



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-40-20-7
(79th Avenue and Encanto Boulevard PUD)
February 3, 2021

[Maryvale Village Planning Committee](#) Meeting Date: February 10, 2021
[Planning Commission](#) Hearing Date: March 4, 2021
Request From: C-2 (Intermediate Commercial) (17.32 acres) and RSC (Regional Shopping Center) (10.01 acres)
Request To: PUD (Planned Unit Development) (27.33 acres)
Proposed Use: Planned Unit Development to allow multifamily residential and senior living community.
Location: Northeast corner of 79th Avenue and Encanto Boulevard
Owner: Westpen Associates, LLC
Applicant: Jeff Huggett, Dominion, Inc.
Representative: Susan Demmitt, Gammage & Burnham, P.L.C.
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial / Maryvale Village Core	
Street Map Classification	79th Avenue	Collector	35-foot east half street
	Encanto Boulevard	Collector	35-foot north half street
	Center Road	Local	27.58-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, center and corridors based on village character, land use needs, and transportation system capacity</p> <p>The proposed seeks to convert a vacant site into an affordable multifamily residential development located within the Maryvale Village Core, south of the Desert Sky Transit Center and along a proposed high capacity transit corridor.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposal will provide additional housing options along a proposed high capacity transit corridor. The proposal is also located near two schools, Desert Sky Mall and Desert Sky Transit Center.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

The proposed development includes shade trees, detached sidewalks, maximum building setbacks, and public open space standards to provide a pedestrian-oriented building design and encourage pedestrian activity.

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

The proposed development provides trees and shade on both 79th Avenue and Encanto Boulevard which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plan, Overlays, and Initiatives

[Transit Oriented Development Strategic Policy Framework](#) – See Background Item No. 11 below.

[Maryvale Village Core Plan](#) – See Background Item No. 12 below.

[Housing Phoenix Plan](#) – See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 14 below.

[Complete Streets Guiding Principles](#) – See Background Item No. 15.

[Tree and Shade Master Plan](#) – See Background Item No. 16.

[Zero Waste PHX](#) – See Background Item No. 17.

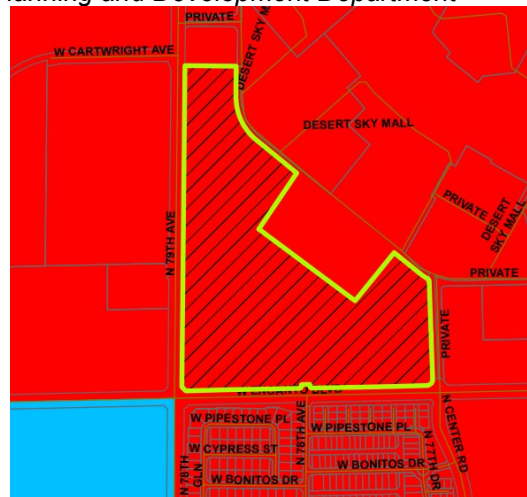
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	C-2 and RSC
North	Retail uses, vacant land and transit center	C-2 and RSC
South (across Encanto Boulevard)	Single-family residences	PAD-14, PAD-14 SP, C-2
East	Retail uses, vacant land, and a library	C-2 and RSC
West (across 79th Avenue)	Agricultura, utility substation, and an elementary school	C-2 HGT/DNS/WVR and R1-6

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 27.33-acre site located at the northeast corner of 79th Avenue and Encanto Boulevard from C-2 (Intermediate Commercial) (17.32 acres) and RSC (Regional Shopping Center) (10.01 acres) to PUD (Planned Unit Development) (27.33 acres) to allow a multifamily residential and senior living community.
2. The subject site has a General Plan Land Use Map designation of Commercial. The multifamily residential land use proposed in the PUD is consistent with this designation. The surrounding designations to the north, south, east and west are also commercial. Southwest of the site is land designated as Public/Quasi-Public. This site is located within the Maryvale Village Core, which is generally bounded by 75th Avenue on the east, 83rd Avenue on the west, Thomas Road to the north and McDowell Road to the south.

General Plan Land Use Map, Source: Planning and Development Department



Legend

- Public/Quasi-Public
- Commercial

EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site is vacant land, as shown in the aerial sketch map included as an exhibit. North of the subject site is the Desert Sky Mall and Event Center and

vacant land zoned C-2 and RSC. Further to the north is the Desert Sky Transit Center zoned C-2. To the east is Desert Sky Mall, vacant land and Desert Sage Library also zoned C-2 and RSC. To the south, across Encanto Boulevard, are single-family residences zoned PAD-14 (Planned Area Development), PAD-14 SP (Planned Area Development, Special Permit) and C-2. The Special Permit (SP) was for a golf driving range and baseball batting cage that was not constructed. To the west, across 79th Avenue, is vacant land, an electrical substation and an elementary school zoned C-2 HGT/DNS/WVR (Intermediate Commercial, Height Waiver and Density Waiver) and R1-6 (Single-Family Residence District). The proposed high capacity transit route is planned to head north from the Interstate 10 along 79th Avenue and west along Thomas Road.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. Due to the site's strategic location along a potential high capacity transit route and in the Maryvale Village Core, the PUD proposes development standards consistent with the Walkable Urban Code to provide an enhanced pedestrian-oriented development.

