



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**\*Revised**  
**Staff Report: Z-14-15-3**  
August 10, 2015

**Deer Valley Village Planning Committee Meeting Date:** \*~~July 16, 2015~~ August 20, 2015

**Planning Commission Hearing Date:** \*~~August 11, 2015~~ September 8, 2015

**Request From:** CP/BP (34.32 acres)

**Request To:** R-2 (8.16 acres), R-3A (5.70 acres), R-4A (12.46 acres) and C-2 (8.00 acres)

**Proposed Use:** Single-Family Residential, Multifamily Residential, and Commercial

**Location:** Northwest corner of 12th Street and Bell Road

**Owner:** Evergreen 12th & Bell, LLC

**Applicant/Representative:** Ed Bull, Burch & Cracchiolo, P.A.

**Staff Recommendation:** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Current: Industrial Proposed (GPA-DV-2-15-3): Commercial, Residential 5-10/10-15/15+ dwelling units per acre	
<b>Street Map Classification</b>	12th Street	Minor Collector	33-foot half street width
	9th Street	Local	33-foot half street width
	Bell Road	Major Arterial	Varies, 55 to 84-foot half street
<p><b><i>LAND USE ELEMENT, GOAL 1, URBAN FORM: GROWTH SHOULD BE STRUCTURED INTO A SERIES OF URBAN VILLAGES CHARACTERIZED BY THE FIVE COMPONENTS OF THE URBAN VILLAGE MODEL: CORE, NEIGHBORHOODS, COMMUNITY SERVICE AREAS, REGIONAL SERVICE AREAS, AND OPEN SPACE.</i></b></p> <p>The proposed rezoning request supports the urban village model by providing additional uses that suitably integrate into one of the Deer Valley Village's neighborhood and community service areas.</p>			

***LAND USE ELEMENT, GOAL 4, MIXED LAND USE DEVELOPMENT: MIXED LAND USE PATTERNS SHOULD BE DEVELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIZE THE NUMBER AND LENGTH OF TRIPS.***

The proposed rezoning allows for a mixed-use development and opportunity for convenient pedestrian connectivity between the residential and commercial portions of the proposed development. The proposal also allows for convenient vehicular connectivity between the proposed apartments, condominiums, and commercial portions of the development.

***LAND USE ELEMENT: GOAL 9: DIVERSE HOUSING MIX: A RANGE OF HOUSING CHOICES, DENSITIES, AND PRICES IN EACH VILLAGE SHOULD BE ENCOURAGED:***

***POLICY 1: PROVIDE RESIDENTS AN OPPORTUNITY TO LIVE AND WORK IN THE VILLAGE OF THEIR CHOICE BY OFFERING A VARIETY OF HOUSING, SUCH AS APARTMENTS, TOWNHOUSES, SINGLE-FAMILY DETACHED HOMES, ACCESSORY UNITS, AND MOBILE HOMES, TO RESPOND TO CHANGING FAMILY SIZE, HEALTH OR INCOME.***

The proposed rezoning allows for a variety of housing and density options, including single-family homes at approximately five (5) dwelling units per acre, condominiums that are designed as detached cluster homes at a density of approximately 11 dwelling units per acre, and apartments at approximately 25 dwelling units per gross acre.

***NEIGHBORHOOD ELEMENT, GOAL 2: COMPATIBLE NEIGHBORHOOD DEVELOPMENT: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.***

The subject site is located in an area with established multi-family residential developments, a city park to the north (Turtle Rock Park), and a single-family residential development to the northeast. The proposed rezoning is compatible with the existing neighborhood and provides a good transition from the surrounding residential uses and provides the commercial use off of a major arterial street.

***CONSERVATION, REHABILITATION, & REDEVELOPMENT ELEMENT, GOAL 5: ELIMINATION OF DETERIORATION AND BLIGHT: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND REINVESTMENT:***

Currently, the site consists of vacant industrial buildings within Commerce Park zoning. The proposed rezoning will allow a new mixed-use development that is better suited for the area. This investment into the area also has the potential to stimulate additional re-investment into the area.

<b>Surrounding Land Uses/Zoning</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant Industrial/Commerce Park Development	CP/BP
<b>North</b>	Wireless Communication Facility, APS Facility, City Park	CP/BP, CP/BP SP
<b>South</b>	Commercial	C-2, C-2 SP
<b>East</b>	Multifamily (Condominiums)	R-4A
<b>West</b>	Multifamily (Apartments)	C-2, R-4A

<b>R-2, Multifamily Residence District (Detached Single-Family, Planned Residential Development Option)</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>		8.16 acres
Total Number of Units	N/A	38
Density (dwelling units/acre)	Maximum 6.5	4.66
Typical Lot Size	Minimum 45' wide	Typical 45' x 110'
Subject to Single-Family Design Review	If 10% or more lots are equal to or less than 65' wide	Yes
<i>Building Setbacks</i>		
Perimeter	<u>Street (front, rear or side):</u> 15' (in addition to landscape setback) <u>Rear:</u> 15' (1-story), 20' (2-story) <u>Side:</u> 10' (1-story), 15' (2-story)	Met
Front	10' Front loaded garage setback: 18' from back of sidewalk	Not provided
Rear	Per Building Code	Not provided
Side	Street side: 10' Other: Per Building Code	Not provided
<i>Landscape Setbacks</i>		
Perimeter Street	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)	Met
Building Height	2 stories and 30'	Not provided
Lot Coverage	Primary structure, not including attached shade structures: Maximum 40% Total: Maximum 50%	Not provided
Common Area	Minimum 5% of gross area	Approximately 5%

<b>R-3, Multifamily Residence District (Multifamily, Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Gross Acreage</i>		5.70 acres
Total Number of Units	N/A	61
Density (dwelling units/acre)	Maximum 23.1, up to 26.4 with bonus	10.70
Typical Lot Size	N/A	N/A
<i>Building Setbacks</i>		
Perimeter Street	Minimum 20 feet	Met
Perimeter Other	Minimum 15 feet	Met
Interior Front	10'	N/A
<i>Landscape Setbacks</i>		
Perimeter Street	Minimum 20 feet	Met
Perimeter Other	Minimum 5 feet	Met
Lot Coverage	Maximum 45%	Less than 45%
Common Area/Open Space	Minimum 5% gross area	Approximately 5%

