINISH	NOTES
(1)	1.0 CMR STUCCO SYSTEM			
(2)	PKR BRICK VENEER	ELDONADO STONE	HINDARINICK CHALK DIRT	PKR BRICK OR EQUAL
(3)	FLAT CONCRETE ROOF TILE	FAZE ROOFING	BEL AIR 4003 BERMA WADE	OR EQUAL
(4)	VERTICAL SILING	JAMES HANE	5/8" BOARD, 2" BATTEN	CHARBROUS OR EQUAL
(5)	METAL CLAWD SILING	BLACK (DE1602)		OR EQUAL
(6)	5/8" FASCIA, 2" BATTEN	WHITE PICKET FENCE (DE1648)	5/8" FASCIA, 2" BATTEN	OR EQUAL
(7)	WINDOW SHUTTERS	DOWNING TO EARTH (DE1634)		WINDOW SHUTTERS

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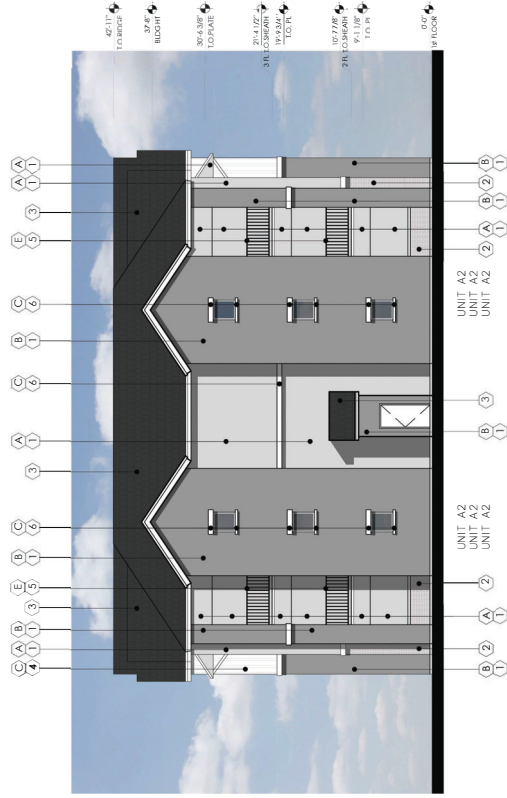


PROPOSED NEW MULTI-FAMILY PROJECT FOR:
KITCHELL
LAVEEN MULTIFAMILY
PHOENIX, AZ

dwg name: PRELIMINARY ELEVATIONS
BLD TYPE 1
dwg no: SD2.11
date: 06-29-2023
job no: 2021.18
log no:



BLD TYPE 2 FRONT/REAR ELEVATION
SCALE: 1/8" = 1'-0"



BLD TYPE 2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX
JUL 1 0 2023
Planning & Development
Department

EXTERIOR PAINT SCHEDULE	
TAG	MANUFACTURER COLOR NOTES
(1)	DANN EDWARDS DOLBYN PALE (DE1601)
(2)	DANN EDWARDS FADE TO BLACK (DE1639)
(3)	DANN EDWARDS WHITE PICKET FENCE (DE1648)
(4)	DANN EDWARDS DOWNING TO EARTH (DE1634)
(5)	DANN EDWARDS BLACK (DE1602)
(6)	WINDOW SHUTTERS
(7)	SAILING SPARKS

EXTERIOR MATERIAL SCHEDULE	
TAG	MATERIAL MANUFACTURER PROJECT NO. / COLOR / FINISH NOTES
(1)	1 COAR FIBROX SYSTEM
(2)	PHX BRICK SYSTEM HINDENRICK CHALK DIRT PHX BRICK OR EQUAL
(3)	BLAT CONCRETE ROOF TILE BLAG ROOFING BIL AIR 400 BIERMA WAJDE OR EQUAL
(4)	VERTICAL SILING JAMES HANE 3/4" ROUND 2" BATH COMBIBOOLS OR EQUAL
(5)	METAL GUARD RAILING BLACK (DE1602) OR EQUAL
(6)	SPACE PAKCA FOAM BOARD WHITE PICKET FENCE (DE1648) EYE FASCIA W/GRCCO FINISH & PORTLAND W/STUCCO FINISH
(7)	WINDOW SHUTTERS DOWNING TO EARTH (DE1634) WINDOW SHUTTERS



