



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-44-20-1
November 10, 2020

Deer Valley [Village Planning Committee](#) Meeting Date: November 19, 2020
[Planning Commission](#) Hearing Date: December 3, 2020
 Request From: [CP/GCP DVAO](#) (Approved C-2 or CP/GCP DVAO) (4.66 acres) and [S-1 DVAO](#) (Approved C-2 or CP/GCP DVAO) (5.29 acres)
 Request To: [C-2 HGT/WVR DNS/WVR DVAO](#) (9.95 acres)
 Proposed Use: Multifamily Residential
 Location: Approximately 350 feet south of the southeast corner of 19th Avenue and Happy Valley Road
 Owner: KEMF 19HV North, LLC; c/o Dan Richards
 Applicant: Ed Bull, Burch & Cracchiolo, P. A.
 Representative: Ed Bull, Burch & Cracchiolo, P. A.
 Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Mixed Use (Commercial / Commerce Park)	
Street Map Classification	19th Avenue	Major Arterial	61.14 to 68.96 feet east half street
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 proposed multifamily development will provide additional housing choices within the Deer Valley Major Employment Center and along the Interstate 17 Corridor.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS 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.

As stipulated, the proposed project is compatible with existing development and land uses in the immediate area.

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 will incorporate a detached sidewalk with a double row of trees on each side of the sidewalk along 19th Avenue, as well as trees throughout the development, which will provide ample shade for pedestrians and residents.

Applicable Plans, Overlays, and Initiatives

[Deer Valley Airport Overlay District](#) – See background item No. 4

[Deer Valley Major Employment Center](#) – See background item No. 5.

[Tree and Shade Master Plan](#) – See background item No. 8.

[Complete Streets Guiding Principles](#) – See background item No. 9.

[Comprehensive Bicycle Master Plan](#) – See background item No. 10.

[Housing Phoenix Plan](#) – See background item No. 11.

[Reimagine Phoenix](#) – See background item No. 19.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On site	Vacant	CP/GCP DVAO (Approved C-2 or CP/GCP DVAO) and S-1 DVAO (Approved C-2 or CP/GCP DVAO)
North	Bank and Car Wash	CP/GCP (Approved C-2 or CP/GCP DVAO)
South	Vacant, Utility Corridor	C-2 and S-1 (Approved C-2 or CP/GCP DVAO)
East	Vacant	S-1 and CP/GCP (Approved C-2 or CP/GCP DVAO)
West (across 19th Avenue)	Office/Commerce Park	CP/BP

C-2 HGT/WVR / DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) Stipulations Comparable to R-4 (Multifamily Residential) Standards (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Total Number of Units, Maximum	303, to 346 with bonus	292 units proposed
Dwelling Unit density (units/gross acre), Maximum	30.45; 34.80 with bonus	30 dwelling units per acre (Met)
Lot Coverage, Maximum	50%	22% (Met)
Maximum Building Height	3 stories or 40 feet for first 150 feet; 1 foot in 5 foot increase to 48 feet high, 4-story maximum	3 stories, 40 feet (Met)
Perimeter Standards, Minimum		
Adjacent to Public Street (19th Avenue)	20 feet	40 feet (Met)
Adjacent to property line	10 feet	North: 5 feet (Not met)* South: 5 feet (Not met)* East: 5 feet (Not met)*
Landscape Setbacks, Minimum		
Adjacent to Public Street (19th Avenue)	20 feet	40 feet (Met)

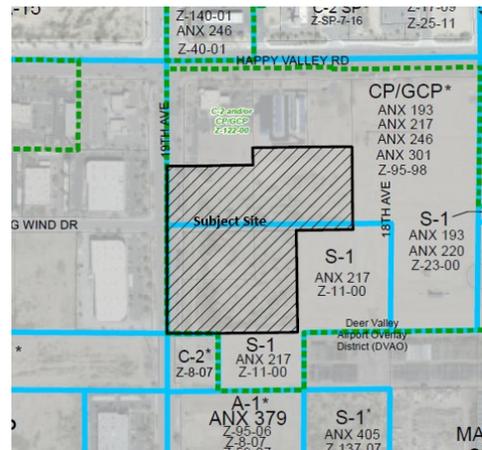
Adjacent to property line	5 feet	North: 5 feet (Met) South: 5 feet (Met) East: 5 feet (Met)
Common Area, Minimum	5% of gross area.	14% (Met)
Parking Requirements, Minimum	1.3 space per efficiency unit, and 1.5 spaces per 1 and 2-bedroom unit, and 2 spaces per 3 or more-bedroom unit.	377 spaces provided (Met)

* The C-2 zoning district permits multifamily zoning by right within the development parameters of the R-3 zoning district. Increased yard, height, area and density may be permitted through a waiver up to the R-5 standards. Staff is recommending that the R-4 zoning district standards be utilized for the Yard, Height and Area with the requested Height and Density Waiver.

Background/Issues/Analysis

REQUEST

1. This request is to rezone 9.95 acres located approximately 350 feet south of the southeast corner of 19th Avenue and Happy Valley Road from CP/GCP DVAO, approved C-2 or CP/GCP DVAO (Commerce Park/General Commerce Park Deer Valley Airport Overlay District, approved Intermediate Commercial or Commerce Park/General Commerce Park Deer Valley Airport Overlay District) and S-1 DVAO, approved C-2 or CP/GCP DVAO (Ranch or Farm Residence District, approved Commerce Park Deer Valley Airport Overlay District) to C-2 HGT/WVR DNS/WVR DVAO (Intermediate Commercial, Height Waiver and Density Waiver, Deer Valley Airport Overlay District) to allow a 292-unit multifamily residential development.

