



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** October 11, 2011
From: Derek D. Horn, P.E., C.B.O., Assistant Director
Planning and Development Department
Subject: **P.H.O. APPLICATION NO. Z-173-05-6** – Notice of Pending Actions by the **Planning Hearing Officer**

- 1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at its meeting on **November 16, 2011**.
- 2. Information about this case is available for review at the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
- 3. Please indicate your course of action, sign and return copy of this notice to the City of Phoenix Planning and Development Department, Zoning Division, 200 West Washington Street 2nd Floor, Phoenix, AZ 85003 by **October 25, 2011**.

Will arrange to review case file no later than _____

Will resolve problems with the owner and contact you no later than _____

We do not anticipate any problems in connection with the cases listed on this subject notice.

Signature

Date

DISTRIBUTION (Electronically):

- Mayor's Office (Tiffany Torres) - 11th Floor
- Council District Office (Penny Parrella) – 11th Floor
- Aviation (David Ebeling, Diane Nakagawa, Debra Turner) – 3400 E. Sky Harbor Blvd
- City Manager's Office (Kevin Weight) – Historic Preservation Office
- Community & Economic Development (Melinda Vazquez)
- Fire Prevention (Joe McElvaney) 2nd Floor
- Finance Admin (Barry Page) - 251 W. Washington – 8th Floor
- Neighborhood Services (Annie Alvarado) – 4th Floor
- Parks & Recreation (Mary Sheedy) – 16th Floor
- Parks & Recreation (Laurene Montero, April Carroll) – Pueblo Grande Museum
- Public Transit (Mark Melnychenko, Blair Proctor) - 302 N. 1st Ave., Ste 800
- Public Transit/Light Rail Project (Curt Upton/*Special TOD Only*) – 411 N. Central #200
- Street Transportation (Myesha Harris, Alan Hilty, Hasan Mushtaq, Barb Petsche) – 5th Floor
- Water Services (Nazario Prieto, Lucy Graham) – 8th Floor
- Planning and Development (Derek Horn, Sandra Hoffman) – 3rd Floor
- Planning and Development/Information Services (Ben Ernyei) – 3rd Floor
- Planning Hearing Officer (Alan Stephenson, Larry Tom) – 2nd Floor
- Planning Commission Secretary (Lilia Olivarez) – 2nd Floor
- Village Planner (Jacob Zonn, Ahwatukee Foothills)
- Village Chair (Doug Cole, Ahwatukee Foothills)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-11--Z-173-05

Council District: 6

Request For: Stipulation Modification

Kiva Fee Code: ZTREZONE Fee: \$1725.00 Amount Waived: \$

<u>Owner</u>	<u>Applicant</u>	<u>Representative</u>
AZ CL Loan LLC, et al. 1600 South Beacon Boulevard, Suite 260 Grand Haven MI 49417 (616) 846-6900	Ed Bull - Burch & Cracchiolo, P.A. 702 East Osborn Road, Suite 200 Phoenix AZ 85014 (602) 234-9913 ebull@bcattorneys.com	Ed Bull - Burch & Cracchiolo, P.A. 702 East Osborn Road, Suite 200 Phoenix AZ 85014 P: (602) 234-9913 F: (602) 340-8955 ebull@bcattorneys.com

Property Location: Southeast corner of 50th Street and Chandler Boulevard

Zoning Map: A-11 Quarter Section: 011-39 APN: 301-85-001K Acreage: 36.45

Reason for Request: 1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped November 23, 2005 2) Modification to Stipulation 2 regarding green areas 3) Deletion of Stipulation 5 regarding right-of-way along the south side of Chandler Boulevard 4) Modification of Stipulation 7 regarding a Traffic Impact Study 5) Deletion of Stipulation 9 regarding right turn signal at 50th Street 6) Technical corrections to Stipulations 3, 6, and 8

Village: Ahwatukee Foothills

Last Hearing: CC RATIFICATION

Previous Opposition: _____

Date of Original City Council Action: 04/19/2006

Previous PHO Actions: _____

Zoning Vested: C-2 M-R

Supplemental Map No.: 1120

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Signature of Applicant	Date
_____	<u>056196</u>
Receipt Number	Planning Staff Member
_____	_____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>11/16/2011 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	_____
Action: _____	Action: _____	Action: _____



BURCH & CRACCHIOLO

EDWIN C. BULL
DIRECT LINE: 602.234.9913
DIRECT FAX: 602.343.7913
E-MAIL: EBULL@BCATTORNEYS.COM

October 10, 2011

Theresa Hillner
Planning Hearing Officer
City of Phoenix Planning &
Development Department
200 W. Washington Street
Phoenix, AZ 85003

*Re: SEC of Chandler Boulevard and 50th Street
PHO Stipulation Modifications (Z-173-05-6)*

Dear Theresa:

On behalf of Investment Property Associates, LLC (“IPA”) in conjunction with Clark-Wayland Builders, LC (“Jere Clark”), with respect to the approximately 36.45 gross acres of vacant property located at the southeast corner of 50th Street and Chandler Boulevard (“Site”), we are requesting modifications and deletions of stipulations that were approved with Application No. Z-173-05-6. An aerial of the Site and surrounding photos are attached as Exhibit 1; existing and modified versions of the stipulations are attached as Exhibit 2; the proposed Conceptual Master Site Plan of the approximately 36.45 gross acres is attached as Exhibit 3; the proposed Conceptual Site Plan of the approximately 24 acres Phase I is attached as Exhibit 4, and the modified elevations are attached as Exhibit 5. The proposed Conceptual Landscape Plan for Phase I will be submitted to Planning Staff prior to the PHO Hearing.

As was discussed with senior representatives of the Planning & Development and Streets Transportation Departments, these stipulation modification and deletion requests on behalf of IPA in conjunction with Jere Clark are to update the 2005 stipulations in anticipation of a multi-phase development that will begin with Phase I on the southern approximately 24 acres of the overall site. As is shown on the Conceptual Site Plans and Elevations that are attached as Exhibits 3 and 4, Phase I is being planned as a high quality multi-family community of less intensity and height than is currently allowed under the existing C-2 MR zoning and stipulations. For example, the Conceptual Site Plans and Elevations at Exhibit 3 and 4 depict varying building sizes and orientations, abundant open space and amenities, considerable horizontal and vertical architectural movement and finish, multiple parking alternatives (in-building and detached garages, carports and open), and appropriate buffering and screening. Additional details will be provided through the site planning of Phase I and the future phases as they are processed through the Planning and Development Department’s Site Plan Review processes.

As is detailed in attached Exhibit 2, we are requesting substantive modifications to stipulations 1, 2 and 7, technical-only changes to stipulations 3, 6 and 8 to delete references to



Burch & Cracchiolo, P.A.
702 E. Osborn Rd., Suite 200 • Phoenix, AZ 85014
Main: 602.274.7611 • Fax: 602.234.0341

BCATTORNEYS.COM

the DSD, and the deletion of stipulations 5 and 9 (which are effectively merged into modified stipulation 7). The proposed modified and deleted stipulations are the result of the above-noted meetings with the Planning & Development and Streets Transportation Departments. Modifying the stipulations, as is detailed in attached Exhibit 2, makes good sense and will facilitate development in a manner that ensures compatibility with neighboring properties.

The Site is vacant and will not develop in accordance with the 2005 Stipulations. IPA's proposed development of Phase I will provide new high quality housing, revenues and other benefits to the City and the area. Additional development on future phases north of Phase I will, both through the Site Plan Review processes and the phase-by-phase revised Traffic Impact Studies called for in modified stipulation 7, provide additional benefits, enhancements and compatibilities.

On behalf of IPA in conjunction with Jere Clark, we request the PHO's recommendation for approval of the proposed modified and deleted stipulations as provided in Exhibit 2.

Please contact Ricki L. Horowitz (602-234-8728) or me (602-234-9913) if you have questions or need additional information. Thank you for your help and consideration.

Very truly yours,

BURCH & CRACCHIOLO, P.A.



Edwin C. Bull

ECB:RLH
Attachments

cc: Jean Constantine
Bill Fettis
Jere Clark
Mike Perry



IPA – SEC 50th STREET & CHANDLER BLVD.