The PUD proposes two affordable multifamily residential developments on site. Fronting 79th Avenue and partially along Encanto Boulevard is a proposed family-oriented development and fronting Encanto Boulevard is a proposed senior residential development. The PUD proposes a maximum height of 48 feet with a density of 20 dwelling units per acre for the family-oriented housing and 26 dwelling units per acre for the senior housing, for a total of 576 units throughout the entire site. Since density is not a concern at this Village Core location, staff recommends simplifying the density standard for the proposed family-oriented and senior multifamily housing. Stipulation No. 1.b. was added to allow a maximum of 26 dwelling units per acre for the entire site.

The conceptual site plan shown below, included within the Development Narrative, depicts one driveway on 79th Avenue and one driveway on Encanto Boulevard to enhance pedestrian safety and minimize where vehicles and pedestrian paths would cross. Detached sidewalks, a public plaza at the corner of 79th Avenue and Encanto Boulevard, and pedestrian nodes with seating and pedestrian gates are depicted along both street frontages. A pedestrian paseo is depicted along the north side of the site to increase pedestrian connectivity to the surrounding area.

Most of the parking will be located behind the buildings, with a maximum number of parking spaces allowed within the parking setback. The multifamily residences will use the patio frontage type along both 79th Avenue and Encanto Boulevard to activate the street frontage, and view fencing will line the perimeter of the site.

Conceptual Site Plan and Rendering, Source: Todd & Associates, Inc.



Below is a summary of the other proposed standards and guidelines for the subject site as described in the attached PUD Development Narrative date stamped January 11, 2021.

Table of Proposed Development Standards

a. Building Height

<i>Maximum Building Height</i>
Max. building height shall comply with T5:3 transect (max 48 FT per Sec. 1302.A.3.).

b. Lot Standards

<i>Applicability</i>	
Lot Standards shall comply with Table 1303.2—Transect T5 of the Zoning Ordinance, except as follows:	
<i>Max. Density</i>	
Senior Living Community	+/- 26 du/ac
Family-Oriented Multifamily	+/- 20 du/ac
<i>Primary Building Setbacks</i>	
Primary Frontage (79 th Avenue)	44 FT max.
Secondary Frontage (Encanto Boulevard)	27 FT max.
North Center Road	20 FT min.
All Other Lot Lines	30 FT min.
<i>Streetscape Landscaping</i>	
Primary Frontage (79 th Avenue)	40 FT max.
Secondary Frontage (Encanto Boulevard)	25 FT max.
Adjacent to Detention Basin	10 FT
All Other Lot Lines	20 FT

<i>Sidewalk Width</i>	
Primary Frontage (79th Avenue)	8 FT min.; detached
Secondary Frontage (Encanto Boulevard)	8 FT min.; detached
North Center Road	6 FT min.; attached
<i>Parking Setbacks</i>	
Primary Frontage (79th Avenue)	Min. 62 FT from existing right-of-way (35 FT), except that a max. 28 parking spaces shall be permitted within the Parking Setback.
Secondary Frontage (Encanto Boulevard)	Min. 23 FT from existing right-of-way (35 FT), except that a max. 70 parking spaces shall be permitted within the Parking Setback.
North Center Road	15 FT min.
All Other Lot Lines	15 FT min.
<i>Lot Requirements</i>	
See Exhibit 17: 79th Avenue Building Frontage Calculation	
Primary Frontage (79th Avenue)	Min. 63% Building Frontage required
	Min. 6,500 SF public plaza shall be provided at the northeast corner of 79 th Avenue & Encanto Boulevard. Public plaza shall be shaded 50% by trees. Ground cover and shrubs should be provided in areas with no pavement or structures.
	Min. 25 FT wide non-gated pedestrian paseo, improved with a min. 6 FT sidewalk. Public pedestrian paseo shall be shaded 50% by trees. Ground cover and shrubs should be provided in areas with no pavement or structures.
Secondary Frontage (Encanto Boulevard)	No requirement
<i>Open Space</i>	
<i>Open Space</i> —See Exhibit 18: Open Space Calculations	
Open Space shall comply with Section 1310, except as follows:	
Public Open Space	Min. 5% required, including the following:

