



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-33-22-2
August 1, 2022

North Gateway [Village Planning Committee](#) Meeting Date: August 11, 2022

[Planning Commission](#) Hearing Date: September 1, 2022

Request From: [C-2 HGT/WVR NBCOD](#) (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) (15.86 acres)

Request To: [C-2 HGT/WVR DNS/WVR NBCOD](#) (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) (15.86 acres)

Proposed Use: Multifamily residential

Location: Southeast corner of North Valley Parkway and Sonoran Desert Drive

Owner: Hedgerow Land Holdings, LLC

Applicant LGC

Representative Jason Morris, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	North Valley Parkway	Major arterial	Varies, 70- to 81-foot east half street
	Sonoran Desert Drive	Major arterial	Varies, 70- to 77.42-foot south half street

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

The proposal provides a reasonable level of intensity that is respectful to local conditions by proposing residential design consistent with established multifamily residential to the south. The proposal will incorporate open space areas and enhanced landscaping, which will mirror existing residential properties and respect local conditions.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

The proposal will comply with principles outlined in the North Black Canyon Corridor Plan and North Black Canyon Overlay District. The site will not only maintain the desert character, but also promote walkability and connectivity in close proximity to the Village Core by having pedestrian walkways along North Valley Parkway and Sonoran Desert Drive.

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

As stipulated, the site will provide shade along sidewalks on North Valley Parkway and Sonoran Desert Drive and pathways internal to the site. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians and alternative transportation users along the sidewalks.

Applicable Plans, Overlays, and Initiatives

[North Black Canyon Corridor Plan](#): See Background Item No. 4.

[North Black Canyon Overlay District](#): See Background Item No. 5.

[Tree and Shade Master Plan](#): See Background Item No. 9.

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

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

Housing Phoenix: See Background Item No. 12.

Zero Waste PHX: See Background Item No. 13.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 HGT/WVR NBCOD
North (across Sonoran Desert Drive)	Single-family residential	PCD NBCOD (Approved R-2 PCD NBCOD)
West (across North Valley Parkway)	Vacant	C-2 M-R NBCOD
East	Vacant (wash area), multifamily residential	C-2 HGT/WVR NBCOD
South	Multifamily residential	C-2 HGT/WVR NBCOD

C-2 HGT/WVR DNS/WVR NBCOD (Utilizing R-5 Development Standards – Planned Residential Development Option)		
<u>Standards</u>	<u>R-5 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	15.86 acres
Maximum Total Number of Units	724; 828 with bonus	343 (Met)
Maximum Density (dwelling unit/acre)	45.68; 52.2 with bonus	21.66 (Met)
Maximum Lot Coverage	50%	27% (Met)
Maximum Building Height	4 stories or 48 feet	4 stories or 48 feet (Met)

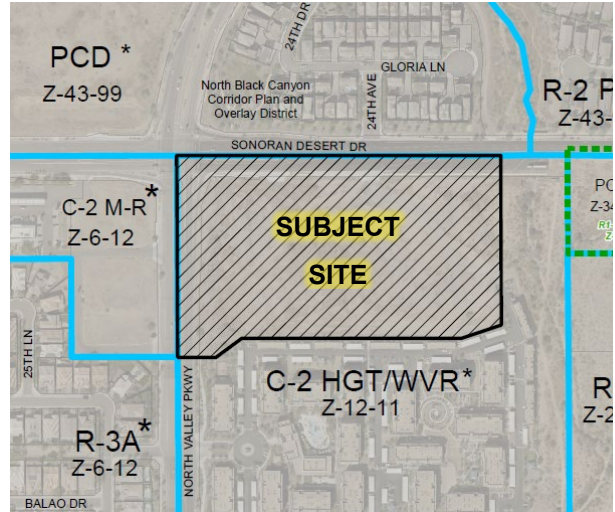
<u>Standards</u>	<u>R-5 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>MINIMUM BUILDING SETBACKS</i>		
Perimeter Adjacent to a Public Street (North and West property lines)	20 feet	North: 30 feet (Met) West: 30 feet (Met)
Perimeter Adjacent to a Property Line (East and South property lines)	10 feet	East: 10 feet (Met) South: Not specified*
<i>MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS</i>		
Adjacent to Street (North and West)	20 feet	North: Not specified* West: Not specified*
Adjacent to Property Line (East and South)	5 feet	East: Not specified* South: Not specified*
Minimum Open Space	5%	8% (Met)
Minimum Amenities Provided	2 amenities	4 amenities (Met)
<i>MINIMUM PARKING REQUIREMENTS</i>		
Parking	509 spaces	668 (Met)

*Variance or Site Plan modification needed.