(Z-173-05-6)

<u>Existing Stipulations</u>	<u>Proposed Modified/Deleted Stipulations</u>
<p>1. That development shall be in general conformance with the site plan, elevations and project renderings, date stamped November 23, 2005, and with specific regard to a maximum of 572 dwelling units, and a maximum of eight-stories, as approved or modified by the Development Services Department.</p>	<p>1. That development of the approximate 24 acres Phase 1 shall be in general conformance with the Conceptual Site Plan and Elevations date stamped October 10, 2011 with specific regard to a maximum of 422 dwelling units and a maximum of three-stories within Phase I, and with specific regard to a maximum of 572 dwelling units (inclusive of units developed within Phase I) and a maximum of eight-stories within the approximately 36.45 gross acre overall site, as approved or modified by the Planning and Development Department.</p>
<p>2. That the development shall feature green areas as specified below for each of the residential buildings:</p> <ul style="list-style-type: none"> a. Penthouse roof gardens; b. End unit garden patios; c. A minimum of two open green areas per building above the ground floor that will break up the long corridor; d. Ribbon park on the roof of the parking structure; and e. A ground level public plaza between each building. All green areas shall contain at least one two-inch caliper tree and drought tolerant plant materials, as approved by the Development Services Department. 	<p>2. That the development of Phase I shall be in general conformance with the Conceptual Landscape Plan date stamped _____.</p> <p>[Note: The Conceptual Landscape Plan will be submitted to Planning Staff prior to the PHO Hearing.]</p>
<p>3. That all windows, facing south, west and east shall be recessed or provided with appropriate shading devices to reduce heat gain within buildings as approved by the Development Services Department.</p>	<p>3. Technical change to “Planning and Development Department” instead of “Development Services Department.”</p>
<p>4. That both a transit stop and transit accessory pad (P1262) shall be dedicated and constructed at the following locations as approved or modified by the Public Transit Department:</p> <ul style="list-style-type: none"> a. South side of Chandler Boulevard and east of 50th Street. b. East side of 50th Street and north of Frye Road. 	<p>4. No change.</p>

<p>5. That the applicant shall dedicate additional right-of-way for the south side of Chandler Boulevard to accommodate dual left turn lanes as per plans approved by the Development Services Department</p>	<p>5. Delete. [Note: Per a 10/6/2011 meeting with representatives of the Streets Transportation Department, we are requesting deletion of Stipulations 5 and 9 and modification of Stipulation 7.]</p>
<p>6. That the applicant shall dedicate a total of 50 feet of right-of-way for the east half of 50th Street or as may otherwise be modified by the Development Services Department at time of site plan review.</p>	<p>6. Technical change to Planning and Development Department instead of Development Services Department.</p>
<p>7. That a revised Traffic Impact Study shall be approved by the Streets Transportation Department prior to preliminary site plan approval.</p>	<p>7. That a revised Traffic Impact Study shall be approved by the Street Transportation Department prior to preliminary site plan approval of each phase, and developer of such phase agrees to comply with recommendations produced from the approved Traffic Impact Study for that phase. [Note: Per the above-noted 10/6/2011 meeting with representatives of the Streets Transportation Department, the modified wording of Stipulation 7 calls for an updated TIS with each phase – once the proposed use(s) and projected traffic for such phase is known. The Streets Transportation Department in approving the TIS and street-related improvements that are recommended (if any) in such TIS will enable the Streets Transportation Department and the developer(s) of this multi-phase development to match future street-related analysis and required improvements (if any) with each of the future phases prior to Preliminary Site Plan Approval for each such phase.]</p>
<p>8. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.</p>	<p>8. Technical change to Planning and Development Department instead of Development Services Department.</p>
<p>9. That the developer shall pay the cost of a right turn signal at 50th Street (for vehicles that travel east on Chandler Boulevard) if it is shown to be warranted following a review by the Streets Transportation Department.</p>	<p>9. Delete. [Note: Per a 10/6/2011 meeting with representatives of the Streets Transportation Department, we are requesting deletion of Stipulations 5 and 9 and modification of Stipulation 7.]</p>



City of Phoenix
PLANNING DEPARTMENT

April 20, 2006

Parkhouse Companies, LLC
2425 East Camelback Road, Suite 950
Phoenix, Arizona 85016

Dear Applicant:

RE: **Z-173-05-6** Southeast corner of 50th Street and Chandler Boulevard

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on April 19, 2006, concurred in the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified application Z-173-05-6 from Industrial Park to C-2 MR on approximately 36.45 acres, subject to the following stipulations.

STIPULATIONS

SITE PLAN, ELEVATIONS AND PROJECT RENDERINGS

1. That development shall be in general conformance with the site plan, elevations and project renderings, date stamped November 23, 2005, and with specific regard to a maximum of 572 dwelling units, and a maximum of eight-stories, as approved or modified by the Development Services Department.
2. That the development shall feature green areas as specified below for each of the residential buildings:
 - a. Penthouse roof gardens;
 - b. End unit garden patios;
 - c. A minimum of two open green areas per building above the ground floor that will break up the long corridor;
 - d. Ribbon park on the roof of the parking structure; and e. A ground level public plaza between each building. All green areas shall contain at least one two-inch caliper tree and drought tolerant plan materials, as approved by the Development Services Department.
- * 3. That all windows, facing south, west and east shall be recessed or provided with appropriate shading devices to reduce heat gain within buildings as approved by the Development Services Department.

PUBLIC TRANSIT

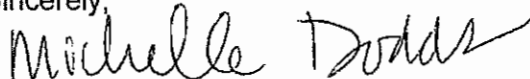
4. That both a transit stop and transit accessory pad (P1262) shall be dedicated and constructed at the following locations as approved or modified by the Public Transit Department:
 - A. South side of Chandler Boulevard and east of 50th Street.
 - B. East side of 50th Street and north of Frye Road

STREET TRANSPORTATION

5. That the applicant shall dedicate additional right-of-way for the south side of Chandler Boulevard to accommodate dual left turn lanes as per plans approved by the Development Services Department.
- * 6. That the applicant shall dedicate a total of 50 feet of right-of-way for the east half of 50th Street or as may otherwise be modified by the Development Services Department at time of site plan review.
7. That a revised Traffic Impact Study shall be approved by the Streets Transportation Department prior to preliminary site plan approval.
- * 8. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
9. That the developer shall pay the cost of a right turn signal at 50th Street (for vehicles that travel east on Chandler Boulevard) if it is shown to be warranted following a review by the Streets Transportation Department.

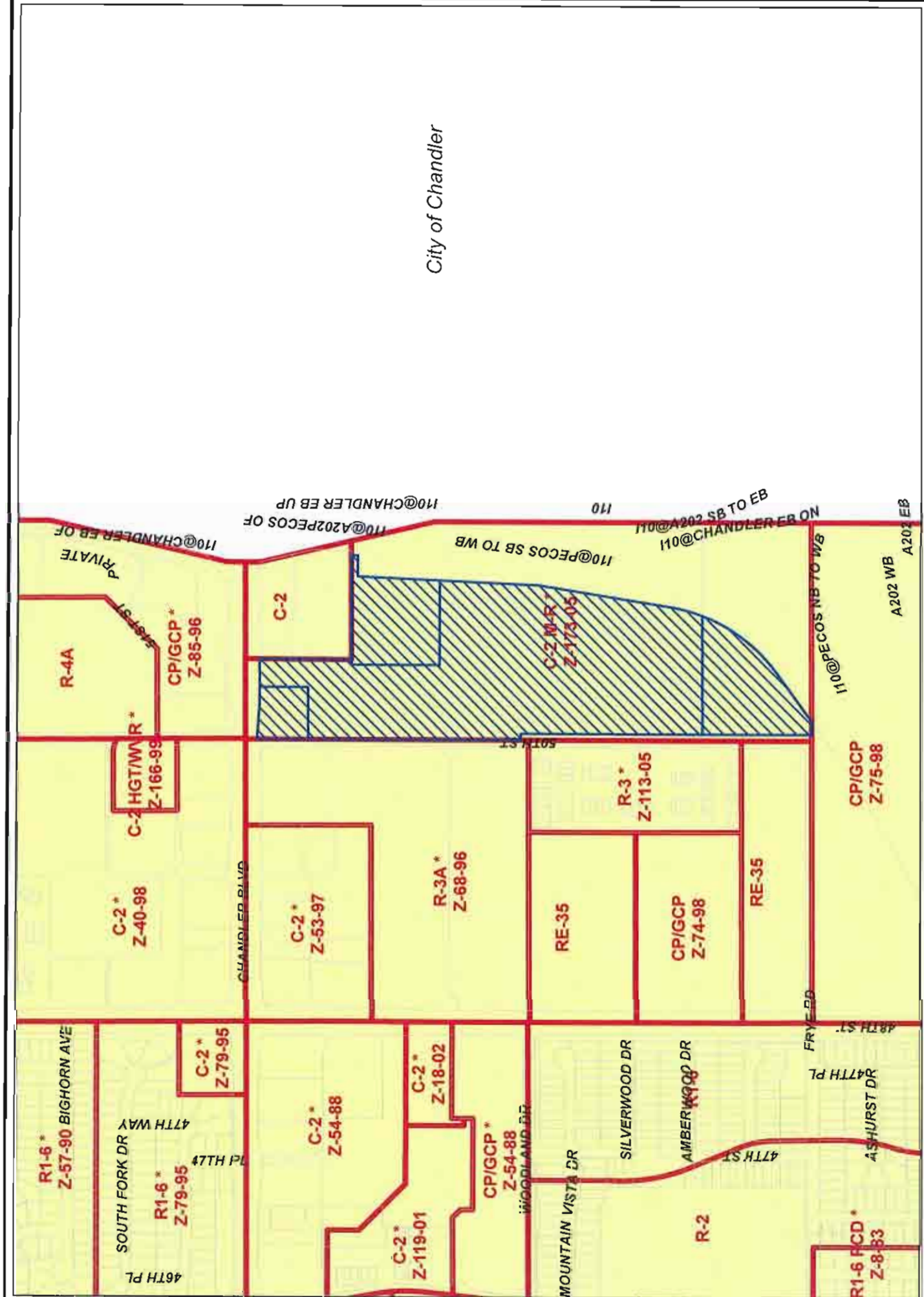
Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

