



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-91-C-99-2**  
**October 12, 2022**  
**REVISED**

**North Gateway [Village Planning Committee](#) Meeting Date:** October 13, 2022  
**[Planning Commission](#) Hearing Date:** November 3, 2022

**Request From:** [PCD NBCOD](#) (Planned Community District, North Black Canyon Overlay District), Approved [C-2 HGT/WVR PCD NBCOD](#) (Intermediate Commercial, Height Waiver, Planned Community District, North Black Canyon Overlay District) (9.30 acres)

**Request To:** [C-2 HGT/WVR DNS/WVR PCD NBCOD](#) (Intermediate Commercial, Height Waiver, Density Waiver, Planned Community District, North Black Canyon Overlay District) (9.30 acres)

**Proposed Use:** Multifamily residential

**Location:** Approximately 815 feet west of the northwest corner of North Valley Parkway and Dove Valley Road

**Owner:** Canyon Crossroads, LLC, David Beckham

**Applicant** Oakdale Realty, LLC, Bob Bussone

**Representative** Larry Lazarus, Lazarus & Silvyn, P.C.

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

| <a href="#">General Plan Conformity</a>               |                  |                |   |
|---|------------------|----------------|---|
| <a href="#">General Plan Land Use Map Designation</a> |                  | Commercial     |   |
| <a href="#">Street Map Classification</a>             | Dove Valley Road | Major arterial | Varies, 70- to 107-foot north half street |

|  |             |              |   |
|--|-------------|--------------|---|
|  | 29th Avenue | Local street | Varies, 30-foot to 88-foot east 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 is appropriately located along an arterial street, adjacent to a shopping center, and within close proximity to the North Gateway Village Core plus the I-17 freeway. Furthermore, the entitlements of surrounding properties allow additional height and intensity that is consistent with the requested zoning of C-2 HGT/WVR DNS/WVR PCD NBCOD.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.**

The proposal for multifamily on the subject site is consistent with the character of the surrounding neighborhood. The property is presently vacant and would allow residential units to be developed here within close proximity to existing shopping and future employment opportunities.

**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 adjacent sidewalks on Dove Valley Road, plus shade uncovered surface parking lots a minimum of 25 percent. 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.

[North Black Canyon Employment Center](#): See Background Item No. 6

[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.

| <b>Surrounding Land Uses/Zoning</b>        |                         |  |
|--|-------------------------|--|
|  | <b><u>Land Use</u></b>  | <b><u>Zoning</u></b>   |
| <b>On Site</b>                             | Vacant                  | PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)                                 |
| <b>North</b>                               | Multifamily             | PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)                                 |
| <b>West (including across 29th Avenue)</b> | Vacant                  | PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD), C-2 PCD NBCOD and FH PCD NBCOD |
| <b>East</b>                                | Various commercial uses | C-2 HGT/WVR PCD NBCOD  |
| <b>South (across Dove Valley Road)</b>     | Vacant                  | C-2 M-R NBCOD  |

| <b>C-2 HGT/WVR DNS/WVR PCD NBCOD<br/>(Utilizing R-5 Development Standards – Planned Residential Development Option)</b> |                                |  |
|---|--------------------------------|--|
| <b><u>Standards</u></b>   | <b><u>R-5 Requirements</u></b> | <b><u>Provisions on the Proposed Site Plan</u></b> |
| Gross Acreage   | -                              | 9.30 acres   |
| Maximum Total Number of Units   | 425; 485 with bonus            | 280 (Met)  |
| Maximum Density (dwelling unit/acre)  | 45.68; 52.2 with bonus         | 30.11 (Met)  |
| Maximum Lot Coverage  | 50%                            | 31% (Met)  |

|  |                                |  |
|--|--------------------------------|--|
| Maximum Building Height  | 4 stories or 48 feet           | 4 stories or 48 feet (Met)                         |
| <b><u>Standards</u></b>  | <b><u>R-5 Requirements</u></b> | <b><u>Provisions on the Proposed Site Plan</u></b> |
| <b>MINIMUM BUILDING SETBACKS</b>   |                                |  |
| Perimeter Adjacent to a Street (South and west property lines)   | 20 feet                        | South: 60 feet (Met)<br>West: 20 feet (Met)        |
| Perimeter Adjacent to a Property Line (North and east property lines)  | 10 feet                        | North: 59 feet (Met)<br>East: 53 feet (Met)        |
| <b>MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS</b>   |                                |  |
| Adjacent to Street (South and west property lines)   | 20 feet                        | South: 60 feet (Met)<br>West: 20 feet (Met)        |
| Adjacent to Property Line (North and east property lines)  | 5 feet                         | North: 5 feet (Met)<br>East: 5 feet (Met)          |
| Minimum Open Space   | 5%                             | 12% (Met)  |
| Minimum Amenities Provided   | 2 amenities                    | 4 amenities (Met)                                  |
| <b>MINIMUM PARKING REQUIREMENTS</b>  |                                |  |
| 1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms<br><br>When the required parking is reserved for residents, additional | 418 spaces                     | 474 spaces (Met)                                   |

