



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-155-C-01-7 (Sunset Farms PCD) August 13, 2020

Estrella [Village Planning Committee Meeting](#) Date August 18, 2020

[Planning Commission](#) Hearing Date September 3, 2020

Request From: [PCD \(Approved C-2 PCD\) \(9.87 Acres\)](#),
[PCD \(Approved R1-10 PCD\) \(73.70 Acres\)](#),
[PCD \(Approved R-2 PCD\) \(12.00 Acres\)](#),
[RE-43 \(Approved R1-6 PCD\) \(0.95 Acres\)](#),
[S-1 \(Approved R1-6 PCD\) \(40.39 acres\)](#)

Request To: [C-2 PCD \(32.39 Acres\)](#), [R1-10 PCD \(73.70 Acres\)](#), [R-3 PCD \(30.82 Acres\)](#)

Proposed Use Major Amendment to the Sunset Farms PCD to reallocate single-family and multifamily residential and commercial uses

Location Generally bounded by 107th Avenue to the west, Jones Avenue (Alignment) to the north, 91st Avenue to the east and Wier Avenue (Alignment) to the south.

Owner New Era Phoenix, LLC c/o New World Properties, Inc.

Applicant/Representative Julie Vermillion, Coe & Van Loo Consultants, Inc.

Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>	
<u>General Plan Land Use Map Designation</u>	<p>Current: Residential 1 to 2 dwelling units per acre and Residential 2 to 3.5 dwelling units per acre (with a density cap of 2.5 dwelling units per acre)</p> <p>Pending (GPA-EST-2-20-7): Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre (with a density cap of 2.5 dwelling units per acre) and Commercial (with a density cap of 2.5 dwelling units per acre)</p>

<u>Street Map Classification</u>	Broadway Road	Arterial	50-foot south half street right-of-way and easements, 43 to 55-foot north half street
	91st Avenue	Arterial	33 to 55-foot west half street
	99th Avenue	Arterial	33-foot east half street
	107th Avenue	Not designated	30-foot east half street

CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

This major amendment to the Planned Community District will maintain and expand some of the existing zoning, which includes single-family, multifamily and commercial districts adjacent to two arterial streets and within proximity to the future SR-30 freeway. This variety of zoning districts will allow for both housing and employment options in the area, in addition to allowing for more service establishments, as this area presently lacks commercial services. Ultimately, this will help reduce the number of trips by households seeking services to other distant parts of the village and outside of the city limits.

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

The site is adjacent to three arterial streets and is located just north of the proposed alignment of the SR-30 freeway, a major regional transportation corridor. This strategic location is appropriate for a mix of land uses that include single-family, multifamily and commercial. The area presently has a similar mix of zoning districts that include single-family, multifamily and commercial.

CELEBRATE OUR DIVERSE COMMUNITY AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities.

The proposal, as stipulated, will incorporate bicycle infrastructure to encourage the use of bicycles and offer pedestrian connections between adjacent developments and adjacent sidewalks and trails.

CELEBRATE OUR DIVERSE COMMUNITY AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

The development will further diversify the existing zoning in the area by adding some multifamily zoning of increased intensity near the intersection of two arterial streets. This will help to provide diverse housing opportunities in this area to both current and future residents.

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 proposal, as stipulated, will be required to provide shade along the adjacent sidewalks, pedestrian paths connecting the development to adjacent streets and parking lots. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays and Initiatives

[Complete Streets Guiding Principles](#) – see background item No. 7 below.

[Estrella Village Arterial Street Landscaping Program](#) – see background item No. 8 below.

[Estrella Village Multi-Purpose Trail Plan](#) – see background item No. 9 below.

[Estrella Village Plan](#) – see background item No. 10 below.

[Tree and Shade Master Plan](#) – see background item No. 11 below.

[Comprehensive Bicycle Master Plan](#) – see background item No. 12 below.

[Reimagine Phoenix Initiative](#) – see background item No. 13 below.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Agricultural	PCD (Approved R1-10 PCD, R-2 PCD and C-2 PCD), RE-43 (Approved R1-6 PCD) and

		S-1 (Approved R1-6 PCD)
North	Residential / Agricultural	R1-6 PCD and PCD (Approved R1-8 PCD, R1-6 PCD, R-3 PCD, R-2 PCD and C-1 PCD)
South	Residential / Agricultural	S-1, R1-8 and RU-43 (Unincorporated Maricopa County)
East	Residential / Agricultural / Utility Station	S-1, R1-8 and RU-43 (Unincorporated Maricopa County)
West	Residential / Agricultural / Vacant	PCD (Approved R1-6 PCD), R1-6, C-2 and RU-43 (Unincorporated Maricopa County) and PAD (City of Avondale)

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone approximately 137 acres generally bounded by 107th Avenue to the west, Jones Avenue (alignment) to the north, 91st Avenue to the east and Wier Avenue (alignment) to the south from Planned Community District (PCD) (Approved R1-10 PCD), PCD (Approved R-2 PCD), PCD (Approved C-2 PCD), RE-43 (Approved R1-6 PCD) and S-1 (Approved R1-6 PCD) to R1-10 PCD, R-3 PCD and C-2 PCD. The subject request is a Major Amendment to the Sunset Farms PCD to allow for an increase in the number of dwelling units from 2,264 to 2,735 dwellings via rezoning of Development Units 15 and 20, while adding dwelling units to Development Units 17 and 18.

