



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-14-19-8**  
**May 2, 2019**

**Laveen [Village Planning Committee](#)** May 13, 2019  
**Meeting Date:**  
**[Planning Commission](#) Hearing Date:** June 6, 2019

**Request From:** [S-1](#) (Approved [C-1 PCD](#)) (Ranch or Farm Residence, Approved Neighborhood Retail, Planned Community District) (8.06 acres), [S-1](#) (Approved [R1-8 PCD](#)) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District) (22.08 acres)

**Request To:** [C-1](#) (Neighborhood Retail) (7.25 acres), [R-3](#) (Multifamily Residence District) (22.89 acres)

**Proposed Use:** Multifamily Residential and Commercial Uses

**Location:** Northeast corner of 59th Avenue and Elliot Road

**Owner:** Miller160, LLC; AMED Partners, LLC

**Applicant/Representative** Jim Stockwell, Jr, Vita Communities, LLC

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

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Residential 3.5 to 5 dwelling units per acre; Pending Residential 10 to 15 dwelling units per acre, Commercial (Companion Case GPA-LV-1-19-8)	
<a href="#">Street Map Classification</a>	59th Avenue	Arterial	33-foot east half street
	Elliot Road	Collector	33-foot north half street

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.***

The proposal provides a multifamily development in an area that will buffer lower-density uses to the east from the commercial and transportation corridor along the Loop 202 South Mountain Freeway alignment. As stipulated, the development will be compatible in character and scale to the surrounding area.

***CONNECT PEOPLE AND PLACES; CORES, CENTERS & CORRIDORS, LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.***

The subject site is adjacent to the Loop 202 South Mountain Freeway, currently under construction. The close proximity to the subject site ensures that traffic and activity is concentrated along the transportation corridor.

***CONNECT PEOPLE AND PLACES; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.***

The proposal, as stipulated, will provide a number of bicycle parking spaces dispersed evenly throughout the site.

<b>Applicable Plans, Overlays, and Initiatives</b>
<p><b><u>Southwest Growth Study</u></b> See Background Item No. 6 below.</p> <p><b><u>Reimagine Phoenix</u></b> See Background Item No. 7 below.</p> <p><b><u>Complete Streets Guidelines</u></b> See Background Item No. 8 below.</p>

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Agricultural Land	S-1 (Approved C-1 PCD and R1-8 PCD)
<b>North</b>	Agricultural Land	S-1 (Approved R1-8 PCD)
<b>South</b>	Agricultural Land	S-1 (Approved R1-6 PCD)
<b>East</b>	Single-family residential	R1-8
<b>West</b>	Vacant Land/Loop 202 Freeway	S-1 (Approved C-2 / CP GCP)

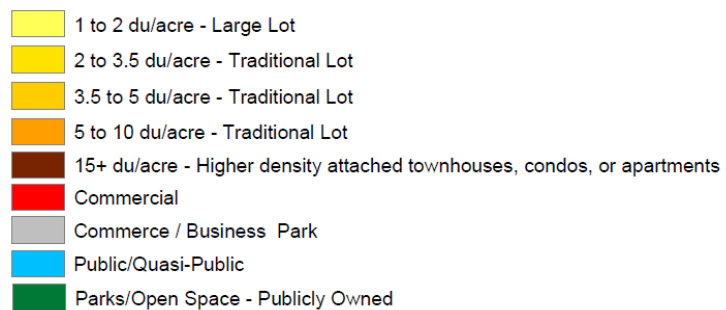
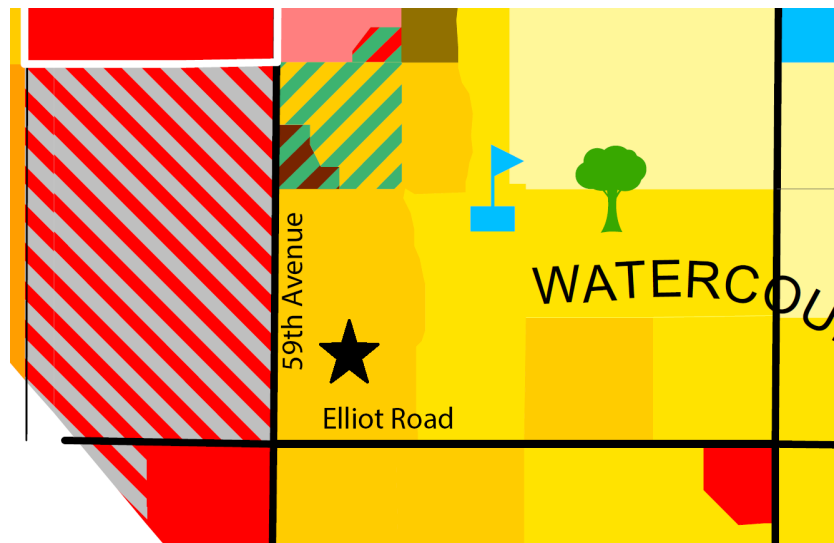
<b>R-3 Multifamily (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	-	22.89
Total Number of Units	348 to 398 maximum	249
Density (Units/Gross Acre)	15.23; 17.40 with bonus maximum	10.88
Perimeter Standards	20-feet adjacent to a public street; 15-feet adjacent to property line	20-feet adjacent to public street; 20-feet adjacent to property line
Maximum Height	2 stories or 30-feet for first 150-feet; 1-foot in 5-foot increase to 48-feet high, 4-story maximum	1 story
Lot Coverage	45% maximum	To be determined at time of final plans
Common Areas	5% of gross minimum	10% as stipulated

## **Background/Issues/Analysis**

### SUBJECT SITE

1. This request is to rezone approximately 30.14 acres located at the northeast corner of 59th Avenue and Elliot Road from 8.06 acres of S-1 (Approved C-1 PCD) and 22.08 acres of S-1 (Approved R1-8 PCD) to 7.25 acres of C-1 and 22.89 acres of R-3 to allow for a multifamily development and commercial uses.

2. The subject site is designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. There is a companion request to this rezoning, amending the General Plan Land Use Map to Residential 10 to 15 dwelling units per acre and Commercial (GPA-LV-1-19-8). If approved, this request will be consistent with the General Plan Land Use Map designation proposed for the site.