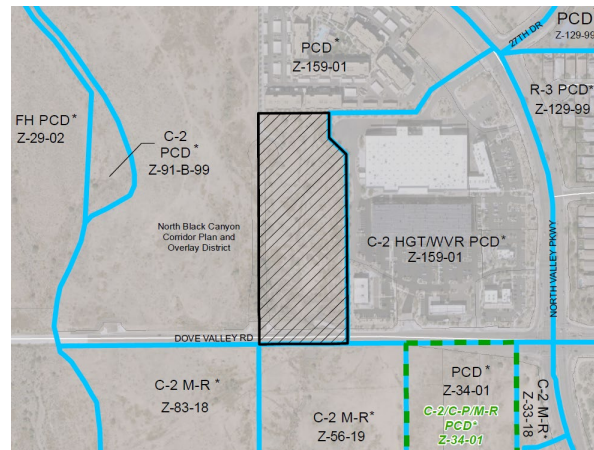
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|---|--|--|
| unreserved parking is required as follows: 0.3 spaces for each efficiency unit and 0.5 spaces per each 1 or 2 bedroom unit and 1.0 space per each 3 or more bedroom unit. |  |  |
|---|--|--|

\*Variance or Site Plan modification needed.

### **Background/Issues/Analysis**

#### REQUEST

1. This request is to rezone a 9.30-gross acre site located approximately 815 feet west of the northwest corner of North Valley Parkway and Dove Valley Road from PCD NBCOD (Planned Community District, North Black Canyon Overlay District), Approved C-2 HGT/WVR PCD NBCOD (Intermediate Commercial, Height Waiver, Planned Community District, North Black Canyon Overlay District) to C-2 HGT/WVR DNS/WVR PCD NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, Planned Community District, North Black Canyon Overlay District) for a major PCD amendment 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 due to the proposed density on the subject site.



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

The surrounding designations are as follows:

**North**

Commercial

**South (across Dove Valley Road)**

Mixed Use (Commercial/Commerce Park)

**East**

Commercial

**West**

Commercial, Preserves/Commercial, and Preserves/Floodplain

**SURROUNDING USES AND ZONING**

3. North of the site is a multifamily residential development zoned PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Intermediate Commercial, Height Waiver, Planned Community District, North Black Canyon Overlay District).

South of the site, across Dove Valley Road, is a vacant property zoned C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District).

East of the site is a commercial development that is zoned C-2 HGT/WVR PCD NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District).

West of the site, including across 29th Avenue, is vacant land zoned PCD NBCOD (Planned Community District, North Black Canyon Overlay District), Approved C-2 HGT/WVR PCD NBCOD (Intermediate Commercial, Height Waiver, Planned Community District, North Black Canyon Overlay District), C-2 PCD NBCOD (Intermediate Commercial, Planned Community District, North Black Canyon Overlay District), and FH PCD NBCOD (Flood Hazard, Planned Community District, 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 generally consistent with the intent of the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*
- *Goal 3: Concentrate growth within a defined corridor.*

The proposal is to allow multifamily residential on a site that is located within the boundaries of the North Black Canyon Corridor Plan, where growth is encouraged. Furthermore, the proposal will provide additional housing units within the City of Phoenix and MAG designated North Black Canyon Employment Center. This area of the North Gateway Village has notable employers such as the Taiwan Semiconductor Manufacturing Company and Gore.

#### NORTH BLACK CANYON OVERLAY DISTRICT

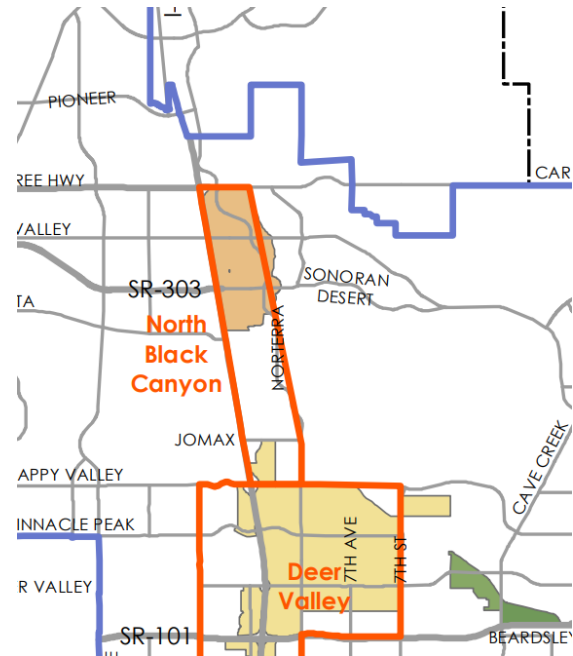
5. The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines.

In the event that this rezoning request is approved, staff recommends Stipulation No. 18 to ensure that 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. 8.



### NORTH BLACK CANYON EMPLOYMENT CENTER

6. The subject site is within the boundaries of the Maricopa Association of Governments and City of Phoenix designated North Black Canyon major employment center. The North Black Canyon employment center profile provided by the City of Phoenix Community and Economic Development Department identifies the area as having immediate access to a highly educated workforce and being an emerging employment center with a mix of development planned including office, regional retail, commerce park and residential. Providing additional residential options in close proximity to the nearby commercial uses will add to the sustainability of the employment center and the North Gateway Village Core area overall.



**Phoenix Employment Centers; Source: Phoenix General Plan**

### PROPOSAL

7. The conceptual site plan proposes 280 multifamily units across two buildings up to a maximum height of 4 stories and 48 feet. These units are composed of 27 studio units, 121 one-bedroom units, 110 two-bedroom units, and 22 three-bedroom units.