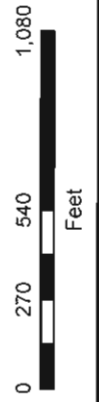


Michelle Dodds, AICP
Principal Planner

CC: Lynn West/PLN/PHX (e-mail) Jay Neville/PLN/PHX (e-mail)
Files Book
Aubrey Anaya/PLN/PHX (e-mail) David Barrier/DSD/PHX (e-mail)
Mark Melnychenko/PTD/PHX (e-mail) Annie Alvarado/NSD/PHX (e-mail)
Kelly Kvetko/DSD/PHX (e-mail) Kelly P Walker/PLN/PHX (e-mail)
Shawn Stevens/PLN/PHX (e-mail) Racelle Escolar/PLN/PHX (e-mail)
Frank Dancil/DSD/PHX (email) Ed Keyser/PLN/PHX (e-mail)
Tricia Gomes/PLN/PHX (e-mail) Gerard Silvani/DSD/PHX (e-mail)
Elizabeth May Real Estate, LLC, 2425 E Camelback Road, Ste 950, Phoenix, AZ, 85016



City of Chandler

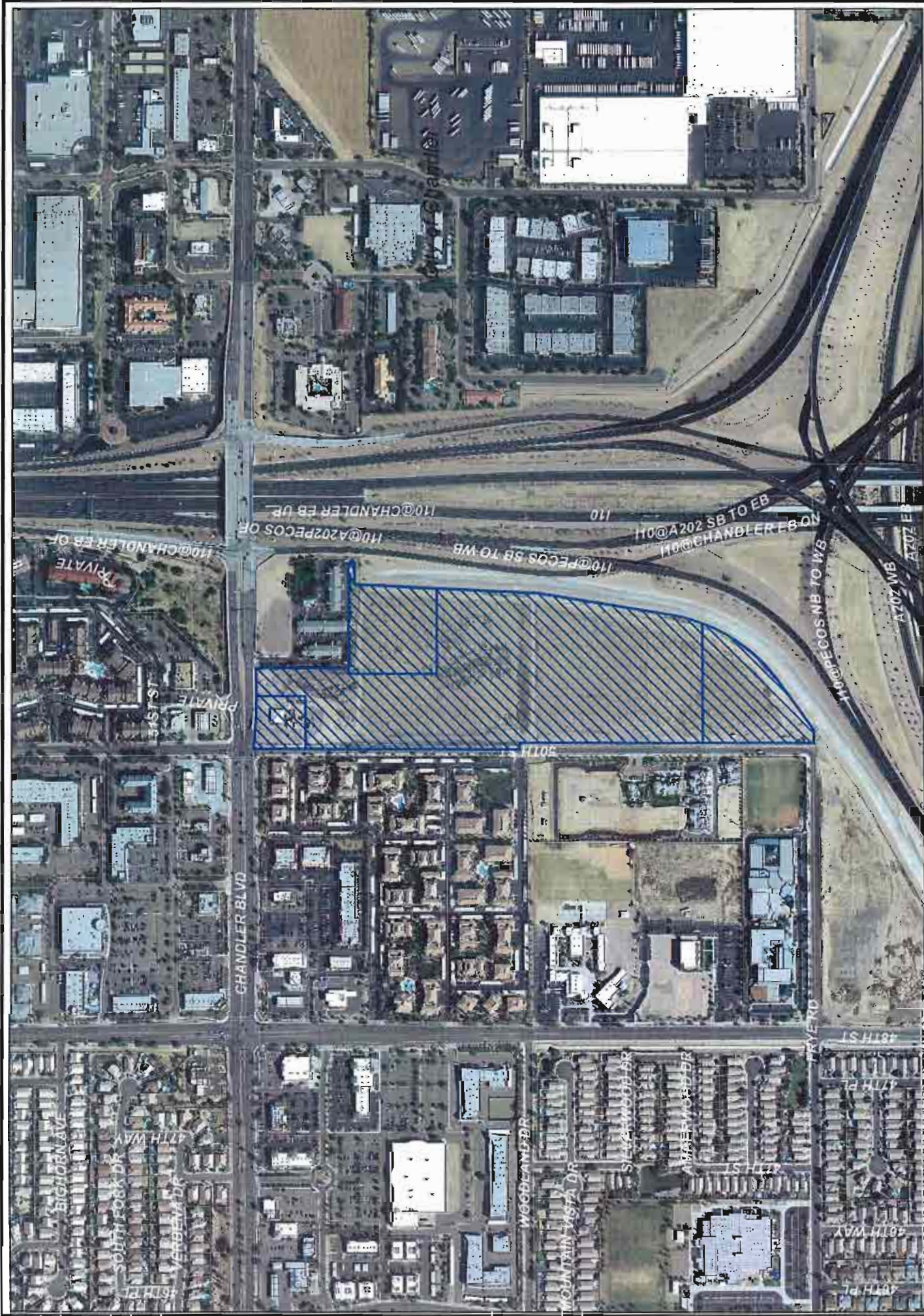


City of Phoenix



10-11-2011

Planning & Development Department



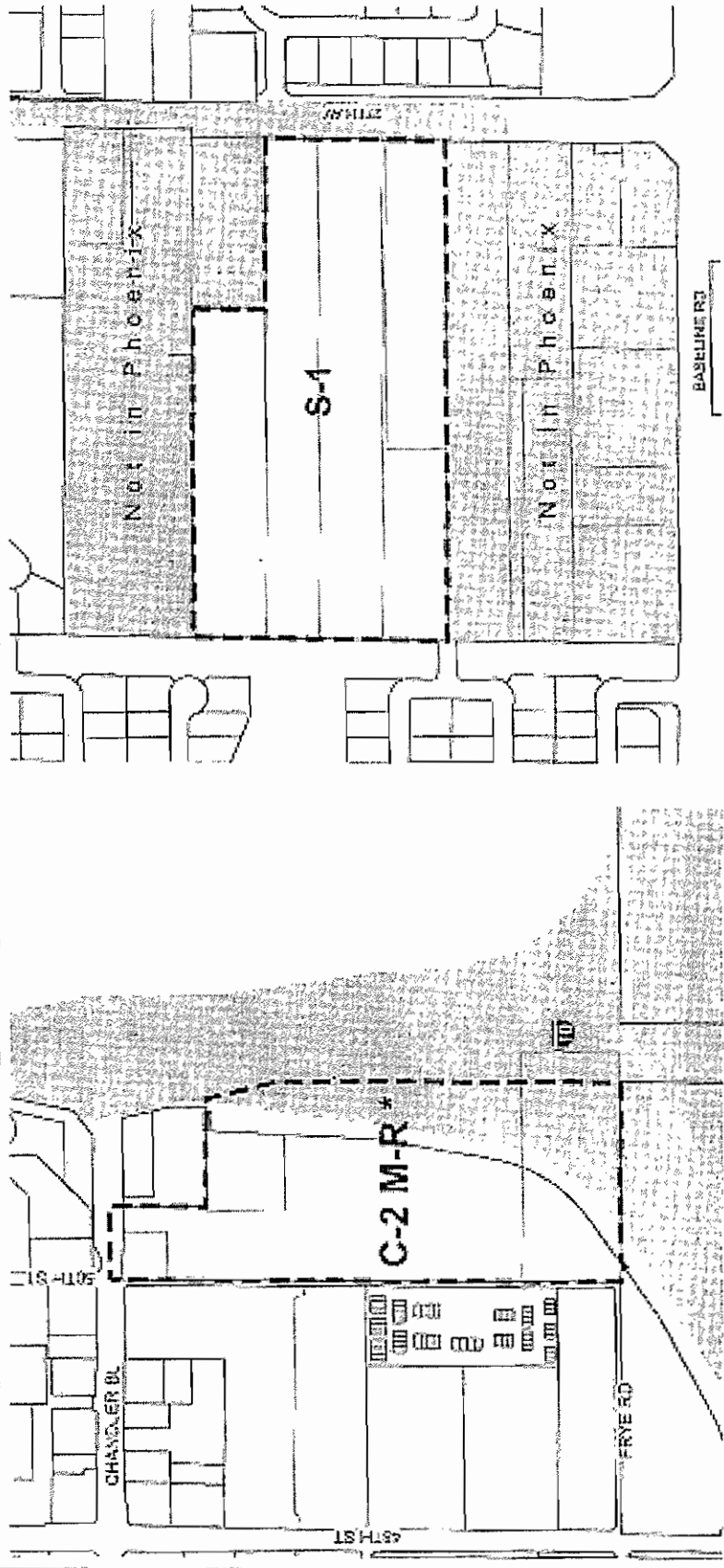
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1120 Sheet 10 of 11

ORDINANCE NO. G-4891 AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 2nd day of May 2007.