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

### SURROUNDING USES AND ZONING

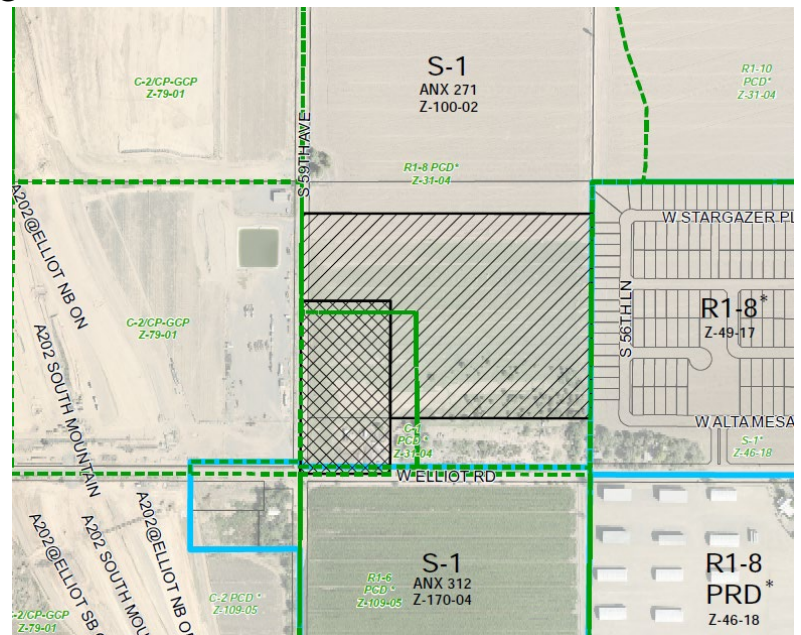
3. The subject site is vacant land and currently zoned S-1 (Approved C-1 PCD and R1-8 PCD) (Ranch or Farm Residence, Approved Neighborhood Retail, Planned Community District and Single-Family Residence District, Planned Community District).

North of the subject site is zoned S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District).

South of the subject site, across Elliot Road is agricultural land zoned S-1 (Approved R1-6 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District).

East of the subject site is an existing single-family residential subdivision zoned R1-8 (Single-Family Residence District).

West of the subject site is undeveloped land zoned S-1 (Approved C-2 / CP GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park / General Commerce Park). This site has been acquired by the Arizona Department of Transportation and is being utilized as a staging area during the Loop 202 South Mountain Freeway construction.



Surrounding Land Uses – Source: City of Phoenix Planning and Development Department

### PROPOSAL

4. **Commercial Development**

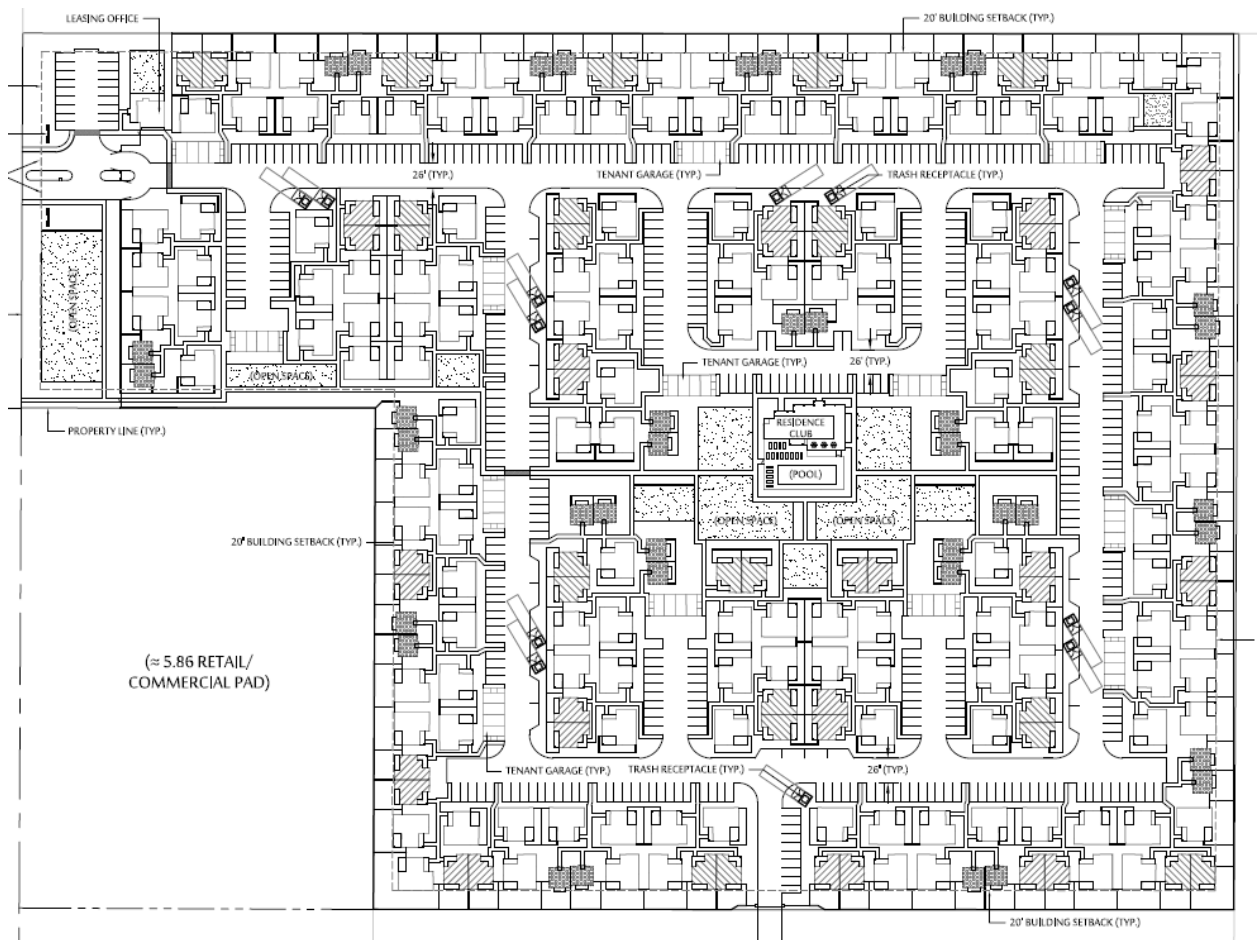
The subject site consists of two parcels which will be platted or subdivided as two separate developments.

There was no site plan submitted for the commercial portion of this request, and as stipulated the developer will be required to pursue Planning Hearing Officer approval of site plans and elevations prior to Preliminary Site Plan Approval. This is addressed in Stipulation No. 1.

### **Multifamily Development**

The conceptual site plan proposes 249 multi-family dwelling units. There is an entrance to the development from 59th Avenue and a secondary access point from Elliot Road. The proposed multifamily complex will contain single-story buildings, grouped together in duplexes and in stand-alone units to resemble single-family homes. There is a centralized open space amenity area and leasing office. Each unit will have a private fenced backyard.