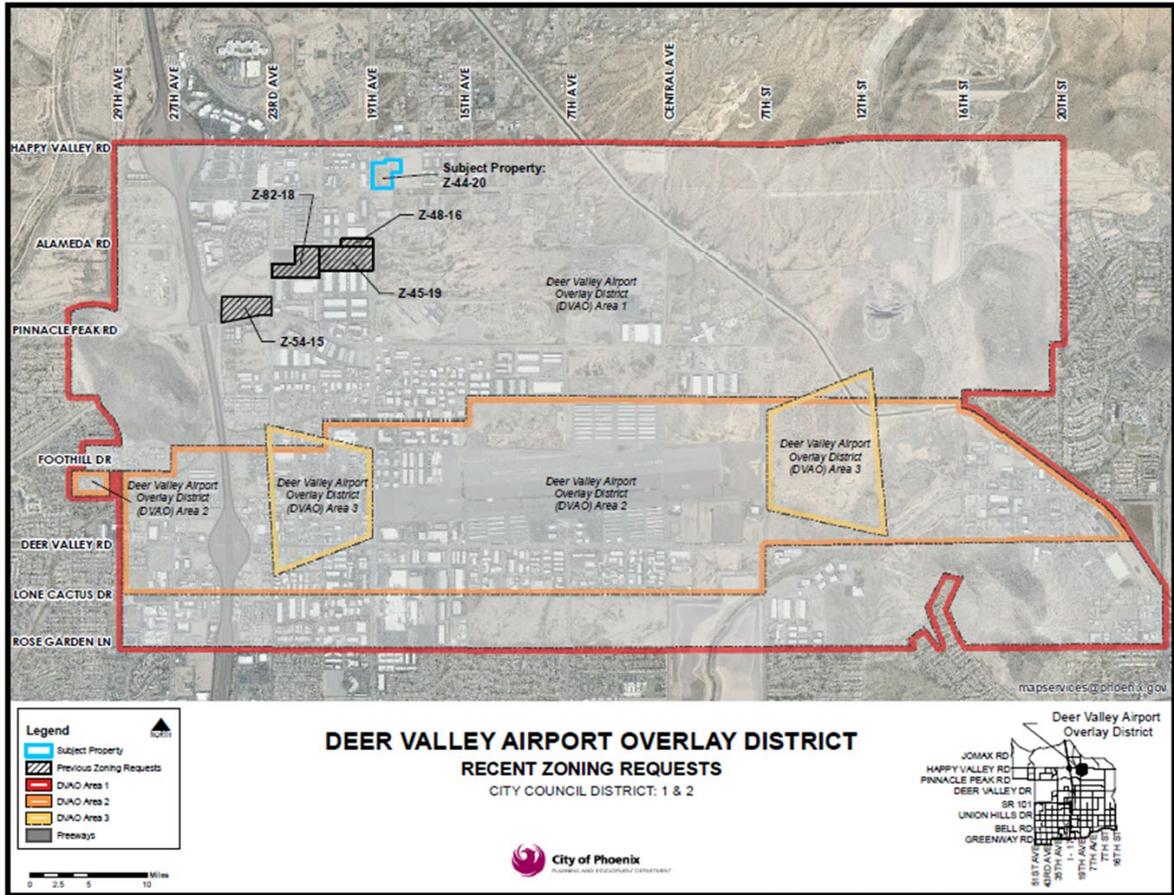


Source: City of Phoenix Planning and Development Department

ZONING AND LAND USE

2. The subject site is currently vacant and zoned CP/GCP DVAO (Approved C-2 or CP/GCP DVAO) and S-1 DVAO (Approved C-2 or CP/GCP DVAO). The subject site and the surrounding properties are within the Deer Valley Airport Overlay District (DVAO) Area 1. The character of the area is changing from industrial to residential in the northwest quadrant of the DVAO Area 1. City Council recently

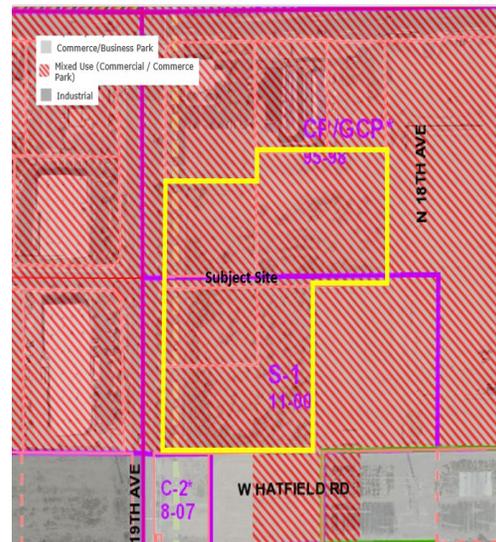
approved rezoning cases, Z-82-18-1, a request for multifamily residential to the west of the site, Z-54-15-1, a request for multifamily residential at the northwest corner of 23rd Avenue and Pinnacle Peak Road, Z-48-16-1, a request for an assisted living center at the northwest corner of 19th Avenue and Alameda Road, and Z-45-19-1, a request for multifamily residential at the southwest corner of 19th Avenue and Alameda, establishing a change in the land use pattern in the immediate vicinity.



Source: City of Phoenix Planning and Development Department

GENERAL PLAN

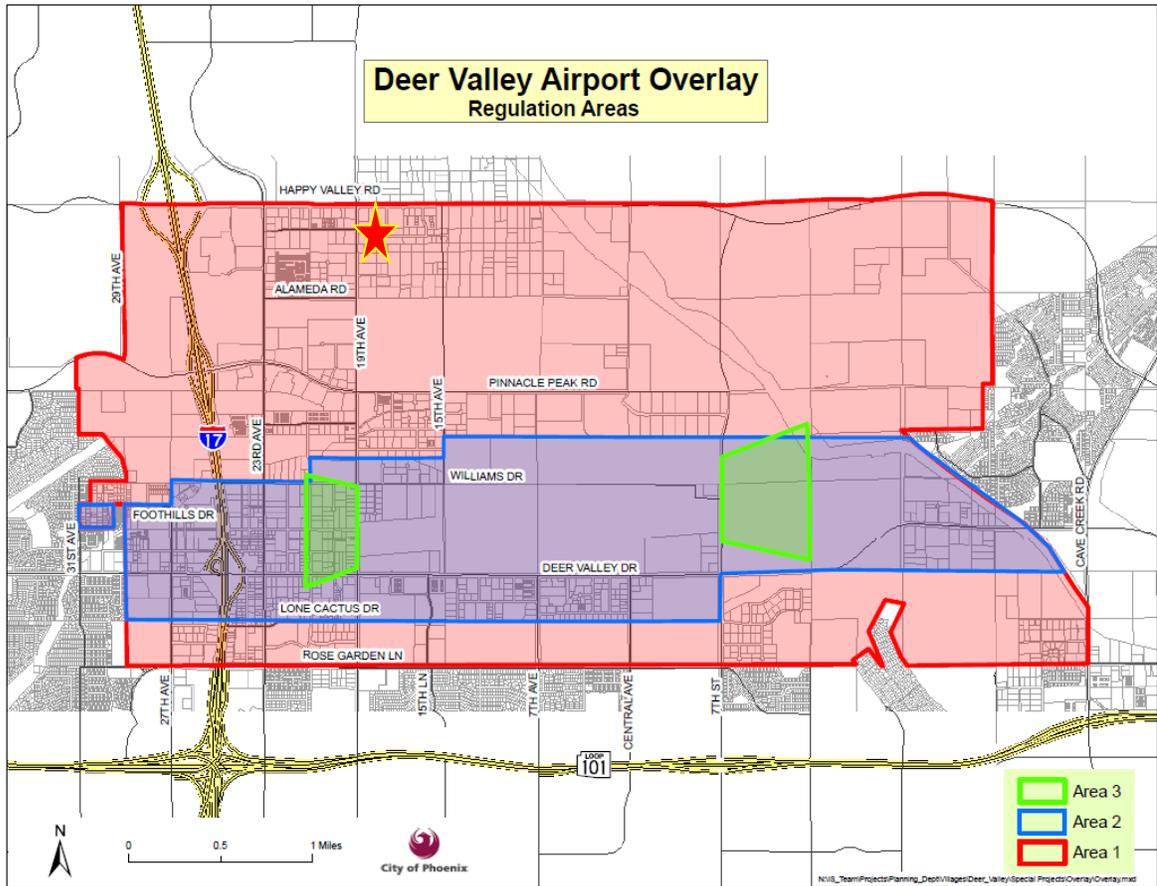
3. The current General Plan Land Use Map designation for the subject site is Mixed Use (Commercial/Commerce Park). The areas to the north, east and west are also Mixed Use (Commercial/Commerce Park). The area to the south is both Commerce/Business Park and Mixed Use (Commercial/Commerce Park). The zoning is consistent with the current General Plan Land Use Map Designation.