Background/Issues/Analysis

REQUEST

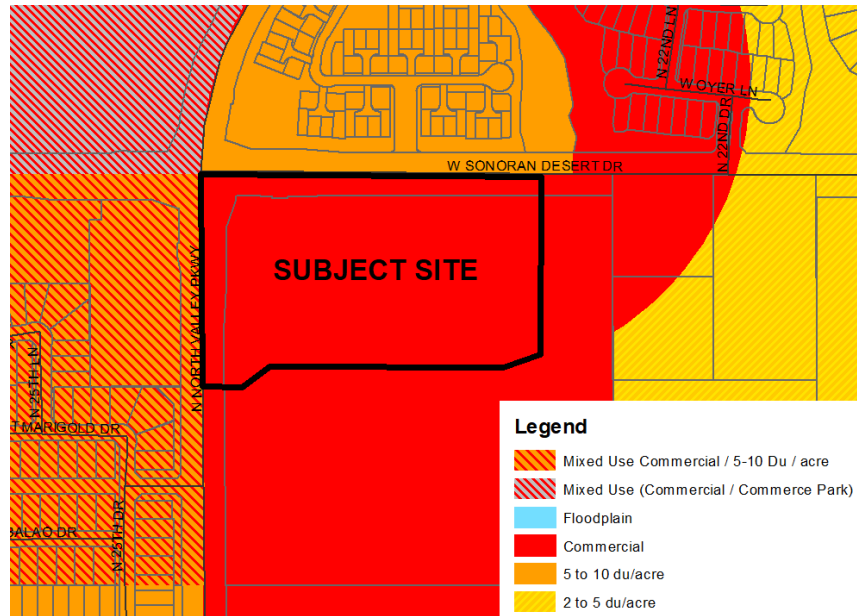
1. This request is to rezone a 15.86-gross acre site located at the southeast corner of North Valley Parkway and Sonoran Desert Drive from C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) to C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) to allow multifamily residential development.



Zoning Map; Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Commercial. A Commercial land use designation allows multifamily development at varying scales and intensities. The requested C-2 HGT/WVR DNS/WVR zoning is consistent with the Commercial General Plan Land Use Map designation and compatible with existing and future land uses envisioned in the area.



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

The surrounding designations are as follows:

North (across Sonoran Desert Drive)

Residential 5 to 10 dwelling units per acre

East and South

Commercial

West (across North Valley Parkway)

Mixed-use (Commercial and Residential 5 to 10 dwelling units per acre)

SURROUNDING USES AND ZONING

3. North of the site, across Sonoran Desert Drive, are single-family residences zoned PCD NBCOD (Approved R-2 PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Multifamily Residential, Planned Community District, North Black Canyon Overlay District).

East of the site is vacant land containing a wash and one of the residential buildings of the multifamily residential development to the south. This area is zoned C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District).

The property south of the site is a multifamily residential development zoned C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District).

West of the site, across North Valley Parkway, is vacant land zoned C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District).

NORTH BLACK CANYON CORRIDOR PLAN

4. The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within the planned area. The proposal is consistent with the intent of the following goals from the plan:
 - *Goal 2: Achieve a balance between employment and housing.*
The proposed development enhances a mixture of uses within the area by locating housing units within close proximity to existing and future employment opportunities, such as the Taiwan Semiconductor Manufacturing Company and W. L. Gore Campus.
 - *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.*