The conceptual site plan depicts open space areas in the center of the property but does not provide a square footage open space total. The Laveen Village has expressed a desire for increased open space in all proposed developments. In response to this, staff has stipulated that at least 10% open space be provided. This item is addressed in Stipulation No. 4.



Proposed Site Plan – Source: McGough Adamson & Vita Communities

## 5. Elevations

Elevations were submitted as part of this rezoning request. The elevations present a unified character and theme throughout, utilizing a number of accent materials, articulated rooflines and details that provide visual interest. Staff has stipulated general conformance to the submitted building elevations to ensure quality design is carried through to development. This is addressed in Stipulation No. 2.



Residence Club Elevation – Source: Felten Group & Vita Comunites  
Additional building elevations found in report attachments.

## STUDIES AND POLICIES

### 6. Southwest Growth Study

The Southwest Growth Study was created as a tool to guide development in Laveen after the area was annexed into the City of Phoenix in 1995. Laveen is known throughout the region for its rural heritage and character. Through the Southwest Growth Study, policies were created that would preserve and build upon the unique character of the area. The document provides a number of design policies and standards regarding the look and feel of development in the area, including increased landscape setbacks adjacent to arterial streets. Staff has stipulated to an increased landscape setback along 59th Avenue and along Elliot Road, in keeping with this guideline. This is addressed in Stipulation No. 3.

### 7. Reimagine Phoenix

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. 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.

## 8. Complete Streets Guidelines

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 support these principles, staff has stipulated that the developer provide a minimum of 20 inverted-U bicycle racks. This is addressed in Stipulation No. 5.

### COMMUNITY INPUT SUMMARY

9. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

### INTERDEPARTMENTAL COMMENTS

10. The Street Transportation Department has reviewed the request and expressed concerns with the current and proposed street network configuration adjacent to this site, however, the parcel to the south of the subject site is under separate ownership. Stipulations are requested requiring the dedication of right-of-way for 59th Avenue and Elliot Road, requiring the relocation of an SRP irrigation facility outside of future right-of-way, undergrounding of utilities, the submission of a traffic study, and upgrading all adjacent improvements to current City and ADA requirements. The developer will need to work with adjacent landowners to complete these improvements. These items are addressed in Stipulation Nos. 8, 9, 10, 11, 12, 13 and 14.
11. The Water Services Department indicated that the site has existing water and sewer mains within 59th Avenue that can potentially serve the development.
12. The Fire Prevention division of the Fire Department does not anticipate any problems associated with this rezone case, but shall require the site and/or buildings to comply with the Phoenix Fire Code. The water supply (GPM and PSI) is not known at this location, and additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
14. The Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2660 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

### OTHER

15. The site is located within the Laveen West Impact Fee Area and development is subject to impact fees. Impact fee calculations are set so that each type of land use pays a fair share of the infrastructure required to support development in the city's growth areas. In addition, different areas have unique infrastructure requirements, so the cost of



providing the same level of service in each area may vary. This results in different fees for different uses, as well as different fees for different impact fee areas.

16. 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. This is a companion request to a General Plan Amendment, seeking to amend the General Plan Land Use Map designation to Residential 10 to 15 dwelling units per acre and Commercial. If approved, this rezoning request will be consistent with the General Plan Land Use Map Designation.
2. The proposed development is appropriate at this location given its proximity to the new Loop 202 Freeway and will create a buffer between lower density residential uses to the east, and higher density commercial and commerce park uses to the west.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

### **Stipulations**

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the commercial (C-1) portion of the site shall be reviewed and approved by the planning hearing officer through the public hearing process prior to preliminary site plan approval.
2. The development shall be in general conformance with the elevations date stamped March 11, 2019, as approved by the Planning and Development Department.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of

the site, as approved by the Planning and Development Department.

7. 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.
8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements as approved by the Planning and Development Department.
11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

Staff Report: Z-14-19-8

May 2, 2019

Page 11 of 11

**Writer**

Cody White

May 2, 2019

**Team Leader**

Samantha Keating

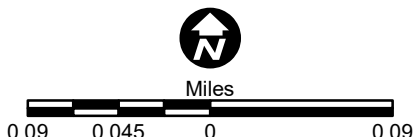
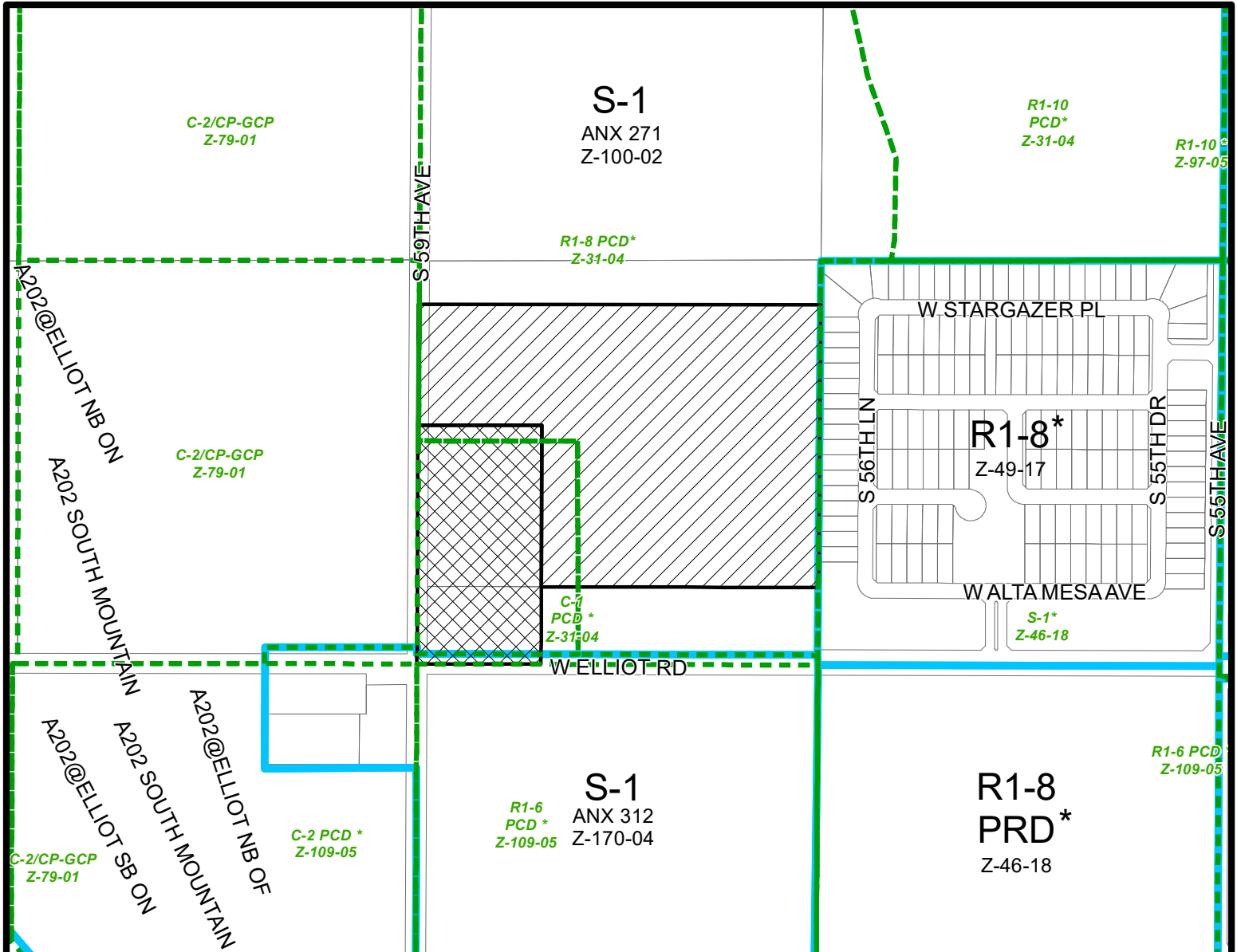
**Exhibits**