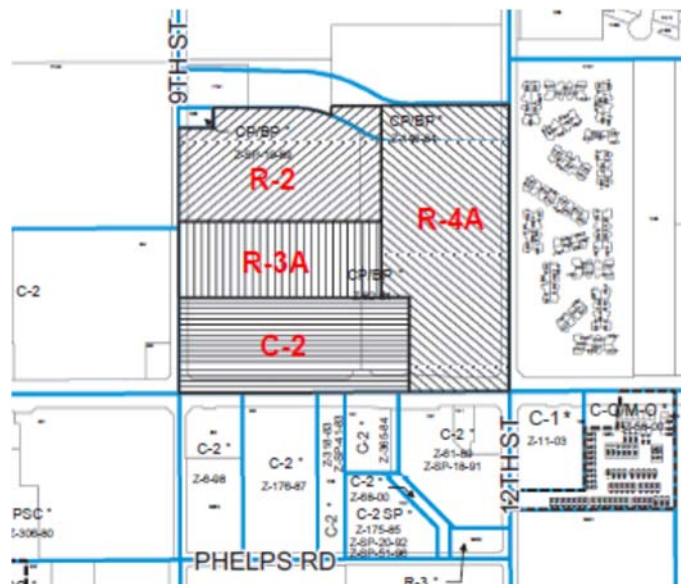
<b>R-4A (Multifamily Residence)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Gross Acreage</i>		12.46 acres
Total Number of Units	N/A	306
Density (dwelling units/acre)	Maximum 43.5	24.56
Typical Lot Size	Minimum 6,000 square feet, Minimum Width 60 feet, Minimum Depth 94 feet	Met
<i>Building Setbacks</i>		
Front (Bell Road)	Minimum 20 feet	Met
Rear	Minimum 15 feet	<b>10 feet (Not met)*</b>
Side	Minimum 5 feet	Met
<i>Landscape Setbacks</i>		
Front (Bell Road)	Minimum 20 feet	Met
Rear	Minimum 5 feet	Met
Side	Minimum 5 feet	Met
Lot Coverage	Maximum 50%	Less than 50%
Open Space	Minimum 5% gross area	Approximately 5%

\* Either the site plan shall be modified or variance approval is required.

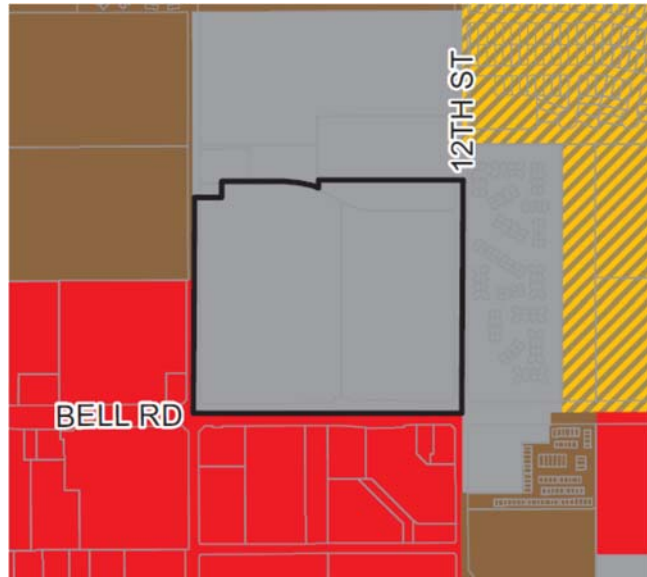
<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Building Setbacks</i>		
Street (south and west)	Average 25 feet	Met
Side (north and east)	15 feet	Met
<i>Landscape Setbacks</i>		
Street (south and west)	Average 25 feet	Met
Side (north and east)	10 feet	Met
Lot Coverage	Maximum 50%	Less than 50%
Building Height	Maximum 2 stories and 30 feet	Maximum 2 stories and 30 feet
Parking	Office/Retail: 1 space/300 SF Restaurant: 1 space/50 SF	300 spaces

**Background/Issues/Analysis**

1. This is a request to rezone a 34.32-acre site located at the northwest corner of 12th Street and Bell Road. The request is to rezone from CP/BP (Commerce Park/Business Park) to R-2, R-3A, R-4A (Multifamily Residence Districts), and C-2 (Intermediate Commercial) to allow a new mixed-use development. The proposed development will consist of a single-family residential subdivision, a condominium complex (designed as single-family, cluster homes), an apartment complex, and commercial center adjacent to Bell Road.



2. The General Plan Land Use Map designation for the subject site is Industrial. The proposal does not conform to the current Land Use Map designation. A General Plan Amendment (GPA-DV-2-15-3) is being requested concurrently with this rezoning and must be approved prior to taking action on this rezoning case.



The following General Plan Land Use Map designations are surrounding the site:

- North: Industrial  
East: Industrial  
South: Commercial  
West: Commercial, Residential 15+

3. The subject site was previously used for an industrial/commerce park type use. There are currently vacant buildings on the site.

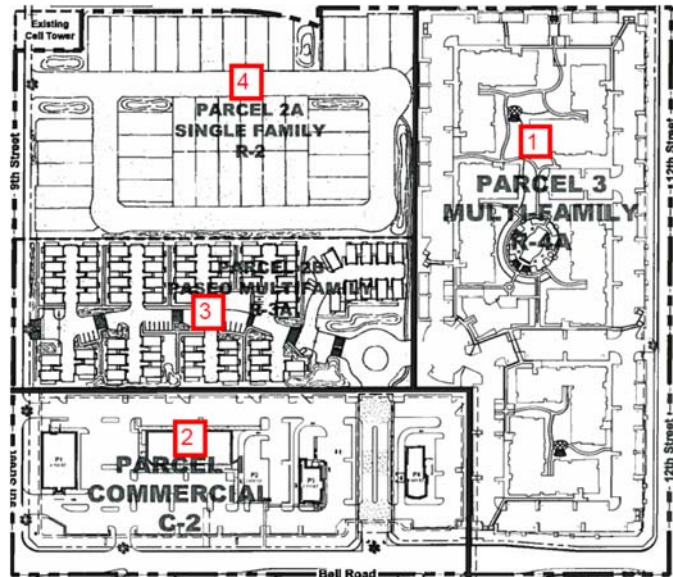


The following uses surround the site:

- North: Wireless Communication Facility, APS Facility, and City Park (Turtle Rock Park)  
East: Condominiums  
South: Commercial  
West: Apartments

4. The proposed site plan shows a mixed-use development with four (4) distinct types of development:
- 1) There is a 306-unit apartment complex proposed on the east portion of the site with vehicular access off 12th Street, Bell Road, and through the proposed commercial portion of the development.

- 2) The commercial portion is on the southwest portion of the site and shows five (5) buildings varying in size from 11,960 to 2,450 square feet. This includes three (3) small buildings with drive through facilities. Vehicular access is proposed both on 9th Street and Bell Road.
- 3) A gated condominium complex is immediately to the north of the commercial development and has vehicular access off 9th Street and through the proposed commercial portion of the development. The condominiums consist of 61 units designed as single-family homes, in a cluster subdivision arrangement.
- 4) There is a 38 lot single-family subdivision proposed on the northwest portion of the site with vehicular access from 9th Street only.



The proposed development offers uses that will be compatible in the area and provides a good transition between the surrounding multifamily uses. There is opportunity for convenient pedestrian connectivity between all four (4) portions of the site and access to Turtle Rock Park to the north through an open space pathway internal to the single-family subdivision. A stipulation has been proposed to ensure that there will be a shaded pedestrian pathway to connect the residential portions of the project to the commercial portion.

5. Staff is proposing several stipulations with the intent of ensuring the site will be developed as proposed. There are stipulations for general conformance to the site plans and elevations with specific regard to distinct features, such as pedestrian pathways, amenities, and architectural features.
6. The Street Transportation Department has stated that no additional right-of-way is needed for the existing streets. Any public or private internal streets, will need to be dedicated through the development review process.
7. The Water Services Department has noted existing water and sewer lines that may be tied into and that the developer will be required to put in all required water and sewer main extensions.
8. The Public Transit Department has requested that the existing bus shelter/pad at Bell Road, near 12th Street shall remain as is.

9. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The subject parcel is located in proximity to the Deer Valley Airport. As such, the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.
11. 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 proposal does not conform to the current General Plan Land Use Map designations. A General Plan Amendment (GPA-DV-2-15-3) is being requested concurrently with this rezoning and must be approved prior to taking action on this rezoning case.
2. The proposed rezoning is in conformance with several General Plan goals and policies.
3. The proposed rezoning is a good opportunity to remove a land use that is no longer compatible with the development pattern in the area. The requested zoning and uses is compatible with the surrounding area and will provide a good transition to surrounding zoning and uses.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped June 19, 2015, as approved by the Planning and Development Department, with specific regard to the pedestrian connection internal to the site on the R-2 portion of the development that connects to the existing pedestrian pathway on the south side of Turtle Rock Park.
2. A pedestrian path shall be shaded (minimum 50% at maturity) and be provided internal to the site that connects the residential portions of the development to the commercial portion, as approved by the Planning and Development Department.
3. At minimum, the following amenities shall be provided on the multifamily residential, R-4A portion of the development:
  - Centrally located pool courtyard



- Tot lot
  - Fitness center
  - Common indoor gathering area
4. The development shall be in general conformance with the multifamily residential development elevations date stamped April 3, 2015 for the R-4A portion, as approved by the Planning and Development Department and with specific regard to the architectural detail, pop-outs and recesses.
  5. The development shall be in general conformance with the commercial development elevations date stamped April 3, 2015 for the C-2 portion, as approved by the Planning and Development Department and with specific regard to the architectural detail, pop-outs, recesses, and a variety of colors and materials.
  6. The existing bus shelter/pad at Bell Road, near 12th Street shall remain as is, or as approved or modified by the Public Transit Department.
  7. The property owner shall record documents that disclose the existence and operational characteristics of the Phoenix Deer Valley 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.
  8. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.

**Writer**

Racelle Escolar  
July 2, 2015  
Revised August 10, 2015

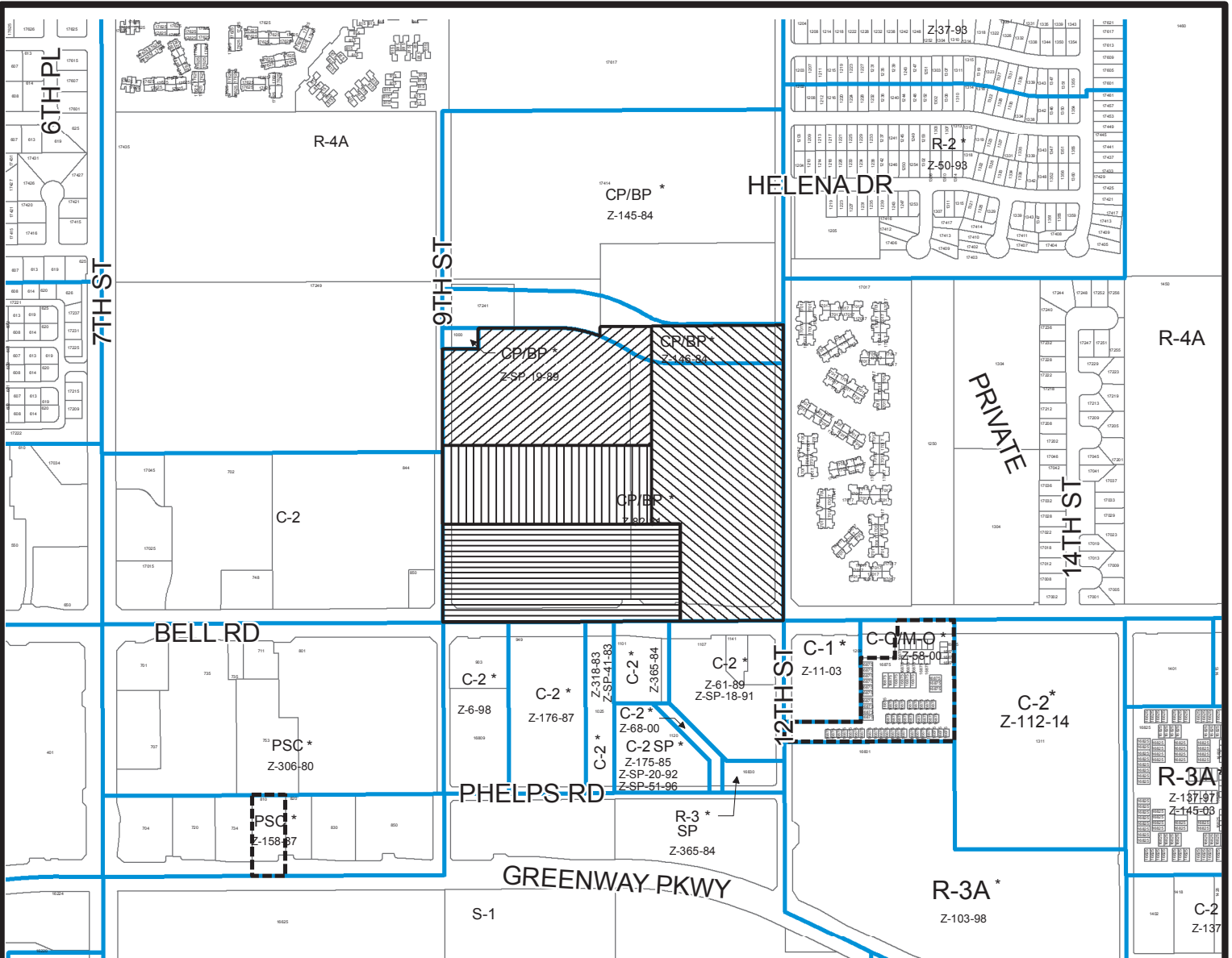
**Team Leader**

Joshua Bednarek

**Attachments**

- A: Zoning sketch
- B: Aerial
- C: Conceptual Site Plan date stamped June 19, 2015 (4 pages)
- D: Conceptual Commercial Elevations date stamped April 3, 2015
- E: Conceptual Multi-family Residential, Apartment Elevations date stamped April 3, 2015

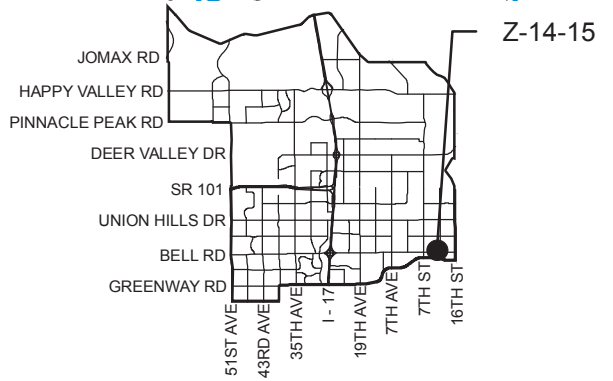
# ATTACHMENT A



CITY OF PHOENIX PLANNING DEPARTMENT

## DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo, P.A.

### REQUESTED CHANGE:

FROM: CP/BP, (34.32 a.c.)

TO: R-2, (8.16 a.c.)

R-3A, (5.70 a.c.)

R-4A, (12.46 a.c.)

C-2, (8.00 a.c.)



