



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-75-22-8
February 8, 2023

Laveen Village Planning Committee Meeting Date February 13, 2023

Planning Commission Hearing Date March 2, 2023

Request From: S-1 (1.68 acres), S-1 (Approved R1-10 PCD) (1.07 acres), and S-1 (Approved C-1 PCD) (9.98 acres)

Request To: C-1 (Neighborhood Retail) (12.73 acres)

Proposed Use Multifamily residential

Location Southwest corner of 51st Avenue and Elliot Road

Owner Armon and Ruth Cheatham Trust

Applicant IDM Companies

Representative Jason Morris, Withey Morris, PLC

Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 3.5 dwelling units per acre and Commercial	
<u>Street Map Classification</u>	51st Avenue	Major Arterial Scenic Drive	55-foot west half street
	Elliot Road	Collector Street	50-foot south half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The requested zoning will allow for the development of multifamily residential at a scale that is appropriate with the surrounding area. The subject site is located at the intersection of an arterial and collector streets where a mix of commercial and residential districts exist. As stipulated, the proposed development will be respectful of local conditions by limiting the building height to one-story and incorporating appropriate screening standards.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND 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.

As stipulated, the proposed development will incorporate appropriate development standards that will mitigate impacts to adjacent residential uses. These standards will include enhanced landscaped setback standards and limitations on building height.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.

As stipulated, the proposed development will incorporate shade standards for parking areas and public sidewalks. This will help to minimize the urban heat island effect, cooling the micro-climate of the site, and encouraging pedestrians to walk to and from this multifamily community to other sites in the area.

Applicable Plans, Overlays, and Initiatives

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

[Monarch Butterfly](#): 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.

[Housing Phoenix](#): See Background Item No. 12.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Single-family residential	S-1, S-1 (Approved R1-10 PCD), and S-1 (Approved C-1 PCD)
North (across Elliot Road)	Single-family residential and vacant	S-1 (Approved R1-8 PCD and C-1 PCD)
South	Single-family residential	S-1 (Approved R1-10 PCD)
East (across 51st Avenue)	Single-family residential	S-1 and S-1 (Approved R1-6)
West	Single-family residential	S-1 (Approved R1-10 PCD)

C-1 (Neighborhood Retail) (R-3 Development Standards – Planned Residential Development Option for multifamily)*		
Standards	R-3 Requirements	Met or Not Met
<i>Maximum Dwelling Unit Density</i>	15.23 dwelling units per acre; 17.40 dwelling units per acre with bonus	9.5 dwelling units per acre (Met)
<i>Maximum Number of Units</i>	194, 221	121 (Met)
Perimeter Standards		
Building Setbacks		
Street	Minimum 20 feet	51st Avenue: 15 (Not Met)* Elliot Road: 15 feet (Not Met)*
Adjacent to property line	Minimum 15 feet	South: 15 feet (Met) West: 15 feet (Met)
Landscaped Setbacks		
Street	Minimum 20 feet	51st Avenue: 15 feet (Not Met)* Elliot Road: 15 feet (Not Met)*

Interior perimeter property line	Minimum 5 feet	South: Not specified* West: Not specified*
Lot Coverage	Not to exceed 45%	26% (Met)
Building Height	2 stories and 30 feet for first 150 feet; 1-foot increase to 48 feet high, 4-story maximum**	15 feet (Met)
Common Area/Open Space	Minimum 5% of gross area	4.7% of gross area (Not Met)*
Parking	Multifamily: 1.5 spaces per 1- or 2-bedroom units 182 spaces required	225 spaces (Met) Unreserved parking proposed

*Site plan revision or variance required.

**There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

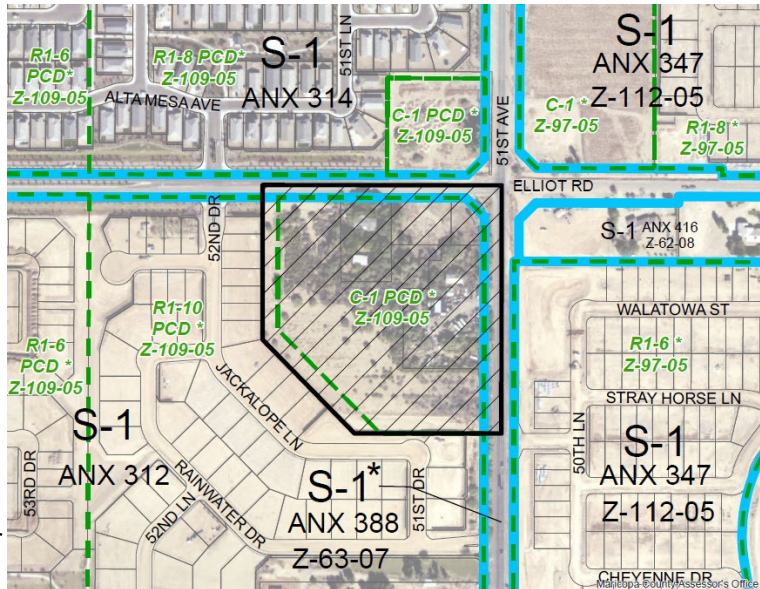
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 12.73-acre site, located at the southwest corner of 51st Avenue and Elliot Road from S-1 (Ranch or Farm Residence), S-1 (Approved R1-10 PCD) (Ranch or Farm Residence, approved Single-Family Residence District, Planned Community District), and S-1 (Approved C-1 PCD) (Ranch or Farm Residence, approved Neighborhood Retail, Planned Community District) to C-1 (Neighborhood Retail) for multifamily residential. The subject site was annexed into the City of Phoenix in 2004 and has several structures, one of which is historically eligible as described in more detail in Background Item No. 18.