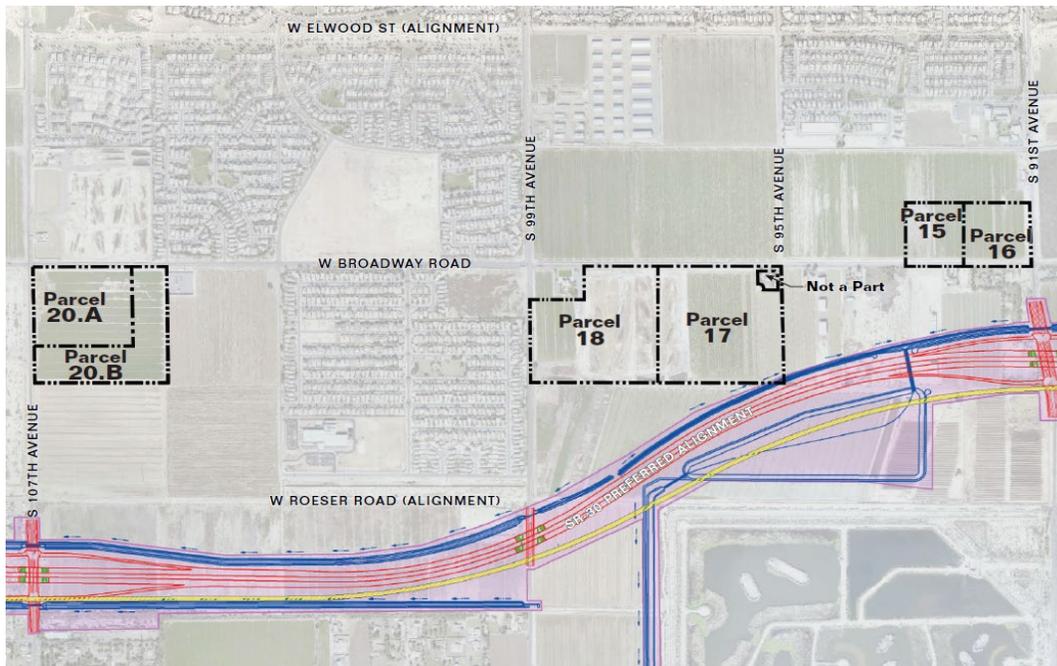


Figure A. (Top) SR-30 Alignment Map, Source: Coe & Van Loo Consultants, Inc.

- The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre and Residential 2 to 3.5 dwelling units per acre with a density cap of 2.5 dwelling units per acre. The subject site is not in conformance with the current General Plan Land Use Map designation, thus a concurrent Minor General Plan Amendment case, GPA-EST-2-20-7, is being processed with this case. The proposed land use designations under case GPA-EST-2-20-7 are Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre (with a density cap of 2.5 dwelling units per acre) and Commercial (with a density cap of 2.5 dwelling units per acre).

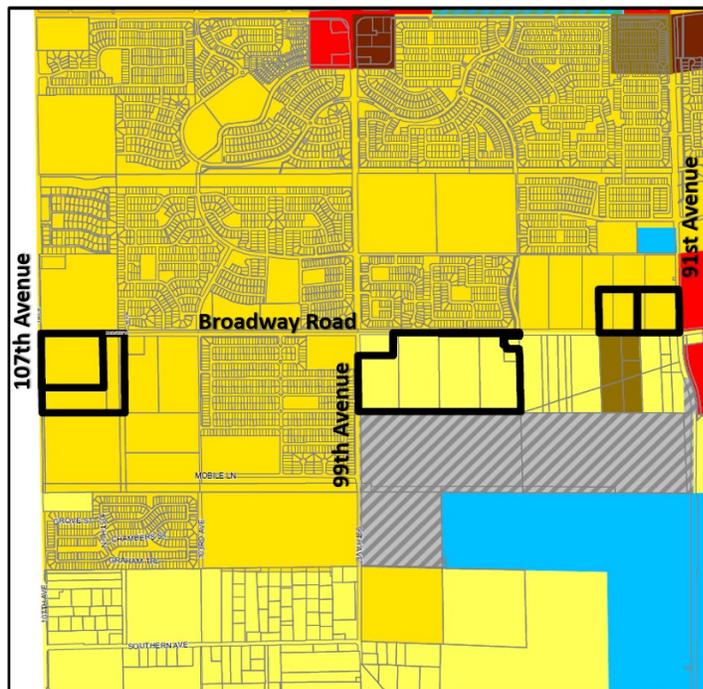
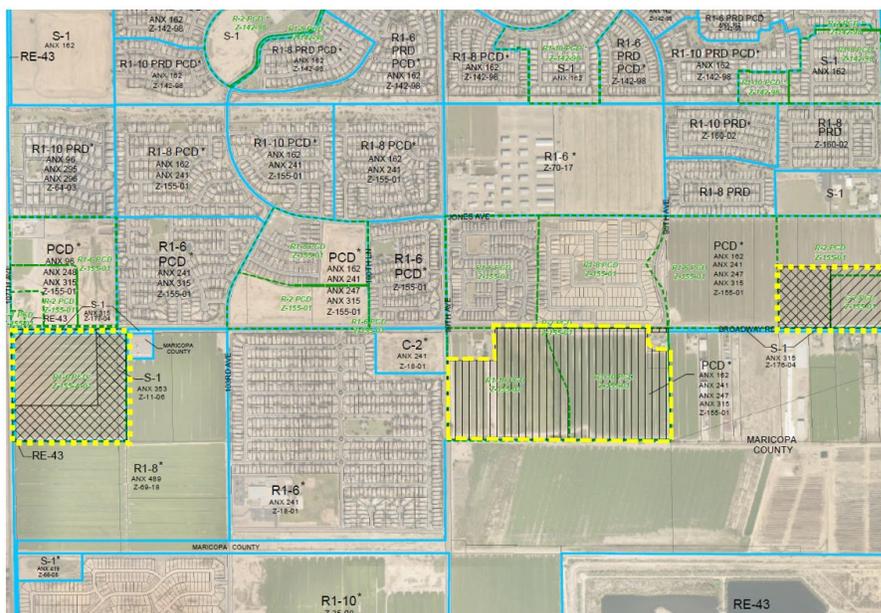


Figure B. (Top) Existing General Plan Land Use Map
Source: City for Phoenix Planning and Development Department

- The surrounding zoning and land uses are as follows:

North: The zoning districts of properties to the north of Broadway Road include R1-6 PCD and PCD (Approved R1-8 PCD, R1-6 PCD, R-2 PCD, C-1 PCD and C-2 PCD). Most of the properties north of Broadway Road are vacant, including a future public park site, and used for agricultural purposes with some existing residential subdivisions.



East: The zoning districts of properties along 91st Avenue include S-1 and RU-43 (Maricopa County). Most of the properties on both sides of 91st Avenue are agricultural in use except for a residential subdivision, two school sites, a utility station and at least several dairy operations.

South: The zoning districts of properties to the south of Broadway Road include S-1, R1-8 and RU-43 (Maricopa County). Most of the properties south of Broadway Road are vacant and used for agricultural purposes including a dairy operation, with some individual single-family homes in addition to a large residential subdivision west of 99th Avenue. A City of Phoenix Waste Water Treatment Plant and the Tres Rios Wetland sites are located approximately a half mile south of Broadway Road.

West: West of 107th Avenue is unincorporated Maricopa County and the planning boundary plus city limits of Avondale. The zoning districts in this area include RU-43 (Maricopa County) and PAD (Avondale). All of the properties west of 107th Avenue are vacant and used for agricultural purposes.

West of 99th Avenue is a residential subdivision zoned R1-6 and vacant commercial property zoned C-2. Furthermore, a western portion of the subject site is vacant and used for agricultural purposes, zoned PCD (Approved R1-6 PCD).