[Signature]
Mayor

[Signature]
ACTING City Clerk



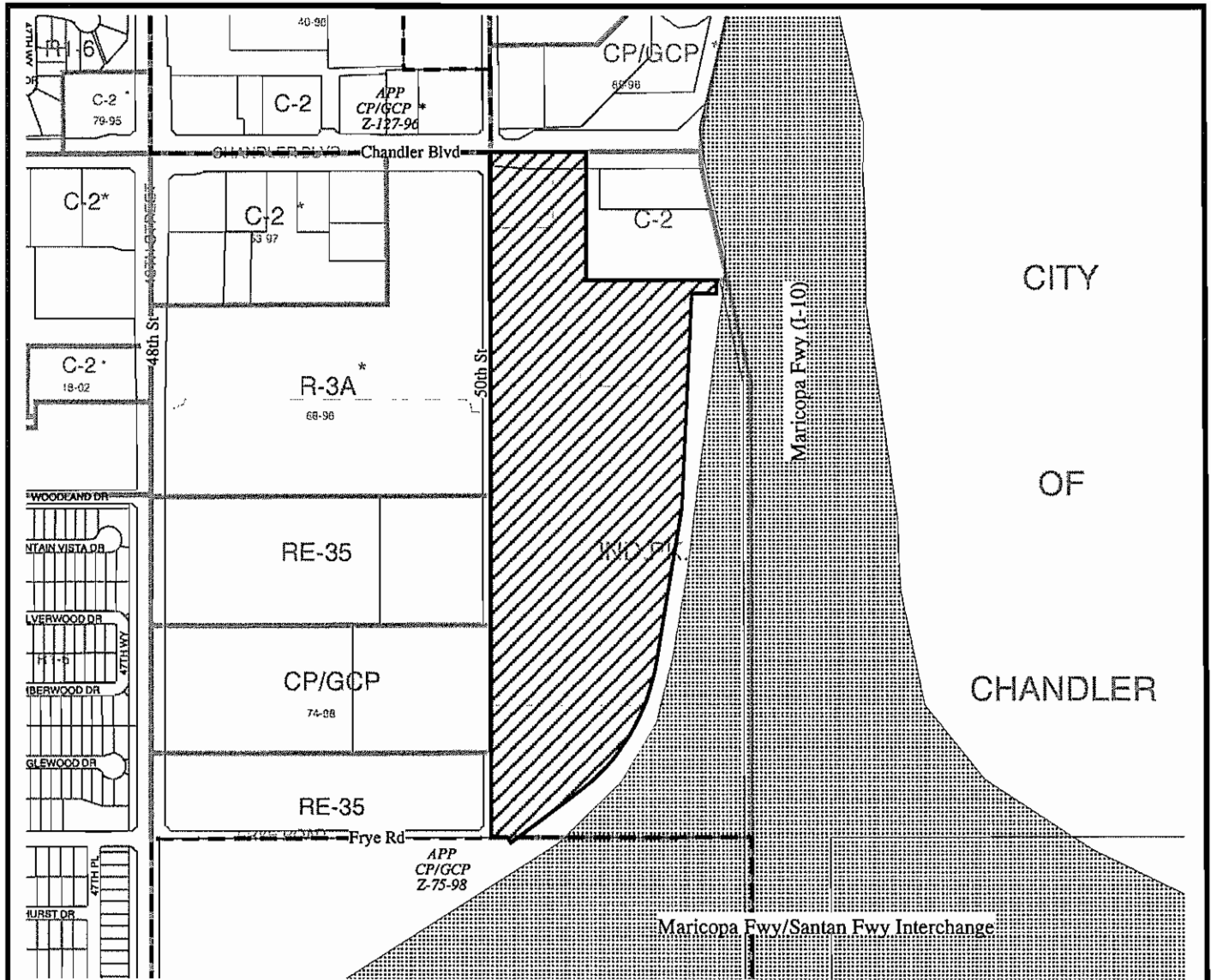
Z-175-05 (ANX #350)

Z-173-05

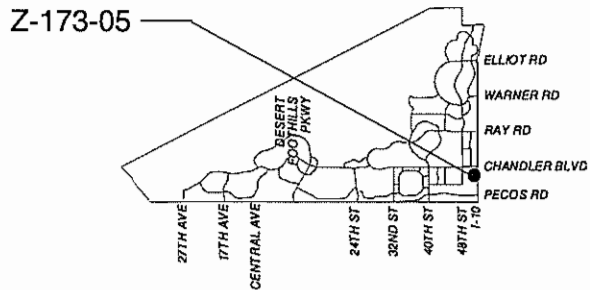
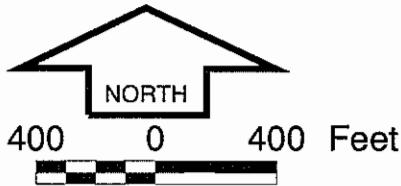


ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: - - - - -

Drawn by: SREID



CITY
OF
CHANDLER



CITY OF PHOENIX PLANNING DEPARTMENT

Ahwatukee Foothills Village

CITY COUNCIL DISTRICT: 6

APPLICANT'S NAME: Parkhouse Companies, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-173-05	DATE: 12-8-2005 <small>REVISION DATES:</small>	FROM: Ind. Pk. (36.44 ac), RE-35 (0.01 ac)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 36.45 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q011-39	<small>ZONING MAP</small> A11	TO: C-2 M-R
MULTIPLES PERMITTED Ind. Pk., RE-35 C-2 M-R	CONVENTIONAL OPTION N/A / 0 528	* UNITS P.R.D. OPTION N/A / 0 555	

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

PROJECT INFORMATION
 ADDRESS: SEC 6, CHANDLER BLVD & 20TH ST
 PHOENIX, AZ
 SITE AREA (ACRES): 34.43 ACRES
 APPROVED ZONING: C-2.5M



INVESTMENT PROPERTY ASSOCIATES LLC
 1800 S. BUCKLEBOURNE, SUITE 200
 CHANDLER, ARIZONA 85227
 PHONE: 480.948.8888
 WWW.IPA.AZ.COM



**200 ST CHANDLER BLVD
 APARTMENTS**
 PHOENIX, ARIZONA



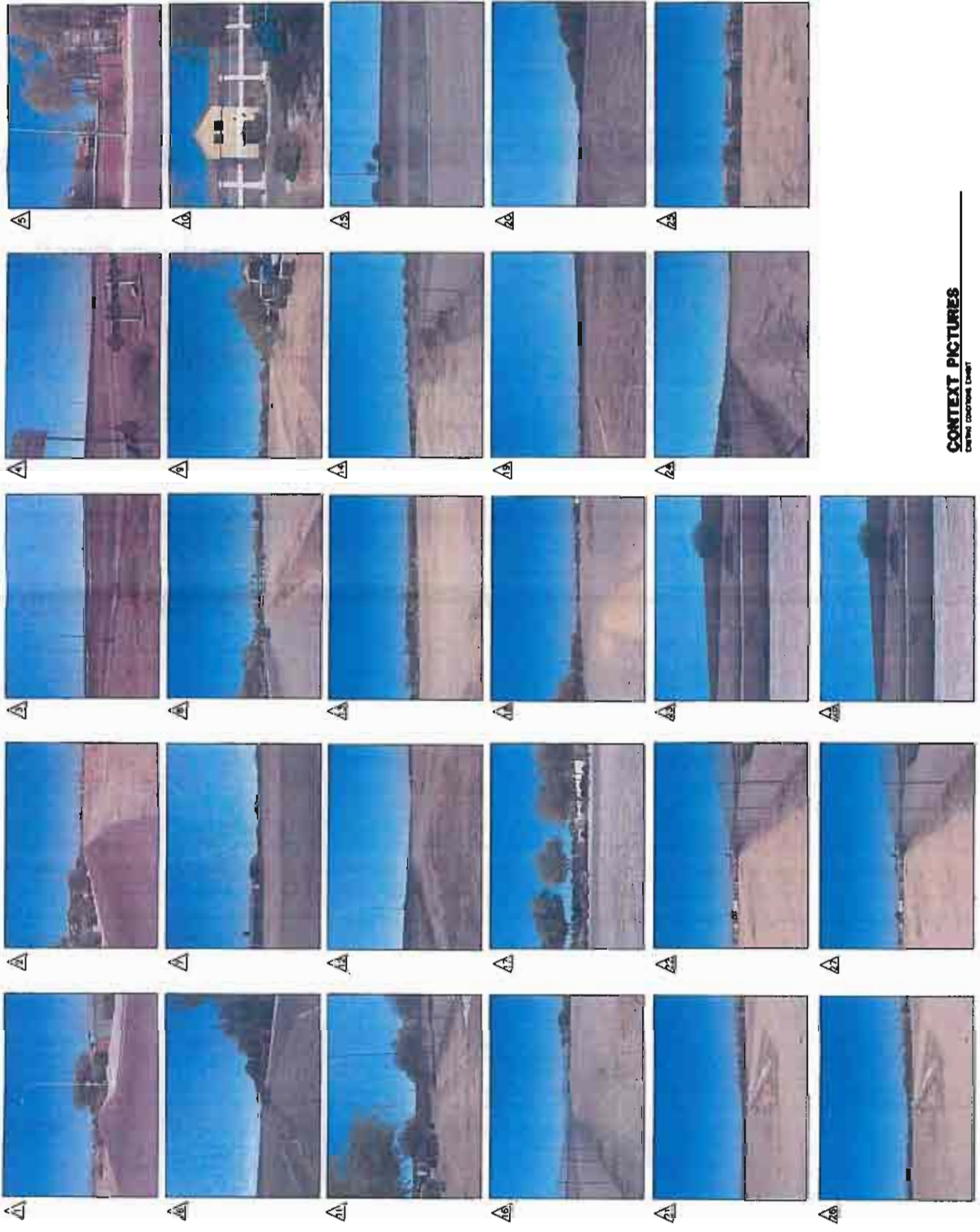
WHITNEYBELL PERRY INC.
 1102 East Wickenburg Avenue
 Phoenix, Arizona 85014-2784
 575 W Chandler, Suite 113
 Chandler, Arizona 85224-7531
 (602) 948-1818