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
KITCHELL
LAVEEN MULTIFAMILY
PHOENIX, AZ

desig name: PRELIMINARY ELEVATIONS
BLD TYPE 2
desig no: SD2.21
date: 06-29-2023
job no: 2021.18
log no:



BLD TYPE 3 FRONT/REAR ELEVATION
SCALE: 1/8" = 1'-0"



BLD TYPE 3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE	
TAG	MANUFACTURER COLOR
(A)	DOWN EDWARDS
(B)	DOWN EDWARDS
(C)	DOWN EDWARDS
(D)	DOWN EDWARDS
(E)	DOWN EDWARDS

EXTERIOR MATERIAL SCHEDULE	
TAG	MANUFACTURER
(1)	CONCRETE
(2)	BRICK VENEER
(3)	FLAT CONCRETE ROOF
(4)	VERTICAL SIBING
(5)	METAL GUARD RAILING
(6)	PAVE FACIA
(7)	WINDOW SHUTTERS

CITY OF PHOENIX
JUL 1 0 2023
Planning & Development
Department

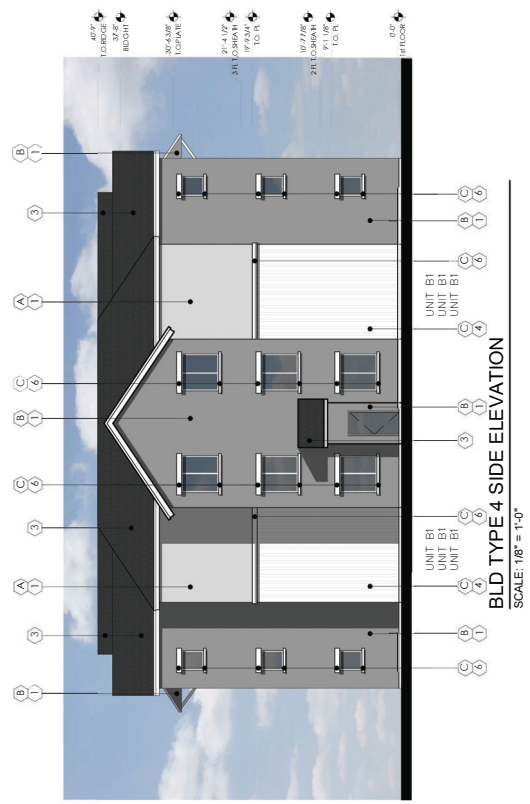


PROPOSED NEW MULTIFAMILY PROJECT FOR:
KITCHELL
LAVEEN MULTIFAMILY
PHOENIX, AZ

dwg name: PRELIMINARY ELEVATIONS
BLD TYPE 3
dwg no: SD2.31
date: 06-28-2023
job no: 2021.18
log no:



BLD TYPE 4 FRONT/REAR ELEVATION
SCALE: 1/8" = 1'-0"



BLD TYPE 4 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE	
NO.	DESCRIPTION / COLOR / FINISH / NOTES
1	MANUFACTURER'S COLOR
2	NOTES: DARK BODY
3	ACCENT
4	ACCENT
5	WINDOW SHUTTERS
6	RAILING STAIRS

EXTERIOR MATERIAL SCHEDULE	
NO.	DESCRIPTION / COLOR / FINISH / NOTES
1	MANUFACTURER'S
2	FINISH: BRICK OR EQUAL
3	OR EQUAL
4	OR EQUAL
5	OR EQUAL
6	OR EQUAL
7	OR EQUAL