SURROUNDING USES AND ZONING

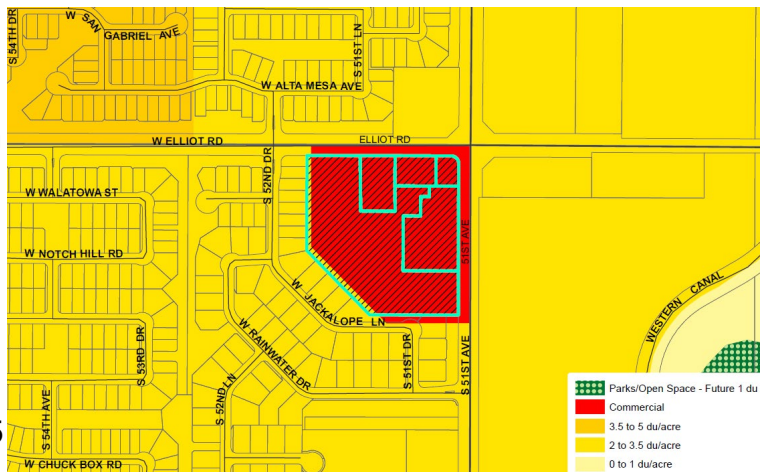
2. The surrounding area contains a variety of zoning districts including S-1 (Ranch or Farm Residence), R1-10 (Single-Family Residence), R1-8 (Single-Family Residence), R1-6 (Single-Family Residence), and C-1 (Neighborhood Retail). A large property to the north of the site, across Elliot Road, has been developed with single-family residential, while other properties in the surrounding area are under construction for single-family residential.



Existing Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

3. The General Plan Land Use Map designation for the subject site is primarily Commercial, except that a slim portion along the south and west of the site is designated Residential 2 to 3.5 dwelling units per acre.

Properties to the north, south, east and west are also designated Residential 2 to 3.5 dwelling units per acre in the General Plan Land Use Map.



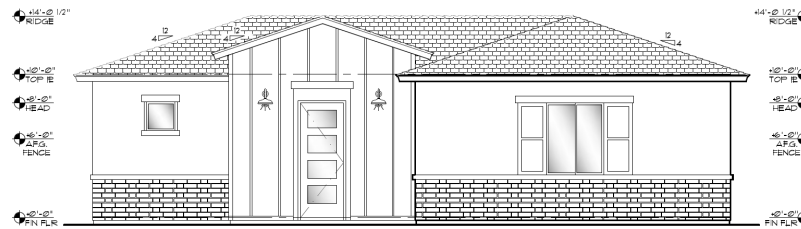
Existing General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

The C-1 zoning request is not consistent with the General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre along a portion of the south and west of the site; however, because this portion of the site is less than 10 acres, a General Plan Amendment is not required. The remainder of the proposal is consistent with the General Plan Land Use Map designation of Commercial.

PROPOSAL

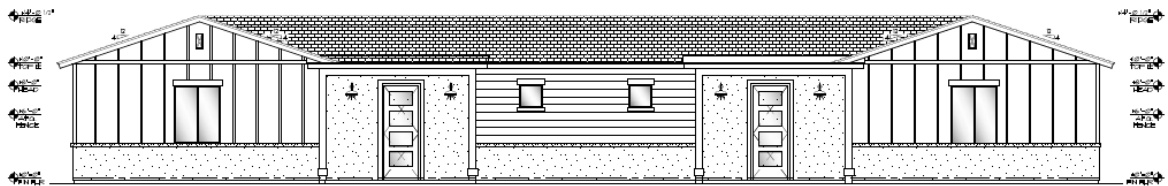
4. Elevations

The conceptual building elevations depict one-story residential buildings with a maximum height of approximately 15 feet to the top of peak. The residential building elevations also depict pitched shingle roofs, various window sizes, covered patios, board and batten siding, and lap board siding.



TYPE "B"
PROPOSED 2 BEDROOM PLAN

SCALE: 1/4"=1'-0"



TYPE "C"
PROPOSED 2 BEDROOM DUPLEX PLAN

SCALE: 1/4"=1'-0"

Conceptual Front Building Elevations (One and two-bedroom unit), Source: Not provided

Staff recommends Stipulation No. 2 to require general conformance to the building elevations provided by the applicant to ensure that future buildings are uniform and visually appealing, and not negatively impact the surrounding area.

5. **Site Plan**

The applicant proposes to develop a new 121-unit multifamily residential community, consisting of one-story buildings arranged in clusters with various open space segments distributed throughout. Vehicular access to the site is proposed along 51st Avenue and Elliot Road, with the primary entrance located along Elliot Road.

Staff does not recommend general conformance with the site plan proposed by the applicant as it does not meet the minimum Zoning Ordinance requirements and as a result, needs to be revised or variances may be necessary to be obtained through the Zoning Adjustment process.



Conceptual Landscape Plan, Source: neill + young associates, LLC.

However, staff recommends Stipulation No. 1 to limit the maximum density to 10 dwelling units per gross acre to provide certainty on the number of units that could be developed on the site following a site plan revision.

Additionally, staff recommends Stipulation No. 3 to require a mix of 2-inch and 3-inch caliper trees within the required landscape setbacks to provide screening between this development and adjacent single-family homes, plus increased shade along adjacent public streets.