1989
 COPYRIGHT WHITNEYBELL PERRY INC
 20 202 202
AERIAL CONTEXT PLAN



AERIAL CONTEXT PLAN
 CENTRIC COMMUNITY CENTER



ipaa
 INVESTMENT PROPERTY ASSOCIATES LLC
 1500 N. GILBERT AVENUE, SUITE 200
 PHOENIX, ARIZONA 85024-7232
 PHONE: 602.998.8800 FAX: 602.998.8822
 WWW.IPPA.COM

Clark-Haystack Builders, LLC

**5th & CHANDLER
 APARTMENTS**
 PHOENIX, ARIZONA

**NOBLE
 CONSTRUCTION**
 Est. 1971/2009

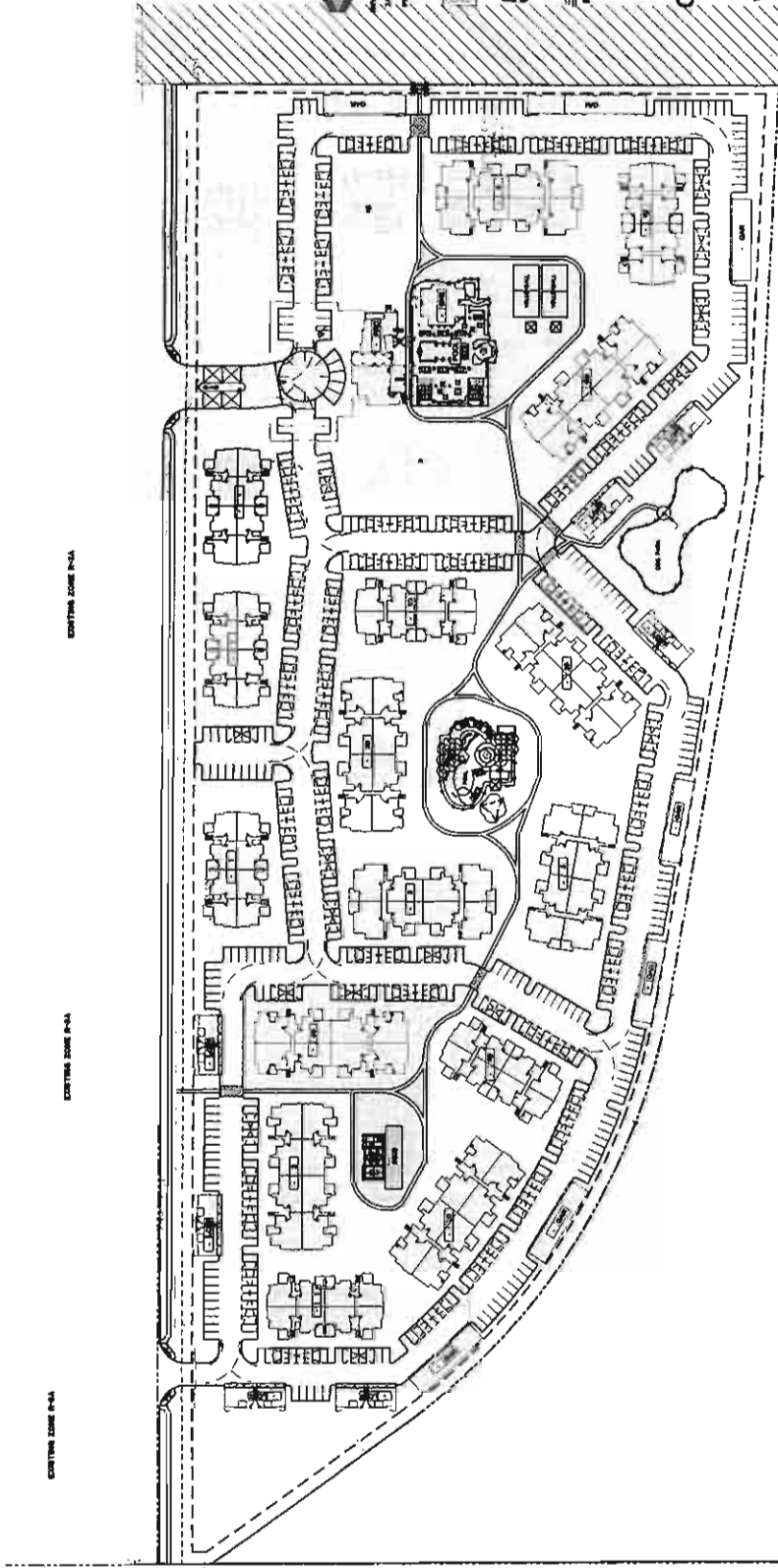
WHITNEYBELL PERRY INC.
 1107 East Missouri Avenue
 Phoenix, Arizona 85014-7394
 575 N. Chandler, Suite 113
 Chandler, Arizona 85224-7532
 (602)965-1851



**THE
 COMPANY** WHITNEYBELL PERRY INC.
 18 002 201

CONTEXT PICTURES

CONTEXT PICTURES
 CURVE CONSTRUCTION CENTER



ipa
 APARTMENT PROPERTY ASSOCIATES LLC
 1500 N. Central Expressway, Suite 300
 Phoenix, Arizona 85004-1800
 PHONE: (602) 998-1800
 WWW.IPA.COM

WALTER WAYNE BUILDINGS, LLC
800 N. CENTRAL BLVD
APARTMENTS
 PHOENIX, ARIZONA

NOBLE CONSTRUCTION
 1107 East McDowell Avenue
 Phoenix, Arizona 85014-7704
 575 N. Central Suite 103
 Chandler, Arizona 85224-7332
 (602) 985-1881

WHITNEYWELL PERRY INC.
 1107 East McDowell Avenue
 Phoenix, Arizona 85014-7704
 575 N. Central Suite 103
 Chandler, Arizona 85224-7332
 (602) 985-1881



ARCHITECTURE AND PLANNING

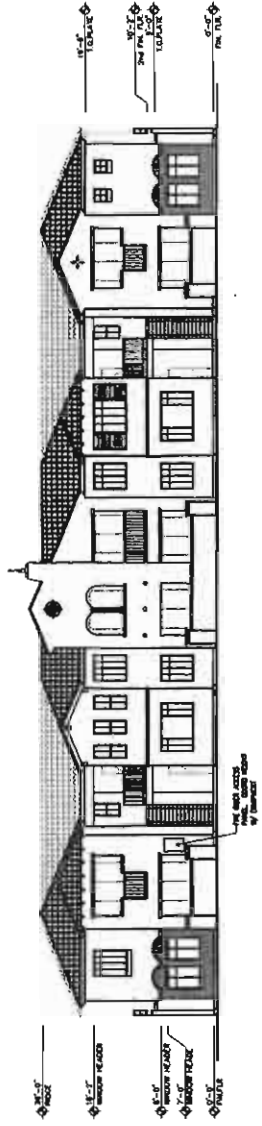
1.11
 10/11/2011
 CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN
 SCALE: 1" = 100'

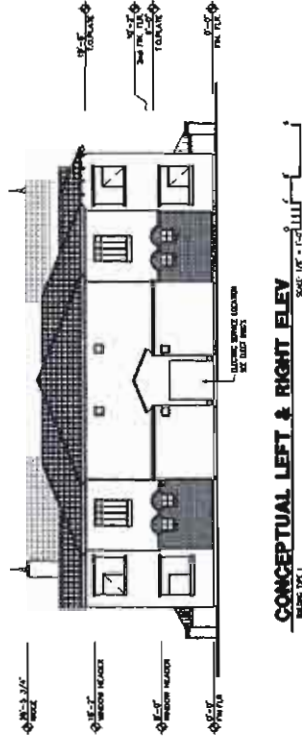
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NO. OF UNITS	24 P.S.	1 BR BRNCH UNIT	13	1 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	2 BR BRNCH UNIT	13	2 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	3 BR BRNCH UNIT	13	3 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	4 BR BRNCH UNIT	13	4 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	5 BR BRNCH UNIT	13	5 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	6 BR BRNCH UNIT	13	6 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	7 BR BRNCH UNIT	13	7 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	8 BR BRNCH UNIT	13	8 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	9 BR BRNCH UNIT	13	9 BR BRNCH UNIT	13
NO. OF UNITS	24 P.S.	10 BR BRNCH UNIT	13	10 BR BRNCH UNIT	13
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NO. OF UNITS	24 P.S.	14 BR BRNCH UNIT	13	14 BR BRNCH UNIT	13
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NO. OF UNITS	24 P.S.	24 BR BRNCH UNIT	13	24 BR BRNCH UNIT	13
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Z-173-05 (PHO-1-11) NOVEMBER 16, 2011 PHO