**Proposed Site Plan; Source: AO**

There are two vehicular access points to the site from the 29th Avenue located to the west of the development, which connects to Dove Valley Road. There are two main open space and amenity areas located along the north and south portion of the site. The development is proposed to have a clubhouse, fitness room, pool, and outdoor amenity area. The development will also provide pedestrian connection via a pedestrian gate to the commercial area just east of the site.

In the event that this rezoning request is approved, staff recommends 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 36 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. Lastly, staff recommends Stipulation No. 5 to ensure that a pedestrian connection is provided between this project and the adjacent commercial development to the east.

- The conceptual building elevations depict four-story residential buildings. The elevations include a variety of exterior colors and materials including stucco, metal, composite shingles, and stone veneer. Each building creates architectural interest with textural changes, various window sizes, offsets, balcony pop-outs, and varied roof heights. The conceptual building elevations depict a maximum height of four stories and 48 feet to the top of the roof.

In the event that this rezoning request is approved, 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.



**4-Story Building Elevation; Source: AO**

## 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. In the event that this rezoning request is approved, staff is recommending robust tree planting standards with minimum two-inch caliper trees in the landscape strip between the sidewalk and back of

curb along Dove Valley Road, in addition to requiring enhanced shading for uncovered surface parking lot areas. Furthermore, a detached sidewalk with a landscape strip between the back of curb and sidewalks would also be required along 29th Avenue. These are addressed in Stipulation Nos. 6, 9, and 23.

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, 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. 9, 13, and 23.

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 North Valley Parkway, east of the subject site. Bicycle parking is addressed in Stipulation No. 13.

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 280 residential units to be developed within close proximity to major employers and an interstate highway.

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 a recycling plan is not available at this time.

14. **Canyon Crossroads PCD**

The Canyon Crossroads Planned Community District (PCD) was originally approved in 1999. The boundaries of this PCD are generally bounded by Carefree Highway to the north and Dove Valley Road to the south, between 27th Avenue to the east and Skunk Creek Wash to the west. Several major amendments to the PCD have been approved over the years under cases Z-91-A-99-2, Z-91-B-99-2, and Z-159-01. Staff recommends Stipulation Nos. 18 through 27 from the original PCD case regarding land use and master plan integration, design, master plan updates, lighting, right-of-way dedication, finishes of concrete infrastructure, detached sidewalks, signage, Homeowner Associations (HOA) maintenance, and Covenant, Conditions and Restrictions (CCRs).

COMMUNITY INPUT SUMMARY

15. At the time the staff report was written, staff received one letter of support from W.L. Gore & Associates noting the existing zoning entitlements and additional housing units within proximity to their campus.

INTERDEPARTMENTAL COMMENTS

16. **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.

17. **Water Services Department**

The Water Services Department indicated that there are existing water and sewer mains that can potentially serve this development. This development will be required to reuse and/or recover (production well), treat, and convey (transmission/distribution main) the reclaimed water generated by the development for potable uses. Furthermore, the development shall convey their wastewater to Lift Station 66 located on the North Gateway Water Reclamation Plant (NGWRP), both of which are located at the northeast corner of I-17 and the CAP Canal. Lastly, this development will be served by the North Gateway Water Reclamation Plant (NGWRP) located at the northeast corner of I-17 and the CAP Canal. The NGWRP will include onsite wastewater treatment and on/offsite reclaimed water reuse and recharge north of the CAP Canal. Therefore, the developer will be required to install the infrastructure or pay for their proportional share.

18. **Street Transportation Department**

The Street Transportation Department provided the following comments:

- Full street improvements along 29th Avenue and Dove Valley Road;
- Detached sidewalk along Dove Valley Road;
- Signal Warrant Analysis;
- Funding of equipment and installation cost for the signal at the intersection of 29th Avenue and Dove Valley Road shall apply to this development; and
- Construction of all streets within and adjacent to the development with required elements.

These are addressed in Stipulation Nos. 7 through 12.

OTHER

19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 14 through 16.
20. 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. 17.
21. 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 compatible with the General Plan Land Use Map designation of Commercial.
2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.
3. The proposed development will provide additional housing options close to employers in a designated Major Employment Center.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped October 7, 2022, and elevations date stamped August 5, 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 36 dwelling units per acre.
4. The development shall provide a minimum of four amenities, such as a pool, ramadas, a bicycle repair station, or similar elements, as approved by the Planning and Development Department.
5. The developer shall construct a decorative path connecting from the subject site to the commercial development to the east, as approved by the Planning and Development Department.
6. 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.
7. The developer shall provide full street improvements to 29th Avenue, as per the approved Canyon Crossroads Master Street Plan.
8. The development shall install all required street improvements including those on Dove Valley Road connecting to existing improvements on the east, to the western limits of the Canyon Crossroads Development, complying with the approved Master Street Plan for Canyon Crossroads PCD.

9. The developer shall construct a detached sidewalk along the north side of Dove Valley Road as required by the approved Canyon Crossroad Master Plan and 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 along both sides of the sidewalk.
  - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.

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 applicant shall submit a Signal Warrant Analysis to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
11. The development shall be responsible for 100% of the equipment and installation cost for the signal at the intersection of 29th Avenue and Dove Valley Road prior to preliminary site plan approval. If the signal is installed by others, then the development shall be responsible for 100% of the cost, provided in escrow to the Street Transportation Department for signal relocation and/or modification.
12. 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.
13. A minimum of 14 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.
14. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.



15. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
16. 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.
17. 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.

#### **PCD STIPULATIONS – LAND USE**

18. All development, both commercial and residential, shall be consistent with design guidelines for the North Black Canyon Corridor Plan and North Black Canyon Overlay District.
19. Updated master plans for the Canyon Crossroads PCD reflecting changes approved through this amendment shall be submitted as required by the Planning and Development Department.

#### **PCD STIPULATIONS – WASHES AND OPEN SPACE**

20. The use of pedestrian-scaled lighting should be utilized where taller or brighter lights are not needed for auto safety and security. Required lights are to be of minimum heights, utilizing shoebox type fixtures with maximum shielding or other fixtures, as approved by the Planning and Development Department and Street Transportation Department.

#### **PCD STIPULATIONS – STREETS, SIDEWALKS, AND TRANSIT**

21. The Master Street Plan shall include 27th Avenue, Parkway A, and Dove Valley Road with full dedication of all rights-of-way where the arterial is located wholly within the PCD and half the right-of-way where the arterial is located on the edge of the PCD.

22. All concrete structures built within this development (including but not limited to sidewalks and drainage structures) shall be internally colored to match the surrounding undisturbed desert floor. Sidewalks along arterial streets shall be integrally colored with salt, broom, or other comparable finish. Maintenance and replacement of those sidewalks under-the jurisdiction of the PCD Master Community Association (MCA) shall be by the MCA.
23. Along any collector and local streets within residential development, the sidewalk shall be detached, and a 5-foot-wide landscape strip shall be located between the sidewalk and back-of-curb. The planting area shall be planted with trees placed 20-feet on center, or in equivalent groupings, and groundcover. Alternatively, trees maybe planted to reach canopy to canopy at maturity, which will vary depending upon the type of tree planted. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

#### **PCD STIPULATIONS – DEVELOPMENT DESIGN**

24. All development within the PCD shall use CPTED (Crime Prevention Through Environmental Design) principles in their design.
25. A Comprehensive Sign Plan shall be processed in accordance with Section 705.F.2 of the Zoning Ordinance. They should be designed to integrate into the adjacent streetscape through use of colors, materials, and textures in the surrounding natural environment as well as the built environment.

#### **PCD STIPULATIONS – ADMINISTRATION**

26. One or more Homeowner's Associations (HOA) shall be formed and they (or their designee) shall be responsible for the maintenance of all (non-dedicated) landscape areas, open space, washes, specialty paving or lighting, private drives or streets, and trails, bikeways, and drainageways under common ownership. The HOA (or their designee) shall also be responsible for the maintenance of landscaping located in rights-of-way. All areas dedicated to the City, except for landscaping located in the rights-of-way, shall be maintained by the City.
27. Prior to approval of any subdivision plat or site plan, Covenants, Conditions, and Restrictions (CCRs) for the plat or site plan to be submitted shall be developed, submitted to and approved by Planning and Development Department staff and shall address the following:
  - a. Describe maintenance of landscape areas, open space, washes, specialty paving or lighting, and of trails and drainageways under common ownership.

- b. Include a list of allowable plant materials and those prohibited as approved in the Master Landscape Plan.
- c. Inform prospective buyers of the proximity to possible neighborhood and community park sites, identifying those parcels, per language approved. by the Parks and Recreation Department.
- d. Inform prospective residential buyers of the proximity to the Ben Avery Shooting Range. The facility, located at the northwest corner of 1-17 and Carefree Highway, is operated by Arizona State Game and Fish Department and has the potential to be active seven days a week, 24 hours a day. This use will continue in perpetuity.