Public Open Space (cont.)	Min. 6,500 SF public plaza shall be provided at the northeast corner of 79 th Avenue & Encanto Boulevard. Public plaza shall be shaded 50% by trees. Ground cover and shrubs should be provided in areas with no pavement or structures.
	Min. 3 public pedestrian nodes shall be provided along the Primary Frontage (79 th Avenue). Each pedestrian node shall be a min. 500 SF and contain a seating area and trash receptacle. Public pedestrian nodes shall be shaded 50% by trees. Ground cover and shrubs should be provided in areas with no pavement or structures.
	Min. 3 public pedestrian nodes shall be provided along the Secondary Frontage (79 th). Each pedestrian node shall be a min. 500 SF and contain a seating area and trash receptacle. Public pedestrian nodes shall be shaded 50% by trees. Ground cover and shrubs should be provided in areas with no pavement or structures.
Private Open Space	Min. 10% required

The proposed development standards reference Transect T5:3 in the Walkable Urban Code to provide for an enhanced pedestrian-oriented design. Transect T5:3 district calls for low-intensity commercial, residential and mixed-use developments averaging 30 to 48 feet in height.

The proposed development standards reference a maximum building setback of 44 feet along 79th Avenue and 27 feet along Encanto Boulevard. The Walkable Urban Code permits a maximum setback of 12 feet for primary frontages and 10 feet for secondary frontages. The proposed narrative allows for larger setbacks along the frontages to match the Maryvale Village Core Plan street sections and allow for potential rights-of-way dedications for the proposed high capacity transit along 79th Avenue. Further, the proposed standards call for six-foot metal view fencing along the frontages, which is displayed in an exhibit in the PUD narrative. Stipulation 1.c adds the fencing standards shown in the exhibit to the development narrative for clarity.

LANDSCAPE STANDARDS

6. The PUD proposes eight-foot detached sidewalks shaded with a double row of trees to enhance pedestrian comfort and safety along 79th Avenue and Encanto Boulevard, which is consistent with Walkable Urban Code standards and is larger than the standard five-foot sidewalk. The PUD does not specify how wide the area

between the back of curb and sidewalk will be to provide flexibility as the future right-of-way dimensions have not been finalized for the high capacity transit route along 79th Avenue. The proposed development will provide trees in the area between the back of curb and sidewalk to provide 75 percent shade for pedestrians. Further, the PUD proposes 10 percent private open space, double the amount required in the Zoning Ordinance, and an additional 5 percent public open space to be shaded a minimum of 50 percent.

DESIGN GUIDELINES

7. The PUD proposes conformance with Sections 1304 and 1311 of the Walkable Urban Code, which list building design guidelines such as design continuity for all sides of a structure, that multiple buildings on a site should incorporate similar architectural styles, materials, features and colors, and that building accents should be expressed through differing materials or architectural detailing.
8. This PUD proposes several public and private amenities throughout the site to ensure a high-quality residential use. Bicycle parking, public benches and outdoor seating, a plaza and pedestrian paseo will be provided to activate the frontages in addition to residential amenities such as a fitness center, fire table, tot lots, and a bicycle repair station.

SIGNAGE

9. The PUD proposes conformance with Section 1308 of the City of Phoenix Zoning Ordinance which are the signage standards in the Walkable Urban Code.

PEDESTRIAN CONNECTIVITY

10. The PUD proposes to activate 79th Avenue and Encanto Boulevard with wide, shaded sidewalks, pedestrian nodes with seating areas, a public plaza and pedestrian gates. The PUD also proposed a paseo along the north side of the site to enhance pedestrian connectivity, and distinct paving or stamped or colored concrete where drive aisles and pedestrian pathways meet to alert drivers of a pedestrian crossing area.

Pedestrian Node Rendering, Source: Todd & Associates



AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

11. [Transit Oriented Development Strategic Policy Framework](#)

The Transit Oriented Development Strategic Policy Framework, originally adopted in 2013, and later amended in 2016 and 2018, identifies policies and place types that are designed to shape walkable and mixed-use environments and focus redevelopment within a quarter mile of high capacity transit stations. The subject site is adjacent to the proposed transit corridor along 79th Avenue and the proposed transit station at the intersection of 79th Avenue and Encanto Boulevard. The identified environment for the 79th Avenue/Desert Sky Mall station area is Medium Urban Center. A Medium Urban Center is a place type characterized by medium intensity uses, with building heights typically from three to six stories, with incentive heights of up to ten stories. Land uses may include entertainment, retail, mid-rise residences and low-rise office developments. The proposed project, with a focus on pedestrian-oriented design, is consistent with the Medium Urban Center place type. Further, the utilization of the Walkable Urban Code for the framework for the PUD is consistent with the policies of the TOD Strategic Policy Framework.