Source: City of Phoenix Planning and Development Department

Deer Valley Airport Overlay District

4. The site is located within the boundaries of the Deer Valley Airport Overlay District (DVAO). This district is intended to protect the health, safety and welfare of persons and property in the vicinity of the Deer Valley Airport (DVA) and to protect the long-term viability of DVA as a general aviation facility by ensuring land use compatibility with airport operations, protecting navigable airspace from physical encroachment and requiring permanent notice of flight operations to property owners. The DVAO District is divided into three separate regulation areas. The subject site is located within Area 1. Residential uses are discouraged in Area 1, however, because of recent approvals for residential developments, the character of this area is evolving. The additional multifamily housing options will serve to provide housing options for those working in the vicinity.



Source: City of Phoenix Planning and Development Department

Deer Valley Major Employment Center

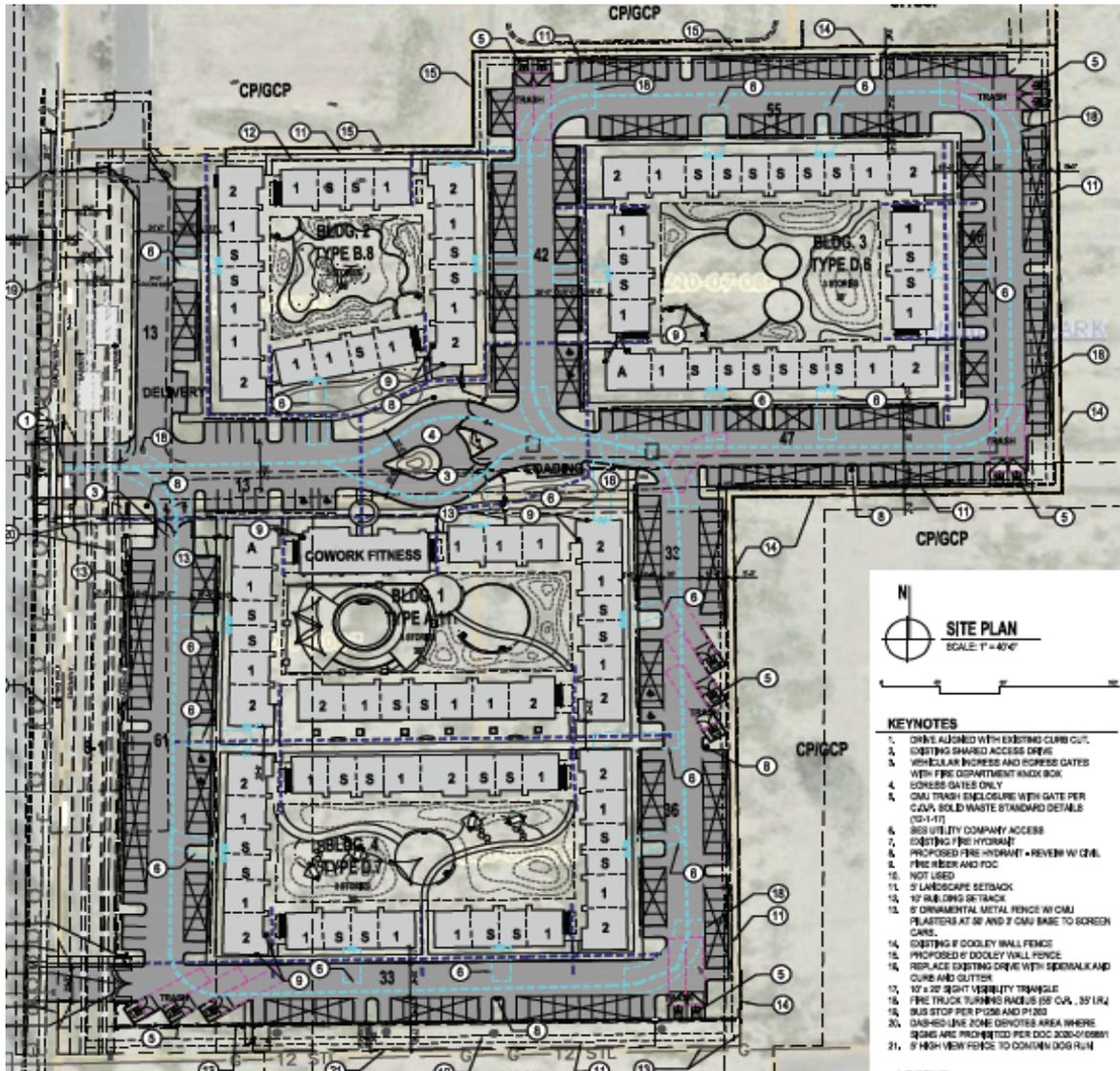
5. The subject site is located within close proximity to the Black Canyon Freeway and within the Deer Valley Major Employment Center. The proposal adds housing options within the employment center.



Source: City of Phoenix Planning and Development Department

SITE PLAN

6. The conceptual site plan proposes a 292-unit multifamily development with access from two points along 19th Avenue. Staff is recommending that the development be limited to 292 units to ensure it maintains a similar density to other multifamily developments in the area. Due to the height of similar residential developments in the area and the close proximity to the Deer Valley Airport, staff is recommending that the development be limited to a maximum height of three stories and 40 feet. This is addressed in Stipulation No. 1. This density and height is consistent with development in the R-4 zoning district. To ensure perimeter setbacks to other developments in the area staff is recommending a minimum of 40 foot landscape setback on the west property boundary, along 19th Avenue. A minimum 20 foot landscape setback is proposed on the southern property boundary to ensure there is an adequate buffer to the adjacent properties. Staff is also recommending that the development adhere to the plant list within the Sonoran Boulevard Development Standards for Happy Valley Road, which is typical for rezoning cases in the area to provide a consistent landscape palette. Further, staff is recommending that all perimeter walls incorporate multiple design features to ensure a high-quality aesthetic. These are addressed in Stipulation Nos. 1,2, 4, 5, 6, and 9.