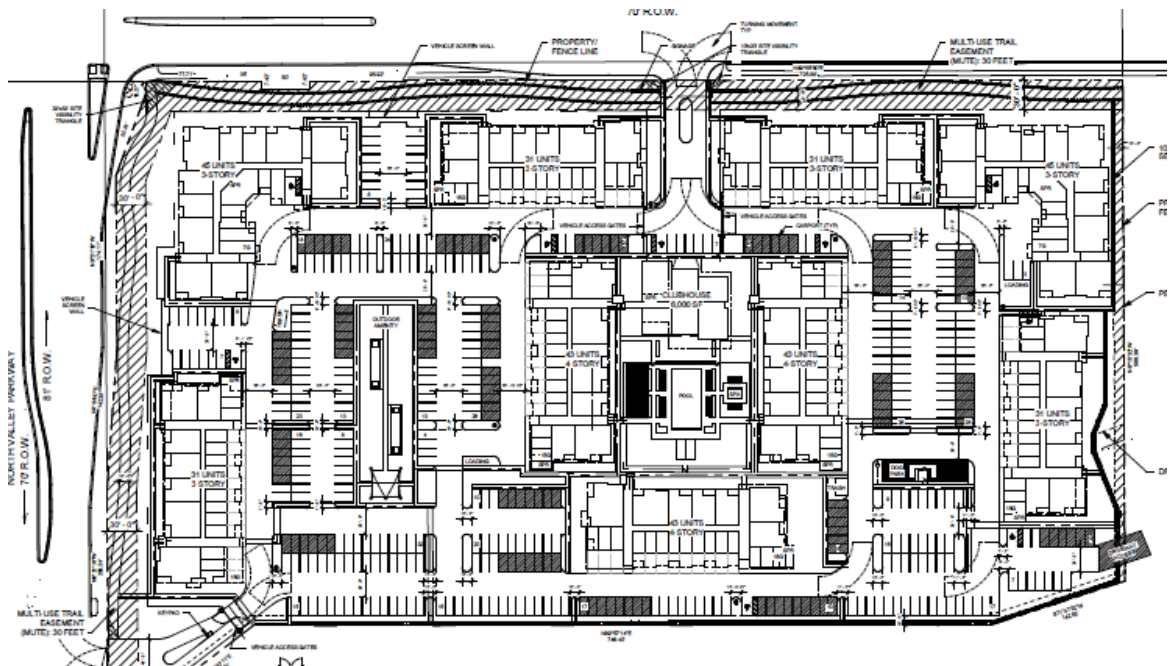
As depicted on the site plan, the developer intends to provide access to the wash area east of the site, an existing desert feature that provides character and identity to the Village.

NORTH BLACK CANYON OVERLAY DISTRICT

5. The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The development will be consistent with the NBCOD guidelines by developing buildings with a desert color palette, as depicted in the building elevations submitted by the applicant. Building design is further discussed in Background Item No. 7.

PROPOSAL

6. The conceptual site plan proposes 343 multifamily units across nine buildings up to a maximum height of 48 feet. These units are composed of 25 studio units, 153 one-bedroom units, 152 two-bedroom units, and 13 three-bedroom units.



Proposed Site Plan; Source: Design Studio Architects

The primary entry to the site provides ingress and egress to Sonoran Desert Drive and a gated secondary access drive is depicted at the southwest corner of the site.

There are various open space and amenity areas dispersed throughout the site. The development is proposed to have a clubhouse, pool, spa, outdoor amenity area, and dog park. The development will also provide connection via a pedestrian gate to the wash area just east of the site.

The site plan also depicts pedestrian pathways throughout the site, to ensure that the developer provides direct pedestrian pathways for residents, staff is recommending Stipulation No. 11. Additionally, paths that cross parking surfaces should be differentiated from the drive aisles and parking surfaces, as recommended in Stipulation No. 13.

Staff is recommending general conformance to the site plan, per Stipulation No. 1, to ensure the site is developed as depicted on the site plan; utilization of the R-5 Planned Residential Development option, per Stipulation No. 2; and limiting the maximum density to 22 dwelling units per acre, per Stipulation No. 3. Staff is also recommending Stipulation No. 4 to ensure the development provides a greater number of amenities due to the number of units proposed on the site.

7. The conceptual building elevations depict three- and four-story residential buildings. The elevations include a variety of exterior colors and materials including stucco, horizontal siding, and stone veneer. Each building creates architectural interest with textural changes, various window sizes, offsets, and varied roof heights. The conceptual building elevations depict a maximum height of four stories and 48 feet to the top of the roof. Staff has stipulated general conformance to the submitted building elevations to ensure quality design is carried through the development. This is addressed in Stipulation No. 1.



3-Story Elevation, Street View; Source: Design Studio Architects



4-Story Elevation, Pool View; Source: Design Studio Architects

8. The North Gateway Solid Waste and Recycling Transfer Facility, located approximately 0.38 miles southwest of the subject site is an industrial use that has been in operation since 2005 and could cause noise, odors, or other impacts to future residents of this project. Additionally, approximately 0.43 miles southeast of the site is a granite mining operation which could cause further impacts to the surrounding area. Staff is proposing Stipulation Nos. 22 and 23 to ensure future buyers and/or renters are notified about the existence and operational characteristics of the above uses.