SR-30 Freeway Alignment

4. As of the writing of this staff report, the Arizona Department of Transportation (ADOT) had determined a preferred SR-30 freeway alignment that bounds the Sunset Farms PCD to the south. The SR-30 freeway will serve as a major transportation route in this part of the region, connecting existing and future commercial, higher density and lower density residential uses via the existing arterial street network in the area.

APPROVAL AND AMENDMENT HISTORY

5. The subject site is part of the Sunset Farms Planned Community District (PCD), an approximately 520-acre master planned community, initially approved by City Council on September 5, 2002 via Rezoning Case No. Z-155-01-7, as shown in **Figure D**. This community was initially approved with a maximum of 2,069 dwelling units.

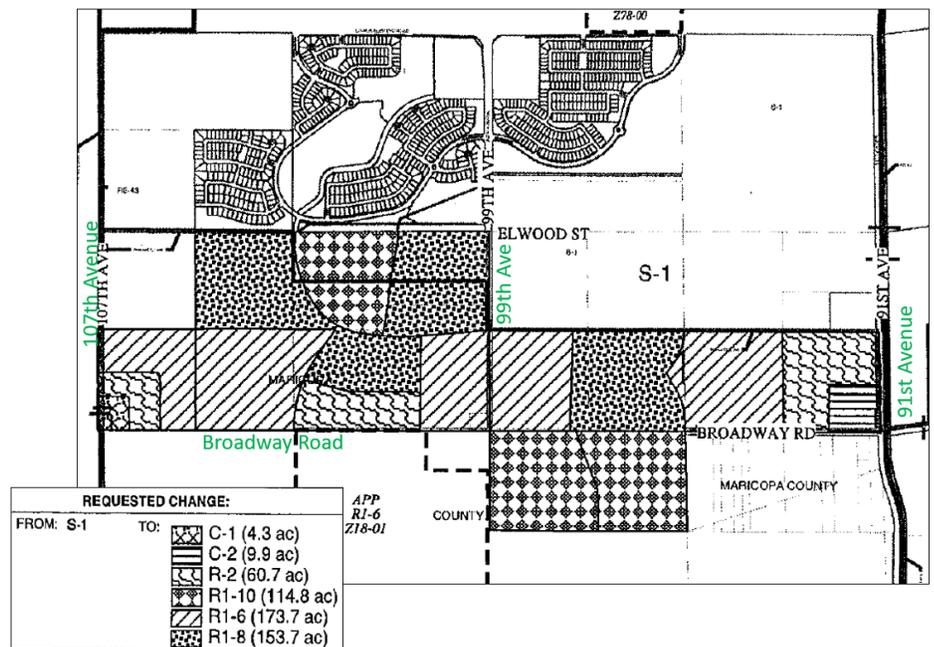


Figure D. (Top) Original Sunset Farms PCD area, Source: City of Phoenix Planning and Development Department

A subsequent PCD amendment under case, Z-155-A-01-7 increased the total land area and unit count of the PCD.

Amendment A of the PCD, shown in **Figure E.**, approved in March 2, 2007, expanded the boundaries of the PCD to include Development Unit 20 (currently proposed by this amendment as Units 20.A and 20.B). Furthermore, a portion of Unit 18 was rezoned from R-10 PCD to C-2 PCD (currently shown as Unit 19).

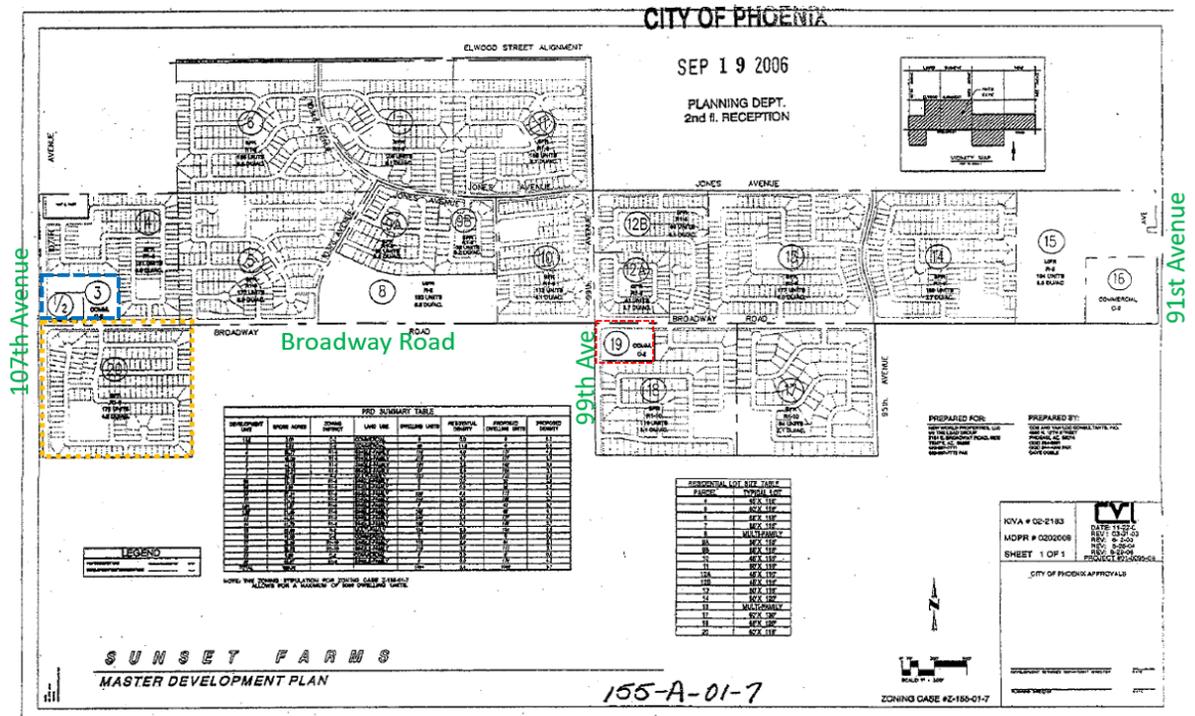


Figure E. 2007 Approved Master Development Plan, Source: City of Phoenix Planning and Development Department

In addition, Development Units 1, 2, 3 and 4 (as currently shown) were rezoned from R-2 PCD and C-1 PCD to R1-6 PCD and C-2 PCD. Amendment A of the PCD also approved a shift of units within the PCD and an increase in the unit count to a maximum of 2,086 units.

Amendment B of the PCD, approved in October 10, 2007, approved a disguised wireless communication facility north of Broadway Road, east of 107th Avenue. This most recent amendment is not applicable to the portion of the site proposed to be amended in the current case, Z-155-C-01-7.