Source: Worksbureau

BUILDING ELEVATIONS

7. The conceptual elevations propose several architectural embellishments that give the project a high-quality finish.

Staff is recommending that the elevations contain



Source: Worksbureau

architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies. This is addressed in Stipulation No. 3.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

Tree and Shade Master Plan

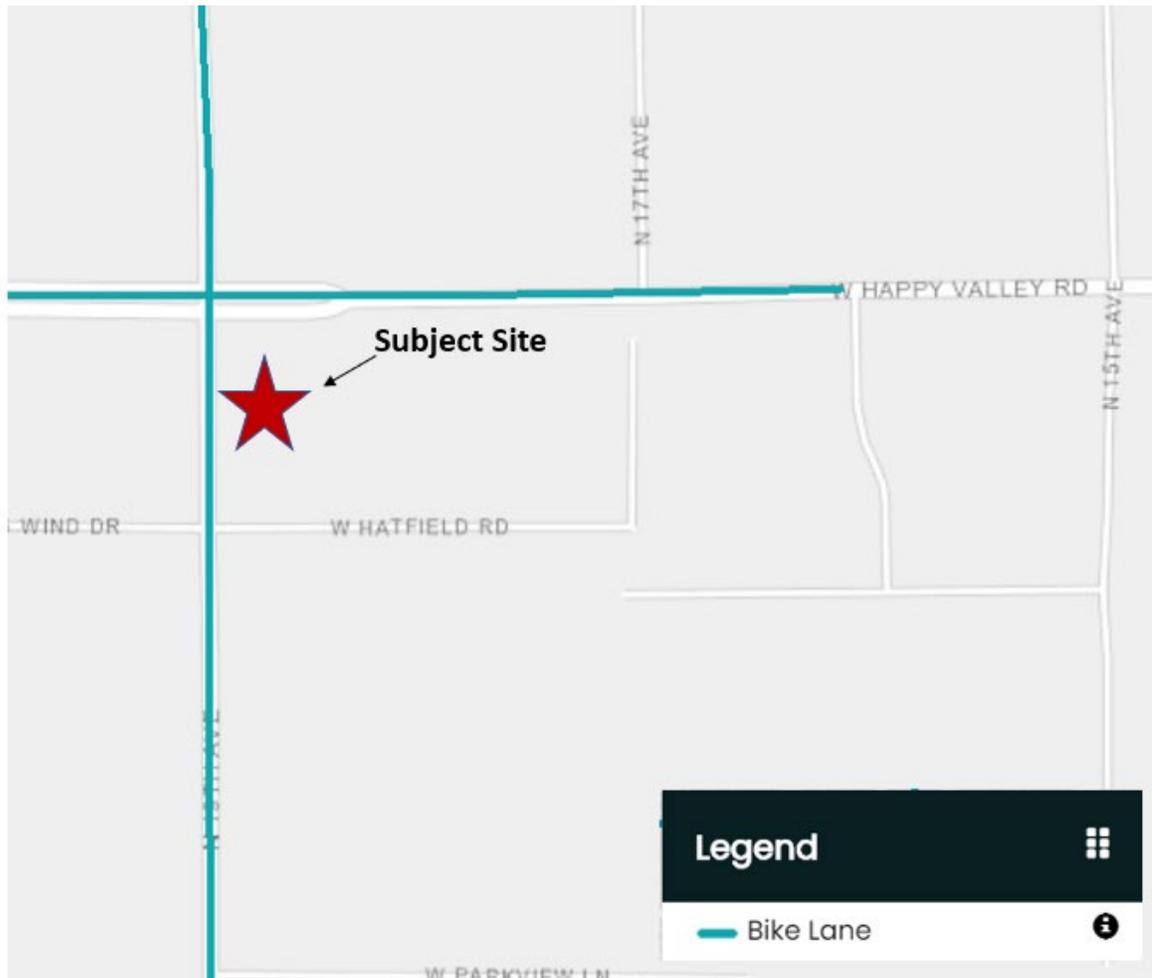
8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending a stipulation for minimum 25 percent shade be provided in the parking areas. Further, staff is stipulating detached sidewalks with minimum two-inch caliper shade trees be planted 20 feet on center or in equivalent groupings. This is addressed in Stipulation Nos. 7 and 8.

Complete Streets Guiding Principles

9. 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, staff has added a stipulation to require that the developer construct a multi-use trail within the existing multi-use trail easement along 19th Avenue. This is addressed in Stipulation No. 10.

Comprehensive Bicycle Master Plan

10. 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. There is an existing designated MAG Bike Lane along 19th Avenue. Staff has stipulated the installation of secure/covered bicycle facilities and/or outdoor/covered bicycle facilities at 0.25 spaces for each residential unit with a maximum of 50 spaces and artistic style bicycle racks for guests near the leasing office. Further, staff is recommending a bicycle repair fix it station in an area of high visibility and available from the public sidewalk. These are addressed in Stipulation Nos. 11, 12, and 13.



Source: MAG Bikeways

Housing Phoenix

11. The goal of the Housing Phoenix Plan is to create or preserve 50,000 homes by 2030, and increase overall supply of market, workforce, and affordable housing. Phoenix is the 5th largest city in the country and continues to grow. New residents are drawn to Phoenix by our strong economy, relatively low cost of living, high quality of life, economic opportunity, and cultural attractions. Although Phoenix has experienced consistent population growth, the housing market has not grown at the same rate. An Up for Growth study found that between 2000 and 2015 Arizona underproduced 505,134 housing units. This underproduction has caused a housing shortage in Phoenix. The proposal will help to meet the goals of the housing plan by reducing the gap between housing units and number of people moving to the region.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff had not received any correspondence from the public regarding the request.

INTERDEPARTMENTAL COMMENTS

13. The subject site is in close proximity to the Deer Valley Airport and is in an area with heavy overflight traffic. The Aviation Department has noted that the following mitigating stipulations be added if approved:
 - Development must provide Avigation Notice consistent with DVAO.
 - Development must file an FAA Form 7460 and provide the City the FAA's no hazard determination prior to construction permit approval.
 - Prior to occupancy, the development must erect signage within the development's sales/leasing office (or equivalent signage) that is visible to prospective renters or purchasers, which discloses the proximity of the Deer Valley Airport and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.
 - The indoor noise levels shall not exceed a decibel day night-level (DNL) of 45 decibels and that along with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.
 - Prior to occupancy, development must provide the City a qualified engineer's report certifying the average annual interior noise exposure for any residential unit or enclosed public assembly area will not exceed 45 decibels.

These are addressed in Stipulation Nos. 22 through 26.

14. The Street Transportation Department has provided comments as follows:
 - The developer shall provide a minimum of two pedestrian accessways from the site to the multi-use trail along 19th Avenue, as approved by the Planning and Development Department.
 - The existing landscape median island along 19th Avenue shall be extended, and a left-turn pocket shall be constructed to provide access to the development, as approved by the Street Transportation Department.
 - The southernmost driveway along 19th Avenue shall align with driveway on the west side of 19th Avenue, as approved by the Planning and Development Department.
 - The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape 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.

These are addressed in Stipulation Nos. 14, 15, 16 and 17.