APPLICATION NO. Z-14-15

DATE: 4/20/15  
REVISION DATES: 6/22/15

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

34.32 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 37-29

ZONING MAP M-8

#### MULTIPLES PERMITTED

CP/BP

R-2, R-3A, R-4A, C-2

#### CONVENTIONAL OPTION

N/A

81, 125, 542, 116

#### \* UNITS P.R.D. OPTION

N/A

98, 150, N/A, 139

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

# ATTACHMENT B



RE 6/26/2015 Aerial Date: 2012



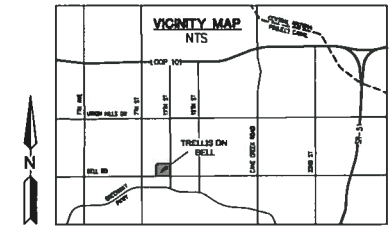
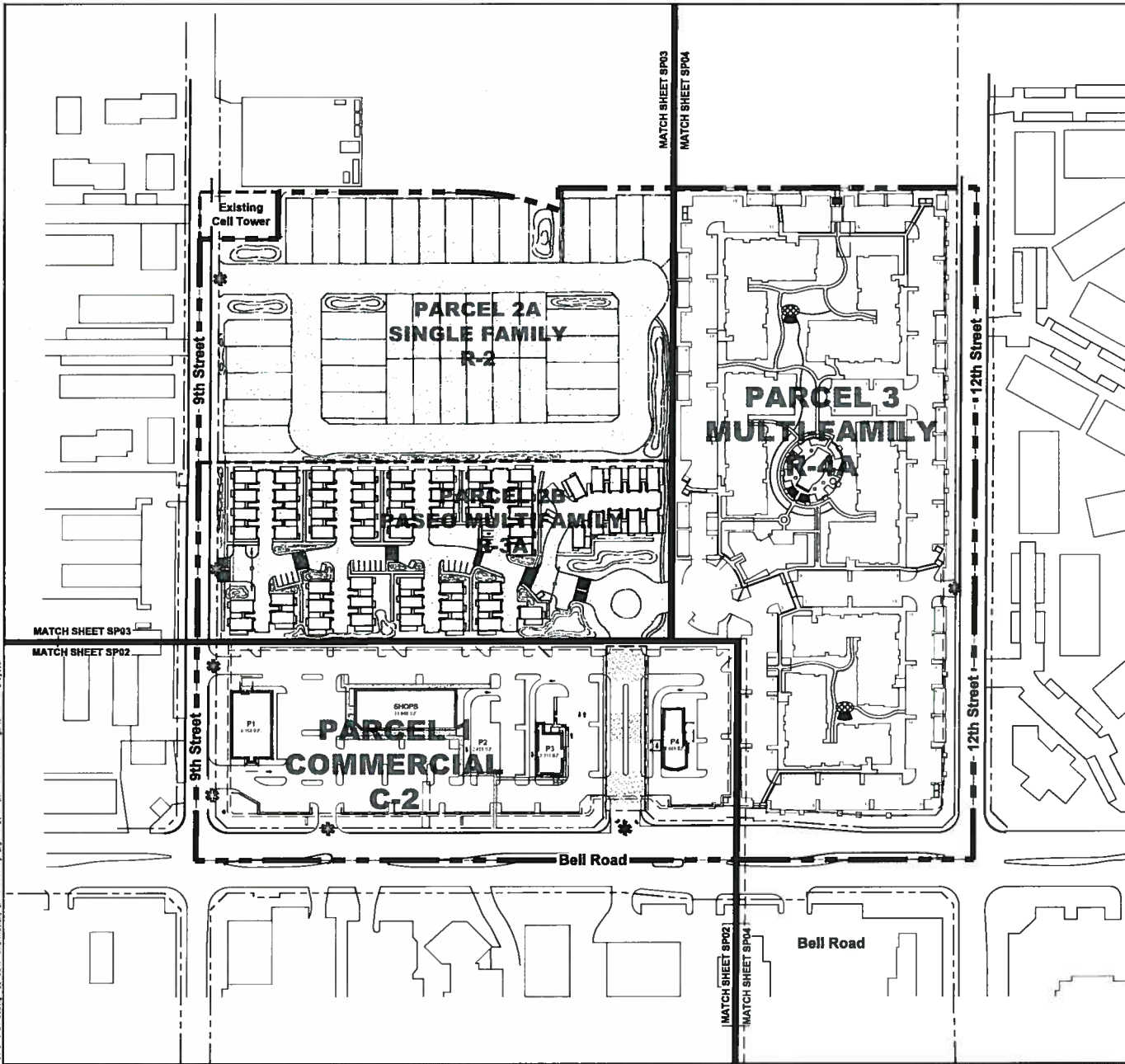
0 200 400 Feet

mapservices@phoenix.gov



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

# ATTACHMENT C



**ENGINEER:**  
HILGARTWILSON  
2141 EAST HIGHLAND AVENUE  
SUITE 250  
PHOENIX, AZ 85016  
PH: (602) 460-8535  
FAX: (602) 325-0161  
CONTACT: ZACHARY HILGART, P.E.

**APPLICANT:**  
EVERGREEN 12TH & BELL, LLC  
2300 EAST CAMELBACK ROAD  
SUITE 410  
PHOENIX, AZ 85016  
PH: (602) 808-9800  
CONTACT: ANDREW CALL

**LEGEND:**

- ZONING BOUNDARY
- - - - - PARCEL BOUNDARY
- - - - - 8' PUBLIC UTILITY EASEMENT
- - - - - EXISTING RIGHT-OF-WAY
- \* \* \* \* \* EXISTING ACCESS POINT
- \* \* \* \* \* PROPOSED ACCESS POINT

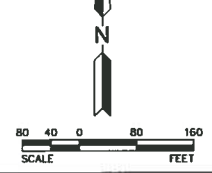
**PROJECT DESCRIPTION:**  
THE PROPERTY OWNER PROPOSES TO DEVELOP AND SUBDIVIDE THE PARCEL OF LAND KNOWN AS TRELLIS ON BELL ROAD. THE PROPOSED ZONING IS C-2, R-4A, R-3A, AND R-2. THE C-2 PARCEL IS PLANNED TO BE DEVELOPED WITH A VARIETY OF RETAIL AND POTENTIAL RESTAURANT. THE R-4A PARCEL IS PLANNED TO BE DEVELOPED AS MULTI-FAMILY WITH A MAXIMUM OF 308 UNITS. THE R-2 PARCEL IS PLANNED TO BE DEVELOPED AS SINGLE FAMILY DETACHED WITH MAXIMUM OF 28 UNITS. THE R-3A PARCEL IS PLANNED TO BE DEVELOPED AS CONDOMINIUMS WITH MAXIMUM OF 81 UNITS. THE PROJECT FITS THE CHARACTER AND DENSITY OF THE NEIGHBORHOOD. LANDSCAPE AND OPEN SPACES WILL CONFORM TO THE CITY OF PHOENIX GUIDELINES.

**NOTES:**  
1) THIS SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE THROUGH THE DESIGN AND DEVELOPMENT PROCESS.  
2) EXISTING CELL TOWER IS PART OF THE DEVELOPMENT, BUT IS NOT A PART OF THE REZONE.