STUDIES AND POLICIES

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 Conservation Community, which combines residential and commercial with agricultural uses to create a density neutral development. This designation intends to concentrate residential density in one portion of the site, while leaving the balance as open space or agriculture. Most of the site has approved C-1 zoning, dating to the early 2000s, thus the site appears to have been anticipated as a portion of the community that would be developed as

commercial. Furthermore, this site represents approximately 2-percent of the land designated as Conservation Community, most of which has been entitled for future development. This site is also located at the edge of the Conservation Community designation, at the intersection of an arterial and collector street, and is appropriate for higher density residential as it provides immediate street access without impacting residential homes on local streets.

The Laveen Southwest Growth Study outlines specific design policies and standards for various types of developments that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. To promote this, staff recommends Stipulation Nos. 4 and 5 which require entryway enhancements and view fencing.

7. **[Monarch Butterfly](#)**

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 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

8. **[Tree and Shade Master Plan](#)**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. To contribute to future improvements of this site and the urban forest infrastructure, staff is recommending the following:

- Uncovered surface parking areas shall be landscaped and provide a minimum of 25 percent shade (Stipulation No. 7).
- Shading of future adjacent bus stop using architectural shade or drought-tolerant trees (Stipulation No. 8); and
- Minimum 75% shade along adjacent public sidewalks (Stipulation No. 14).

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.

Staff recommends Stipulation Nos. 9 through 12 to require the following:

- Pedestrian connection near the intersection of 51s Avenue and Elliot Road (Stipulation No. 9);
- Walkway enhancements along vehicular crossing points (Stipulation No. 10);
- Traffic calming measures at points of ingress or egress to the site (Stipulation No. 11); and
- A minimum of 30 bicycle parking spaces distributed throughout the site (Stipulation No. 12).

These stipulations will promote pedestrian and bicycle activity to the site and in the area, while promoting pedestrian safety.

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. Staff recommends that a minimum of 30 bicycle parking spaces be provided and installed per the requirements of the Walkable Urban Code to promote resident or visitor health and recreation. This is addressed in Stipulation No. 12.

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 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 application materials provided by applicant state that recycling facilities will be evaluated throughout the development review process.

12. **[Housing Phoenix](#)**

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

Stipulation No. 1 would allow the developer to construct up to 121 multifamily residential units on the site. If this development is approved, it would allow further diversity in housing products within the area and new housing choice for existing and new residents.

COMMUNITY INPUT SUMMARY

13. From the time the case was filed to the time the staff report was written, one letter from the public was received regarding this request. The letter expressed concern with the proposed density on the site.

INTERDEPARTMENTAL COMMENTS

14. The Public Transit Department requires the development to construct a bus stop pad on southbound 51st Avenue in accordance with City of Phoenix standards. This is addressed in Stipulation No. 13.
15. The Street Transportation Department requires the following improvements by this development:
 - Detached sidewalks along 51st Avenue and Elliot Road (Stipulation No. 15);
 - Right-of-way dedication and improvements along 51st Avenue and Elliot Road (Stipulation Nos. 16 and 17);
 - Access control via roadway medians per the approved Tierra Montana Master Street Plan (Stipulation No. 18);
 - Construction of median along Elliot Road (Stipulation No. 19);
 - Traffic impact statement including signal warrant analysis (Stipulation No. 20);
 - Installation of conduit and junction boxes at the southwest corner of 51st Avenue and Elliot Road (Stipulation No. 21);
 - Undergrounding and relocation of irrigation facilities (Stipulation No. 22); and
 - Construct all streets within and adjacent to the subject site with all required elements and in accordance with ADA standards (Stipulation No. 23).
16. 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.
17. The Water Services Department commented that the property has existing water and sewers mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.

OTHER

18. The Historic Preservation (HP) Office commented that this is an eligible historic property known as Barney Ranch. In 2010, a prominent feature of the property, a silo, was demolished and farm buildings remain on the site today. In order to document the remaining historic buildings, the HP Office recommends that a qualified historian, architectural historian or cultural resource firm document the history of Barney Ranch within one year of the rezoning approval. This is addressed in Stipulation No. 24. Since the property is historically eligible, it is also subject to a 30-calendar day hold prior to the issuance of a demolition permit.
19. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation Nos. 25.
20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 No. 26.
21. 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. 27.
22. 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 proposed multifamily development is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposed development will allow the redevelopment of vacant land, providing additional housing opportunities appropriately located at the intersection of an arterial and collector street.

3. The proposed development is consistent with the scale and character of developments approved or existing in the surrounding area.