CITYWIDE STUDIES AND POLICIES

9. **[Tree and Shade Master Plan](#)**
The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, with large caliper trees in the landscape strip between the sidewalk and back of curb along North Valley Parkway and Sonoran Desert Drive. This is addressed in Stipulation Nos. 9 and 10. Additionally, the developer will provide enhanced shading for uncovered surface parking lot areas. This is addressed in Stipulation No. 8.
10. **[Complete Streets Guiding Principles](#)**
In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In addition to detached sidewalks, a multi-use trail, and a shared use path, the project will also incorporate bicycle parking spaces throughout the development, which will be installed per the requirements of the Walkable Urban (WU) Code. These elements are addressed in Stipulation Nos. 6, 7, 9, 10, and 18.
11. **[Comprehensive Bicycle Master Plan](#)**
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Bicycle lanes have been designated within Sonoran Desert Drive, south of the subject site. Staff recommends bicycle parking be provided for both residents and guests. Bicycle parking is addressed in Stipulation No. 18.
12. **[Housing Phoenix Plan](#)**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of

housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing an opportunity for residential units to be developed at the intersection of two major arterial streets.

13. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve Section 716 of the Phoenix Zoning Ordinance and expand its recycling and other waste diversion programs. The application documents submitted by the applicant indicated that any opportunities for recycling will be evaluated during the site planning process.

COMMUNITY INPUT SUMMARY

14. At the time the staff report was written, staff has received three items of correspondence regarding this request. Correspondence expressed concerns regarding additional apartments in the area, lack of concern for future infrastructure, and proposed or increased density.

INTERDEPARTMENTAL COMMENTS

15. **Fire Prevention, Fire Department**

Fire Prevention does not anticipate any problems with the referenced case. However, the project team should be aware of the requirements for fire apparatus access road, turning radius, width and clear heights, access through security gates, as well as marking the fire apparatus access road in accordance with Chapter 5 of the 2018 Phoenix Fire Code. The site and or building(s) shall comply with the 2018 International Fire Code (IFC) with Phoenix Amendments. Currently, the water supply (GPM and PSI) for the referenced case is unknown. The water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendments.

16. **Pedestrian Safety, Street Transportation Department**

The Pedestrian Safety Coordinator requested that the developer provide direct pedestrian access, with a path and gate, from the northwest corner of the site to the signalized intersection at Sonoran Desert Drive and North Valley Parkway. This is addressed in Stipulation No. 12.

17. **Public Transportation Department**

The Public Transportation Department indicated that the applicant should add a bus pad to the deceleration lane just east of North Valley Parkway. This is addressed in Stipulation No. 19.

18. **Street Transportation Department**

The Street Transportation Department provided the following comments:

- Sonoran Desert Drive and North Valley Parkway are identified as A-Section roadways on the City Council approved Street Classification Map. The developer shall provide the appropriate right-of-way dedications, detached sidewalks, and roadway median island. This is addressed in Stipulation Nos. 9, 10, 14, 15, 16, and 17.
- The subject site is located along established bike lanes and multiple flat-land and mountain trails. The developer shall provide secured bicycle parking and guest parking as recommend in the Walkable Urban Code for multifamily. This is addressed in Stipulation No. 18.

OTHER

19. 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. 5 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.
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. 20.
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. 21.
22. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal action such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The development is consistent with the General Plan Land Use Map designation of Commercial.
2. The C-2 HGT/WVR DNS/WVR NBCOD zoning district will allow development that is consistent in character with the North Black Canyon Corridor Plan and Overlay District.
3. The proposal will provide high quality multifamily residential development which will help alleviate the housing shortage in Phoenix and provide residents with an alternative housing option.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped July 12, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall utilize the R-5 Planned Residential Development option.
3. The maximum density for the project shall not exceed 22 dwelling units per acre.
4. A minimum of four amenities shall be provided, such as a pool, ramadas, a bicycle repair station, clubhouse, or similar element, as approved by the Planning and Development Department.
5. 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.
6. The developer shall construct a minimum 5-foot-wide shared use path (SUP) within a sidewalk easement along the east side of North Valley Parkway, as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
7. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the south side of Sonoran Desert Drive and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

8. All uncovered surface parking lot areas shall be landscaped with 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. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution.
9. The developer shall construct a minimum 5-foot-wide detached sidewalk along the east side of North Valley Parkway with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb, planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
 - b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 50% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
10. The developer shall construct a minimum 5-foot-wide detached sidewalk along the south side of Sonoran Desert Drive with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb, planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
 - b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 50% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
11. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, bus stops, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.