## CITY OF PHOENIX

JUN 19 2015

Planning & Development  
Department



REV# 14-3437  
Z: R-4, C-2  
OS: 37-28



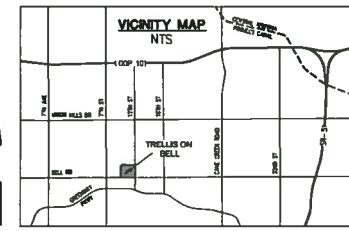
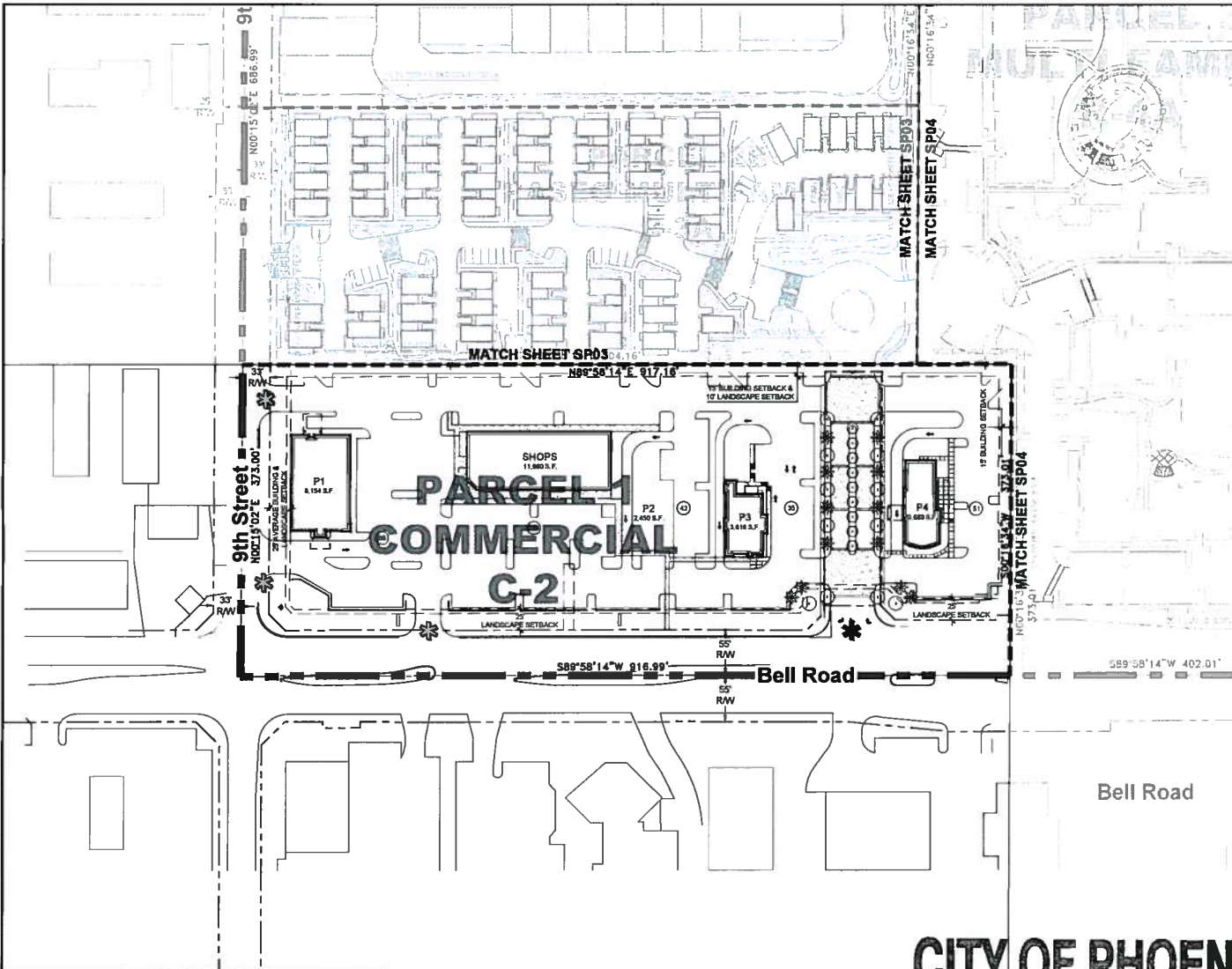
TRELLIS ON BELL  
1001 E BELL - MIXED-USE REDEVELOPMENT  
PHOENIX, ARIZONA  
REZONE SITE PLAN

PROJ: 1465 01  
DATE: MARCH 2015  
SCALE: 1" = 80'  
DRAWN: CK  
DESIGNED: AP  
APPROVED:

DWG. NO.  
SP01  
SHT. 1 OF 4

Copyright, Registration 2015 - This plan document is the sole property of HilgartWilson. No alterations to these plans shall be made without the written consent of HilgartWilson. Information not shown is not intended to be part of this plan.

# ATTACHMENT C



**ENGINEER:**  
 HILGARTWILSON  
 2141 EAST HIGHLAND AVENUE  
 SUITE 410  
 PHOENIX, AZ 85018  
 PH: (602) 800-0255  
 FAX: (602) 325-4181  
 CONTACT ZACHARY HILGART, P.E.

**APPLICANT:**  
 EVERGREEN 12TH & BELL, LLC  
 2300 EAST CAMELBACK ROAD  
 SUITE 410  
 PHOENIX, AZ 85018  
 PH: (602) 800-9800  
 CONTACT ANDREW CALL

**LEGEND:**

- ZONING BOUNDARY
- - - - - PARCEL BOUNDARY
- - - - - 6' PUBLIC UTILITY EASEMENT
- - - - - EXISTING RIGHT-OF-WAY
- \* EXISTING ACCESS POINT
- \* PROPOSED ACCESS POINT

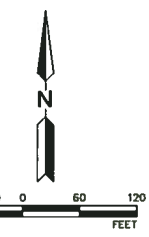
**SITE DATA:**  
 GROSS AREA: 7.85AC

Standards	Provisions on the Proposed Site Plan
<b>Building Setbacks</b>	
Street	Minimum 20' with an average greater than 25'
Side & Rear	Minimum 15'
<b>Landscaped Setbacks</b>	
Street	Minimum 20' with an average greater than 25'
Side & Rear	Minimum 10'
Lot Coverage	Less than 50%
F.A.R.	18% or less
Building Height	Not to exceed 2 stories with a maximum of 30'
Parking (Required & Provided)	Total Parking: 300 spaces Accessible Parking: 8 spaces Loading Spaces: 0

**PROJECT DESCRIPTION:**  
 THE PROPERTY OWNER PROPOSES TO DEVELOP AND SUBDIVIDE THE PARCEL OF LAND KNOWN AS TRELLIS ON BELL ROAD. THE PROPOSED ZONING IS C-2, R-4A, R-3A, AND R-2. THE C-2 PARCEL IS PLANNED TO BE DEVELOPED WITH A VARIETY OF RETAIL AND POTENTIAL RESTAURANT. THE R-4A PARCEL IS PLANNED TO BE DEVELOPED AS MULTIFAMILY WITH A MAXIMUM OF 308 UNITS. THE R-2 PARCEL IS PLANNED TO BE DEVELOPED AS SINGLE FAMILY DETACHED WITH MAXIMUM OF 38 UNITS. THE R-3A PARCEL IS PLANNED TO BE DEVELOPED AS CONDOMINIUMS WITH MAXIMUM OF 81 UNITS. THE PROJECT FITS THE CHARACTER AND DENSITY OF THE NEIGHBORHOOD. LANDSCAPE AND OPEN SPACES WILL CONFORM TO THE CITY OF PHOENIX GUIDELINES.