15. The Public Works, Floodplain Management Department has provided comments. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated January 29, 2015.
16. The Public Transit Department will require the following:
 - The developer shall dedicate right-of-way and construct one bus stop pad along northbound 19th Avenue north of Whispering Wind Road. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 19th Avenue and Whispering Wind Road alignment according to City of Phoenix Standard Detail P1258.
 - Trees shall be placed to provide 50 percent shade coverage at the bus stop pad at full maturity. Final location of the bus stop pad shall be approved by the Public Transit Department
 - The developer shall provide clearly defined, accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces. Connect all building entrances and exits, bus stop pad, community amenities, open space, and all public sidewalks utilizing the minimum possible distance and providing the most direct route. All cross-access agreements shall incorporate a pedestrian pathway. Trees or shade structures shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity.

These are addressed in Stipulation Nos. 18, 19 and 20.

17. The Pedestrian Safety Coordinator in the Street Transportation Department requested the following:
 - Delineate all pedestrian walkways where conflicts with vehicles exist with alternative paving materials. Connect all buildings entrances and exits utilizing the most direct route for pedestrians from sidewalks to buildings and provide a clear and direct pedestrian path to and from existing and future traffic signal locations
 - Provide traffic calming measures such as speed humps or speed cushions along the property's driveways to increase the safety of pedestrians on the

sidewalks by slowing down vehicles entering and exiting the property.

These are addressed in Stipulation Nos. 19, 20 and 21.

18. The Fire Department provided comments that no fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

19. [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 provisions of recycling containers were not addressed in the applicant's submittal.

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. This is addressed in Stipulation No. 27.
21. 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 project will develop a vacant lot that is currently underutilized and as stipulated, the project is compatible with other multifamily projects in the area.
2. The proposed rezoning will serve to provide additional housing choices for those who work in the major employment area.
3. The development will provide increased shade which will help to reduce the urban heat island effect.

Stipulations

1. The maximum building height shall be three stories and 40 feet.
2. The development shall be limited to 292 units.
3. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and overhang canopies, as approved by the Planning and Development Department.
4. A minimum landscape setback of 40 feet shall be required along the west property line, as approved by the Planning and Development Department.
5. A minimum landscape setback of 20 feet shall be required on the south property line, as approved by the Planning and Development Department.
6. All landscaping provided shall be from the plant list provided in the Sonoran Boulevard Development Standards for Happy Valley Road adopted by City Council on December 18, 1996, as approved by the Planning and Development Department.
7. There shall be 25 percent vegetative shade in the parking lot, as approved by the Planning and Development Department.
8. All sidewalks adjacent to 19th Avenue shall be detached with a landscape strip located between the back of curb following the most recent cross section of the street classification map and planted with a minimum 2 inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Additionally, minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover shall be provided, as approved by the Planning and Development Department.
9. Perimeter walls shall incorporate stone veneer, stonework, integral color CMU block or faux stone, as approved by the Planning and Development Department.
10. The developer shall construct a 10-foot wide multi-use trail (MUT) within the existing MUTE as indicated in Section 429 of the City of Phoenix MAG Supplement, and as approved by the Planning and Development Department.

11. Secure/Covered Bicycle Facilities and/or Outdoor/Covered Bicycle Facilities shall be provided for residents at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
12. Artistic style bicycle racks with capacity for a minimum six bicycles for guests shall be located near the leasing office.
13. A bicycle repair station (“fix it station”) shall be provided and be maintained in an area of high visibility, convenient pedestrian access, and available from the public sidewalk, as approved by the Planning and development Department.
14. The developer shall provide a minimum of two pedestrian accessways from the site to the multi-use trail along 19th Avenue, as approved by the Planning and Development Department.
15. The existing landscape median island along 19th Avenue shall be extended, and a left-turn pocket shall be constructed to provide access to the development, as approved by the Planning and Development Department.
16. The southernmost driveway along 19th Avenue shall align with driveway on the west side of 19th Avenue, as approved by the Planning and Development Department.
17. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape 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 dedicate right-of-way and construct one bus stop pad along northbound 19th Avenue north of Whispering Wind Road. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 19th Avenue and Whispering Wind Road alignment according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage at the bus stop pad at full maturity. Final location of the bus stop pad shall be approved by Public Transit Department.
19. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
20. 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.
21. Traffic calming measures, such as speed humps or speed cushions, shall be provided along the property's driveways to increase the safety of pedestrians on the sidewalks by slowing down vehicles entering and exiting the property, as approved by the Planning and Development Department.
 22. The developer must file FAA Form 7460 and provide City FAA's no hazard determination prior to construction permit approval, as per plans approved by the Planning and Development Department.
 23. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
 24. The developer must file an FAA Form 7460 and provide the City the FAA's no hazard determination prior to construction permit approval, as per plans approved by the Planning and Development Department.
 25. The indoor noise levels shall not exceed a decibel day night-level (DNL) of 45 decibels and that along with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.
 26. Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchases which discloses the proximity of the Deer Valley Airport and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.
 27. 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