12. The developer shall provide direct pedestrian access (path and gate) from the northwest corner of the site to the signalized intersection at Sonoran Desert Drive and North Valley Parkway, as approved by the Planning and Development Department.
13. Sidewalk and pedestrian path crossings, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided across drive aisles, as approved by the Planning and Development Department.
14. The developer shall dedicate a minimum of 70-feet of right-of-way and construct the south side of Sonoran Desert Drive, as approved by the Planning and Development Department.
15. The developer shall dedicate a minimum of 70-feet of right-of-way and construct the east side of North Valley Parkway, as approved by the Planning and Development Department.
16. The developer shall construct a minimum 24-foot-wide landscaped median along Sonoran Desert Drive, as approved by the Street Transportation Department.
17. 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.
18. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. Additionally, a minimum of 17 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances 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.
19. The right-of-way shall be dedicated, and a bus stop pad constructed along the deceleration lane east of North Valley Parkway, as approved by the Planning and Development Department.
20. 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.

21. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
22. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property the existence and operational characteristics of active mining operations and the North Gateway Solid Waste and Recycling Transfer Facility. 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.
23. Prior to occupancy, signage must be provided within the development's sales/leasing office (or equivalent signage) that is visible to prospective renters or purchasers which discloses the existence and operational characteristics of active mining operations and the North Gateway Solid Waste and Recycling Transfer Facility, as approved by the Planning and Development Department.

Writer

Julianna Pierre

August 1, 2022

Team Leader

Racelle Escolar

Exhibits

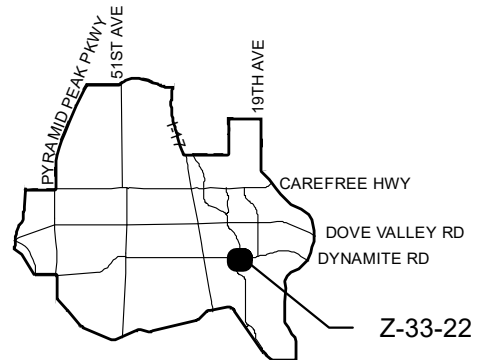
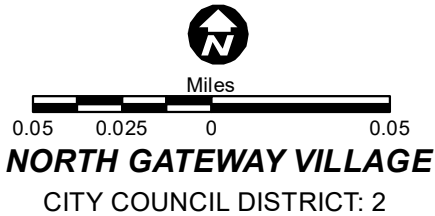
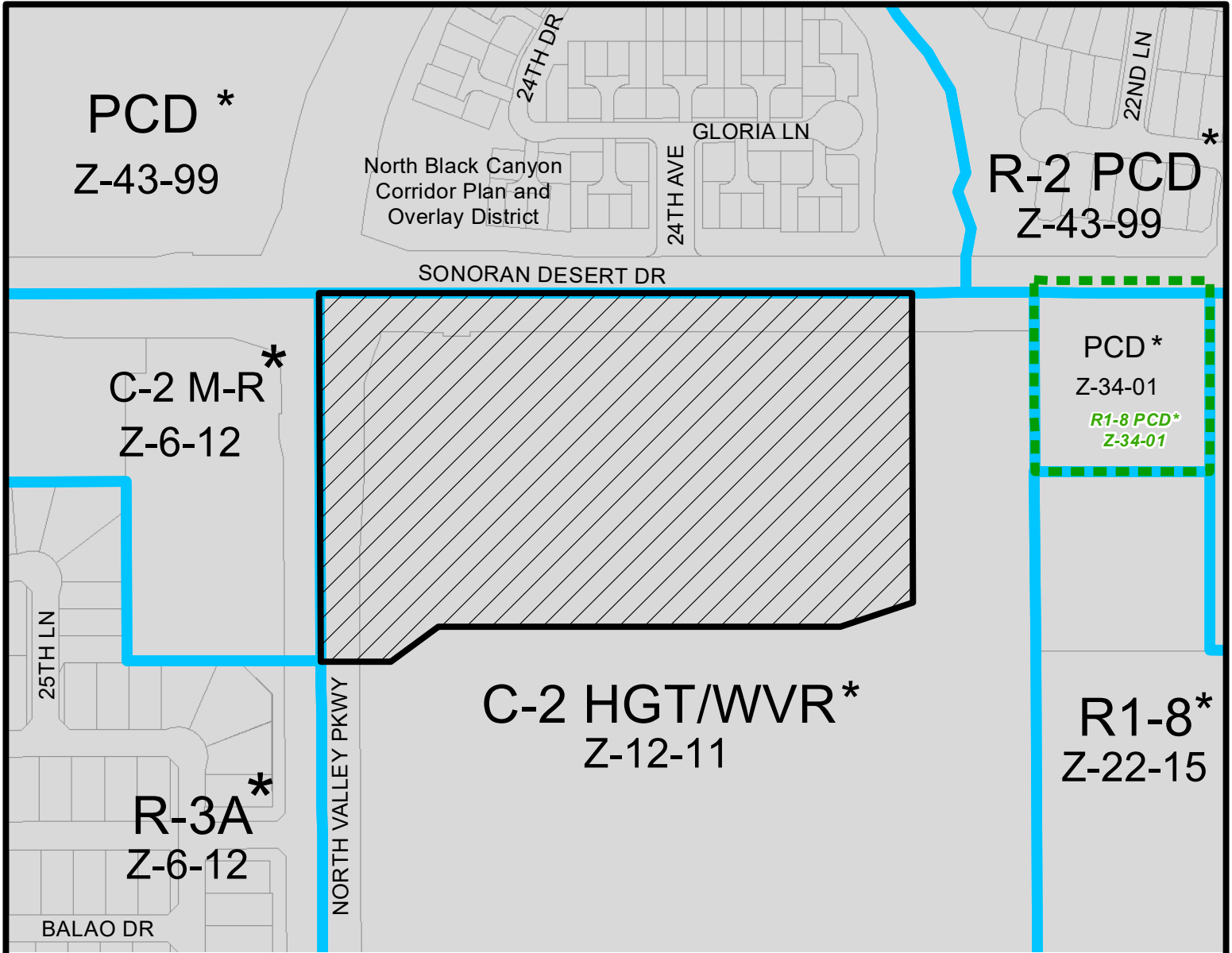
Sketch map