**NOTES:**  
 1) THIS SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE THROUGH THE DESIGN AND DEVELOPMENT PROCESS.  
 2) EXISTING CELL TOWER IS PART OF THE DEVELOPMENT, BUT IS NOT A PART OF THE REZONE.

**CITY OF PHOENIX**  
 JUN 19 2015  
 Planning & Development  
 Department



PROJ# 1486 01  
 DATE: MARCH 2015  
 SCALE: 1" = 60'  
 DRAWN: CK  
 DESIGNED: AP  
 APPROVED:

DWG. NO. **SP02**  
 SHT. 2 OF 4

**EVERGREEN**

KVAB: 14-3427  
 Z: R4-A, C-2  
 QS: 37-2B

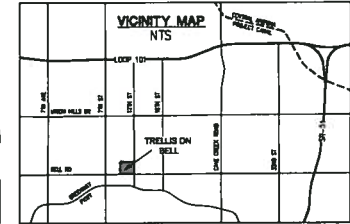
**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | MAPS  
 2141 EAST HIGHLAND AVENUE, SUITE 410  
 PHOENIX, AZ 85018

**TRELLIS ON BELL**  
 1001 E BELL MIXED-USE REDEVELOPMENT  
 PHOENIX, ARIZONA  
**REZONE SITE PLAN**

Copyright, Evergreen 2015. This site assessment and its use are subject to the terms and conditions of the site assessment agreement. All other information is the property of the respective owners.

JUN 19 2015

## Planning & Development Department



RVMP 14-347  
Z: R-4, C-2  
QS: 37-23

**HILGARTWILSON**  
PLANNING & DEVELOPMENT  
2141 L. HIGHLAND AVE., STE. 200 PHOENIX, AZ 85016  
PH: (602) 490-0335 / F: (602) 363-6438  
www.hilgartwilson.com

**ENGINEER:**

HILGARTWILSON  
2141 EAST HIGHLAND AVENUE  
SUITE 200  
PHOENIX, AZ 85016  
PH: (602) 490-0335  
FAX: (602) 363-6438  
CONTACT: ZACHARY HILGART, P.E.

**APPLICANT:**

EVERGREEN 12TH & BELL, LLC  
2360 EAST CAMELBACK ROAD  
SUITE 410  
PHOENIX, AZ 85018  
PH: (602) 808-8800  
CONTACT: ANDREW CALL

**LEGEND:**

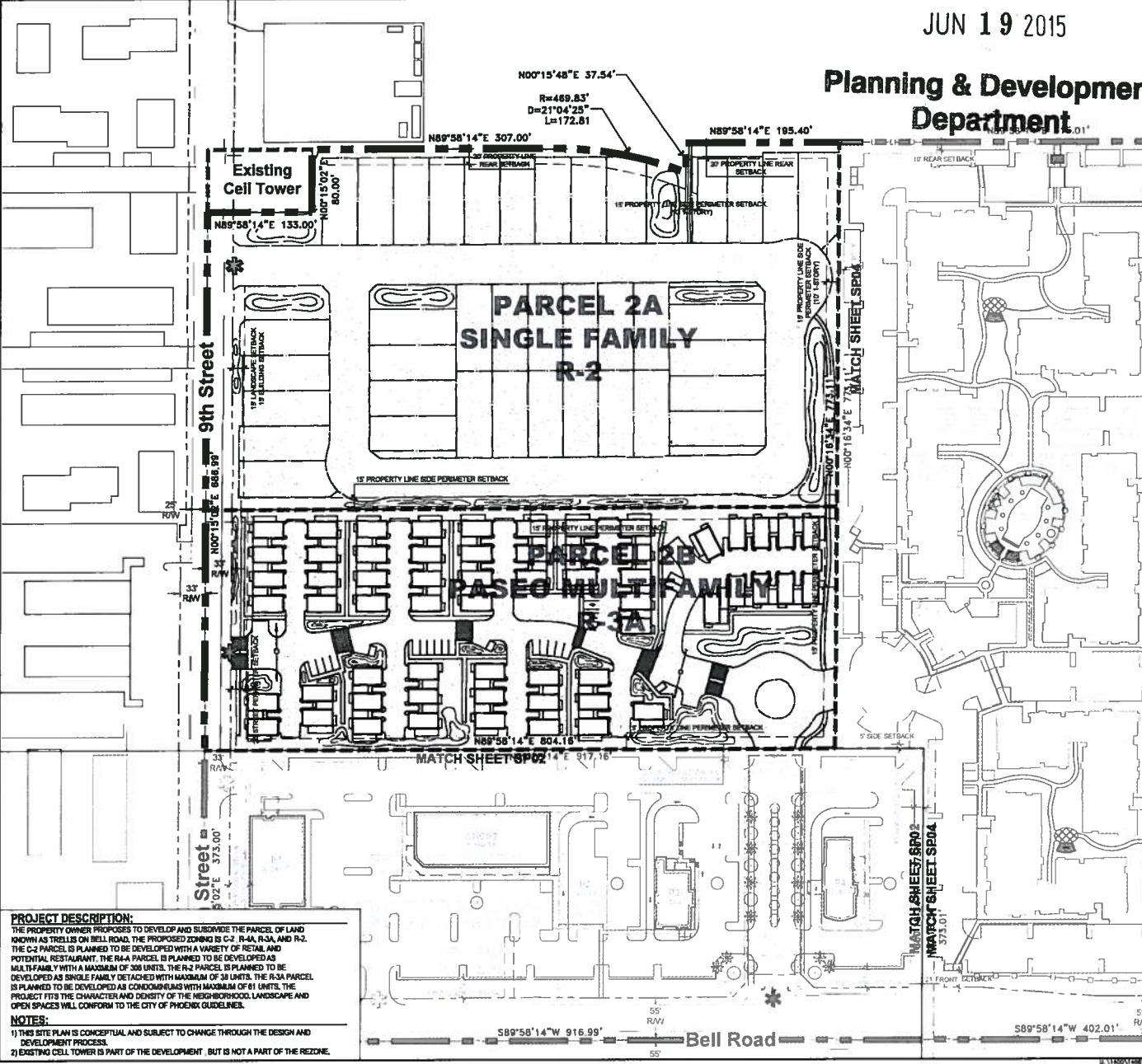
- ZONING BOUNDARY
- PARCEL BOUNDARY
- PUBLIC UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING ACCESS POINT
- PROPOSED ACCESS POINT

**SINGLE FAMILY SITE DATA:**

Standards	Provisions on the Proposed Site Plan
Development Option	FRD
Open Acreage	4.2 acres
Total Number of Units	38 units
Density	4.8 dwelling units per acre
Typical Lot Size	405-1347
Subject to Single Family Design Review	Subject to Single Family Design Review
Perimeter Setbacks	
Street	Minimum 15' in addition to landscape setback
P. L. Side	30' (4-story), 15' (2-story)
P. L. Rear	15' (4-story), 30' (2-story)
Open Space	Exceeds 5%, or 0.4 acres