Stipulations

1. The maximum density for the project shall not exceed 10 dwelling units per gross acre.
2. The development shall be in general conformance with the building elevations date stamped February 3, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
3. All required landscape setbacks shall be planted with minimum 50% 2-inch caliper, and minimum 50% 3-inch caliper large canopy, drought-tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. The primary vehicular entrance to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. Pedestrian pathways connecting the interior of the development to the public sidewalks along both sides of the vehicular driveway.
 - b. The pedestrian pathways shall be detached from the vehicular driveway and lined with landscape areas on both sides of not less than 5 feet wide. The landscape area shall be planted with drought-tolerant plant materials providing seasonal interest and 75% 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 provide a variety of texture and color throughout the year and 75% live cover, shall be provided along both sides of the entryway and within a landscaped median of no less than 5 feet.
 - 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.
5. Perimeter walls, perimeter surrounding the development, along 51st Avenue and Elliot Road, shall be a minimum of 50% open, as approved by the Planning and Development Department.
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. 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 area and achieve 25% shade at maturity, as approved by Planning and Development Department.
8. The bus stop pad adjacent to the development shall be shaded a minimum of 50% using drought-tolerant shade trees at maturity and/or a shade structure, as approved by the Planning and Development Department.
9. A minimum of one pedestrian pathway shall be provided within close proximity to the intersection of 51st Avenue and Elliot Road, as approved by the Planning and Development Department.
10. 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 contrasts parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.
11. 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.
12. A minimum of 30 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located throughout the site including near the centralized open space 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.
13. The developer shall construct a bus stop pad on southbound 51st Avenue in accordance with City of Phoenix Standard Detail P1260 with a depth of 10 feet and located from Elliot Road according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
14. Public sidewalks adjacent to the development shall be shaded a minimum of 75%, 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.
15. The developer shall construct detached sidewalks along 51st Avenue and Elliot Road, as required by the Tierra Montana Master Street Plan, as approved by the Planning and Development Department.

16. The developer shall dedicate right-of-way and construct improvements along the south side of Elliot Road as required by the Tierra Montana Master Street Plan, as approved by the Planning and Development Department.
17. The developer shall dedicate right-of-way and construct improvements along the west side of 51st Avenue as required by the Tierra Montana Master Street Plan, as approved by the Planning and Development Department.
18. Access control for the site shall follow the approved Tierra Montana Master Street Plan or as approved by the Street Transportation Department.
19. The developer shall construct the median along Elliot Road as required by the Tierra Montana Master Street Plan from 52nd Drive to the western limits of APN 300-02-046R including appropriate tapers, as approved by the Street Transportation Department.
20. The developer shall submit a Traffic Impact Statement including a signal warrant analysis for this development. No preliminary approval of plans shall be granted until the statement has been reviewed and approved by the city. The developer shall be responsible for cost and construction of a traffic signal or if a traffic signal is not warranted upon opening, the developer will be required to provide 25% contribution toward a traffic signal in an escrow account to the Street Transportation Department, as required by the approved Traffic Impact Statement.
21. The developer shall provide conduit and junction boxes at the southwest corner of 51st Avenue and Elliott. The plans shall be submitted and approved by the Street Transportation and Planning and Development Departments.
22. Existing irrigation facilities along 51st Avenue are to 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.
23. 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.
24. A qualified historian, architectural historian or cultural resource firm shall document the history of Barney Ranch within one year of rezoning approval in accordance with Part IV of the Arizona Reporting Standards for Cultural Resources, as approved by the Historic Preservation Office.

25. The property owner shall record documents that disclose the existence and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
26. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
27. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. 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

Enrique Bojórquez Gaxiola

February 8, 2023

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

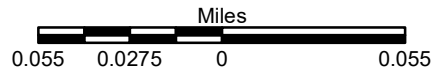
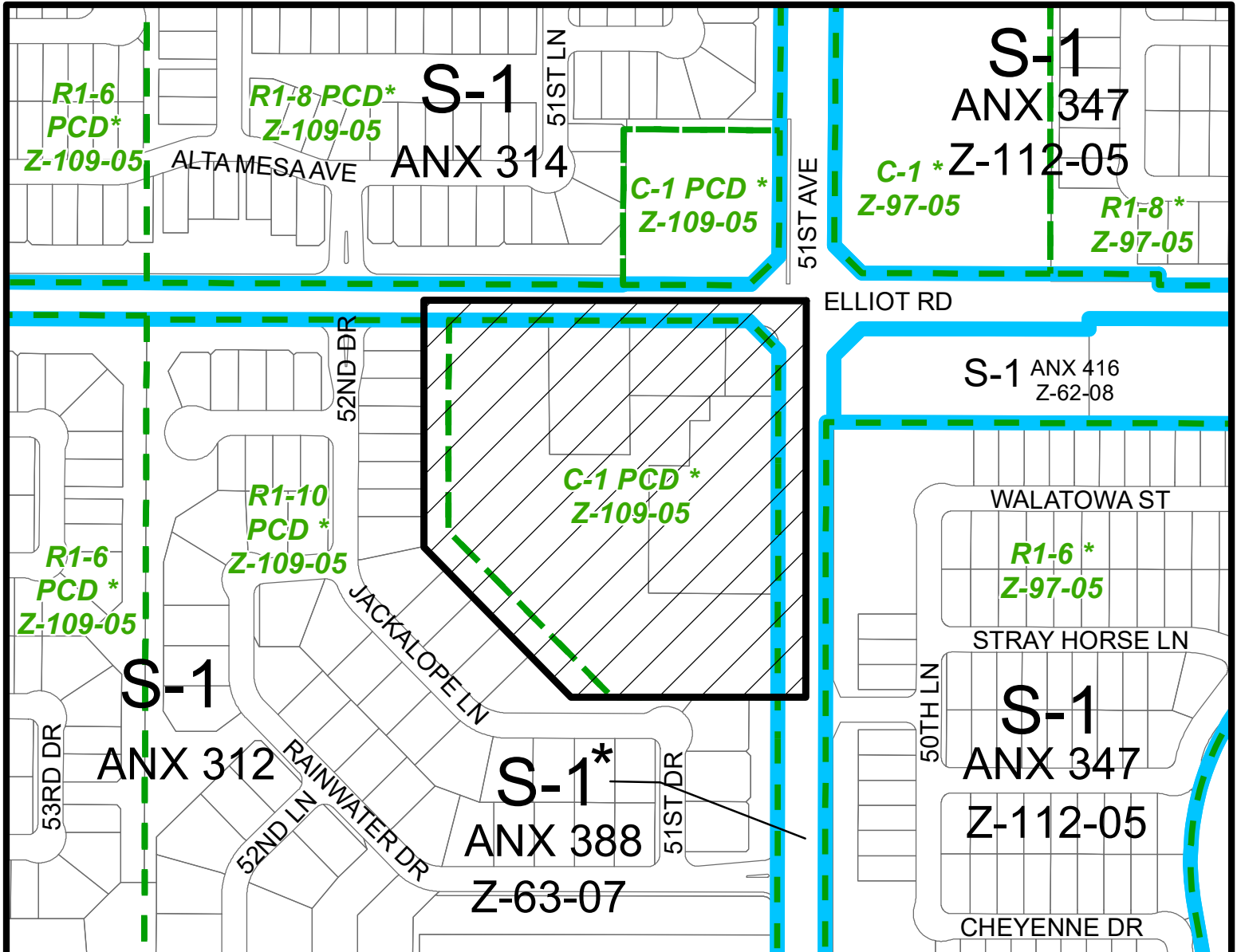
Conceptual Site Plan date stamped October 5, 2022