12. [Maryvale Village Core Plan](#)

The Maryvale Village Core Plan, adopted in 2012 (GPA-MV-2-11-7), is intended to promote a more urban environment conducive to TOD with mixed-use multifamily over retail and offices, markets, community services, public open spaces, and a smaller block pattern to contribute to a more comfortable pedestrian landscape.

The subject site is designated as an Area for Change and as Medium Urban Center in the Core Plan. Areas of Change are areas where the community supports more substantial redevelopment, and a Medium Urban Center place type is a destination-oriented place type characterized by a mix of residential and medium-intensity

commercial land uses at a mid-rise scale. Medium Urban Center is intended to form the primary focal point of activities in the Maryvale Core. This place type is designated for the properties in the geographic heart of the Core and flanked by the two most significant existing destinations - the concert pavilion and shopping mall. The Center's edges are within a short walk of a planned light rail station. Policy A.1.g of the Core Plan for Medium Urban Centers requires pedestrian-oriented designs to encourage a safe, comfortable, and convenient walking environment. Buildings, entrances and windows should front along sidewalks; parking and maneuvering should be located behind the building. The proposed PUD narrative meets the Medium Urban Center place type standards by proposing a mid-rise multifamily development with patio frontages along both 79th Avenue and Encanto Boulevard to activate the street. The PUD proposes pedestrian-oriented design standards such as detached sidewalks, shade trees, seating areas and a public plaza.

The subject site fronts 79th Avenue, designated as a Transit Avenue, and Encanto Boulevard, designated as a Bicycle Avenue in the Core Plan. Transit Avenue is designated for 79th Avenue between Interstate 10 and Thomas Road in order to support the corridor's potential as a future light rail route and is designed to carry low to moderate traffic volumes at low to medium speeds with wide sidewalks. The proposed PUD narrative incorporates the Transit Avenue street section into the development standards by providing a maximum building setback that would accommodate the reconfiguration of the street for light rail and incorporate the sidewalk and landscaping widths to allow for an enhanced pedestrian experience along the site.

Transit Avenue Cross Section, Source: Maryvale Village Core Plan



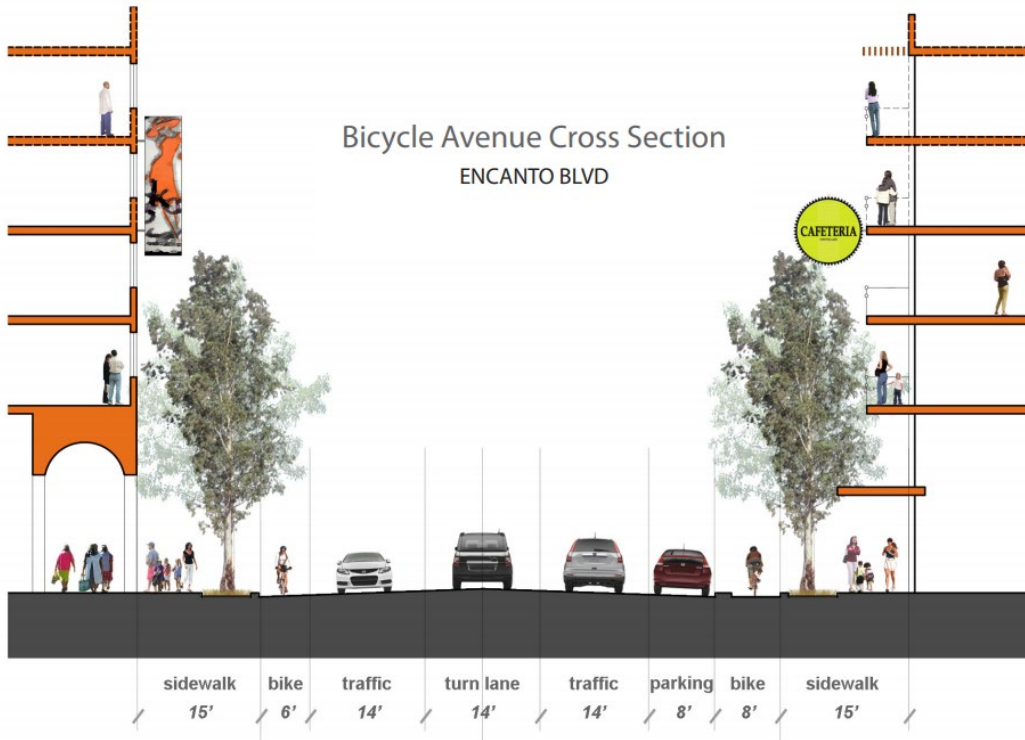
79th Avenue Street Section, Source: Todd & Associates, Inc.