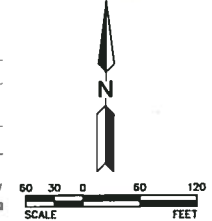
**MULTIFAMILY - PASEO SITE DATA:**

Standards	Provisions on the Proposed Site Plan
Open Acreage	4.7 acres
Total Number of Units	61 Units
Density	20.7 dwelling units per acre
Lot Coverage	Less than 40%
Building Height/Stories	Minimum 4/2/3 Stories
Setbacks	
Street	Minimum 20'
P. L. Side	Minimum 15'
P. L. Rear	Minimum 15'
Landscaping	
Front	Minimum 20'
Open Space	Exceeds 5%, or 0.3 acres
Amenities	Swimming pool, barbecue and picnic areas, and lounge
Parking (required & provided)	3 reserved parking spaces per unit 2 unreserved parking space per unit



**PROJECT DESCRIPTION:**  
THE PROPERTY OWNER PROPOSES TO DEVELOP AND SUBDIVIDE THE PARCEL OF LAND KNOWN AS TRELLIS ON BELL ROAD. THE PROPOSED ZONING IS C-2, R-4A, R-3A, AND R-2. THE C-2 PARCEL IS PLANNED TO BE DEVELOPED WITH A VARIETY OF RETAIL AND POTENTIAL RESTAURANT. THE R-4A PARCEL IS PLANNED TO BE DEVELOPED AS MULTIFAMILY WITH A MAXIMUM OF 300 UNITS. THE R-2 PARCEL IS PLANNED TO BE DEVELOPED AS SINGLE FAMILY DETACHED WITH MAXIMUM OF 38 UNITS. THE R-3A PARCEL IS PLANNED TO BE DEVELOPED AS CONDOMINIUMS WITH MAXIMUM OF 61 UNITS. THE PROJECT FITS THE CHARACTER AND DENSITY OF THE NEIGHBORHOOD, LANDSCAPE AND OPEN SPACES WILL CONFORM TO THE CITY OF PHOENIX GUIDELINES.

**NOTES:**  
1) THIS SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE THROUGH THE DESIGN AND DEVELOPMENT PROCESS.  
2) EXISTING CELL TOWER IS PART OF THE DEVELOPMENT, BUT IS NOT A PART OF THE REZONE.



**EVERGREEN**

**TRELLIS ON BELL**  
**1001 E BELL, MIXED-USE REDEVELOPMENT**  
 PHOENIX, ARIZONA  
**REZONE SITE PLAN**

PROJ# 1486 01  
DATE: MARCH 2015  
SCALE: 1" = 60'  
DRAWN: CK  
DESIGNED: AP  
APPROVED:

DWG. NO.  
**SPO3**  
SHT. 3 OF 4

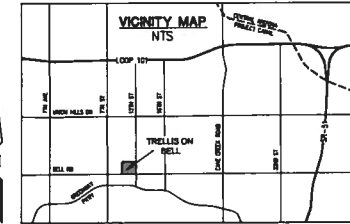
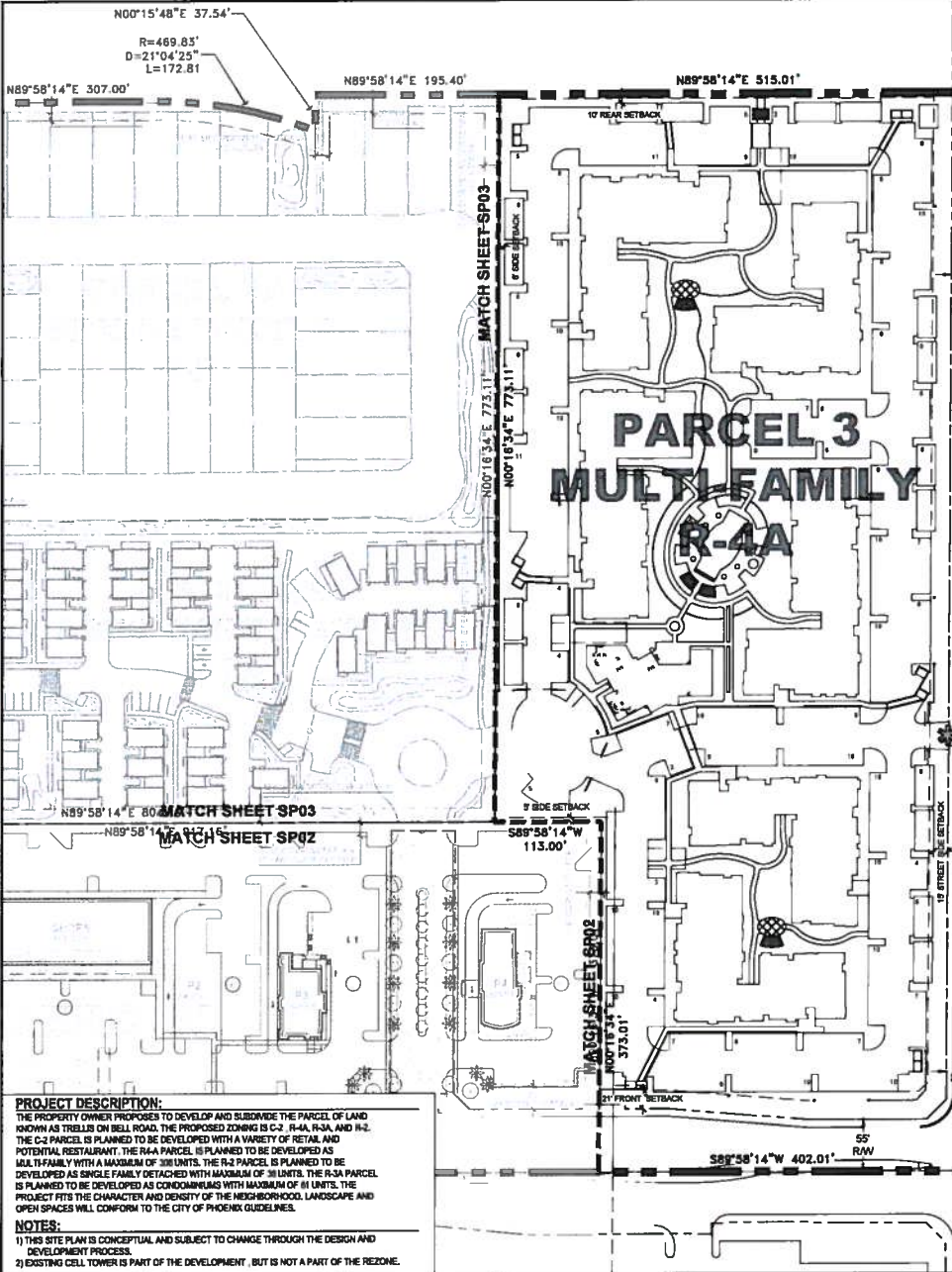
Copyright © HilgartWilson, 2015. This plan document set is the sole property of HilgartWilson. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HilgartWilson employees.