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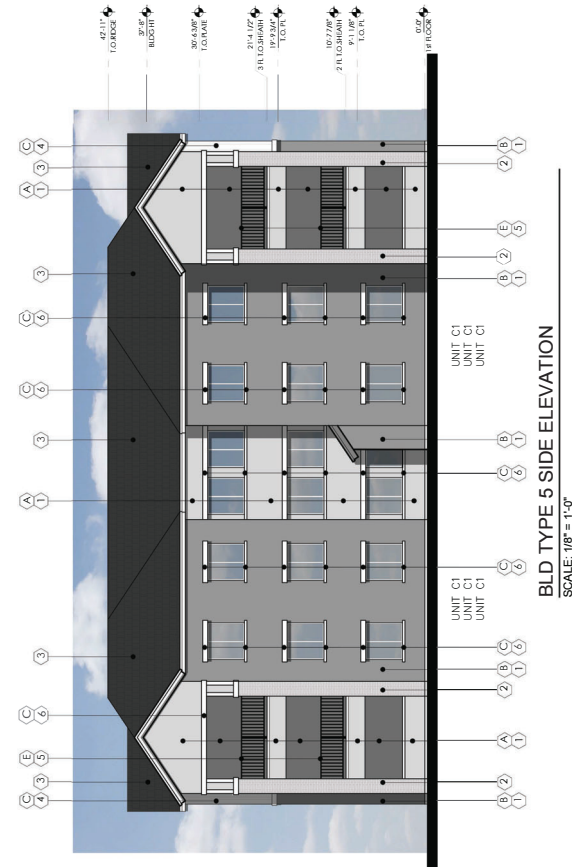


PROPOSED NEW MULTIFAMILY PROJECT FOR:
KITCHELL
LAVEEN MULTIFAMILY
PHOENIX, AZ

diag name: PRELIMINARY ELEVATIONS
BLD TYPE 4
diag no: SD2.41
date: 07-28-2023
job no: 231118
log no:



BLD TYPE 5 FRONT/REAR ELEVATION
SCALE: 1/8" = 1'-0"



BLD TYPE 5 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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JUL 1 0 2023
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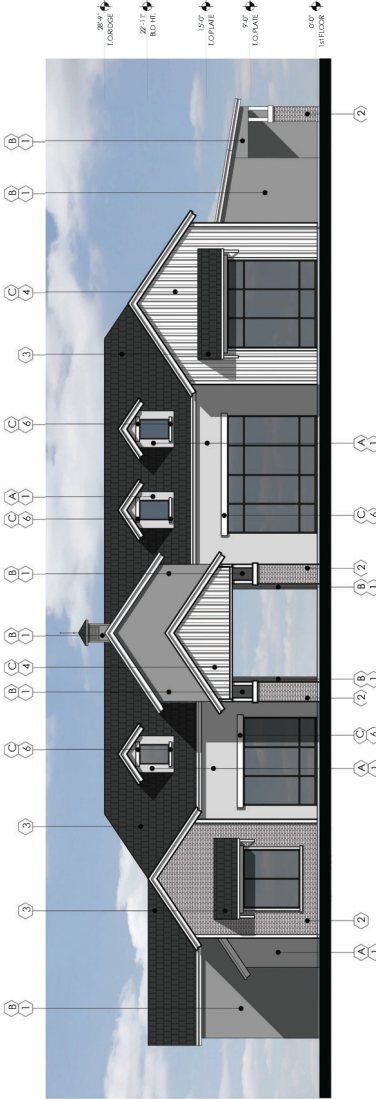
EXTERIOR PAINT SCHEDULE	
NO.	DESCRIPTION
1	MANUFACTURER'S FINISH
2	PRIME COAT
3	PRIME COAT
4	PRIME COAT
5	PRIME COAT
6	PRIME COAT

EXTERIOR MATERIAL SCHEDULE	
NO.	DESCRIPTION
1	MANUFACTURER'S FINISH
2	PRIME COAT
3	PRIME COAT
4	PRIME COAT
5	PRIME COAT
6	PRIME COAT