**Writer**

Enrique Bojórquez Gaxiola

October 12, 2022

**Team Leader**

Racelle Escolar

**Exhibits**

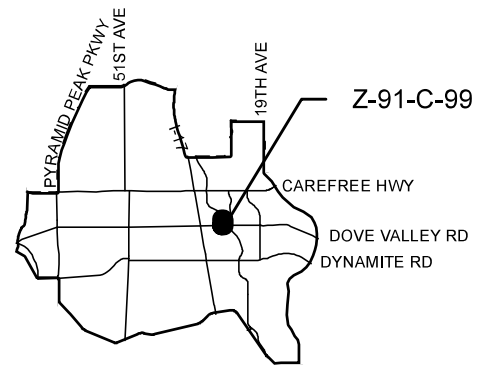
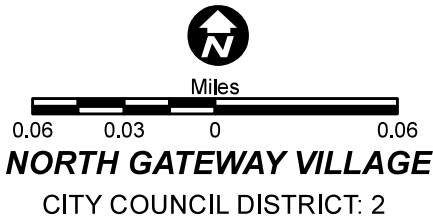
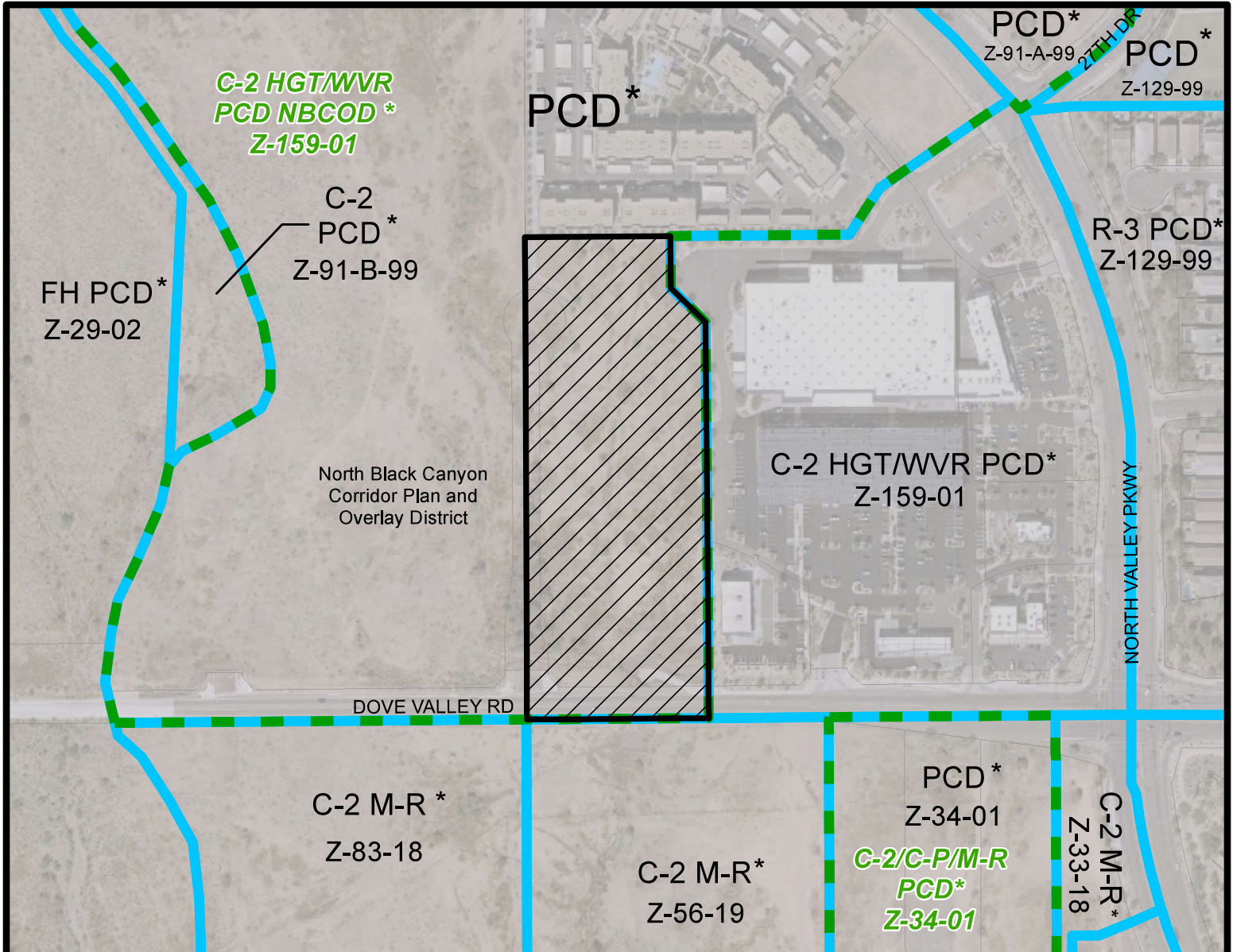
Sketch map