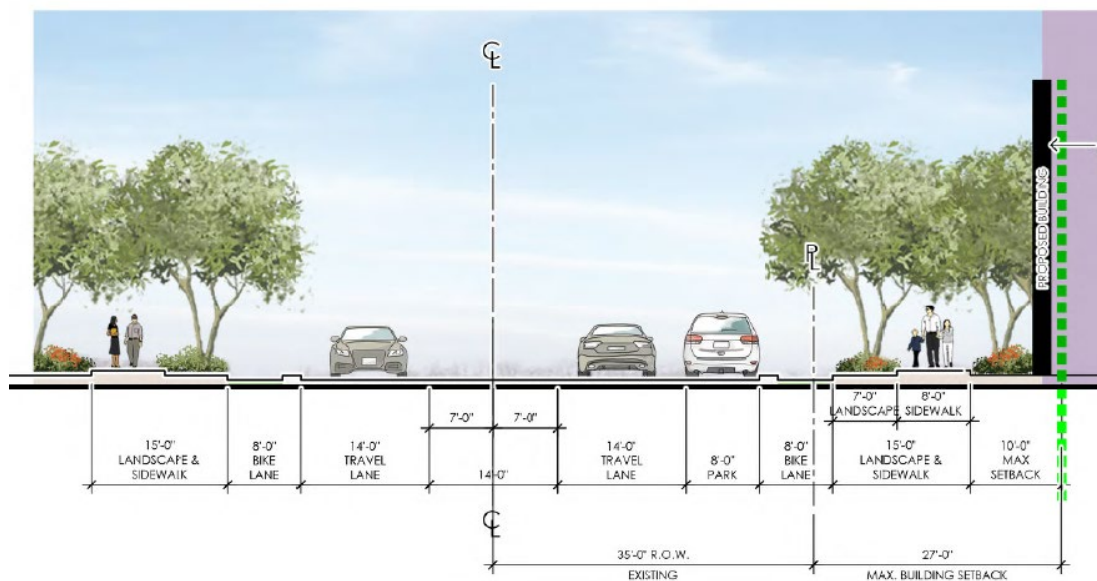
Bicycle Avenue is designated for Encanto Boulevard and provides a key link between neighborhoods, parks, and schools both within and outside the Core. Encanto Boulevard is distinguished by its function as a significant bicycle corridor and provides enhanced bicycle lanes designed to maximize safety and sidewalks are relatively wide. The proposed PUD narrative incorporates the Bicycle Avenue street section into the development standards by providing a maximum building setback that would accommodate the reconfiguration of the street with a bicycle

lane, a wide sidewalk and landscaping widths to activate the street frontage, bicycle parking on site and a bicycle repair station.

Bicycle Avenue Cross Section, Source: Maryvale Village Core Plan



Encanto Boulevard Street Section, Source: Todd & Associates, Inc.



13. [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 contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion. The PUD proposes affordable housing for families and seniors and supports the goal of providing more housing units by 2030.

14. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates standards for bicycle parking for residents and a bicycle repair fix it station.

15. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, the development proposes enhanced shaded sidewalks on both street frontages, pedestrian seating and paseo, alternative paving to alert drivers where pedestrians will be crossing drive aisles and bicycle parking and a bicycle repair station on site.

16. [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. The proposal includes landscape planting standards that meet or exceed Zoning Ordinance standards along the street frontages by providing 75 percent shade and shading private open space areas by 50 percent.

17. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to

become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed project will provide recycling containers and participate in a recycling program.

COMMUNITY INPUT SUMMARY

18. At the time this staff report was written, staff has received two letters in support of this request.

INTERDEPARTMENTAL COMMENTS

19. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
20. The City of Phoenix 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 2180 L of the Flood Insurance Rate Maps (FIRM) dated October 22, 2013.
21. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however water capacity is a dynamic condition that can change over time due to a variety of factors
22. The Public Transit Department commented on clearly defined accessible pathways that visually contrast with the parking and drive aisles, pedestrian pathways at all vehicular driveways and pedestrian pathways to be shaded to 75 percent. These comments are addressed in the development standards of the narrative.
23. The Street Transportation Department requires that the applicant dedicate right-of-way along both 79th Avenue and Encanto Boulevard, provide a 18-foot public sidewalk easement along 79th Avenue and a sidewalk easement and street improvements along Encanto Boulevard per the Maryvale Village Core Plan, submit a Traffic Impact Study, and that all street improvements be made to current ADA guidelines. These requirements are addressed in Stipulation Nos. 2 through 6.

OTHER

24. 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. 7.

25. 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 proposed PUD will redevelop an underutilized property and provide a high-quality affordable multifamily residential development which will help alleviate the housing shortage in Phoenix.
2. This proposal provides enhanced pedestrian-oriented design along a proposed high capacity transit route consistent with the Maryvale Village Core Plan.
3. The proposal includes several development standards and design guidelines that exceed conventional Zoning Ordinance standards such as increased open space and public pedestrian amenities.