Zoning sketch

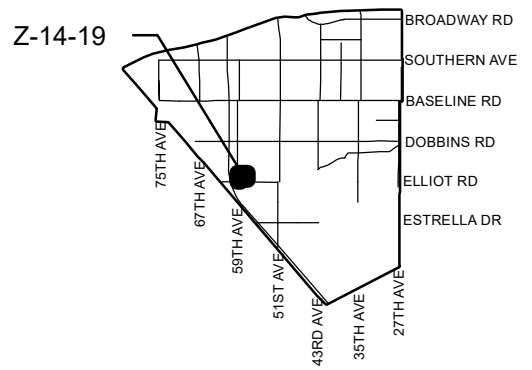
Aerial

Site plan date stamped May 3, 2019 (1 Page)

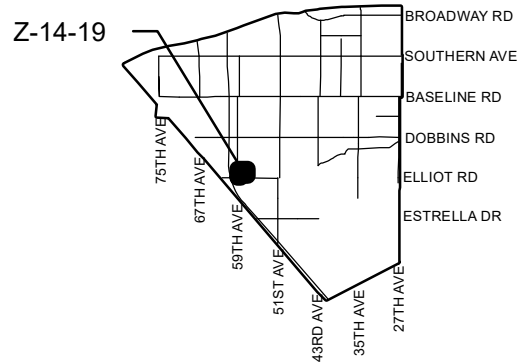
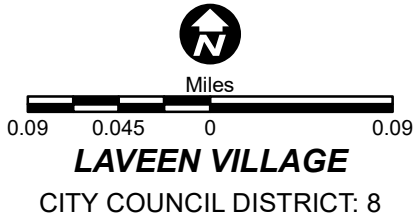
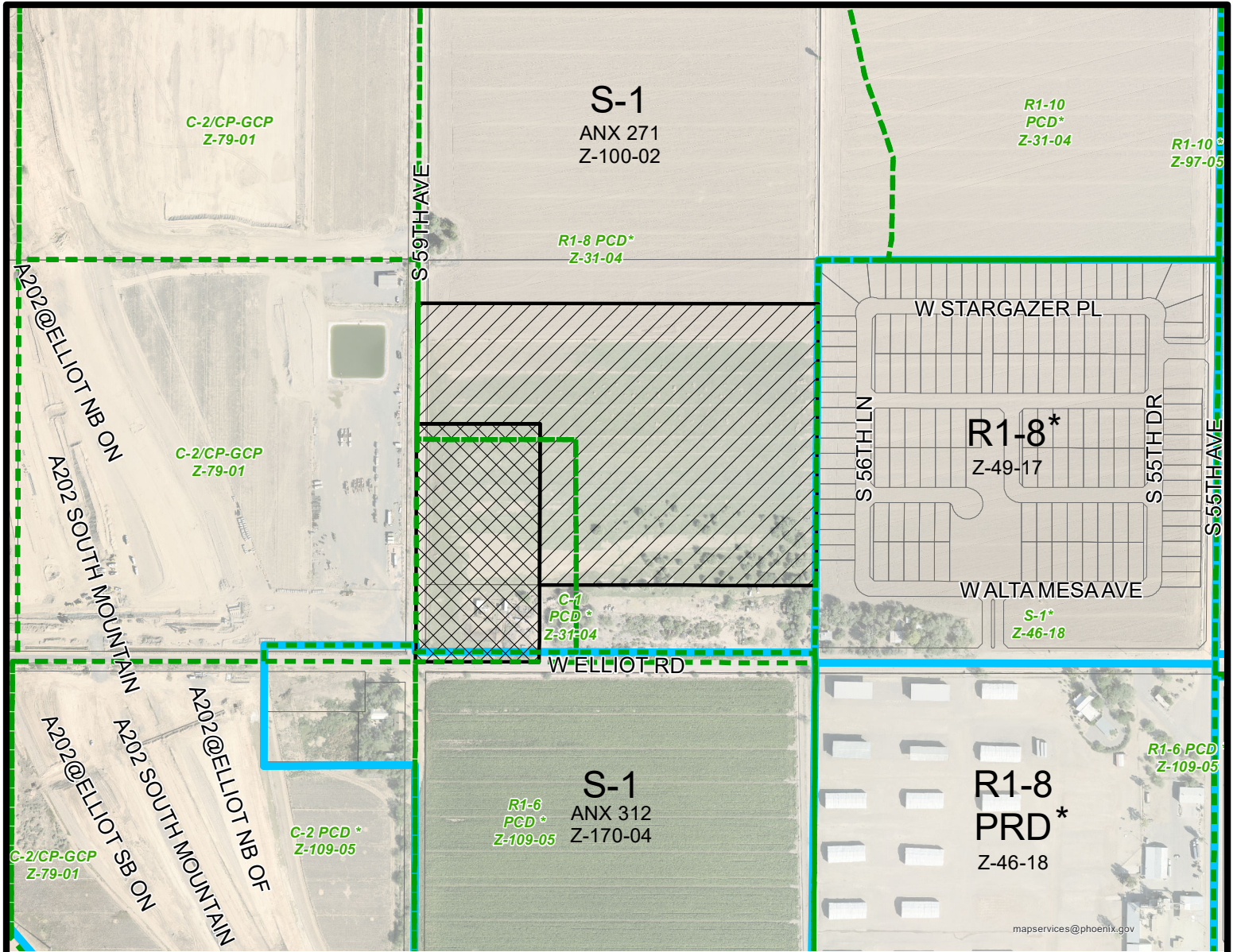
Building Elevations date stamped May 3, 2019 (7 Pages)