David Simmons
November 10, 2020

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Team Leader

Samantha Keating

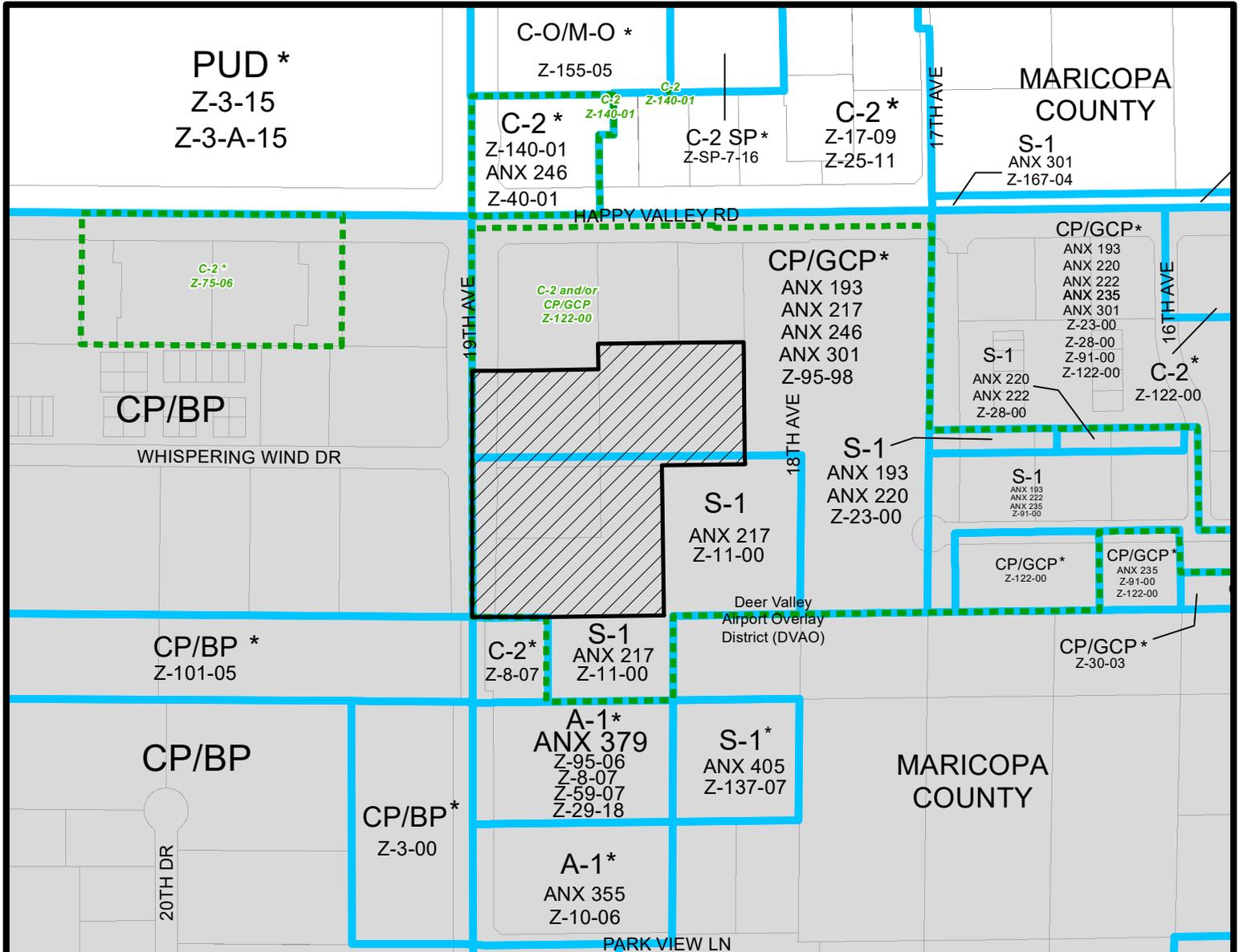
Exhibits

Sketch Map

Aerial

Site Plan Date Stamped August 10, 2020 (2 pages)

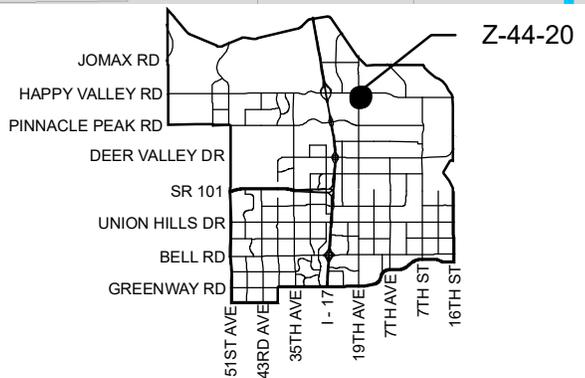
Elevations Date Stamped August 10, 2020 (4 pages)



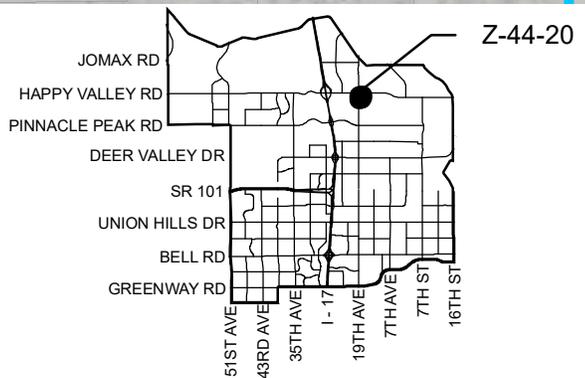
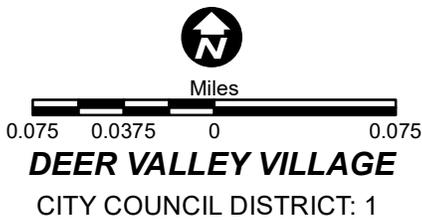
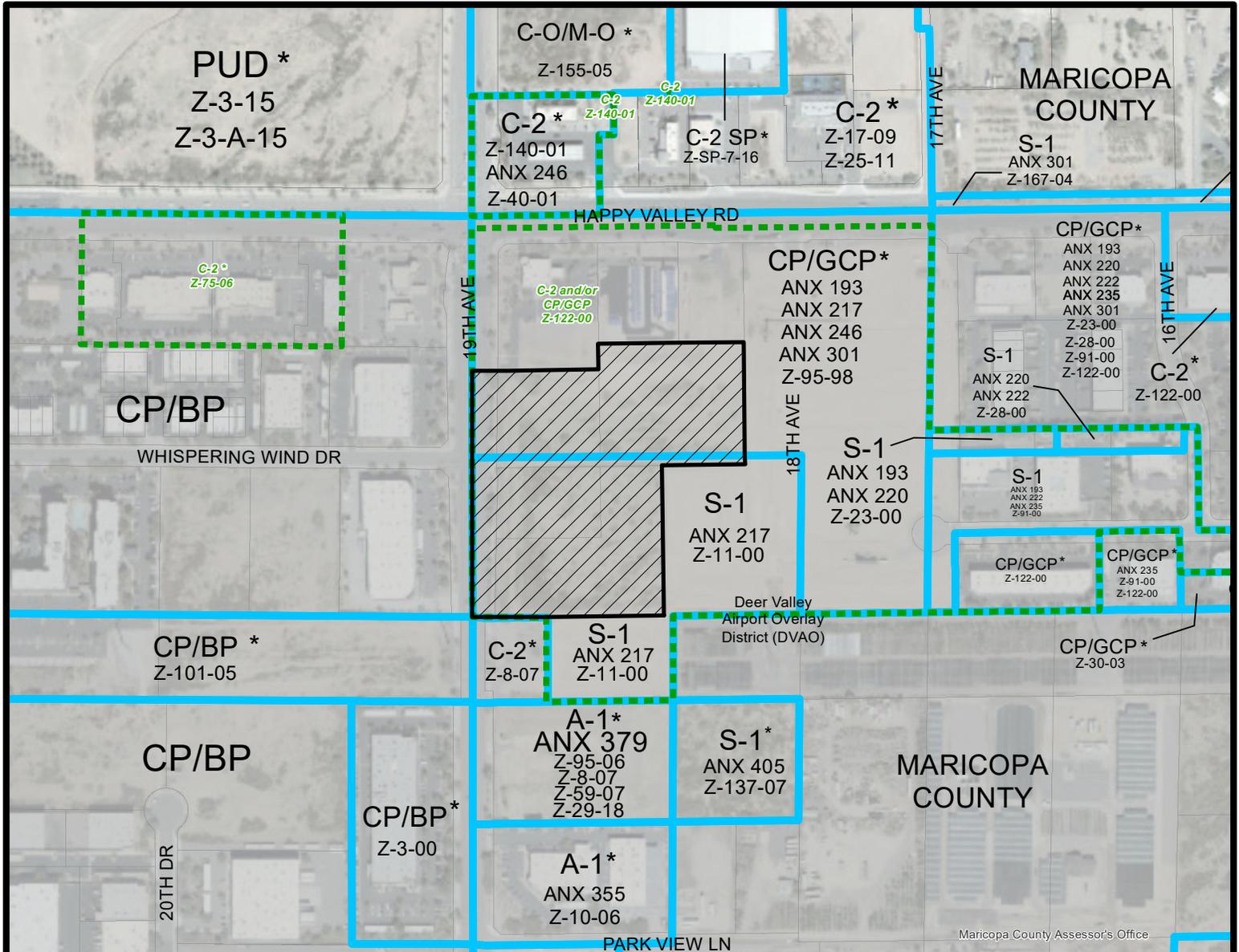
Miles