Over the years, modifications to the original case stipulations of the Sunset Farms PCD have been made through the Planning Hearing Officer (PHO) process. Case PHO-1-05—Z-155-01-7 approved modifications to stipulations pertaining to driveways in the R-2 zoning districts in 2005. Case PHO-2-19—Z-155-01-7 approved technical corrections and modifications to the number of dwelling units in Units 8 and 15 bringing the total to a maximum of 2,264 dwelling units in the PCD.

PROPOSAL

6. Development Plan

Proposed Amendment C, via Rezoning Case Z-155-C-01-7 as depicted in **Figure F.**, requests to rezone Unit 15 from PCD (Approved R-2 PCD) to R-3 PCD and Unit 20 from PCD (Approved R1-6) to C-2 PCD (Unit 20.A) and R-3 PCD (Unit 20.B). In addition, 141 dwelling units are proposed to be added to Unit 16 presently zoned PCD (Approved C-2 PCD) and 240 dwellings in Unit 20.A proposed as C-2 PCD. This proposed major PCD amendment would allow for multifamily units in commercial development units, which were not previously allocated a dwelling unit count in previous PCD amendments. An increase of 24 dwellings in Unit 17 and 15 dwellings in Unit 18 are also proposed. The maximum number of dwelling units are addressed in Stipulation No. 1.

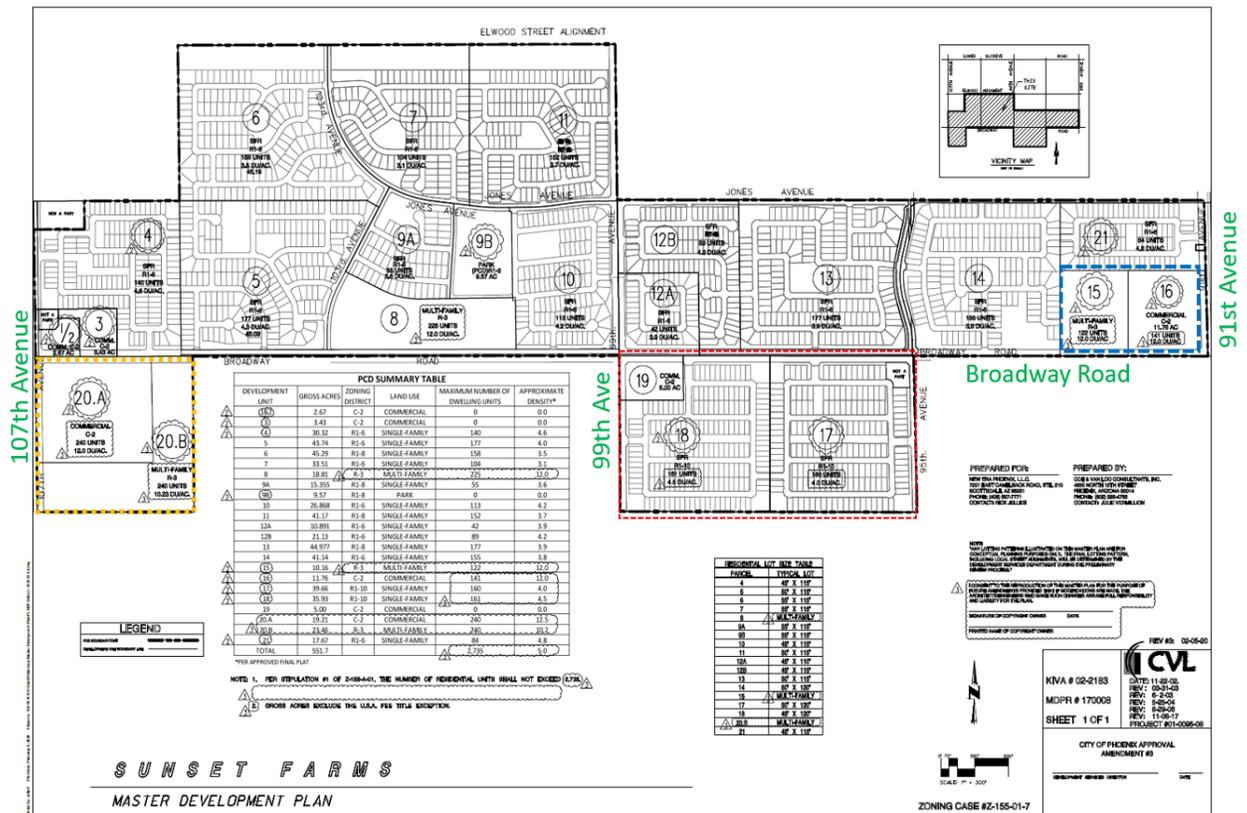


Figure F. (Top) Master Development Plan, Source: Coe and Van Loo Consultants, Inc.

STUDIES AND POLICIES

7. [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. This development will pedestrianize the immediate street frontages by incorporating shaded detached sidewalks and multi-purpose trails to encourage walking, bicycling and other recreation activities. Furthermore, bicycle parking and bicycle repair stations addressed below, will be located within commercial and multifamily development units to facilitate the use of existing or planned bicycle lanes and trails in the area.

Stipulation No. 2 addresses detached sidewalks along arterial and collector streets, and transitions onto local streets with a minimum five-foot wide landscape area between the sidewalk and back of curb, or larger where the latest City of Phoenix Street Classification Map street cross-section requires it. This stipulation also requires 2-inch caliper shade trees planted 20-feet on center in order to provide shade for walking pedestrians.

8. [Estrella Village Arterial Street Landscaping Program](#)

The Estrella Village Arterial Street Landscaping Program was adopted in 1999 and it provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planting guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

Stipulation No. 3 addresses an enhanced landscape corner at arterial street main entry corners into the PCD to further the established character of the village. Stipulation No. 5 also addresses an enhanced landscape corner at the northwest corner of 91st Avenue and Broadway Road, which will also further establish the character of the village at this major intersection. Stipulation Nos. 4 and 6 address a gateway entry feature and enhanced landscaping at the southeast corner of 107th Avenue and Broadway Road. Stipulation No. 19 addresses the size of trees planted within the required landscape setbacks, including adherence to the Estrella Village Arterial Street Landscaping Program within multifamily residential districts.