Aerial sketch map

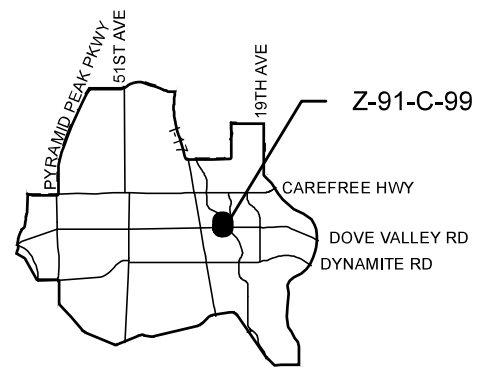
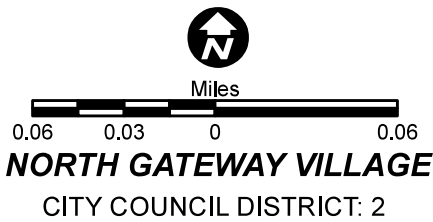
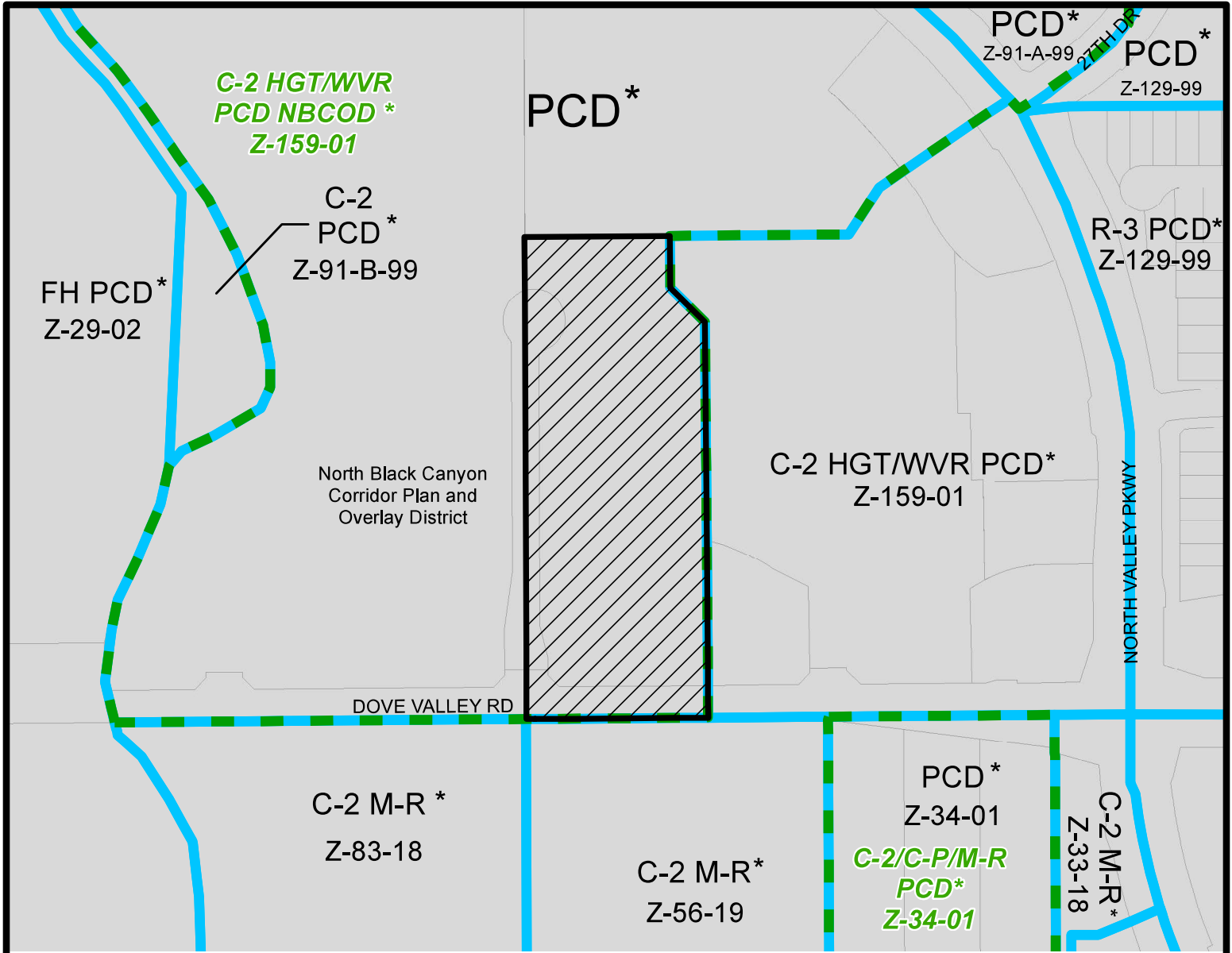
Conceptual site plan date stamped October 7, 2022

Conceptual building elevations date August 5, 2022 (2 pages)

Community correspondence (1 page)



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|---|---|--|---|
| <b>APPLICANT'S NAME:</b> Oakdale Realty, LLC, Bob Bussone   |   | <b>REQUESTED CHANGE:</b>   |   |
| <b>APPLICATION NO.</b> Z-91-C-99  | <b>DATE:</b> 6/29/2022<br><b>REVISION DATES:</b>                      | <b>FROM:</b><br>PCD NBCOD<br>(Approved C-2 HGT/WVR PCD NBCOD) ( 9.30 a.c.) |   |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small><br><b>9.30 Acres</b>       | <small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small><br><b>QS 57-22</b> | <small>ZONING MAP</small><br><b>R-7</b>                                    | <b>TO:</b><br>C-2 HGT/WVR DNS/WVR PCD<br>NBCOD ( 9.30 a.c.) |
| <b>MULTIPLES PERMITTED</b><br>PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)<br>C-2 HGT/WVR DNS/WVR PCD NBCOD | <b>CONVENTIONAL OPTION</b><br>N/A ( 135)<br>404                       |  | <b>* UNITS P.R.D. OPTION</b><br>N/A ( 162)<br>485           |
| <b>* Maximum Units Allowed with P.R.D. Bonus</b>  |   |  |   |

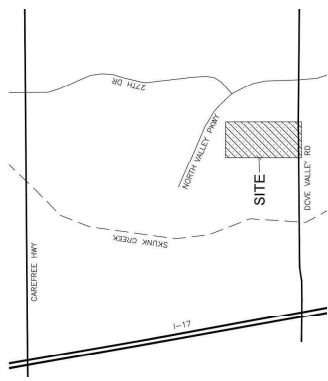


|   |   |  |   |
|---|---|--|---|
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| <b>* Maximum Units Allowed with P.R.D. Bonus</b>  |   |  |   |

**PROPERTY OWNER**  
 CANYON CROSSROADS, LLC  
 711 E. STERON DRIVE, SUITE 300  
 ANAHEIM, CALIFORNIA 92801  
 ATTENTION: BILLY WISE  
 T. 402.933.8700  
 www1.carefreeproperties.com