**LAVEN VILLAGE**  
CITY COUNCIL DISTRICT: 8

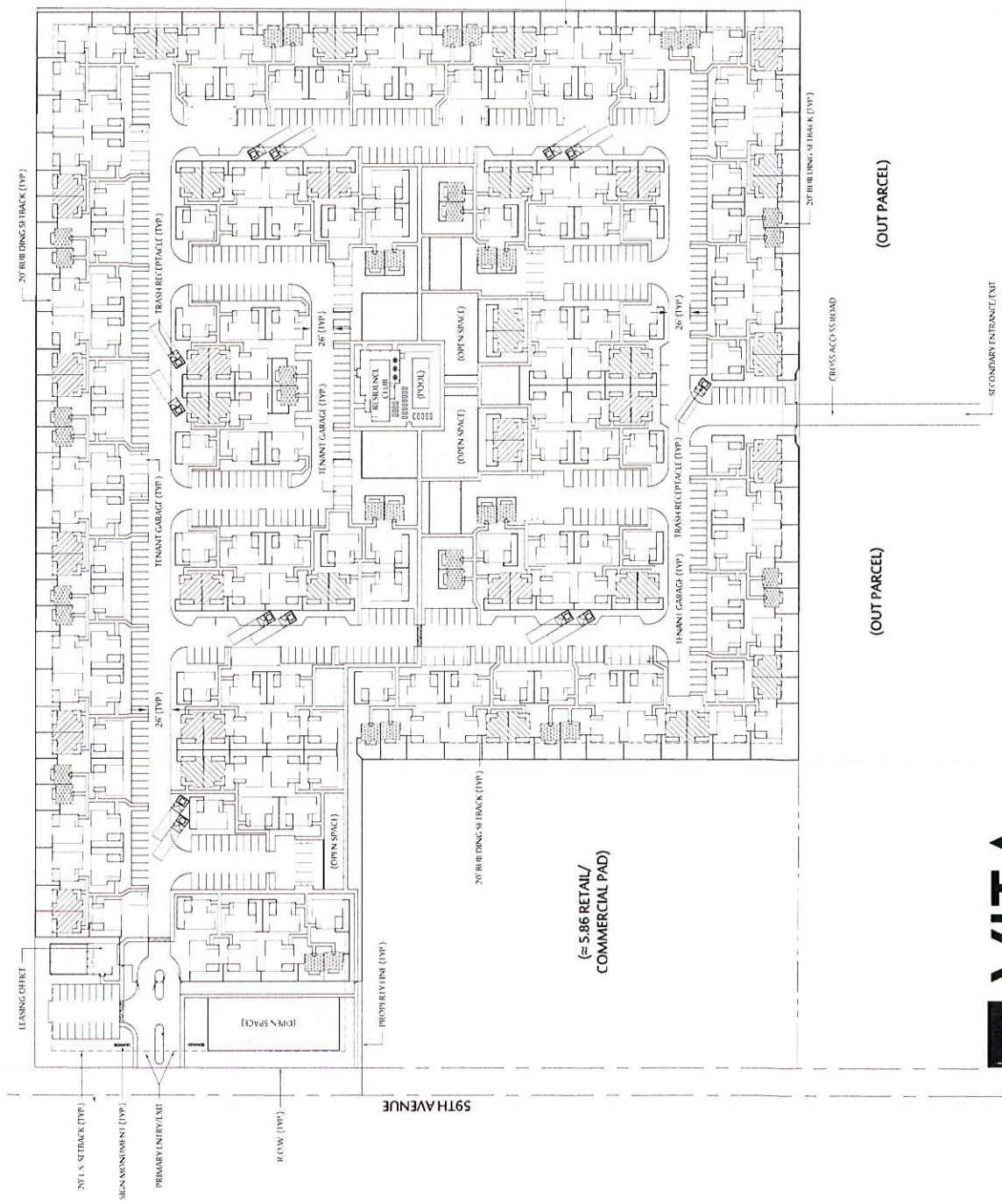


<b>APPLICANT'S NAME:</b> Jim Stockwell, Jr./Vita Communities, LLC		<b>REQUESTED CHANGE:</b> FROM: S-1 (Approved C-1 PCD) ( 8.06 a.c.) S-1 (Approved R1-8 PCD) ( 22.08 a.c.)	
<b>APPLICATION NO.</b> Z-14-19	<b>DATE:</b> 4/3/2019 <b>REVISION DATES:</b> 4/15/2019	<b>TO:</b> C-1 ( 7.25 a.c.) R-3 ( 22.89 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>30.14 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 04-15		
<b>MULTIPLES PERMITTED</b> S-1 (Approved C-1 PCD), S-1 (Approved R1-8 PCD) C-1, R-3	<b>CONVENTIONAL OPTION</b> 8 (117), 22 (95) 105, 332	<b>* UNITS P.R.D. OPTION</b> N/A (140), N/A (121) 126, 398	
* Maximum Units Allowed with P.R.D. Bonus			



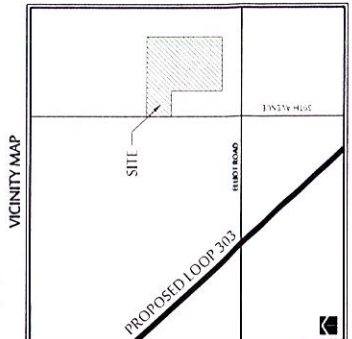
<b>APPLICANT'S NAME:</b> Jim Stockwell, Jr./Vita Communities, LLC		<b>REQUESTED CHANGE:</b> FROM: S-1 (Approved C-1 PCD) ( 8.06 a.c.) S-1 (Approved R1-8 PCD) ( 22.08 a.c.)	
<b>APPLICATION NO.</b> Z-14-19	<b>DATE:</b> 4/3/2019 <b>REVISION DATES:</b> 4/15/2019	TO: C-1 ( 7.25 a.c.)  R-3 ( 22.89 a.c.) 	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>30.14 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 04-15 <b>ZONING MAP</b> C-5		
<b>MULTIPLES PERMITTED</b> S-1 (Approved C-1 PCD), S-1 (Approved R1-8 PCD) C-1, R-3	<b>CONVENTIONAL OPTION</b> 8 (117), 22 (95) 105, 332	<b>* UNITS P.R.D. OPTION</b> N/A (140), N/A (121) 126, 398	