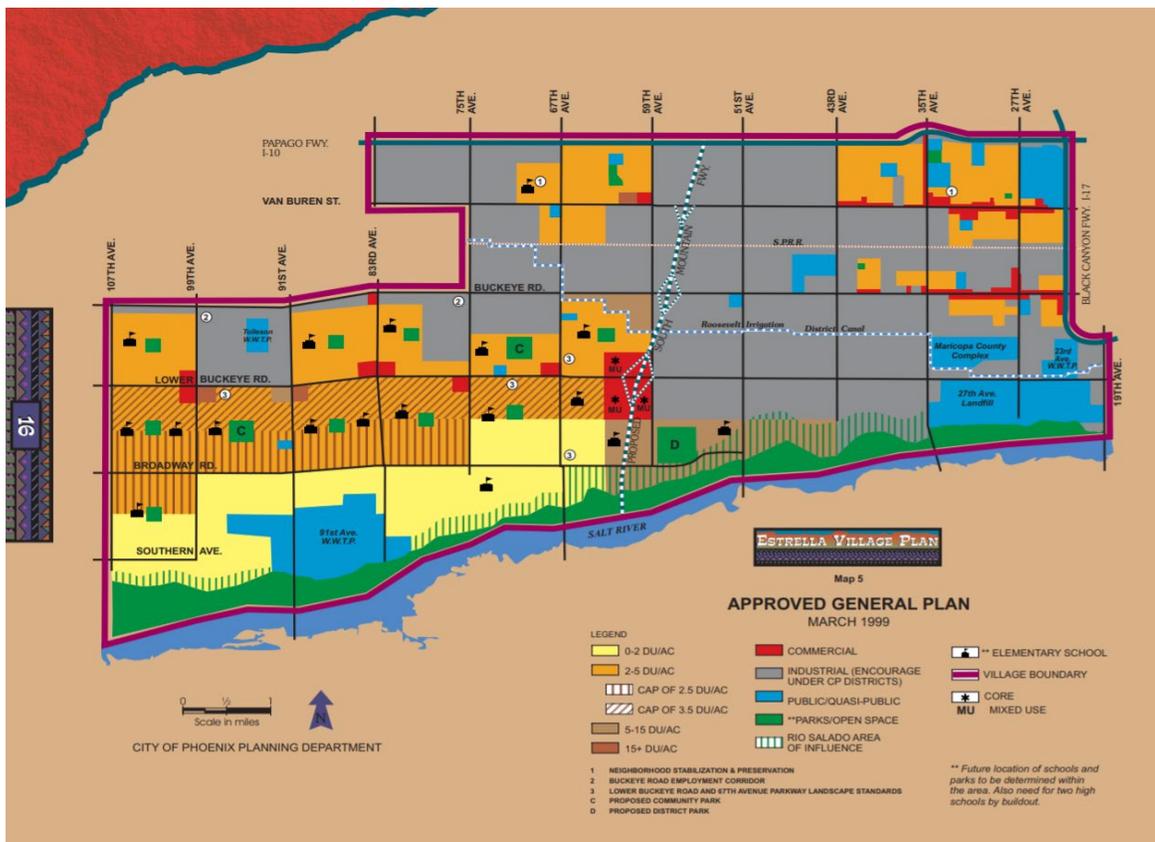
9. [Estrella Village Multi-Purpose Trail Plan](#)

The Estrella Village Multi-Purpose Trail Plan outlines a vision for a future community trails system that connects residential neighborhoods with other parts of the village. This plan outlines trail design to support various recreation needs and trail locations throughout the village. Stipulation No. 8 addresses the requirement to update and submit Master Development Plans that include a pedestrian, bike and trail circulation plan. Other master plans will include a landscape, water and wastewater plans. Stipulation No. 9 addresses the requirement to submit an architectural theme plan for each commercial development unit.

10. **Estrella Village Plan**

The Estrella Village Plan was adopted in 1999 and it outlines a vision for improving the Estrella Village through five main goals that include: orderly growth, identifiable village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages. In order to accomplish these goals, the Estrella Village Plan provides a density cap of 2.5 dwelling units per acre on certain properties south of Lower Buckeye Road, as depicted in **Figure G.**, including a portion of the Sunset Farms PCD. This plan however, indicates that actual densities for master plan developments over 160 acres may vary based on the land use mix and the internal and external relationships to other land uses.

Figure G.(Below) Land Use Map, Source: City of Phoenix Planning and Development



Staff recommends the following stipulations to address the goals of the Estrella Village Plan:

All Development Units (15, 16, 17, 18, 20.A and 20.B):

Stipulation No. 7 regarding the slope within retention areas. This stipulation was incorporated and carried over from previous PCD amendments.

Commercial Development Units (16 and 20.A):

Stipulation Nos. 10, 11 and 12 regarding corporate colors, gas station canopy design and lighting. These stipulations were previously part of a previous major amendment of the Sunset Farms PCD and would address the compatibility envisioned for the character of the area in terms of building design and reduced light pollution.

Stipulation No. 15 regarding a centrally located plaza or courtyard that contains pedestrian benches, ramada, an art feature and passive open space. This will allow for the display of public art in order to foster a sense of identity and social interaction in a location where residents gather to shop, dine and obtain other services, further strengthening residential neighborhoods.

Stipulation No. 16 addresses the potential that commercial development units develop as multifamily. If this was to occur, this stipulation requires adherence to the stipulations contained in this PCD amendment which apply to multifamily development units.

Multifamily Development Units (15 and 20.B):

Stipulation No. 17 regarding the requirement for ground floor units to have porches or balconies oriented to the nearest public street. This will help to improve the interaction between residents and pedestrians using the street sidewalk and/or trail.

Stipulation No. 20 regarding the increase of open space from 5-percent to 8-percent within each multifamily development. Due to the lack of built public parks in this part of the Estrella Village and with an increased number of residents in this PCD, the increased open space will provide for further recreational opportunities.

Both Multifamily and Commercial Development Units (15, 16, 20.A and 20.B):

Stipulation No. 22 regarding pedestrian thoroughfares connecting commercial development units with adjacent residential development units, the public sidewalk, bus stops, amenities, and buildings within each development unit using shaded plus illuminated pathways.

Stipulation No. 23 regarding primary vehicular entryways that contain detached pedestrian pathways with landscaping and alternative paving material.

Single-Family Development Units (17 and 18):

Stipulation No. 24 regarding two shaded pedestrian connections.

Stipulation No. 25 regarding view fencing on lots adjacent to open space areas.

11. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the 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. In addition to providing shaded detached sidewalks, the Sunset Farms PCD will shade parking lots a minimum of 25-percent within commercial and multifamily development units as addressed in Stipulation Nos. 21.

12. **Comprehensive Bicycle Master Plan**

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. In order to promote the use of future bicycle lanes and trails by future residents, bicycle parking and repair facilities within each commercial and multifamily development units are recommended by staff, addressed in Stipulation Nos. 13, 14 and 18.



Figure H. Example of a Bicycle Fix-It Station, Source: Dero

13. **Reimagine Phoenix Initiative**

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. The applicant has indicated the potential for future recycling in the remaining development units, but this will be determined at the time when an end use is selected. Recycling services are provided by the City of Phoenix for single-family residential uses.