Stipulations

1. An updated Development Narrative for the 79th Avenue and Encanto Boulevard PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 11, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:
2nd Submittal: November 17, 2020
Hearing Draft: January 11, 2021
City Council Adopted: [Add Adoption Date]
 - b. Page 22, Lot Standards, Maximum Density: Modify to 26 du/a
 - c. Page 25, Frontage Standards, Fence Standards: Modify to include "Primary Frontage and Secondary Frontage: 72 inches maximum height exclusive of column caps and a maximum of 36 inches of solid fence unless screening above grade utilities or trash enclosures. Columns caps to be no more than two feet wide."

2. The developer shall dedicate a minimum of 50 feet of right-of-way and a minimum 18-foot-wide public sidewalk easement along the east side of 79th Avenue, as approved by the Planning and Development Department.
3. The developer shall dedicate a minimum of 50 feet of right-of-way along the north side of Encanto Boulevard with an additional sidewalk easement consistent with the Maryvale Village Core Plan, as approved by the Planning and Development Department.
4. The developer shall construct all improvements along the north side of Encanto Boulevard per the Bicycle Avenue Cross Section in the Maryvale Village Core Plan, as approved by the Planning and Development Department. Where on-street parking is provided, landscape bump-outs, planted with shade trees, shall be provided for every five parking spaces.
5. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to discuss the requirements of the statement/study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department.
6. 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.
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.

Writer

Sarah Stockham

February 3, 2021

Team Leader

Samantha Keating

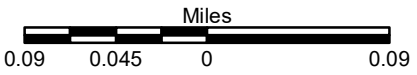
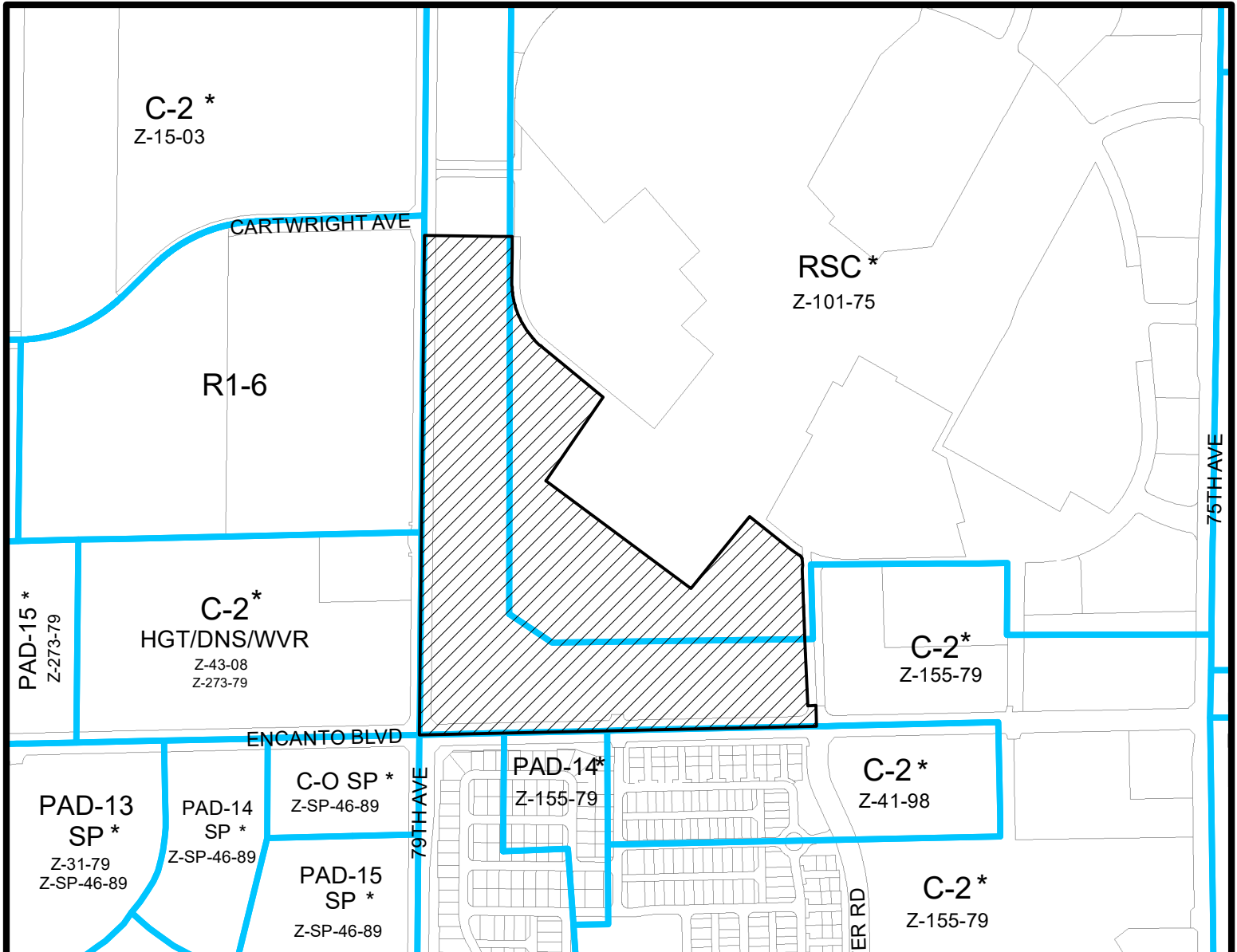
Exhibits