Aerial sketch map

Conceptual site plan date stamped July 12, 2022

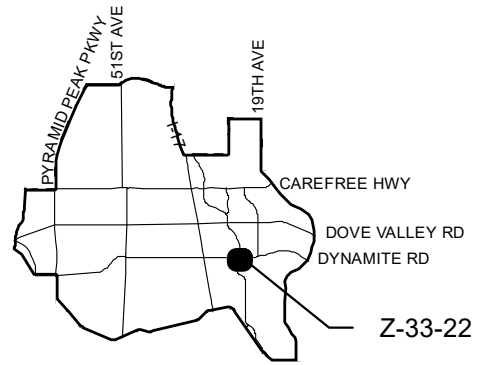
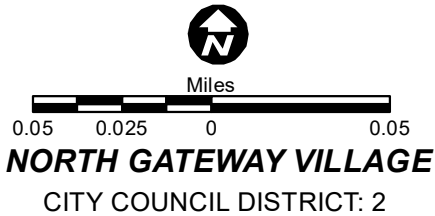
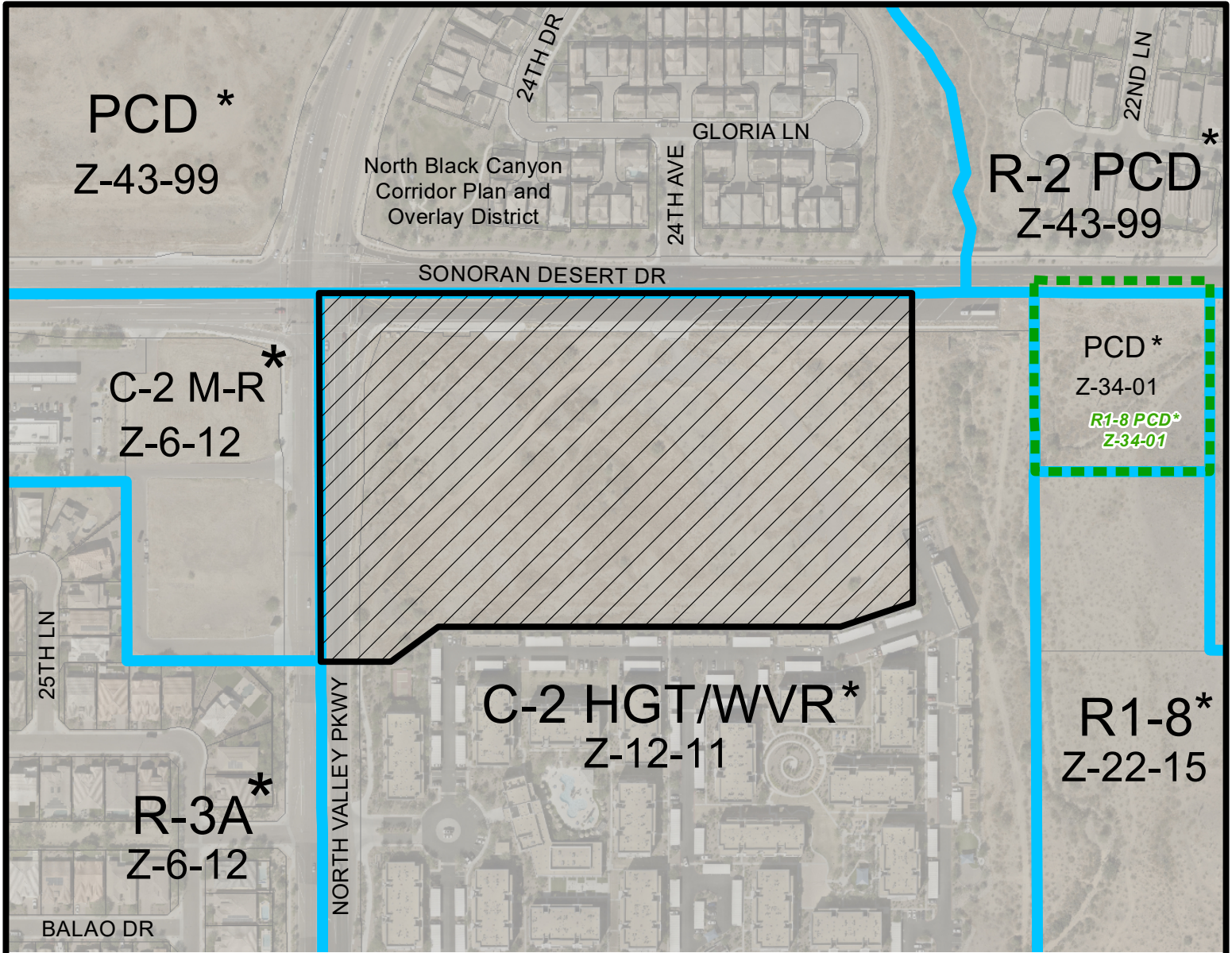
Conceptual building elevations date stamped July 12, 2022 (2 pages)