COMMUNITY INPUT

14. At the time the staff report was written, staff had received one letter of opposition from an existing resident in the area that addresses concerns over the construction of more homes in the area and the lack of a grocery store.

INTERDEPARTMENTAL COMMENTS

15. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, it is also noted that capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, the Water Services Department provided comments that would support maintaining Stipulation No. 8.C and D. pertaining to water supplies and water rights.
16. The Parks and Recreation Department has requested a trail along 95th Avenue and Broadway Road. Stipulation No. 8.A (3) provides standards for the construction of trails in adherence with a previously approved trails plan for this PCD, which includes the trail

along Broadway Road. This stipulation also requires adhering to the most recently approved Phoenix Trails Plan, which shows the trail along 95th Avenue. This stipulation allows the Parks and Recreation Department to determine an alternative trail alignment if this is best suited.

17. The Public Transit Department is requiring the following:
 - Street right-of-way dedication and bus stop construction along:
 - o Northbound 99th Avenue north of Wier Avenue Alignment;
 - o Eastbound Broadway Road east of 105th Drive;
 - o Eastbound Broadway Road east of 99th Avenue;
 - o Eastbound Broadway Road east of 96th Drive;
 - o Westbound Broadway Road west of 93rd Avenue Alignment;
 - Street right-of-way dedication and bus bay construction along:
 - o Eastbound Broadway Road east of 107th Avenue;
 - o Westbound Broadway Road west of 91st Avenue;
 - Final placement of bus stop pads and bays to be approved by the Public Transit Department.
 - Bus stop shading at a minimum 75-percent using trees.

These requirements are addressed in Stipulation Nos. 26, 27, 28 and 29. The Public Transit Department provided comments that would support Stipulation No. 22 which pertains to pedestrian connectivity and shading of pedestrian pathways.

18. The Street Transportation Department has requested the developer to update and submit Master Street and Phasing Plans prior to preliminary site plan approval, to underground existing select electrical utilities within public right-of-way, to construct all streets within and adjacent to the development with all required elements and in compliance with all ADA accessibility standards. Furthermore, a requirement to submit a Traffic Impact Study (TIS) for this development and the Developer Project Information Form to the Street Transportation Department. This request is addressed in Stipulation Nos. 30, 31, 32, 33 and 34.
19. The Street Transportation Department Pedestrian Safety Division has requested that the developer provide an additional ADA compliant space and shade at street intersections to allow for pedestrians' comfort while they wait to cross safely. This is addressed in Stipulation No. 35. The Street Transportation Department Pedestrian Safety Division provided comments that would support Stipulation Nos. 8.A., 22 and 23 pertaining to pedestrian circulation plans for the PCD, pedestrian connections and pedestrian paths directly from intersections.
21. The site is located in an area identified as being archaeologically sensitive. 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. 40, 41, and 42.

22. The Fire Prevention division of the Fire Department commented that they do not anticipate any problems with this case, but the site or/and building(s) shall comply with the Phoenix Fire Code. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
23. The Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2170 M of the Flood Insurance Rate Maps (FIRM) dated November 04, 2015.

OTHER

24. The Littleton Elementary School District provided a letter in regards to the proposed development stating that the school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning. The applicant is working with the school district to address these concerns.
25. The Arizona Department of Transportation (ADOT) provided comments on this case, referencing the potential conflict with the SR-30 freeway for Development Units (Parcels) 17 and 18 located south of Broadway Road, east of 99th Avenue. Stipulation No. 37 addresses disclosures, including the SR-30 freeway, while Stipulation No. 38 requires a separation between future residential property lines and the edge of the SR-30 freeway to enhance buffering.
26. The site is located within proximity to several dairies and a wastewater treatment plant. Stipulation No. 36 addresses the disclosure of these operations to future property purchasers and tenants.
27. As a condition of the site's original Sunset Farms PCD zoning approval in 2002 and subsequent amendments, all remaining PCD zoning stipulations and conditions will still apply. Applicable stipulations of which were carried forward with this approval. Master development plans are required to be updated reflecting any changes approved through this request and shall be submitted to the Planning and Development Department. This is addressed in Stipulation No. 8.
28. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposal is appropriate as the subject site is just north of the proposed SR-30 freeway alignment that will serve as a major transportation corridor for this part of the Phoenix Metropolitan region.
2. The proposed development will provide increased housing and employment opportunities in this area that has three major arterial streets and a planned freeway, the SR-30.
3. The proposed development will support the Estrella Village Plan goals, by promoting the orderly growth of this area, promoting strong residential neighborhoods, incorporating a variety of zoning districts to foster multiple home types and future commercial sites for jobs, and provide consistent streetscapes and trail linkages.
4. As stipulated, the proposal is consistent with the Tree and Shade Master plan due to the tree lined detached sidewalks and additional shade required on the site.

Stipulations

1. The development of Units 15, 16, 17, 18, 20.A and 20.B shall be accordance with the Master Development Plan date stamped August 13, 2020 as approved by the Planning and Development Department. The total number of residential units within the Sunset Farms PCD shall not exceed 2,735.

GATEWAY ENTRIES, LANDSCAPING, RETENTION AND SIDEWALKS

2. Along arterial and collector streets, and appropriate transitions onto adjoining local streets within the residential development, the sidewalks shall be detached and a minimum 5-foot wide landscaped strip shall be located between the sidewalk and the back of curb. The landscape strip shall be increased in width where required to meet the latest City of Phoenix Street Classification Map street cross-section. The planting area shall be planted with minimum 2-inch caliper shade trees placed 20 feet on center and appropriate ground cover 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.
3. A minimum 40-foot by 40-foot triangular landscape entry area shall be provided on each arterial street main entry corner into the PCD, as approved by the Planning and Development Department.
4. That the developer shall adhere to the Estrella Village Arterial Street Landscaping Program, as it relates to arterial streets abutting the site and the recommended gateway landscaped entry feature on the southeast corner of 107th Avenue and Broadway Road. The developer shall also utilize the recommended plant list as suggested in the Program, as approved by the

Planning and Development Department.

5. Within the C-2 portion of the development at the intersection of 91st Avenue and Broadway Road, a minimum 75-foot by 75-foot triangular landscaped entryway feature shall be provided and that the landscaping of the feature shall connect to the trail within the power line corridor adjacent to Broadway Road as approved by the Planning and Development Department.
6. A minimum 75-foot by 75-foot landscaped gateway shall be provided on the southeast corner of 107th Avenue and Broadway Roads consistent with the Estrella Village Arterial Street Landscape Program as approved by the Planning and Development Department.
7. All retention areas shall be sloped no greater than 4:1 throughout the site, except within the Estrella Channel.