Sketch Map

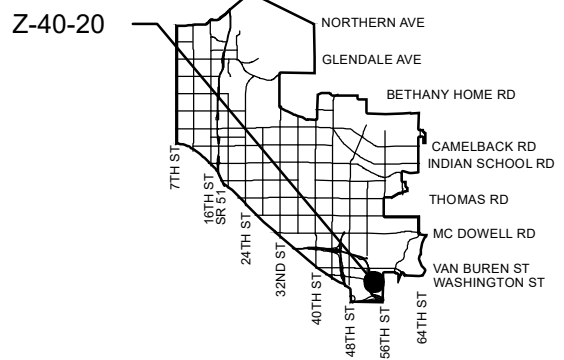
Aerial Map

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[79th Avenue and Encanto Boulevard PUD](#) date stamped January 11, 2021
Community Correspondence (2 pages)

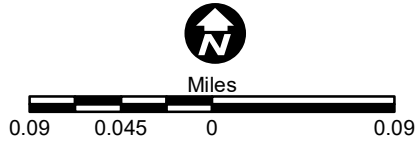
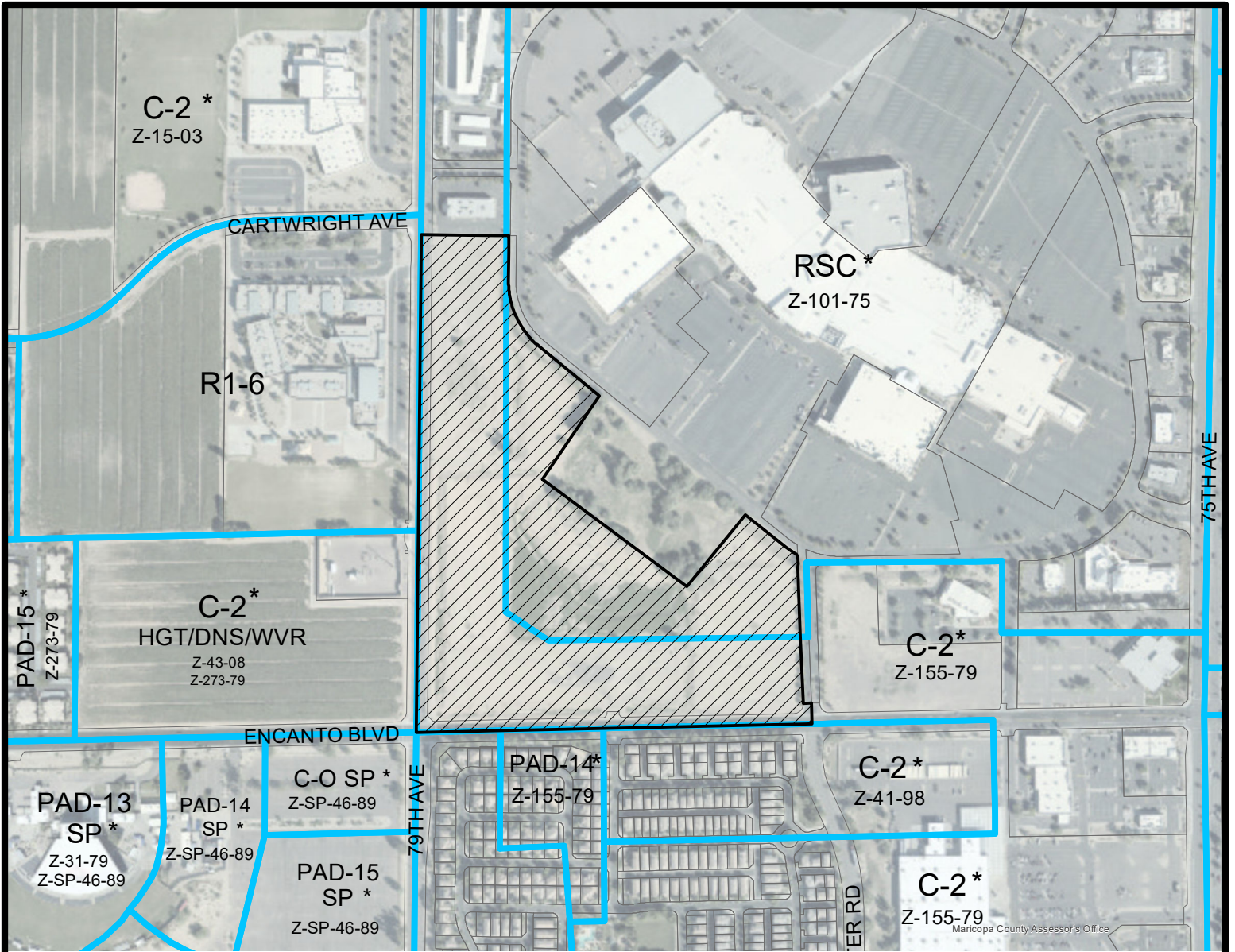


MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 7

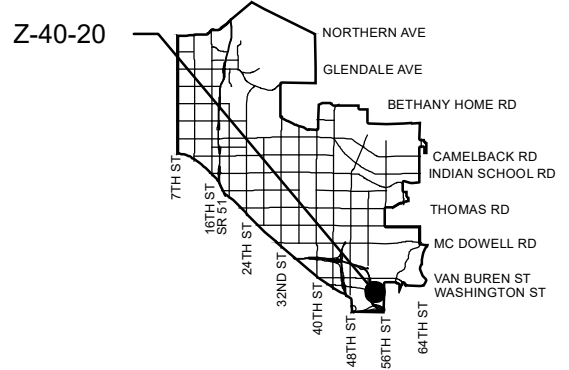


APPLICANT'S NAME: Dominion, Inc./Russell Condas		REQUESTED CHANGE:	
APPLICATION NO. Z-40-20	DATE: 7/29/2020 <small>REVISION DATES:</small>	FROM: C-2 (17.32 a.c.) RSC (10.01 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 27.33 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 14-10	<small>ZONING MAP</small> G-4	TO: PUD (27.33 a.c.)
MULTIPLES PERMITTED C-2, RSC PUD	CONVENTIONAL OPTION 251, 145 710		* UNITS P.R.D. OPTION 301, 174 N/A

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



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Dominion, Inc./Russell Condas		REQUESTED CHANGE:	
APPLICATION NO. Z-40-20	DATE: 7/29/2020 <small>REVISION DATES:</small>	FROM: C-2 (17.32 a.c.) RSC (10.01 a.c.)	
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MULTIPLES PERMITTED C-2, RSC PUD	CONVENTIONAL OPTION 251, 145 710		* UNITS P.R.D. OPTION 301, 174 N/A

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

January 25th, 2020

TO: Dominion Inc.

RE: Letter of Support for the Proximity at 79th Avenue & Encanto Boulevard

Macerich is pleased to submit this letter of support for Dominion's proposed 500+ unit affordable housing multi-family residential project to be located at 79th Avenue & Encanto Boulevard, in Phoenix, Arizona.

We are the owner of Desert Sky Mall, located at 7611 West Thomas Rd, Phoenix, AZ 85033, and have been for 40 years, making us highly invested in the future of this community.

We are very in favor of seeing the subject property developed as new development always raises the value of property (both residential and commercial) around it. In addition, the more residents that reside in the area, the more likely it is the commercial vacancies will remain low and the tax base remain sustained. With the addition of the planned light-rail, we feel this project will be integral to the community base and overall sustainable development for the area.

For these reasons, we strongly support the project. Thank you for your time and consideration of this letter and please feel free to contact me should you have any questions.

Sincerely,



Michael K. Charron, VP Acquisitions - Macerich
Mike.Charron@Macerich.com Direct Line | [\(424\)-229-3481](tel:(424)229-3481)

VISION

Every Arizonan has a safe, affordable place to call home.

MISSION

The Arizona Housing Coalition (AZHC) is a collaborative association that leads in the efforts to end homelessness and advocates for safe, affordable homes for all Arizonans.



January 29, 2021

The Arizona Housing Coalition is the largest housing advocacy organization in the State, with over 200 member organizations. We represent thousands of individuals, non-profits, and organizations of all sizes who want to bring more affordable housing and an end to homelessness in Arizona. We work to create an Arizona where housing stability is universal, and every man, woman, child and veteran has a safe affordable place to call home.

With our mission and vision in mind, we would like to voice our support for the re-zoning and development of the proposed affordable housing opportunity of the senior/family housing site at Northeast corner of 79th Avenue and Encanto Blvd, in Phoenix. We believe that Dominion’s goal to provide quality, stable and long term affordable housing to Central Arizona directly aligns with the goals of the Arizona Housing Coalition, and encourage all involved to help to be an advocate for affordable housing.

As such, please accept this letter of support on behalf of the Arizona Housing Coalition.

Sincerely,

Joan Serviss, Executive Director
Arizona Housing Coalition