Conceptual Landscape Plan date stamped October 5, 2022

Conceptual Building Elevations date stamped February 3, 2023 (2 pages)

Conceptual Building Renderings date stamped February 3, 2023 (2 pages)

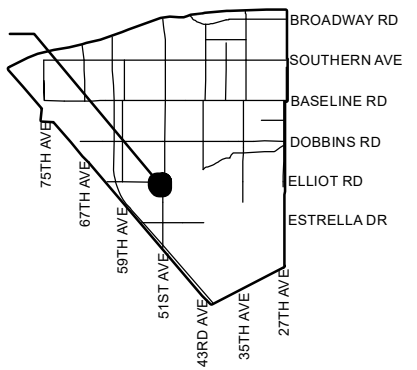
Community Correspondence (2 pages)



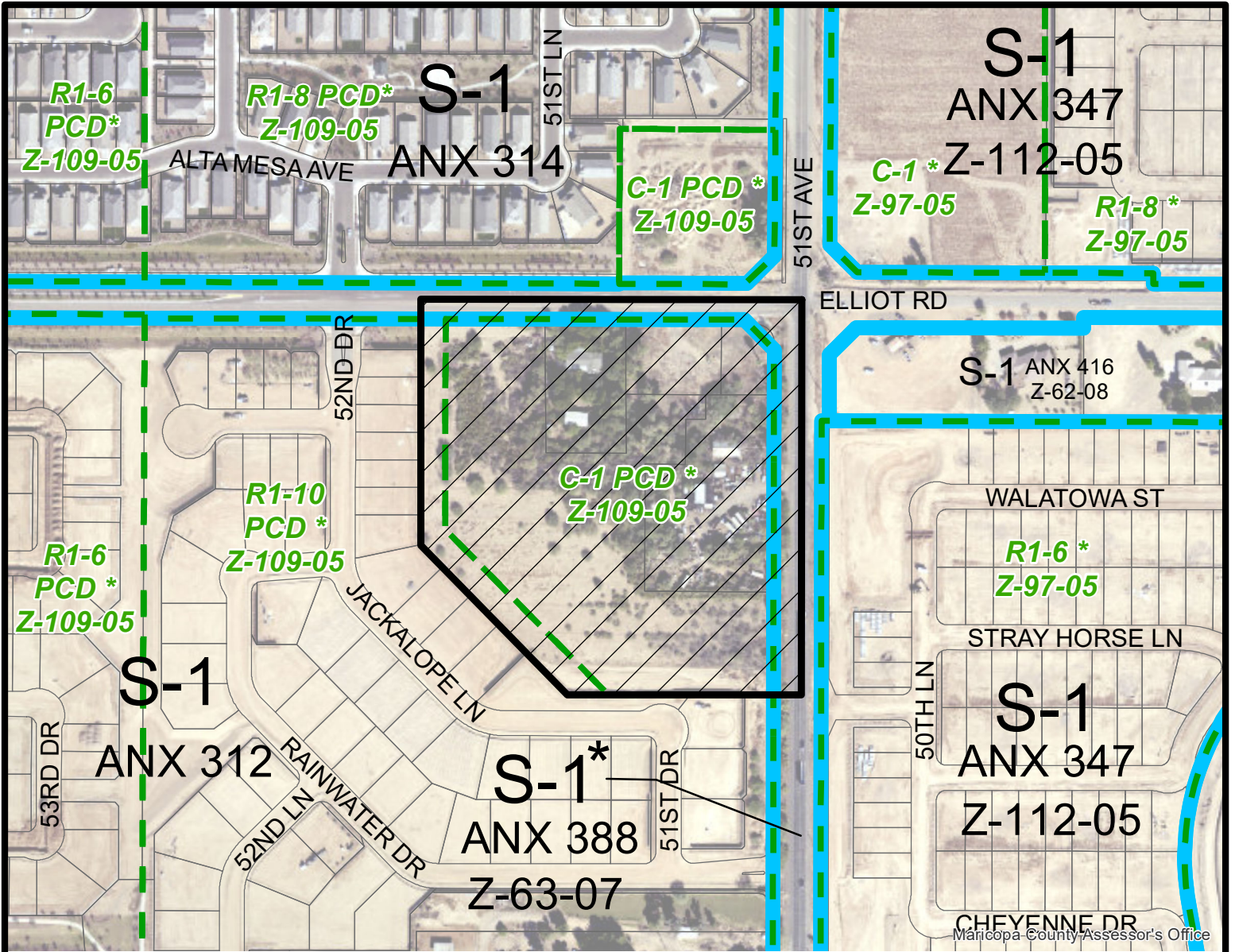
LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8