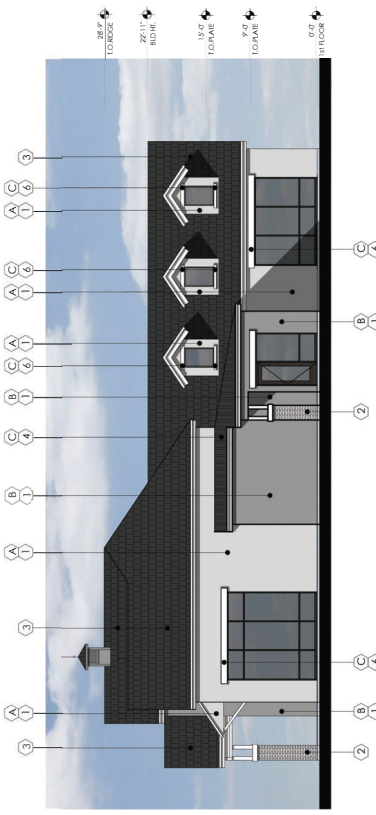


PROPOSED NEW MULTIFAMILY PROJECT FOR:
KITCHELL
LAVEEN MULTIFAMILY
PHOENIX, AZ

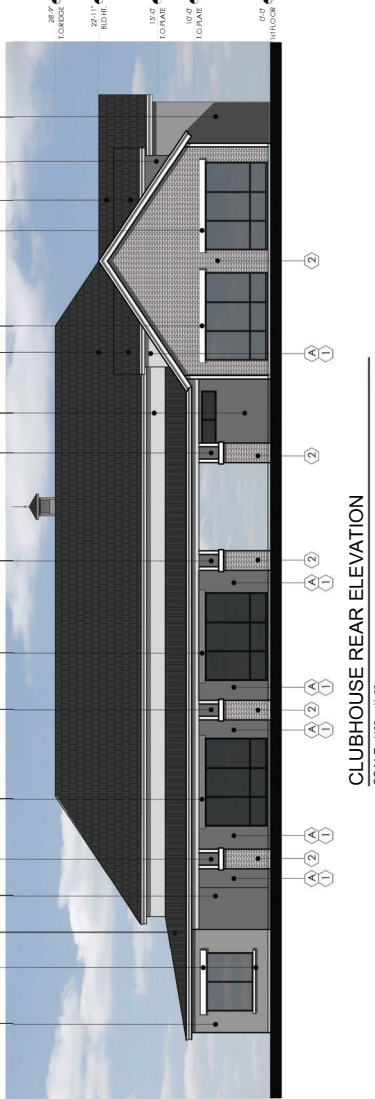
drawing name: PRELIMINARY ELEVATIONS
BLD TYPE 5
drawing no: SD2.51
date: 06/20/2023
p.l.b. no: 2021.118
log no:



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



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



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



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

EXTERIOR PAINT SCHEDULE

PAG	MANUFACTURER	COLOR	NOTES
(A)	DUNN EDWARDS	DOLPHIN TAILS (DE160)	MAIN BODY
(B)	DUNN EDWARDS	FADE TO BLACK (DE509)	ACCENT
(C)	DUNN EDWARDS	WHITE POINT FENCE (DE1648)	ACCENT
(D)	DUNN EDWARDS	DOWNING TO EARTH (DE1604)	WINDOW SHUTTERS
(E)	DUNN EDWARDS	BLACK (E1402)	TRAILING STAIRS

EXTERIOR MATERIAL SCHEDULE

PAG	MATERIAL	MANUFACTURER	PRODUCT NO./COLOR/EXFIRE	NOTES
(1)	LOCAL BECCO SYSTEM			
(2)	FIN BRICK VENER		FIN BRICK OR EQUAL	
(3)	FLAT CONCRETE ROOF TILE		24" BOARD, 2" BATTEN	OR EQUAL
(4)	VERTICAL SIBING		BLACK (E1402)	CLEANING
(5)	SIERRA GRAB RAILING		WHITE POINT FENCE (DE1648)	OR EQUAL
(6)	EWELL FACIA FOAM BAND		DOWNING TO EARTH (DE1604)	NOE. FLOOR, WINDOW SHUTTERS, 2" CLEANING, WHITE POINT FENCE
(7)	WINDOW SHUTTERS			WINDOW SHUTTERS