**PROJECT DESCRIPTION**  
 THE PROJECT IS LOCATED ON DOVE VALLEY ROAD. IT FEATURES TWO 4-STORY BUILDINGS WITH STAIRS TO THE AIR MARKET RATE UNITS TOTALING 280 AND APPROXIMATELY 4,000 SQUARE FEET OF INTERIOR AMENITIES. EACH OF THE TWO BUILDINGS WILL BE SURROUNDED BY COMMON OUTDOOR SPACES WITH APPROXIMATELY 30,000 SQUARE FEET OF COMMON OUTDOOR SPACES WITH A PEDESTRIAN CONNECTION TO THE EXISTING FRY'S SITE.  
 WE ARE REZONING APN 204-02-481B, APN 204-02-485 WILL BE DEDICATED TO THE CITY AND THE 485B INCLUDES FEATURES TO IMPROVE LOCAL RESIDENTS WITH AMENITIES PARKS AND UNLOADING ROOF TRUSS TO BREAK THE SCALE AND MASSING OF THE BUILDINGS. THE COLOR SCHEME CHOSEN REFLECT THE SURROUNDING CONTEXT OF THE SITE.

**VICINITY MAP**



RVA NO: 04-298  
 PAPP NO: 2002071  
 PAPP REV: 01/21  
 OS: 57-222

**CITY OF PHOENIX**  
 OCT 07 2022  
 Planning & Development  
 Department

**SITE INFORMATION**

**ZONING CASES:**  
 P-18-P-1 (M.A.S.P. AMENDMENT TO CANYON CROSSROADS PCD (P-14-P-2))

**EXISTING ZONING:**  
 C-2 HGT/WVR PCD (NORTH VALLEY CANYON OVERLAY DISTRICT)

**PROPOSED ZONING:**  
 C-2 HGT/WVR PCD (WVR PCD)

**APN:**  
 204-02-481B, 204-02-485

**SITE ADDRESS:**  
 3300 N NORTH VALLEY PKWY

**GROSS AREA:**  
 7.8 ACRES (343,264.5 F)

**NET AREA:**  
 7.8 ACRES (343,264.5 F)

**UNIT MIX**

| UNIT TYPE    | NUMBER OF UNITS | %   | UNIT %      |
|--------------|-----------------|-----|-------------|
| EFFICIENCY   | 27              | 10% |             |
| 1-BEDROOM    | 20              | 7%  |             |
| 2-BEDROOM    | 131 (1,180)     | 17% | 45%         |
| 3-BEDROOM    | 46              | 15% |             |
| 4-BEDROOM    | 50              | 19% |             |
| 5-BEDROOM    | 54              | 19% | 39%         |
| 83-CORNER    | 4               |     |             |
| C1           | 27              | 8%  |             |
| C2           |                 |     |             |
| C3           |                 |     |             |
| <b>TOTAL</b> | <b>280</b>      |     | <b>100%</b> |

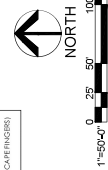
**PARKING**

**REQUIRED PARKING**

| REQUIRED PER CITY ZONING CODE                   | QUANTITY   | CITY | TOTAL REQUIRED |
|---|------------|------|----------------|
| EFFICIENCY UNITS                                | 27         |      | 27             |
| 1-BEDROOM                                       | 121        |      | 121            |
| 2-BEDROOM                                       | 15         |      | 15             |
| 3-BEDROOM                                       | 22         |      | 22             |
| 4-BEDROOM                                       | 22         |      | 22             |
| <b>TOTAL UNITS</b>                              | <b>280</b> |      | <b>418</b>     |
| <b>TOTAL STALLS REQUIRED - (1.50 SPACES/OU)</b> |            |      |                |
| <b>STALL REQUIRED - GUEST/20 UNITS</b>          | 280        | 20%  | 56             |
| <b>TOTAL STALL REQUIRED</b>                     |            |      | <b>474</b>     |

**PROVIDED PARKING**

| TYPE                                     | QUANTITY   |
|--|--|
| GARAGE STALL (MIN 5' X 11')              | 474  |
| PROVIDED STANDARD OPEN STALL (8.5' X 6') | 105  |
| 1-CAR GARAGES                            | 37 (COULD ALSO BE CARPORS)   |
| OPEN STALL (NO DEGREE)                   |  |
| <b>TOTAL STALLS</b>                      | <b>474</b> (1.75 SPACES/OU) (1.00 SPA. FOR BRUSHING VAULTS & LANDSCAPE FEATURES) |



**CONCEPTUAL SITE PLAN**

**A1.1**

SHEET X OF XX

DATE: 05-25-22  
 JOB NO.: 2021-673

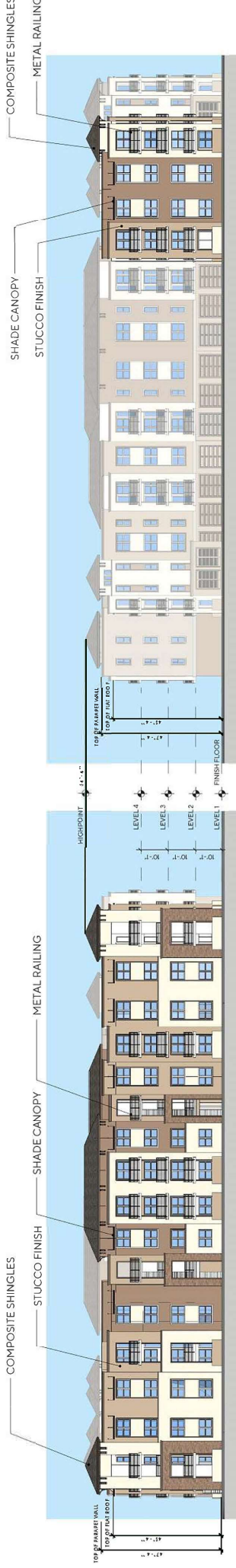
**AO ARCHITECTS**  
 144 NORTH ORANGE ST., ORANGE, CA 92866  
 (714) 639-9860