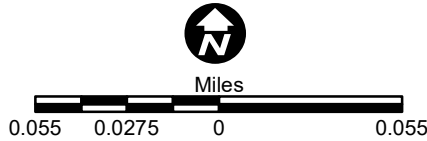
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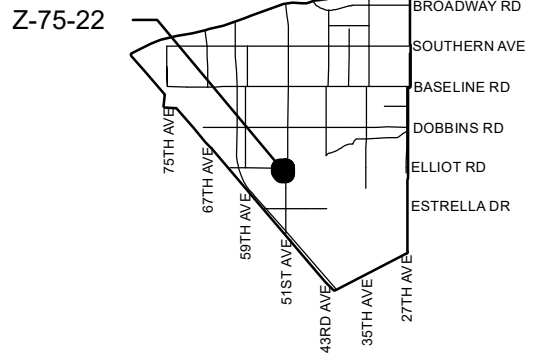
APPLICANT'S NAME: IDM Companies		REQUESTED CHANGE:	
APPLICATION NO. Z-75-22	DATE: 10/21/2022 <small>REVISION DATES:</small>	FROM: S-1 (Approved C-1 PCD) (9.98 a.c.) S-1 (Approved R1-10 PCD) (1.07 a.c.) S-1 (1.68 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 12.73 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 05-16	<small>ZONING MAP</small> C-5	TO: C-1 (12.73 a.c.)
MULTIPLES PERMITTED S-1 (Approved C-1 PCD), S-1 (Approved R1-10 PCD), S-1 C-1	CONVENTIONAL OPTION 9 (144), 1 (3), 1 184		* UNITS P.R.D. OPTION N/A (173), N/A (5), N/A 221
* Maximum Units Allowed with P.R.D. Bonus			



Maricopa County Assessor's Office



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: IDM Companies		REQUESTED CHANGE:	
APPLICATION NO. Z-75-22	DATE: 10/21/2022 <small>REVISION DATES:</small>	FROM: S-1 (Approved C-1 PCD) (9.98 a.c.) S-1 (Approved R1-10 PCD) (1.07 a.c.) S-1 (1.68 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 12.73 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 05-16	<small>ZONING MAP</small> C-5	TO: C-1 (12.73 a.c.)
MULTIPLES PERMITTED S-1 (Approved C-1 PCD), S-1 (Approved R1-10 PCD), S-1 C-1	CONVENTIONAL OPTION 9 (144), 1 (3), 1 184		* UNITS P.R.D. OPTION N/A (173), N/A (5), N/A 221

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

project data

Site Data
 not assigned/
 300-00-008 E, K, M and P
 APN Number:
 Site Area (total):
 44.3484 ac or 10.69 rfs
 Density Code:
 9.00 DUA
 Density Met:
 11.35 DUA
 Zoning Case No:
 not assigned
 Existing zoning:
 S-1
 Proposed zoning:
 R-3A PHD
 Planned Density:
 Planned Density Allowed:
 121

Unit Type/Designation	No. of Units	Percentage	Parking per Unit	Parking Provided
AA (2-1 Bedroom units, Duplex)	42	35%	1.5	63
B1 (2 Bedroom unit)	79	65%	1.5	119
Total Required Parking Spaces	121			182

Unreserved parking system
Provided:
 Open Parking:
 Covered Parking:
 Total Spaces Provided:
 182 spaces per unit
 Required Stall Size:
 Provided Stall Size:
 9 ft x 18 ft
 9 ft x 15.5 ft with 2.5 ft overhang

Service Park/way
 121 units x 0.25 spaces per unit = 30 spaces
 Provided:
 30 spaces

Loading Requirements:
 12-1 Dwelling Units =
 1 Loading Spaces Required (10 ft x 30 ft)

Zoning Standards (R-3A)

Category	Required	Provided
Density (DU/Acre)	11.35	11.35
Min. R/W Setback	15	15
Front (North and East)	15	15
Side (West)	15	15
Rear (South)	15	15
Min. Landscape Setback	15	15
Lot Coverage	42%	42%

Common Area Open Space (1): 28,212 sf
Landscape Open Space (2): 199,356 sf
Area Building Footprint (3): 2,800,000 sq ft
Building Area:
 Duplex: 21 units x 33,760 sq ft = 709,760 sq ft
 2 Bedroom: 79 units x 131,290 sq ft = 10,371,910 sq ft
Total Building Area: 11,181,670 sq ft

Notes:
 (1) Required Minimum Common OS is 10.04% of Gross Site Area
 (2) Landscape Open Space includes Common Area Open Space but does not include required setbacks
 (3) Residential Units are 1 story, 18 ft tall, Clubhouse/Amenity (Bldg) is 1 story 23 ft tall



1 site plan
 1" = 40'-0"

contact info

Developer/Applicant:
 BMA Apartments Phoenix
 6750 N Scottsdale AZ
 Scottsdale, AZ 85253
 480.372.7467