CITY OF PHOENIX
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dwg name: PRELIMINARY ELEVATIONS
BLD TYPE CLUBHOUSE
dwg no.: SD4.11
date: 06-28-2023
job no.: 2021.18
log no.:

PROPOSED NEW MULTIFAMILY PROJECT FOR:
KITCHHELL
LAVEEN MULTIFAMILY
PHOENIX, AZ

BMA ARCHITECTURE
295 East Baseline Road, Suite 200, Gilbert, AZ 85234
P: 480.851.1591 | www.BMAArchitecture.com



CITY OF PHOENIX
JUL 1 0 2023
Planning & Development
Department

dwg name: PRELIMINARY
ILLUSTRATION
SD00.01
dwg no: 6-23-2023
date: 2021.18
job no: log no:

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
**KITCHELL
LAVEEN MULTIFAMILY**
PHOENIX, AZ





CITY OF PHOENIX
JUL 1 0 2023
Planning & Development
Department

chg name: PRELIMINARY
ILLUSTRATION
chg no: SD0.02
date: 6-23-2023
job no: 2021.18
log no:

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
**KITCHELL
LAVEEN MULTIFAMILY**
PHOENIX, AZ

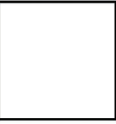




CITY OF PHOENIX
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Planning & Development
Department



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
**KITCHELL
LAVEEN MULTIFAMILY**
PHOENIX, AZ



chg name: PRELIMINARY
ILLUSTRATION
SD0.03
chg no: 6-23-2023
date: 6-23-2023
job no: 2021.18
log no:



CITY OF PHOENIX
JUL 1 0 2023
Planning & Development
Department

chg name: PRELIMINARY
ILLUSTRATION
chg no: SD0.04
date: 6-23-2023
job no: 2021.18
log no:

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
KITCHELL
LAVEEN MULTIFAMILY
PHOENIX, AZ



Nayeli Sanchez Luna

From: Dave Williams <davew01@yahoo.com>
Sent: Wednesday, August 9, 2023 10:20 AM
To: Nayeli Sanchez Luna
Cc: Kathleen Williams
Subject: Proposed zoning variance at 63rd and Baseline

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Nayeli --

I just received a notice of a request for a zoning variance and height/density waiver to enable someone to build a huge new apartment complex on the farm land near 63rd Avenue and Baseline.

I won't be able to attend the meeting on August 21, but I strongly object to adding a 528-unit, 3-story set of apartments in that space next to Avalon Village.

My wife and I own 5 houses in Avalon Village, and we do not want the additional congestion, crime, garbage, etc., of another 528 residences in that small area.

We especially don't want a gaggle of ugly box-like three story apartments across the street from our properties. It will absolutely diminish our property values, and make living in Avalon Village far less desirable.

Please, please do not grant this waiver request.

Please do count my email as FIVE strong objections to this proposal, and please do contact me so that we can discuss.

Thanks and best,

Dave Williams
650-255-2380

Nayeli Sanchez Luna

From: Andrea Blakely <andrea@oliveandcompany.com>
Sent: Monday, August 21, 2023 1:26 PM
To: Nayeli Sanchez Luna
Subject: Rezoning case number Z-42-23

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nayeli,

I just spoke with you on the phone regarding the development off of 63rd Avenue and Baseline. I wanted to write a letter in favor of these changes. I am a resident of Estrella Vista and would be directly affected by the changes. I think a school and apartments, along with the hospital, are great uses of the land if the owner intends to sell or has sold the land.

My only concern is the road infrastructure since Baseline and 63rd Ave is the only access point to the current homes in Estrella Vista and the future apartments. If additional access points or road modifications were made to aid the traffic, I have no concerns with these development plans.

Andrea Blakely | Account Manager | She/Her
Olive & Company [foliveandcompany.com](https://oliveandcompany.com)
262.473.9612 (mobile)