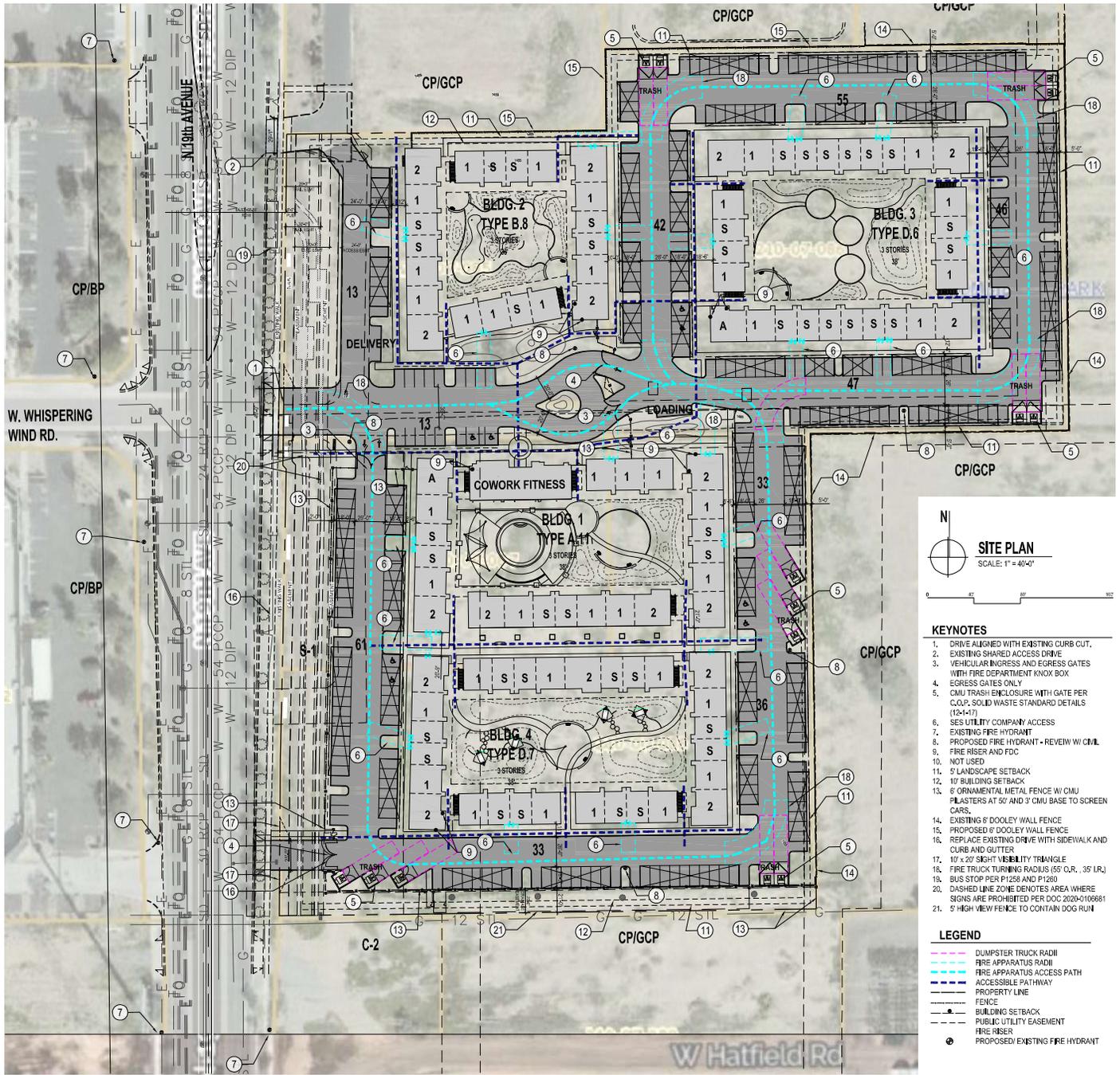
DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo, P. A.		REQUESTED CHANGE: FROM: CP/GCP DVAO (Approved C-2 or CP/GCP DVAO) (4.66 a.c.) S-1 DVAO (Approved C-2 or CP/GCP DVAO) (5.29 a.c.)	
APPLICATION NO. Z-44-20	DATE: 9/03/2020 REVISION DATES:	TO: C-2 HGT/WVR DNS/WVR DVAO (9.95 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.95 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 46-25		
MULTIPLES PERMITTED CP/GCP DVAO (Approved C-2 or CP/GCP DVAO), S-1 DVAO (Approved C-2 or CP/GCP DVAO) C-2 HGT/WVR DNS/WVR DVAO		CONVENTIONAL OPTION N/A (67 or N/A), 5 (76 or N/A) 433	
		* UNITS P.R.D. OPTION N/A (81 or N/A), N/A (92 or N/A) 519	
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo, P. A.		REQUESTED CHANGE: FROM: CP/GCP DVAO (Approved C-2 or CP/GCP DVAO) (4.66 a.c.) S-1 DVAO (Approved C-2 or CP/GCP DVAO) (5.29 a.c.)	
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MULTIPLES PERMITTED CP/GCP DVAO (Approved C-2 or CP/GCP DVAO), S-1 DVAO (Approved C-2 or CP/GCP DVAO) C-2 HGT/WVR DNS/WVR DVAO		CONVENTIONAL OPTION N/A (67 or N/A), 5 (76 or N/A) 433	
		* UNITS P.R.D. OPTION N/A (81 or N/A), N/A (92 or N/A) 519	
* Maximum Units Allowed with P.R.D. Bonus			



TRAFFIC NOTES

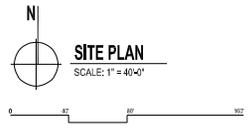
ALL GATES ARE TO COMPLY WITH CITY GATE RESTRICTED ACCESS REQUIREMENTS. GATED ACCESS TO ARTERIAL STREETS REQUIRE A TURN-AROUND IN FRONT OF THE GATE. GATES ARE PERMITTED THROUGH THE FIRE DEPARTMENT, THE INSTALLATION OF A CONTROLLED ACCESS (MANUAL OR AUTOMATIC) GATE ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND MEET THE REQUIREMENTS OF SECTION 511.

REPLACE UNUSED DRIVEWAYS WITH SIDEWALK AND CURB AND GUTTER, ALSO, REPLACE ANY BROKEN OR OUT-OF-GRADE CURB, GUTTER, SIDEWALK, CURB RAMPS ON ALL STREETS.