MASTER PLANS

8. In addition to the Zoning Ordinance required plan elements, the developer shall update and submit the following Master Development Plans for review and approval by the appropriate city departments prior to issuance of preliminary site plan approval. The plans shall address the stipulations contained in this PCD amendment which include the following, in addition to other requirements, as approved by the Planning and Development Department:

Master Pedestrian/Bike/Trails Circulation Plan

- A. A Master Pedestrian/Bike/Trails Circulation Plan shall be submitted to the City for review and approval concurrent with Planning and Development Department review of the Master Plan documents and shall identify the following:
 - (1) All proposed pedestrian walkways, multi-use trails, and bikeways within and abutting the site. The network shall include the width and locations throughout each of the future residential developments.
 - (2) Coordination of walkway and bikeway locations with drainage ways and open space to provide a trail network throughout the PCD.
 - (3) Incorporate and be in specific conformance with the Trails Plan labeled Figure 8 in the Sunset Farms Application Binder as approved by the Planning and Development Department and consistent with the most recently approved City of Phoenix Trails Plan, except where trail alignment deviations are approved by the Parks and Recreation Department. These improvements shall be developed in the following manner, which is consistent with the Estrella Village Multi-Purpose Trails Plan:

- a) A 10-foot wide multi-use trails shall be provided along the north side of Broadway Road in the powerline corridor.
- b) An 8-foot wide multi-use trails shall be provided along the half-mile collector streets between 91st and 99th Avenues, and 99th and 107th Avenues.
- c) The trails shall be improved using the Parks and Recreation Department recreation trails standards.

Master Landscape Plan

- B. A Master Landscape Plan shall be submitted to the City for review and approval concurrent with the Planning and Development Department review of the Master Plan documents and shall identify:
- (1) Plant lists addressing areas of landscaping to be planted with arid types of vegetation.
 - (2) List of plants not allowed in the development (i.e. pine trees, palm trees, eucalyptus, etc.) due to their incompatibility.
 - (3) Coordination of the landscape conservation plan with master drainage and trails plan. The conservation plan shall preserve the mature trees along 99th Avenue, if possible, as approved by the Planning and Development Department.
 - (4) The developer shall participate in the Estrella Village Arterial Street Landscaping Program as it relates to arterial streets abutting the site and the recommended gateway landscaped entry feature on the southeast corner of 107th Avenue and Broadway Road. The developer shall also utilize the recommended plant list for areas within the powerline corridors as suggested in the Program.
 - (5) Open space and retention area improvements such as tot lots, ramadas, tennis or sports courts, barbecues, large seating areas, etc., as approved by the Planning and Development Department.

Master Water and Wastewater Plans

- C. The developer shall update and submit for approval by the Water Services Director, Potable Water and Wastewater System Master Plans for the PCD. Such plans must be completed by a registered engineer in conformance with Water Services Department master infrastructure plans for the area.

- D. The water supplies for any greenbelt areas of the development shall be limited to the Salt River Water Users Association (SRWUA) rights associated with the greenbelt acreage only. Water rights associated with non-greenbelt acreage must be transferred to the City of Phoenix Domestic Water Account with Salt River Project as a condition of domestic water service. This split of the water rights entitlement and transfer into the City of Phoenix water account can be affected by requesting from the SRWUA, a split for Association Convenience and transfer to the City Account. A letter from the SRWUA stating that the water rights transfer has occurred shall be provided to the Water Services Director prior to final plat approval of each phase. This phased transfer of water rights is to allow for the retention of those water rights necessary for the interim agricultural use on the property until each phase is developed.
9. The applicant shall develop an architectural theme for each commercial development unit of the PCD. The theme shall assure that building colors, elevations, exterior materials, roofline treatment, and a street appurtenance package such as, but not limited to benches and signage, convey a sense of continuity throughout the different phases of each commercial development unit, as approved by the Planning and Development Department.

COMMERCIAL DEVELOPMENT UNITS (16 AND 20.A)

10. The use of “corporate” colors (excluding signage); specifically, but not limited to those typically associated with chain/franchise establishments, shall only be used as an accent. Building design, common areas, and parking lots of the center shall integrate the approved PCD architectural theme, as approved by the Planning and Development Department.
11. Any gas station pump island canopies and columns shall be constructed with the approved PCD architectural theme to minimize “corporate” colors, as approved by the Planning and Development Department.
12. Any light fixtures mounted in or on the ceiling of the pump island canopy shall be fully recessed and directed downward. Dropped lenses extending below the ceiling of the canopy shall not be permitted.
13. Commercial buildings within each commercial development unit shall provide a minimum of four inverted U-bicycle racks, artistic style rack (in adherence to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan) or “Outdoor/Covered Facilities” for customers and employees. These facilities shall be located near building entrances, installed per the requirements of Section 1307.H. of the Zoning Ordinance, and as approved by the Planning and Development Department.
14. Each commercial development unit shall provide and maintain at least two bicycle repair stations (“fix it station”) located in an area of high visibility, separated from vehicular maneuvering areas, and located as close as possible

to the nearest bus stop pad along 91st Avenue and Broadway Road, where applicable. The placement of the bicycle repair station along 107th Avenue shall be near the southwest corner of Development Unit 20.A. The final placement of each bicycle repair stations shall be as approved by the Planning and Development Department. The repair stations shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

15. Each commercial development unit shall incorporate a centrally located plaza or courtyard of no less than 3,500 square feet in area that includes at a minimum three pedestrian seating park-style or concrete benches, a ramada, an art feature and passive open space accessible to pedestrians within the commercial development unit. This area shall be shaded at a minimum of 75 percent via single trunk shade trees of no less than 2-inch caliper size placed 20 feet on center consistent with a pedestrian environment, as approved by the Planning and Development Department.
16. If a commercial development unit develops as multifamily, the development shall follow the stipulations contained in this rezoning case which apply to multifamily development units.