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

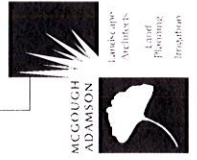


**LAND PLAN SUMMARY**

<p>SITE AREA: 22.51 ACRES</p> <p>UNITS: 249 (11.06 DU/ACRE)</p> <p>- STUDIO UNITS: 38 (15%)</p> <p>- 1 BEDROOM UNITS: 62 (25%)</p> <p>- 2 BEDROOM UNITS: 149 (60%)</p>		<p><b>LEGEND</b></p> <p>STUDIO UNIT</p> <p>1 BEDROOM UNIT</p> <p>2 BEDROOM UNIT</p>
<p>REQUIRED PARKING: 498 SPACES</p> <p>PROVIDED PARKING: 498 SPACES</p> <p>- UNCOVERED: 192 (ESTIMATE)</p> <p>- COVERED: 250 (ESTIMATE)</p> <p>- GARAGES: 56 (ESTIMATE)</p> <p>(10' X 20' GARAGES)</p> <p>- STORAGE UNITS: TO BE BUILT INTO THE ENDS OF THE GARAGE STRUCTURES (3) EACH END.</p> <p>TOTAL QUANTITY: 84</p>		
<p>- ACCESSIBLE: 10 SPACES</p> <p>LOCATIONS TO BE DETERMINED. MAY BE COVERED/UNCOVERED.</p>		



**VITA COMMUNITIES**



**VITA AT 59TH & ELLIOT**  
CONCEPTUAL LAND PLAN

NEC OF 59TH AVE. & ELLIOT RD. - PHOENIX, AZ  
MAY 2, 2019

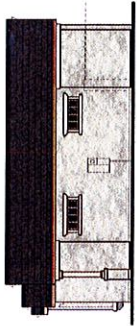
**CITY OF PHOENIX**

**Planning & Development Department**

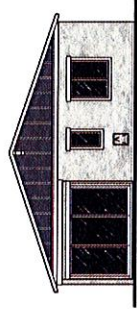
SCALE: 1"=60'-0"







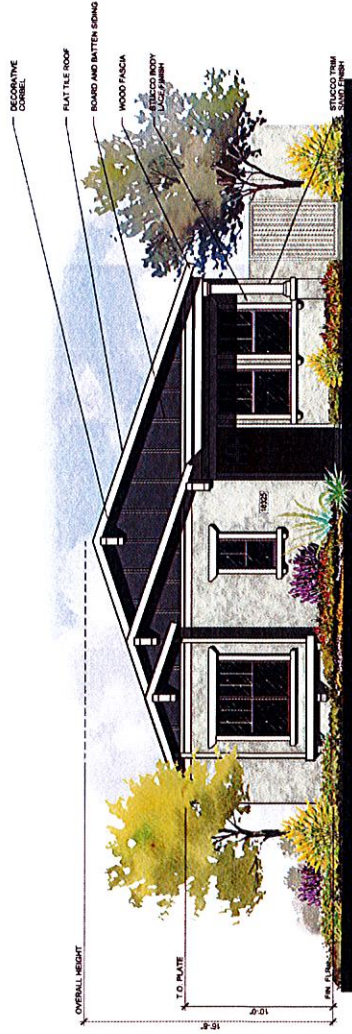
Right Elevation  
Elevation B - Craftsman  
1/8" = 1'-0"



Rear Elevation  
Elevation B - Craftsman  
1/8" = 1'-0"



Left Elevation  
Elevation B - Craftsman  
1/8" = 1'-0"



Front Elevation  
Elevation B - Craftsman  
1/4" = 1'-0"

Plan 2 - Craftsman Elevation | 1 and 2 Family Rental Units

CITY OF PHOENIX

MAY 03 2019

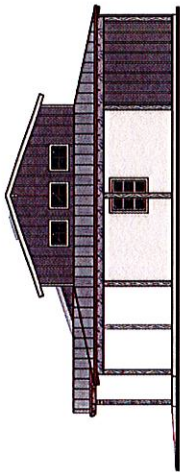
**VITA**  
COMMUNITIES  
0177 North Central Avenue, Suite 2  
Phoenix, AZ 85004

**Planning & Development  
Department**

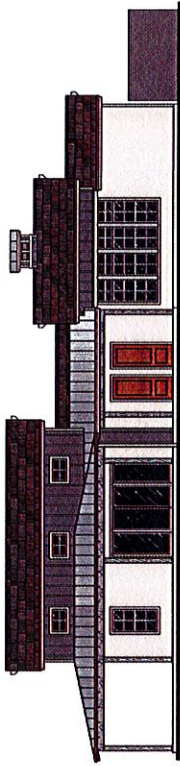
1-16-2019

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | INTERIORS  
Phone: 602.887.2308 | www.feltengroup.com  
www.feltengroup.com | copyright 2019

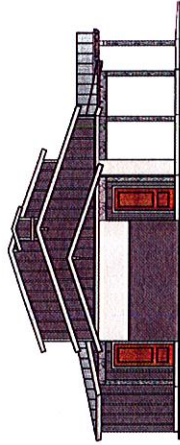




Right Elevation  
1/8" = 1'-0"



Rear Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"



Front Elevation  
1/4" = 1'-0"

# CITY OF PHOENIX

MAY 03 2019

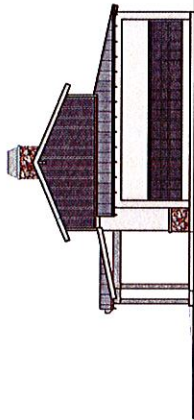
Residence Club Building | One & Two Family Rental Community

**VITA**  
 COMMUNITIES  
 1017 North Central Avenue, Suite 2  
 Phoenix, AZ 85004

**Planning & Development  
 Department**

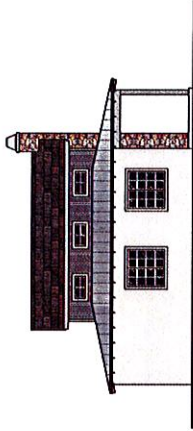
**FELTENGROUP**  
 ARCHITECTURE | ENGINEERING | FORENSICS  
 Phone: 602.971.2300 www.feltengroup.com  
 copyright 2019