Correspondence (3 pages)



APPLICANT'S NAME: LGC		REQUESTED CHANGE:	
APPLICATION NO. Z-33-22		FROM: C-2 HGT/WVR NBCOD (15.86 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 15.86 Acres		TO: C-2 HGT/WVR DNS/WVR NBCOD (15.86 a.c.)	
DATE: 5/16/2022 REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 54-23		ZONING MAP Q-7	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2 HGT/WVR NBCOD		276	
C-2 HGT/WVR DNS/WVR NBCOD		828	
CONVENTIONAL OPTION			
230			
690			

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

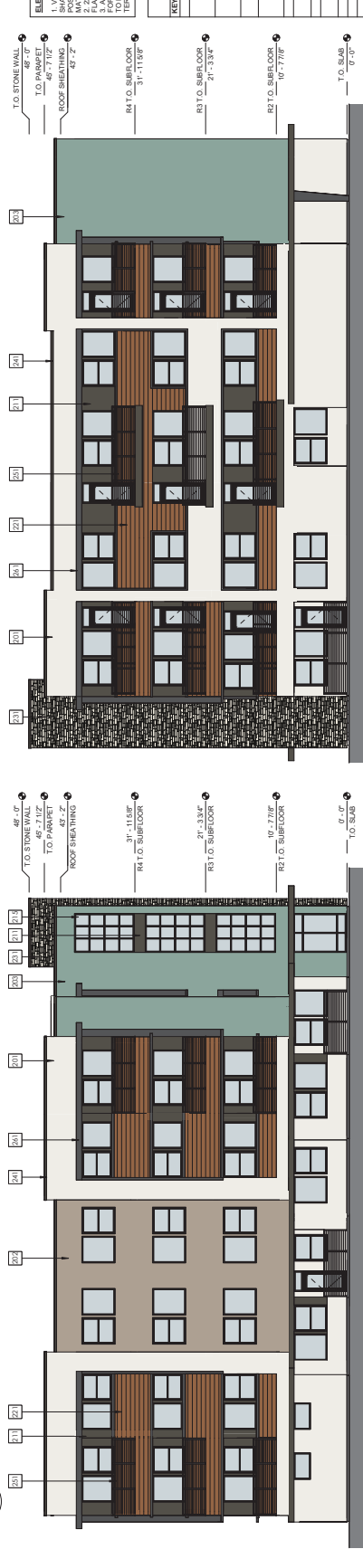


APPLICANT'S NAME: LGC		REQUESTED CHANGE:	
APPLICATION NO. Z-33-22		FROM: C-2 HGT/WVR NBCOD (15.86 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 15.86 Acres		<small>DATE:</small> 5/16/2022 <small>REVISION DATES:</small>	
		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 54-23	
		<small>ZONING MAP</small> Q-7	
		TO: C-2 HGT/WVR DNS/WVR NBCOD (15.86 a.c.)	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 HGT/WVR NBCOD		230	
C-2 HGT/WVR DNS/WVR NBCOD		690	
		* UNITS P.R.D. OPTION	
		276	
		828	

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



A 4-STORY ELEVATION - POOL VIEW
 1/8" = 1'-0"



C 4-STORY ELEVATION - LEFT
 1/8" = 1'-0"



D 4-STORY ELEVATION - DRIVE AISLE
 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. VENT THROUGH EXTERIOR WALLS SHALL BE FLUSH MOUNTED WHEREVER MATERIAL PART TO JOINT ADJACENT MATERIAL. FLASHING AT PARAPET FLASHING TO RETURN INTO BACKGROUND AND FINISH WITH AN INTERPRETED FINISH AS APPLICABLE.

KEY VALUE	DESCRIPTION
201	SILCO SYSTEM - SHERWIN WILLIAMS SW 7000 PURE WHITE
202	SILCO SYSTEM - SHERWIN WILLIAMS SW 6000 BASHERN ROOMSIE
203	SILCO SYSTEM - SHERWIN WILLIAMS SW 8010 CALICO
211	CERAMIC WALL TILES 30x30 URBANE BRONZE
212	HORIZONTAL SLATS - WOOD
213	TEXTURE
241	PREFINISHED METAL COILING - METAL SLANG
242	FINISHING - GRAY COLOR
273	DARK BRONZE

Good Afternoon Julianna,

I am writing regarding the multi-family density request, case Z-33-22.

As a Sonoran Foothills resident and former member of the North Gateway VPC. I would like to voice my extreme opposition to not only the the increased density, but the entire project.

I believe that there are already an excessive number of multi-family developments in this area. I have already seen a n increase in crime, a ridiculous increase in traffic.