FIRE NOTES

THE INSTALLATION OF CONTROLLED ACCESS GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND MEET THE REQUIREMENTS OF SECTION 511. SEPARATE F157 GATE PERMIT REQUIRED.

THE REQUIRED EMERGENCY ACCESS PERMIT, GATE PERMIT, AND SPRINKLER PERMIT WILL BE DEFERRED SUBMITTALS.



KEYNOTES

1. DRIVE ALIGNED WITH EXISTING CURB CUT.
2. EXISTING SHARED ACCESS DRIVE
3. VEHICULAR INGRESS AND EGRESS GATES WITH FIRE DEPARTMENT KNOX BOX
4. EGRESS GATES ONLY
5. CMU TRASH ENCLOSURE WITH GATE PER CDP. SOLID WASTE STANDARD DETAILS (12-4-17)
6. SES UTILITY COMPANY ACCESS
7. EXISTING FIRE HYDRANT
8. PROPOSED FIRE HYDRANT - REVIEW W/ CIVIL
9. FIRE RISER AND FDC
10. NOT USED
11. 5' LANDSCAPE SETBACK
12. 10' BUILDING SETBACK
13. 6' ORNAMENTAL METAL FENCE W/ CMU PILASTERS AT 50' AND 3' CMU BASE TO SCREEN CARS.
14. EXISTING 6' DOOLEY WALL FENCE
15. PROPOSED 6' DOOLEY WALL FENCE
16. REPLACE EXISTING DRIVE WITH SIDEWALK AND CURB AND GUTTER
17. 10' x 20' SIGHT VISIBILITY TRIANGLE
18. FIRE TRUCK TURNING RADIUS 155' O.R., 35' I.R.
19. BUS STOP PER P1258 AND P1260
20. DASHED LINE ZONE DENOTES AREA WHERE SIGNS ARE PROHIBITED PER DOC 2020-0106681
21. 5' HIGH VIEW FENCE TO CONTAIN DOG RUN

LEGEND

- - - - - DUMPSTER TRUCK RADIUS
- - - - - FIRE APPARATUS RADIUS
- - - - - FIRE APPARATUS ACCESS PATH
- - - - - ACCESSIBLE PATHWAY
- - - - - PROPERTY LINE
- - - - - FENCE
- - - - - BUILDING SETBACK
- - - - - PUBLIC UTILITY EASEMENT
- - - - - FIRE RISER
- ⊙ PROPOSED EXISTING FIRE HYDRANT

CITY OF PHOENIX

AUG 10 2020

Planning & Development
Department

KIVA# 20-1746
SDEV# 2007722
QS# 46-25
PAPP# 2010711

WORKSBUREAU
PHOENIX, ARIZONA 85008 USA
+1 602 324 6000

REVISIONS	NO.	DATE	DESCRIPTION

SITE PLAN

7 AUGUST 2020
DRAWN BY: E66 SCHEDULED BY: RG
PROJECT #20109
ZONING
ZA-02

CITY OF PHOENIX

AUG 10 2020

Planning & Development
Department

MATERIAL SCHEDULE

- STC1 : STUCCO, SAND FINISH W/ REVEALS AS SHOWN
- STC2 : STUCCO, SMOOTH FINISH W/ REVEALS AS SHOWN
- STC3 : STUCCO, HORIZ. RAKED W/ REVEALS AS SHOWN
- STC4 : STUCCO, VERT. RAKED W/ REVEALS AS SHOWN
- LS1 : HORIZONTAL SIDING, ALLURA LAP SIDING, SMOOTH, 10 - 34" EXPOSURE
- LS2 : HORIZONTAL SIDING, ALLURA LAP SIDING, TEXTURED, 4" EXPOSURE
- GLZ1 : UNITIZED MOLDED WINDOW SYSTEM, WHITE FRAME
- GLZ2 : STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED ALUMINUM FRAME
- STL6 : METAL HORIZONTAL SHADE BROW, PAINTED
- BLK1 : CMU BLOCK, PAINTED

FINISH NOTES

- P-5 : DOWNSPOUTS UNLESS NOTED OTHERWISE
 - P-3 : PERIMETER ROOF FASCIA AND SOFFIT
 - P-5 : STEEL STAIRS AND HANDRAILS
 - P-5 : STEEL PORCH COLUMNS
 - P-3 : COURTYARD ROOF AND PORCH FASCIA
 - P-4 : COURTYARD PORCH SOFFITS
1. COPING SHALL MATCH COLOR OF WALL
- "S" INDICATES SMOOTH STUCCO
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- DOORS, DOOR FRAMES AND METAL SHALL BE PAINTED SEMI-GLOSS
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- NOTE:**
- ALL VENTS, S.E.S, UTILITY BOXES, CLEAN-OUTS, ETC. SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL THEY ARE PART OF UNLESS SPECIFICALLY NOTED ON THE ELEVATION DIFFERENTLY

CABANA ON 19TH PAINT SCHEDULE

- P-1 : "OPEN SEAS" SHERWIN WILLIAMS, SW 6500
- P-2 : "CLARY SAGE" SHERWIN WILLIAMS, SW 6178
- P-4 : "WESTCHESTER GRAY" SHERWIN WILLIAMS, SW 2849
- P-5 : "CHARCOAL SMUDGE" DUNN EDWARDS, DE 6370
- P-6 : "CHELSEA GRAY" SHERWIN WILLIAMS, SW 2850



3 BUILDING A.11 EAST AND WEST ELEVATION
ZA 2.01 3/32" = 1'-0"



2 BUILDING A.11 SOUTH ELEVATION
ZA 2.01 3/32" = 1'-0"



1 BUILDING A.11 NORTH ELEVATION
ZA 2.01 3/32" = 1'-0"

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CABANA HAPPY VALLEY
GREENLIGHT COMMUNITIES

7 AUGUST 2020
DRAWN BY: Author CHECKED BY: Checker
20109 ZONING

BUILDING A.11 ELEVATIONS
As indicated

ZA 2.01

SHEET SCALE



4 BUILDING B.8 EAST ELEVATION
ZA 2.02 3/32" = 1'-0"



3 BUILDING B.8 WEST ELEVATION
ZA 2.02 3/32" = 1'-0"



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CABANA HAPPY VALLEY
GREENLIGHT COMMUNITIES

BUILDING B.8 ELEVATIONS
As indicated

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DRAWN BY: Author CHECKED BY: Checker

20109
ZONING

ZA 2.02

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2 BUILDING D.6 EAST AND WEST ELEVATION
 ZA 2.03 3/32\" = 1'-0\"



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 ZA 2.03 3/32\" = 1'-0\"



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3 BUILDING D.7 EAST AND WEST ELEVATION
 ZA 2.04 3/32" = 1'-0"



2 BUILDING D.7 NORTH ELEVATION
 ZA 2.04 3/32" = 1'-0"



1 BUILDING D.7 SOUTH ELEVATION
 ZA 2.04 3/32" = 1'-0"