# ATTACHMENT C

# CITY OF PHOENIX

JUN 19 2015

Planning & Development  
Department



**ENGINEER:**

HILGARTWILSON  
2141 EAST HIGHLAND AVENUE  
SUITE 200  
PHOENIX, AZ 85018  
PH: (602) 490-0535  
FAX: (602) 325-0181  
CONTACT: ZACHARY HILGART, P.E.

**APPLICANT:**

EVERGREEN 12TH & BELL, LLC  
2360 EAST CAMELBACK ROAD  
SUITE 410  
PHOENIX, AZ 85018  
PH: (602) 808-8800  
CONTACT: ANDREW CALL

**LEGEND:**

- ZONING BOUNDARY
- PARCEL BOUNDARY
- E PUBLIC UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING ACCESS POINT
- PROPOSED ACCESS POINT

**SITE DATA:**

Standards	Provisions on the Proposed Site Plan
Gross Acreage	12.58 acres (548,099 sq. ft.) total or 1,791 sq. ft. per dwelling unit
Total Number of Units	306 Units
Density	24.3 dwelling units per acre
Lot Coverage	Less than 50%
Building Height/Stories	Maximum 48/3 Stories
Setbacks	
Front	Minimum 20'
Side	Minimum 5'
Rear	Minimum 15'
Landscaping	
Front	Minimum 20'
Side	Minimum 5'
Rear	Minimum 10'
Open Space	Exceeds 5%, or 0.6 acres
Amenities	Swimming pool, barbeque and picnic areas, and lawn/turf
Parking (required & provided)	1.55 spaces per unit

FORM: 14-3427  
Z: R-4, C-2  
CS: 37-23

**HILGARTWILSON**  
PLANNING & DEVELOPMENT  
2141 E. HIGHLAND AVE., STE. 200 PH. 490-0535 / F. 325-0181  
www.hilgartwilson.com

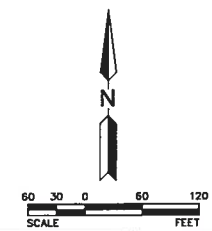
**TRELLIS ON BELL**  
1001 E BELL - MIXED-USE REDEVELOPMENT  
PHOENIX, ARIZONA

**REZONE SITE PLAN**

Copyright: March 2015 - This plan document set is the sole property of HilgartWilson. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HilgartWilson employees.

**PROJECT DESCRIPTION:**  
THE PROPERTY OWNER PROPOSES TO DEVELOP AND SUBDIVIDE THE PARCEL OF LAND KNOWN AS TRELLIS ON BELL ROAD. THE PROPOSED ZONING IS C-2, R-4A, R-3A, AND R-2. THE C-2 PARCEL IS PLANNED TO BE DEVELOPED WITH A VARIETY OF RETAIL AND POTENTIAL RESTAURANT. THE R-4A PARCEL IS PLANNED TO BE DEVELOPED AS MULTIFAMILY WITH A MAXIMUM OF 306 UNITS. THE R-2 PARCEL IS PLANNED TO BE DEVELOPED AS SINGLE FAMILY DETACHED WITH MAXIMUM OF 30 UNITS. THE R-3A PARCEL IS PLANNED TO BE DEVELOPED AS CONDOMINIUMS WITH MAXIMUM OF 80 UNITS. THE PROJECT FITS THE CHARACTER AND DENSITY OF THE NEIGHBORHOOD. LANDSCAPE AND OPEN SPACES WILL CONFORM TO THE CITY OF PHOENIX GUIDELINES.

**NOTES:**  
1) THIS SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE THROUGH THE DESIGN AND DEVELOPMENT PROCESS.  
2) EXISTING CELL TOWER IS PART OF THE DEVELOPMENT, BUT IS NOT A PART OF THE REZONE.



**EVERGREEN**

PROJ: 1486101  
DATE: MARCH 2015  
SCALE: 1" = 60'  
DRAWN: CK  
DESIGNED: AP  
APPROVED:

DWG. NO.  
**SP04**  
SHEET 4 OF 4

ATTACHMENT D



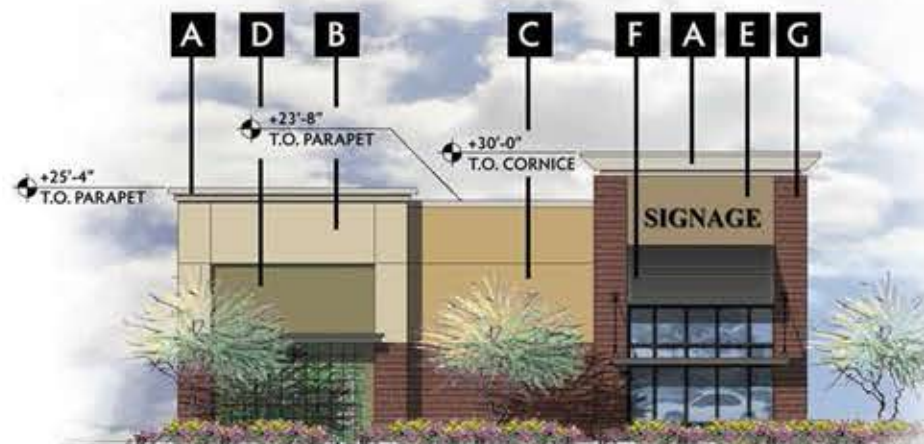
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

- A STUCCO  
DUNN EDWARDS  
DE6241 "LUNAR LANDING"
- B STUCCO  
DUNN EDWARDS  
DE6172 "BUNGALOW TAUPE"
- C STUCCO  
DUNN EDWARDS  
DE6186 "DESERT FLOOR"
- D STUCCO  
DUNN EDWARDS  
DE5496 "AGED EUCALYPTUS"
- E STUCCO  
DUNN EDWARDS  
DE6208 "TUSCAN MOSAIC"
- F METAL ACCENTS  
MBCI  
CHARCOAL GRAY
- G MASONRY  
SUPERLITE  
FOUNDERS FINISH CANYON BLEND
- H MASONRY  
SUPERLITE  
TRENDSTONE BLACK
- J COLORED CONCRETE  
DAVIS COLORS  
SEQUOIA SAN 641

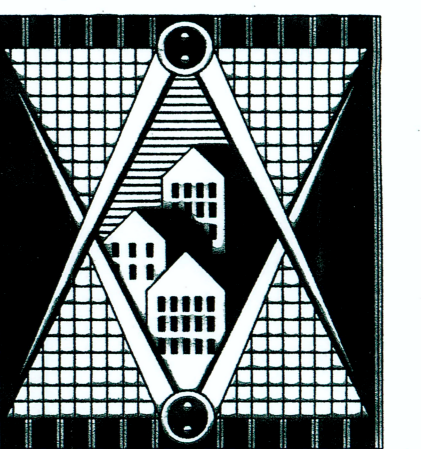


CITY OF PHOENIX  
APR 03 2015  
Planning & Development  
Department

**BELL + 12th STREET  
APARTMENT  
COMMUNITY**  
PHOENIX, ARIZONA

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**WHITNEYBELL ARCHITECTS INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1891



ARCHITECTURE AND PLANNING

**3.10**

1441

COPYRIGHT WHITNEYBELL ARCHITECTS INC



**PRELIMINARY  
TYPICAL ELEVATION**



**PRELIMINARY ELEVATION**

BUILDING 1

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