PROPOSED SITE PLAN



CONCEPTUAL FRONT ELEV
 SCALE: 1/8" = 1'-0"



CONCEPTUAL LEFT & RIGHT ELEV
 SCALE: 1/8" = 1'-0"

ip
 INVESTMENT PROPERTY ASSOCIATES LLC
 LAND ACQUISITION, DEVELOPMENT AND
 PROJECT DELIVERY FOR CALIFORNIA
 COMMUNITARIANS

Clark-Wright Builders, LLC

**500 ST A CORNER BLDG
 APARTMENTS**
 PHOENIX, ARIZONA

**NOTEDOR
 CONSTRUCTION**
 Owner: 1/17/2011

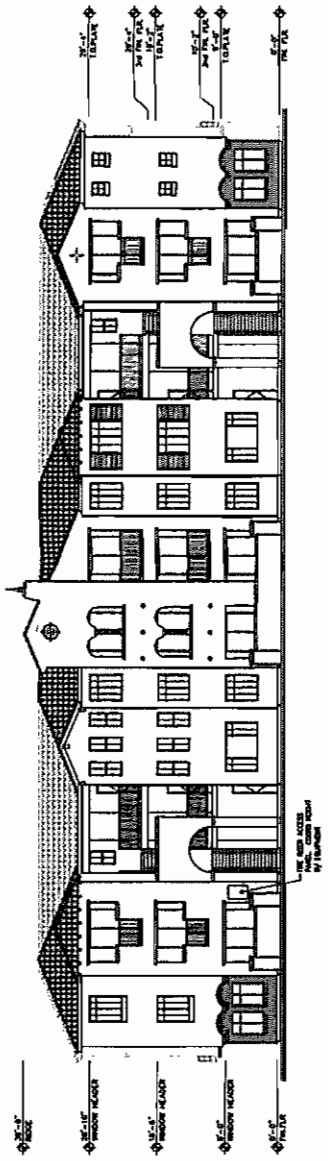
WHITNEYSELL PERRY INC.
 1107 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 575 W Chandler, Suite 112
 Chandler, Arizona 85224-7532
 (602)785-1881

ARCHITECTURE AND PLANNING

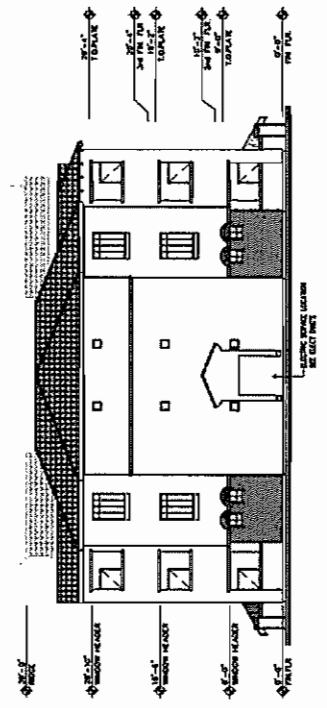
3.13
 11/16

COMPILED BY WHITNEYSELL PERRY INC
 10 Oct 2011

**BUILDING TYPE 1
 CONCEPTUAL ELEV'S**



CONCEPTUAL FRONT ELEV
 DRAWING TYPE 18



CONCEPTUAL LEFT & RIGHT ELEV
 DRAWING TYPE 18

ipa
 INVESTMENT PROPERTY ASSOCIATES LLC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-7284
 (602)255-1181
 WWW.IPA.COM

Chart-Wyland Builders, LLC

300 ST CHARLES RD
APARTMENTS
 PHOENIX, ARIZONA

NOT A CONSTRUCTION
 CONSTRUCTION
 DATE: 11/27/2011

WHITNEYBELL PERRY INC.
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-7284
 575 W Chandler, Suite 123
 Chandler, Arizona 85224-7332
 (602)255-1181

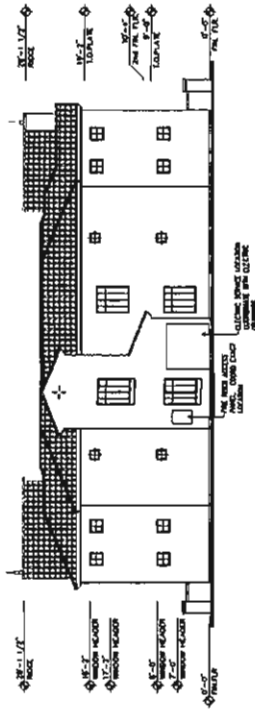


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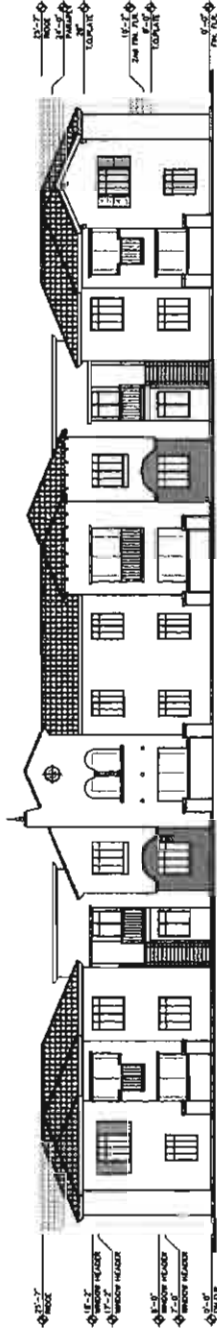
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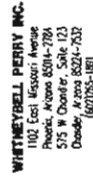
BUILDING TYPE 18
 CONCEPTUAL ELEV'S



CONCEPTUAL LEFT & RIGHT SIDE ELEV.
SCALE: 1/8" = 1'-0"



CONCEPTUAL FRONT & REAR SIDE ELEV.
SCALE: 1/8" = 1'-0"



3.33
TYPE

CONCEPT WINTERBELL PERRY INC.
18 OCT 2011

BUILDING TYPE 2
CONCEPTUAL ELEV'S



INVESTMENT PROPERTY ASSOCIATES LLC
 3000 N. CENTRAL EXPRESSWAY, SUITE 200
 PHOENIX, ARIZONA 85018-1000
 PHONE 602.955.1234 FAX 602.955.1235
 WWW.IPAA.COM



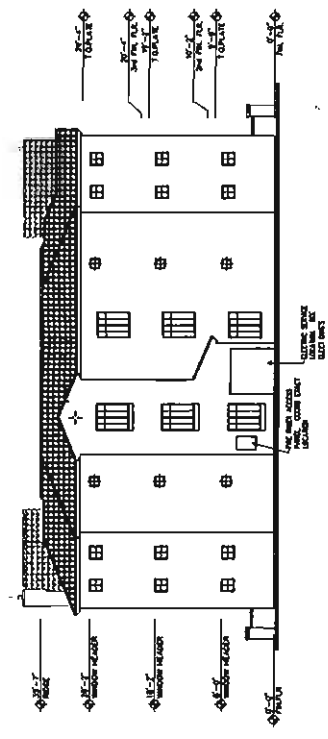
CLARK-WYNLAND BUILDERS, LLC
 500 N. CENTRAL EXPRESSWAY
 APARTMENTS
 PHOENIX, ARIZONA



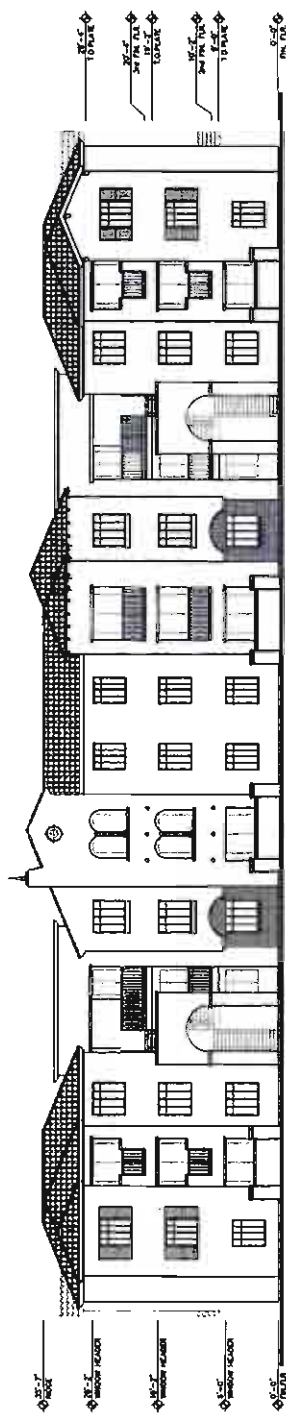
NOBLE CONSTRUCTION
 107 East Missouri Avenue
 Phoenix, Arizona 85014-2884
 575 W Chandler, Suite 123
 Chandler, Arizona 85224 7532
 (602)985-1191