1-16-2019



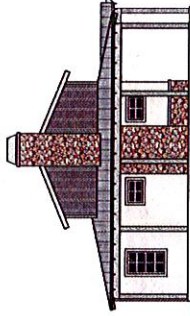
Right Elevation

1/8" = 1'-0"



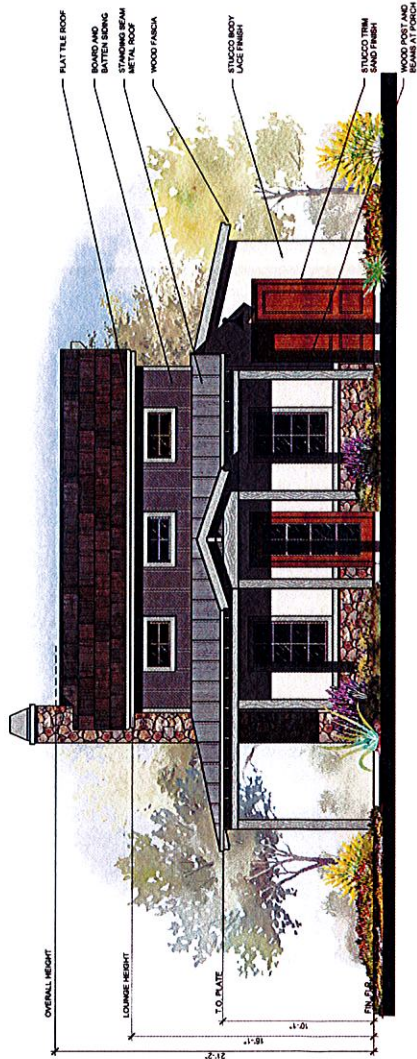
Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/8" = 1'-0"

Leasing Office | One & Two Family Rental Community

**VITA**  
 COMMUNITIES  
 1017 North Central Avenue, Suite 2  
 Phoenix, AZ 85004

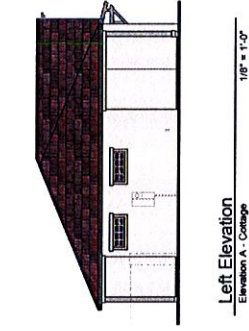
**CITY OF PHOENIX**

MAY 03 2019

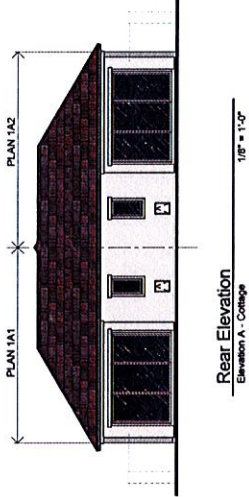
**Planning & Development**  
 Department

1-16-2019

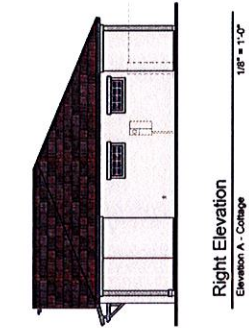
**FELTENGROUP**  
 ARCHITECTURE | ENGINEERING | INTERIORS  
 P.O. Box 402 487 2006 www.feltengroup.com  
 copyright 2019



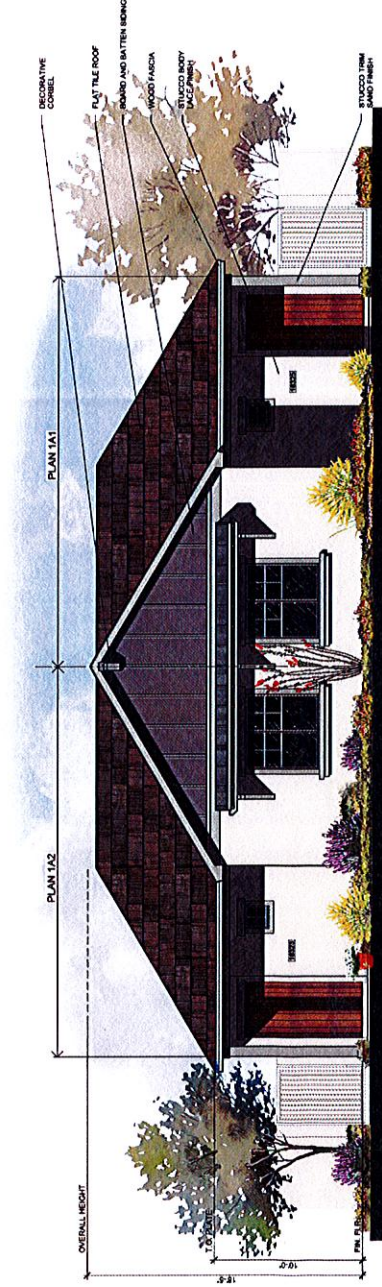
Left Elevation  
Elevation A - Cottage  
1/8" = 1'-0"



Rear Elevation  
Elevation A - Cottage  
1/8" = 1'-0"



Right Elevation  
Elevation A - Cottage  
1/8" = 1'-0"



Front Elevation  
Elevation A - Cottage  
1/8" = 1'-0"

**CITY OF PHOENIX**

MAY 03 2019

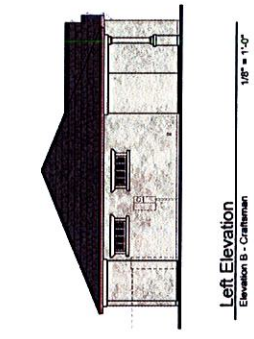
**Planning & Development  
Department**

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

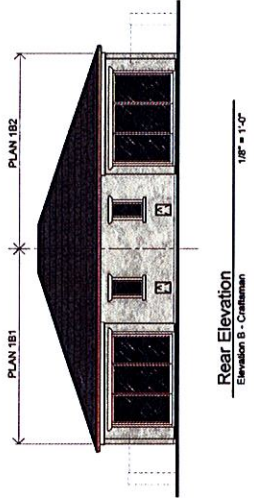
**VITA**  
COMMUNITIES  
1017 North Central Avenue, Suite 2  
Phoenix, AZ 85004

1-16-2019

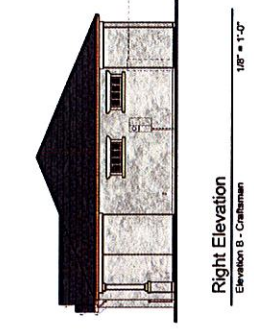
**FELTENGROUPE**  
ARCHITECTURE : ENGINEERING : FORENSICS  
P.O. Box 603 897 3368 www.feltengroupe.com  
www.feltengroupe.com  
copyright 2019