I am also concerned about the city encouraging what appears to be unbridled and poorly thought out development. There are daily headlines regarding impending water shortages and yet the city continues to chase the almighty tax dollar at the expense of all residents and businesses.

I would love to attend the VPC meeting, unfortunately, I have other obligations. Please consider this my comment and include it in the file.

Scott Freeman

From: [MICHAEL ROBERSON](#)
To: [Julianna Pierre](#)
Subject: Case Z-33-22 Comments
Date: Monday, May 16, 2022 11:37:37 AM

Julianna,

We received notice of the case listed above and the consideration to change zoning to more dense homes for more apartments. When we purchased in Sonoran Foothills the public report, City, and HOA were very concerned about keeping the northern corridor more natural with required percentage of desert plants in every yard, etc. Recently it seems like the City is just interested in approving low end housing, apartments, and dense commercial with no respect for the northern corridor desert. I am adamantly against any additional zoning amendments to allow more dense housing and the absolute ruining of the corridor. I just wanted to make my opinion known although I know it is probably a moot point. Thanks so much for taking the time to read and I hope all is well and that you have a great week.

Sincerely,

Mike Roberson

32016 N. 19th Lane

Phoenix, AZ 85085

From: [Ben Freeman](#)
To: [Julianna Pierre](#)
Subject: Case number Z-33-22
Date: Saturday, May 21, 2022 8:12:51 AM

Ms. Pierre,

My name is Ben Freeman and I live in the North Gateway neighborhood of Sonoran Foothills.

I am writing to voice my opposition to the proposed changes to density and or yet another apartment complex.

As a member of Law Enforcement I moved to a nice neighborhood away from apartments as I know first hand the issues that they bring to communities. As a member of local government I am sure you hear about these issues as well.

In addition to the normal issues with apartments, this continued sprawl all over Phoenix has me concerned with the lack of care by decision makers for the future. Water infrastructure, law enforcement, fire, etc.

Please add this letter as my strong opposition to another apartment complex in this area.

Thank you for the consideration,

Ben Freeman