3.44
 100
 COPYRIGHT WHITNEYBELL PERRY INC
 10 JUL 2011
 BUILDING TYPE 25
 CONCEPTUAL ELEVATIONS

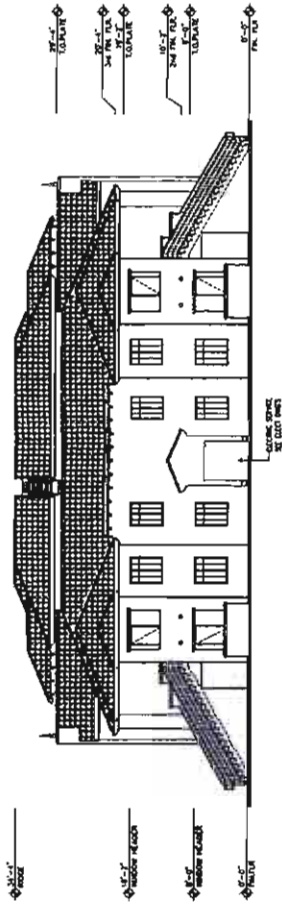


LEFT & RIGHT ELEVATION
 SCALE 1/8" = 1'-0"



FRONT & REAR ELEVATION
 SCALE 1/8" = 1'-0"

Z-173-05 (PHO-1-11) PROPOSED ELEVATIONS NOVEMBER 16, 2011 PHO



CONCEPTUAL LEFT & RIGHT ELEV
SCALE: 1/8" = 1'-0"



CONCEPTUAL FRONT & REAR ELEV
SCALE: 1/8" = 1'-0"

ipa
INVESTMENT PROPERTY ASSOCIATES LLC
1900 S. Second Street, Suite 200
PHOENIX, ARIZONA 85012
PH: 602.498.1111 FAX: 602.498.1111
www.ipaaz.com

Chart-Wyland Builders, LLC

**5th & GARDNER RD
APARTMENTS**
PHOENIX, ARIZONA

**NOTEDOR
CONSTRUCTION**
Office: 12/21/2011

WHITNEYBELL PERRY INC.
1107 East Missouri Avenue
Phoenix, Arizona 85014-2794
575 West Chandler, Suite 123
Dundee, Arizona 85224-4332
(602)785-1871



ARCHITECTURE AND PLANNING

3.54
11/16

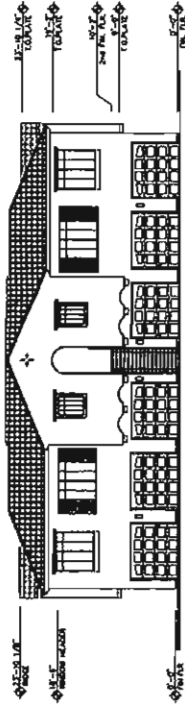
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10/01/2011

**BUILDING TYPE 3
CONCEPTUAL ELEV'S**

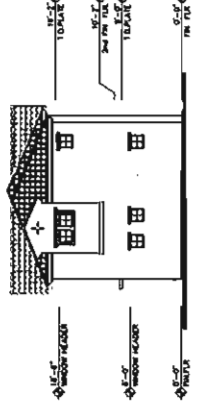
Z-173-05 (PHO-1-11)

PROPOSED ELEVATIONS

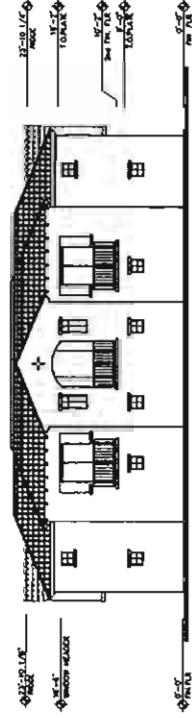
NOVEMBER 16, 2011 PHO



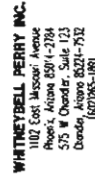
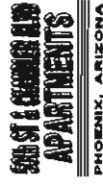
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SCALE 1/8" = 1'-0"
MARKING TYPE 1

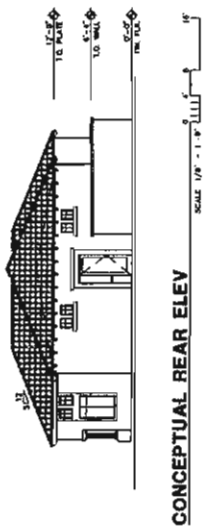


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MARKING TYPE 1

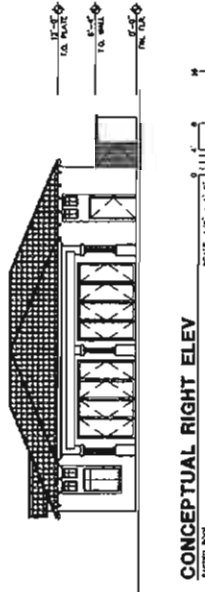


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MARKING TYPE 1

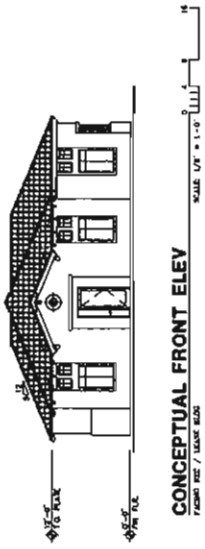




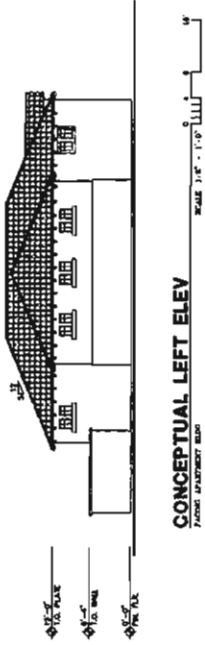
CONCEPTUAL REAR ELEV



CONCEPTUAL RIGHT ELEV



CONCEPTUAL FRONT ELEV



CONCEPTUAL LEFT ELEV

ipa
 INVESTMENT PROPERTY ASSOCIATES LLC
 1400 S. Beaman Boulevard, Suite 200
 Phoenix, AZ 85018
 PHONE: 602.441.8800 FAX: 602.441.8801
 WWW.IPAASOCIATES.COM

Clara-Wynard Builders, LC

500 ST & COMMERCE BLVD
APARTMENTS
 PHOENIX, ARIZONA

NOBLEOR CONSTRUCTION
 Created 1/27/11

WHITNEY PERRY INC.
 102 East Mission Avenue
 Phoenix, AZ 85014
 575 West Camelback Road, Suite 123
 Phoenix, AZ 85014-7332
 (602)985-1891

ARCHITECTURE AND PLANNING

4.12
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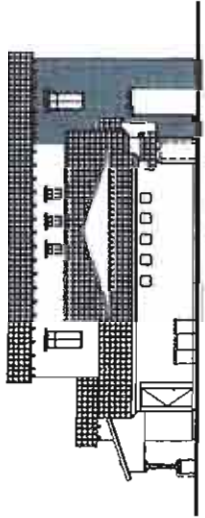
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EXERCISE BUILDING
CONCEPTUAL ELEVATIONS

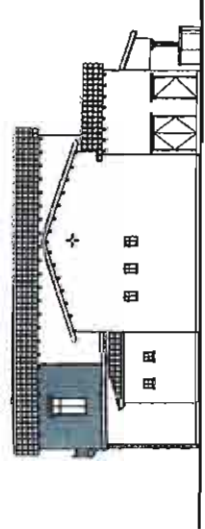
NOVEMBER 16, 2011 PHO

PROPOSED ELEVATIONS

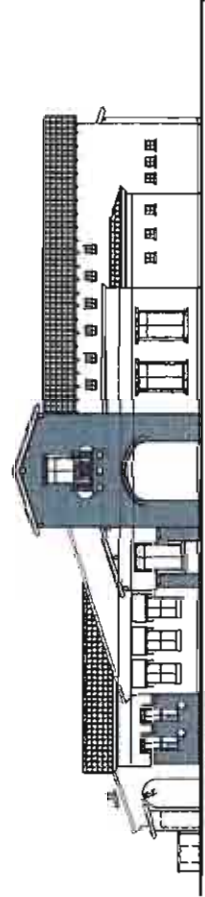
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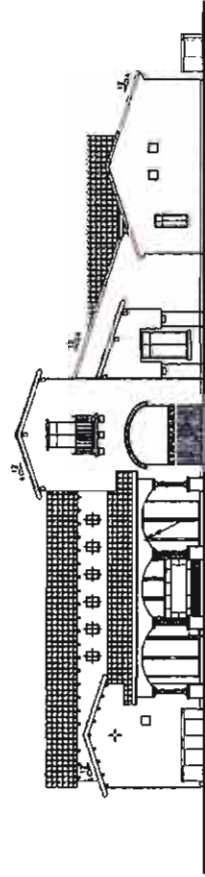
CONCEPTUAL LEFT ELEV
SCALE 1/4" = 1'-0"



CONCEPTUAL RIGHT ELEV
SCALE 1/4" = 1'-0"



CONCEPTUAL FRONT ELEV
SCALE 1/4" = 1'-0"



CONCEPTUAL REAR ELEV
SCALE 1/4" = 1'-0"