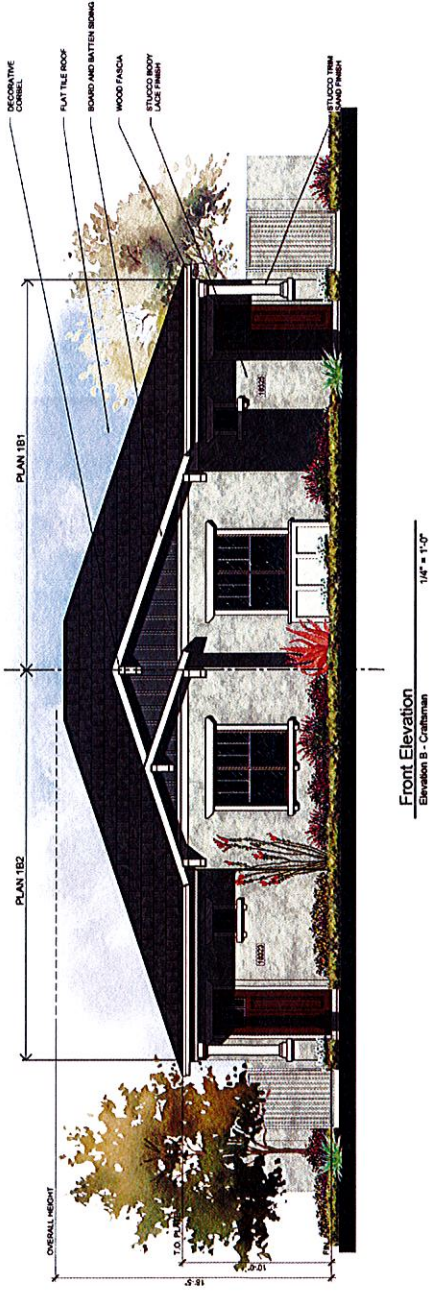
**Left Elevation**  
Elevation B - Craftsman  
1/8" = 1'-0"



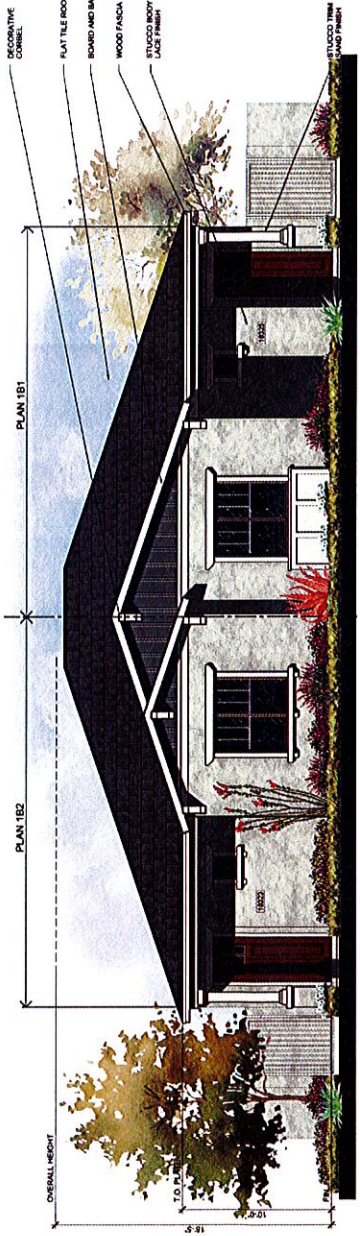
**Rear Elevation**  
Elevation B - Craftsman  
1/8" = 1'-0"



**Right Elevation**  
Elevation B - Craftsman  
1/8" = 1'-0"



**Front Elevation**  
Elevation B - Craftsman  
1/4" = 1'-0"



**CITY OF PHOENIX**

MAY 03 2019

**Planning & Development  
Department**

Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

**VITA**  
COMMUNITIES  
1077 North Central Avenue, Suite 2  
Phoenix, AZ 85004

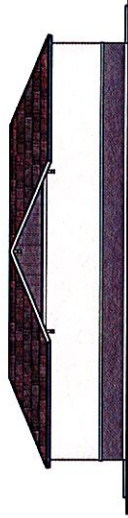
**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | INTERIORS  
PHOENIX, AZ 85004 | www.feltengroup.com  
copyright 2019

1-16-2019



Right Elevation

1/8" = 1'-0"



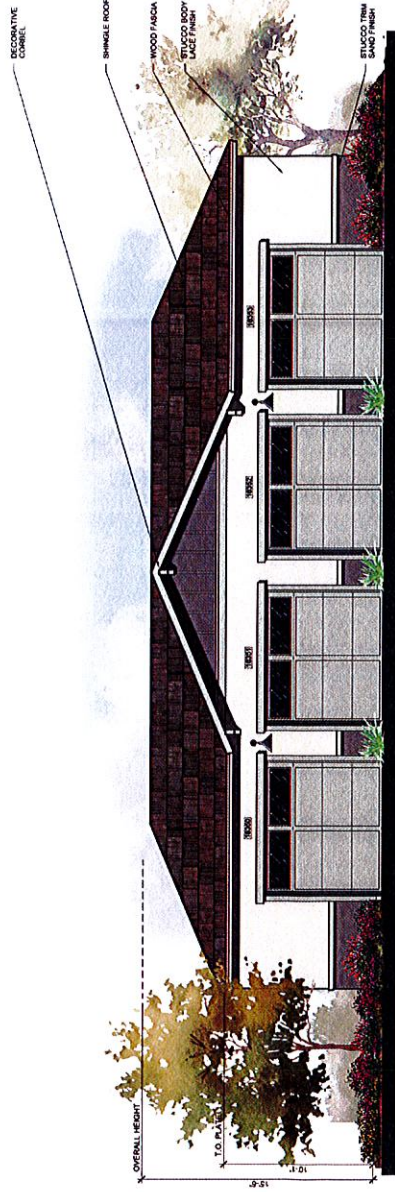
Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

**CITY OF PHOENIX**

Garage / Storage Building | One & Two Family Rental Community

**VITA**  
COMMUNITIES  
1017 North Central Avenue, Suite 2  
Phoenix, AZ 85004

MAY 03 2019

**Planning & Development  
Department**

1-16-2019

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | INTERIORS  
Phone: 602.947.7300 www.feltengroup.com  
Copyright 2019