**DOVE VALLEY ROAD**  
**CANYON CROSSROADS, LLC**

PHOENIX, AZ







**SOUTH ELEVATION**

**NORTH ELEVATION**



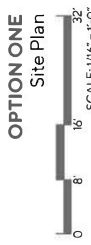
**WEST ELEVATION**



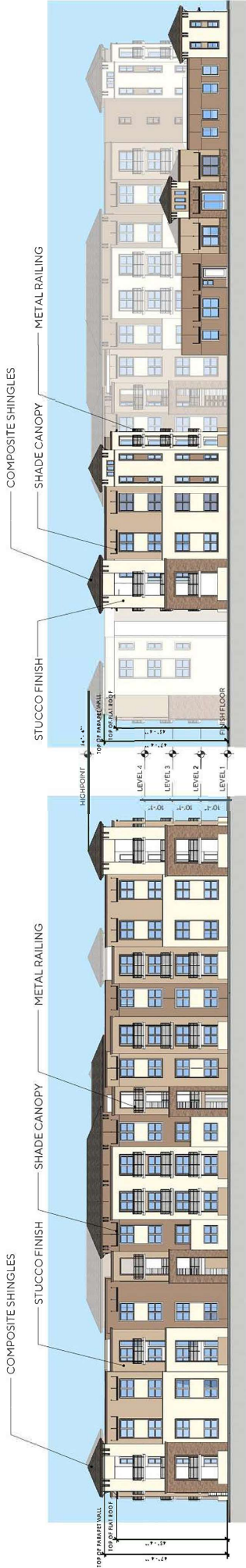
**EAST ELEVATION**

**CITY OF PHOENIX**

AUG 05 2022  
 Planning & Development  
 Department

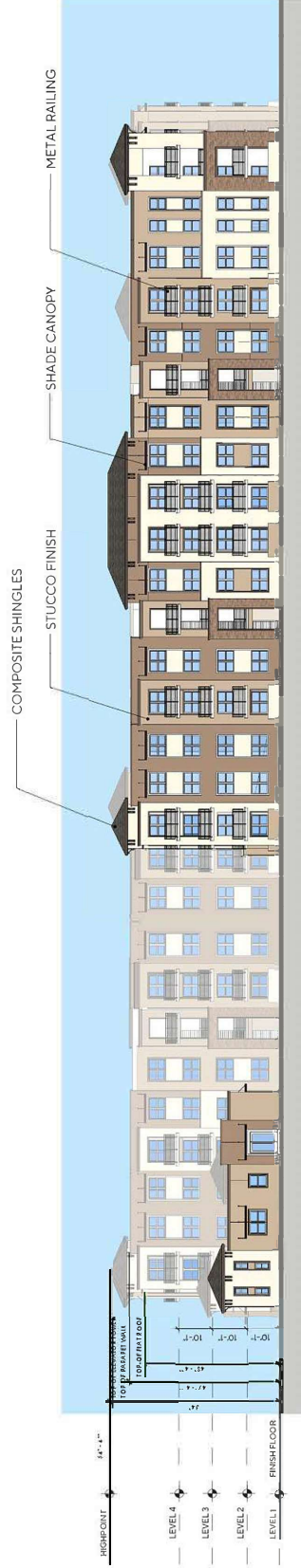






**SOUTH ELEVATION**

**NORTH ELEVATION**



**WEST ELEVATION**

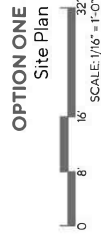


**EAST ELEVATION**

**DOVE VALLEY ROAD**

Phoenix, Arizona

**OAKDALE COMMUNITIES**



**OPTION ONE**

Site Plan

SCALE: 1/16" = 1'-0"



*Together, improving life*

Alan Stephenson  
Deputy City Manager and Planning and Development Director  
200 W. Washington St,  
3<sup>rd</sup> Floor  
Phoenix, AZ 85003-1611

Re: W. L. Gore Property on Dove Valley Rd

Dear Mr. Stephenson,

We own the approximately 47 acre property on the north side of Dove Valley Rd approximately a quarter mile east of I-17. We purchased this property from Canyon Crossroads, LLC in 2015, with an approved plan from the City of Phoenix for an office, research and manufacturing facility. We are aware that the principals of Canyon Crossroads built and own the Fry's shopping center east of our property and for many years have planned a multi-family project on the parcel between our property and the shopping center. Recently, the principals of Canyon Crossroads contacted us about their plan. Their property, like ours, is permitted for up to 56 feet in height (4 stories) and more than sufficient square footage for such a project. They told us, though, that the number of multi-family units currently allowed on their site is only 135 and is mis-matched with the height and square footage currently allowed. They said they want to build an upgraded 4 story complex with interior hallways, elevators, and tuck-under garages, comprising 290 units.

We welcome Canyon Crossroads' plan, especially given that the housing will be within a short walk to our property.

Sincerely,

Phil Reap  
Enterprise Facility Service  
1 928 699 9687