INVESTMENT PROPERTY ASSOCIATES LLC
1400 S. Benson Boulevard, Suite 240
Phoenix, Arizona 85018
PHOENIX OFFICE: (602) 994-8211
www.ipaassociates.com



COSTA-STEPHENS BUILDERS, LLC

500 ST CANNON RD
APARTMENTS
PHOENIX, ARIZONA



NCI-LEOR
CONSTRUCTION
CORPORATION

WHITNEYBELL PERRY INC.
1707 East Missouri Avenue
Phoenix, Arizona 85014-7284
375 N Chandler, Suite 125
Phoenix, Arizona 85014-7532
(602) 966-1801

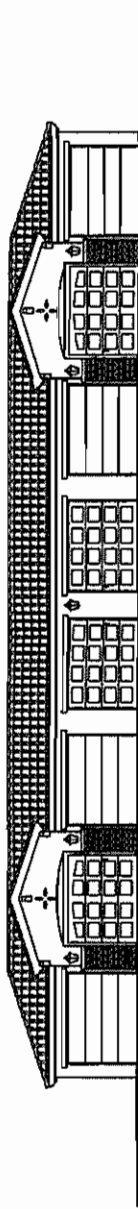


ARCHITECTURE AND PLANNING

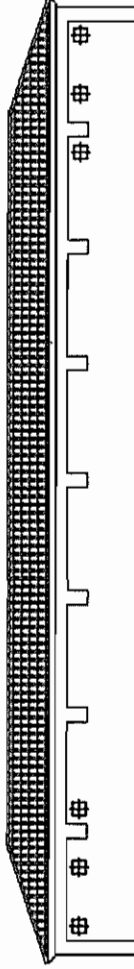
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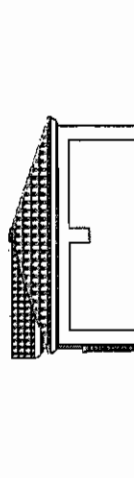
REC-LEASE BUILDING
CONCEPTUAL ELEVATIONS



CONCEPTUAL FRONT ELEV
SCALE: 3/8" = 1'-0" (1/4" = 1'-0")



CONCEPTUAL REAR ELEV
SCALE: 3/8" = 1'-0" (1/4" = 1'-0")



CONCEPTUAL SIDE ELEV
SCALE: 3/8" = 1'-0" (1/4" = 1'-0")

ipa
INVESTMENT PROPERTY ASSOCIATES LLC
1000 N. Central Expressway, Suite 200
Phoenix, Arizona 85004
PHOENIX OFFICE: 602.441.1111
www.ipa.com

Clark, Winters & Roberts, LLC
ARCHITECTS
1000 N. Central Expressway, Suite 200
Phoenix, Arizona 85004
PHOENIX OFFICE: 602.441.1111
www.cwr.com

**5th ST & GARDEN RD
APARTMENTS**
PHOENIX, ARIZONA

**NOTED FOR
CONSTRUCTION**
Event: 11/16/2011

WHITNEYBELL PERRY INC.
1102 East McDowell Avenue
Phoenix, Arizona 85014-3784
575 W Chandler, Suite 113
Dandler, Arizona 85224-7632
(602)785-1181

ARCHITECTURE AND PLANNING

6.11
TMS
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19 Oct 2011
GARAGE
CONCEPTUAL ELEV'S

REPORT OF ZONING HEARING OFFICER ACTION
February 6, 2006

ITEM NO: 3

DISTRICT NO: 6

SUBJECT:

Application #: **Z-173-05-6**

Location: Southeast corner of 50th Street and Chandler Boulevard

Request: Industrial Park to C-2 MR, Acreage: 36.45

Proposal: Mixed-Use (Commercial & Residential)

Applicant: Parkhouse Companies, LLC

Owner: Elizabeth May Real Estate, LLC

Representative: Lazarus and Associates, PC

ACTIONS:

Zoning Hearing Officer Recommendation: Approval, subject to staff stipulations.

Village Planning Committee (VPC) Recommendation: The Ahwatukee Foothills Village Planning Committee reviewed this case on January 23, 2006 and recommended approval by a vote of 10-1.

Staff Recommendation: Approval, subject to stipulations.

ZHO HEARING HIGHLIGHTS:

Staff - Mr. Ed Keyser presented the details of the case.

Applicant – Mr. Larry Lazarus, Lazarus & Associates, 420 West Roosevelt Street, Phoenix, AZ, 85003, presented on behalf of the Parkhouse 50 Project. Mr. Lazarus stated the proposed mixed use development is a 1.5 million square foot parcel with approximately 110,000 square feet for retail, 450,000 square feet for offices and 940,000 square feet for residential. This development would be a primary attraction for all developments in the area with a gourmet food market, outdoor seating, urban plazas, etc.

Mr. Lazarus stated the proposed development would be six to eight-stories in height with offices on the east side and residential to the west along 50th Street. The location of the offices would provide a sound barrier for existing and proposed residential. In addition, the residential development would allow small business owners to live and work in the same location.

Mr. Lazarus noted that the mixed use development would incorporate five 160 foot wide urban plazas which would be used for arts and crafts, holiday festivals that would be open to the general public. The residential portion of the development would be 900 – 3,600 square foot condominiums with secured underground parking with elevator access. In addition, a three acre private park would be located within the development. "Ribbon Park" would have several amenities such as a tennis court, dog run and gym to be used by individuals working or living within the development. Approximately 16.9 acres (79% of the site) would be dedicated to open space.

Mr. Lazarus stated the approximate trips per day for traffic would be 15,000 per day for the C-2 MR district as opposed to 19,000 trips per day for Industrial Park zoning.

ZHO - Ms. Cynthia Standage-Beier noted that this proposal is consistent with the land uses of the General Plan and is part of the Ahwatukee Foothills Employment Center. She noted that the area is no longer suburban in character or scale as envisioned many years ago.

She noted that this proposal would bring a wider variety of uses to the area than the existing zoning. They discussed the height of the buildings and how the scale relates to the I-10/Loop 202 interchange. The freeway interchange ramp at about 60 feet high adjacent to this parcel, intensity of this area and the traffic that exists now have changed the character of this area.

The applicant noted that the project would generate about 15,000 trips per day for traffic. Mr. Lazarus noted that substantial amount of infrastructure would be provided with the project such as turning and bike lanes.

Mr. Lazarus noted the height of the proposed development would be 100 to 120 feet in height.

Ms Cynthia Standage-Beier inquired about the direction of traffic to and from the site. Ms. Dawn Cartier, the applicant's traffic engineer, explained that the majority of the traffic is directed towards Chandler Boulevard and the freeway.

Ms. Cynthia Standage-Beier noted that the proposed project is interesting and would generate additional variety employment, commercial and residential uses in the area. She noted that the applicant has an interesting three dimensional proposal locating the offices on the east side of the development adjacent to the freeway. The offices create a buffer for the residential which is located along the west side in a quieter area adjacent to the existing and proposed residential.

Ms. Cynthia Standage-Beier noted that she concurred with the staff findings. The ZHO recommended approval, subject to staff stipulations.

FINDINGS:

1. The request conforms with the General Plan Map which is Mixed Use – Industrial and Commercial.
2. The building orientation and eight-story height are appropriate design features located at the eastern entrance in Ahwatukee Foothills Village next to the I-10 Freeway interchange.
3. The proposed development will provide a unique opportunity for alternative residential living to the Ahwatukee Foothills Village.

STIPULATIONS:

SITE PLAN, ELEVATIONS AND PROJECT RENDERINGS

1. That development shall be in general conformance with the site plan, elevations and project renderings, date stamped November 23, 2005, and with specific regard to a maximum of 572 dwelling units, and a maximum of eight-stories, as approved or modified by the Development Services Department.
2. That the development shall feature green areas in the form of roof gardens and/or garden patios at the following locations throughout the residential buildings: penthouse roof gardens; end-unit patio gardens; elevated gardens (inhibiting at least two 2-level floating openings per building); ribbon park (an elevated roof garden above the parking structure); as well as all five ground level public plazas as approved by Development Services Department. All proposed patios and gardens shall include at least one 2-inch caliper tree as well as drought tolerant planting material.

3. That all windows, facing south, west and east shall be recessed or provided with appropriate shading devices to reduce heat gain within buildings as approved by the Development Services Department.
4. That the development shall exceed the minimal energy efficiency standards as approved or modified by the Development Services Department.

PUBLIC TRANSIT

5. That both a transit stop and transit accessory pad (P1262) shall be dedicated and constructed at the following locations as approved or modified by the Public Transit Department:
 - A. South side of Chandler Boulevard and east of 50th Street.
 - B. East side of 50th Street and north of Frye Road

STREET TRANSPORTATION

6. That the applicant shall dedicate additional right-of-way for the south side of Chandler Boulevard to accommodate dual left turn lanes as per plans approved by the Development Services Department.
7. That the applicant shall dedicate a total of 50 feet of right-of-way for the east half of 50th Street or as may otherwise be modified by the Development Services Department at time of site plan review.
8. That a revised Traffic Impact Study shall be approved by the Streets Transportation Department prior to preliminary site plan approval.
9. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.


Cynthia Stenberg
Zoning Hearing Officer

2-15-06
Date