Contact:
 Daniel G. Perez
 480-330-8002
 daniel.perez@bmacompanies.com

Architect:
 Hybrid Architecture
 602-330-2611 or
 480.371.4830
 Phoenix, AZ 85018
 602.330.2611

Contractor:
 602-330-2611
 602-330-2611
 480.371.4830
 Phoenix, AZ 85018

Civil Engineer:
 214 N E Highland Ave
 Suite 250,
 Phoenix, AZ 85016

Contact:
 Daniel Wilson
 602-499-0335
 danwilson@wilson.com

Landscape Architect:
 3209 N. Draper Blvd
 Suite # 12
 Scottsdale, AZ 85251

Contact:
 Todd Neill
 480-349-7127
 todd@neillandjones.com

Notes:
 1. Decorative Paving at Main Entry Drive
 2. Perimeter Theme Wall
 3. Perimeter Theme Wall See Landscaping
 4. Perimeter View Wall See Landscaping
 5. Access Control Gate with Fire Dept Knox box
 6. 8 ft Detached Sidewalk
 7. 8 ft Detached Sidewalk
 8. 8 ft Detached Sidewalk
 9. 8 ft P.U.L.E.
 10. 10 ft Bulking Setback
 12. Fire Truck Racer (35 ft min)

site plan
 1" = 40'-0" or as noted

51st and Elliott
 IDM Companies



hybrid architecture
 602.330.2611 or
 480.371.4830
 www.hybrid.com

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IDM COMPANIES
6702 N. SCOTTSDALE RD.
SUITE 200
SCOTTSDALE, AZ 85253
480.601.2000
IDMCOMPANIES.COM



PROPOSED
RESIDENCE
PLAN
01/12/23

RESIDENCE PLANS

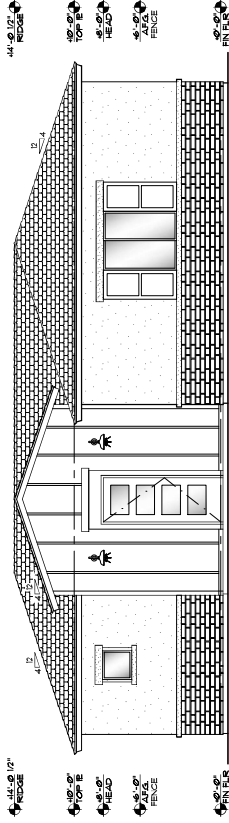
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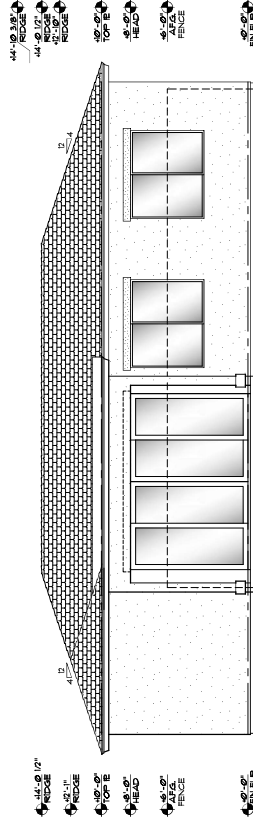
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DATE	SCALE
07/12/2022	

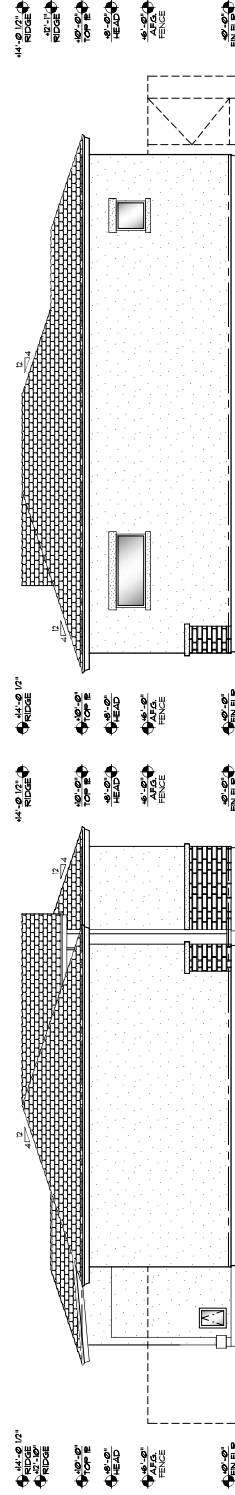
SCALE	JOB NO.



TYPE "B"
PROPOSED 2 BEDROOM PLAN
SCALE: 1/4"=1'-0"



TYPE "B"
PROPOSED 2 BEDROOM PLAN
SCALE: 1/4"=1'-0"

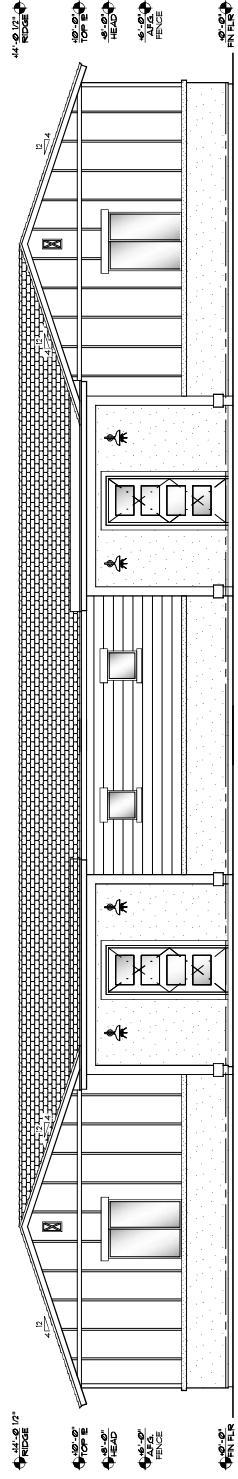


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SCALE: 1/4"=1'-0"

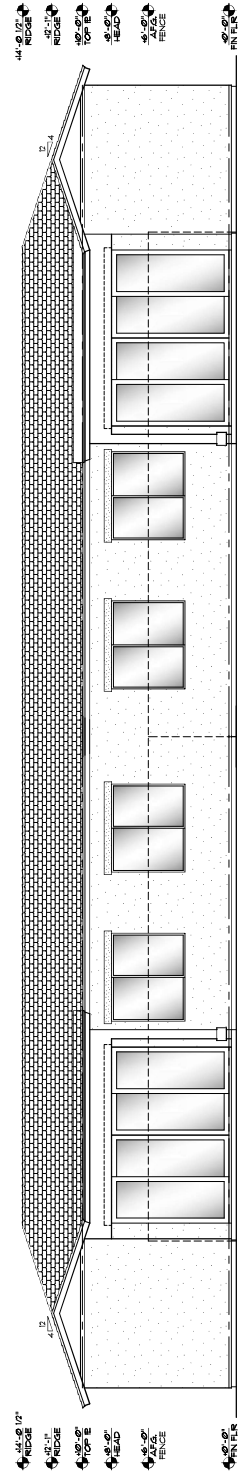
TYPE "B"
PROPOSED 2 BEDROOM PLAN
SCALE: 1/4"=1'-0"

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DATE	SCALE
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DATE	SCALE

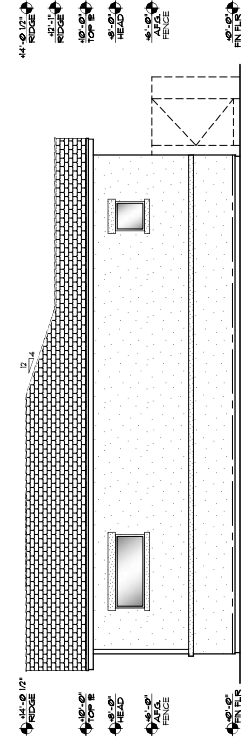
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DATE	SCALE



TYPE "C"
 PROPOSED 2 BEDROOM DUPLEX PLAN
 SCALE: 1/4" = 1'-0"



TYPE "C"
 PROPOSED 2 BEDROOM DUPLEX PLAN
 SCALE: 1/4" = 1'-0"



TYPE "C"
 PROPOSED 2 BEDROOM PLAN
 SCALE: 1/4" = 1'-0"

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From: [PDD Long Range Planning](#)
To: [Nayeli Sanchez Luna](#); [Enrique A Bojorquez-Gaxiola](#)
Subject: FW: concerns about the new 202 & Dobbins proposal
Date: Thursday, December 15, 2022 7:04:26 PM
Attachments: [Elliott and 202.pdf](#)

Thank you,

Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Patrick Nasser-Taylor <patrick.bryan.taylor@gmail.com>
Sent: Thursday, December 15, 2022 6:44 PM
To: PDD Laveen VPC <laveenvpc@phoenix.gov>; PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: concerns about the new 202 & Dobbins proposal

Good evening,

I attended the meeting on Monday and I have a few concerns that I am not sure were addressed, although, I did have to leave early.

It was mentioned that the new development would add an apartment complex along with the shopping/commercial use. However, the presenter failed to mention other projects that are also in the works (see attached files and link) that will significantly add to the density and traffic of this small community here in Laveen.

The following are the proposals that I know of that are being planned. I am sure that there are more, but this is the list I know of so far.

1. The Gila Foothills PUD proposal will convert 24 acres of commercial land into 270 acres of commercial land with use ranging from commercial, to residential, to resort/resort residential. Looking at their proposal, it looks like there will be 29.5 acres of high density residential and 31.8 acres of resort residential. I have a feeling that I am missing some residential uses in this plan as I believe that they stated that some of the commercial acreage would be mixed use between business and apartments. I am unaware of the total increase in residential units for this plan.

<https://www.gilafoothillspud.com/> [[gilafoothillspud.com](https://www.gilafoothillspud.com/)]

2. The LIV South Mountain proposal (see attached) would add 336 units of apartment space directly south of the proposal that was discussed on Monday. This will have two very large apartment

complexes directly adjacent to each other.

3. The Elliott 202 PUD proposal (see attached) will add 456 apartment units and a 36 foot tall warehouse in what is now a cornfield and directly behind my home. It will completely obstruct the gorgeous view of the Estrella's that everyone in our community and the surrounding communities currently enjoy.

4. The Dobbins 202 PUD proposal (see attached) will add a massive warehouse complex.

5. Finally, the 51st and Elliott proposal (see attached), will add 121 rental homes in a very dense piece of land, surrounded by new communities that currently have more spacious properties on them.

Items 3, 4 and 5 are all being planned by the same developer. They intend to get all three proposals on the same agenda to submit together.

I am concerned mainly because I am not entirely sure whether all of these additional proposed sites are being considered and scrutinized between each other. This will add a significant population growth to the area and not all of them align with the current use of the surrounding neighborhoods.

I hope these can all be looked at and addressed.

Thank you,
Patrick Nasser-Taylor