MULTIFAMILY DEVELOPMENT UNITS (15 AND 20.B)

17. All ground floor units adjacent to 91st Avenue, 107th Avenue and Broadway Road shall have individual porches or patios oriented to the nearest public street.
18. Each multifamily development unit shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - A. Resident bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces. These spaces may be provided through a combination of "Secure/Covered Facilities" and "Outdoor/Covered Facilities" as defined in Appendix K of the Comprehensive Bicycle Master Plan. "Outdoor/Covered Facilities" shall comprise no more than 60 percent of required resident bicycle parking.
 - B. Guest bicycle parking shall be provided through the provision of a minimum of four inverted U-bicycle racks, artistic style racks or "Outdoor/Covered Facilities" for guests located near building entrances of each residential building. All racks shall adhere to Appendix K of the Comprehensive Bicycle Master Plan.
 - C. A minimum of one bicycle repair station ("fix it station") shall be provided and maintained within close proximity to the resident "Secured/Covered Facilities" bicycle parking area. This bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from

vehicular maneuvering areas. The repair stations shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

19. The required landscape setback areas for multifamily development shall be planted in accordance with the Estrella Village Arterial Street Landscaping Program where adjacent to arterial streets. Where not adjacent to arterial streets, trees in the required landscape setback areas shall be planted 20-feet on center, or in equivalent groupings. Large canopy shade trees including minimum 80 percent 2-inch caliper and 20 percent 3-inch caliper size trees shall be planted within the required landscape setbacks, as approved by the Planning and Development Department.
20. Each phase of a multifamily development unit shall provide a minimum of 8 percent of the gross site area as open space.

BOTH COMMERCIAL AND MULTIFAMILY DEVELOPMENT UNITS (15, 16, 20.A AND 20.B)

21. Each phase of a commercial and multifamily development unit shall provide a minimum 25 percent shade of the parking lot with landscaping and/or carports as measured on the summer solstice at noon and as approved by the Planning and Development Department.
22. A system of pedestrian thoroughfares as described below via the most direct route shall be provided, as approved or modified by the Planning and Development Department for commercial and multifamily development units:
 - A. Pedestrian paths shall be shaded to a minimum of 75 percent.
 - B. Pedestrian paths shall be illuminated by pedestrian scale lighting per Section 1304(H)5.
 - C. Vehicular crossings shall be kept to a minimum. Where crossings exist, the pedestrian pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with parking and drive aisle surfaces.
 - D. Connections shall be between:
 - (1) All commercial building entrances and exits;
 - (2) Commercial development units and adjacent residential development units with a minimum of two pedestrian paths connecting each adjacent development unit;
 - (3) Amenity areas located within the commercial and residential

development units to each building in that development unit;

- (4) Adjacent bus stops and sidewalks along 91st Avenue, 107th Avenue and Broadway Road;
 - E. At corner properties located at signalized intersections (or future signalized intersections), an additional ADA compliant pedestrian path must be provided from the traffic signal (or future site of a traffic signal) to the entrance of the nearest building in the most direct route.
23. The primary vehicular entrances to each residential and commercial development units shall include the following elements, as approved by the Planning and Development Department:
- A. Pedestrian pathways connecting the interior of the development to the public sidewalks along both sides of the vehicular driveway.
 - B. The pedestrian pathways shall be detached from the vehicular driveway and lined with landscape areas on both sides of not less than 5 feet each. The landscape area shall be planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.
 - C. The driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.

SINGLE-FAMILY DEVELOPMENT UNITS (17 AND 18)

- 24. Single-family development units 17 and 18 shall provide at a minimum two pedestrian sidewalk connections in an east to west direction, in addition to any connections required within right-of-way, that connect both development units. This connection shall be shaded to a minimum of 50 percent and approved by the Planning and Development Department.
- 25. View fencing shall be required on all lots that back onto open space/retention areas, except for those adjacent to arterial streets or the SR-30 freeway as approved by the Planning and Development Department.

PUBLIC TRANSIT

- 26. The developer shall dedicate right-of-way and construct bus stop pads at the locations listed below. All bus stop pads shall be compliant with City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet. Bus stop pads shall be spaced from the indicated intersection as per City of Phoenix Standard Detail P1258.
 - A. Northbound 99th Avenue north of the Weir Avenue alignment;
 - B. Eastbound Broadway Road east of 105th Drive;

- C. Eastbound Broadway Road east of 99th Avenue;
 - D. Eastbound Broadway Road east of 96th Drive;
 - E. Westbound Broadway Road west of the 93rd Avenue alignment;
27. The developer shall dedicate right-of-way and construct bus bays with attached bus stop pads at the locations listed below. All bus bays shall be compliant with City of Phoenix Standard Detail P1256. Attached bus stop pads shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. Bus stop pads shall be spaced from the indicated intersection as per City of Phoenix Standard Detail P1258.
- A. Eastbound Broadway Road east of 107th Avenue;
 - B. Westbound Broadway Road west of 91st Avenue;
28. Final placement of bus stop pads and bus bays shall require approval from the Public Transit Department.
29. The developer shall locate trees in close proximity to each bus stop to shade the bus stop area to a minimum of 75 percent, as approved by the Planning and Development Department. Where utility conflicts exist, an alternative design shall be provided consistent with a pedestrian environment, as approved by the Planning and Development Department.

STREETS

30. Prior to preliminary site plan approval, the developer shall submit an updated Master Street and Phasing Plan to be approved by the Street Transportation Department. The master street and phasing plan shall contain specified right-of-way dedications, improvements, and developer funded signal locations.
31. The developer shall underground existing electrical utilities within the public right-of-way that are impacted or, to be relocated as part of this project. The developer shall coordinate with the affected utilities company for their review and permitting.
32. 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.
33. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study has been reviewed/coordinated with the approved and updated Master Street and Phasing Plans as approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic

study. Development shall be responsible for the cost associated with these improvements and dedications.

34. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Chief Engineering Tech with the Street Transportation Department at (602) 262-6193. This form is a requirement of the EPA to meet clear air quality requirements.
35. Provide additional ADA compliant space and shade at street intersections to allow for pedestrians' comfort while they wait to cross safely as approved by the Planning and Development Department.

DISCLOSURES

36. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property and tenants within the development(s) the existence and operational characteristics of the multiple dairies on the site and in the surrounding area and the 91st Avenue Wastewater Treatment Plant. The form and content of such documents shall be reviewed and approved by the City Attorney.
37. The property owner shall record documents that disclose to purchasers of property impacted by the approved and/or preferred alignment of the SR-30 freeway, the existence or future potential of noise from the SR-30 freeway. 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.

FREEWAY SEPARATION

38. Development units affected by the SR-30 freeway shall incorporate a minimum 50-foot setback between the edge of the SR-30 freeway alignment and any residential lot lines. This setback can incorporate local street rights-of-way and shall contain a landscape area with large canopy drought-tolerant trees of minimum 3-inch caliper size, planted 20-feet on center, as approved by the Planning and Development Department. This stipulation shall not apply in the event that ADOT has not chosen a finalized SR-30 freeway alignment prior to preliminary site plan approval for the final alignment.

ARCHAEOLOGY

39. 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.
40. If Phase I data testing is required, and if, upon review of the results from 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.

41. 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

Enrique Bojórquez-Gaxiola

August 13, 2020

Team Leader

Samantha Keating

Exhibits

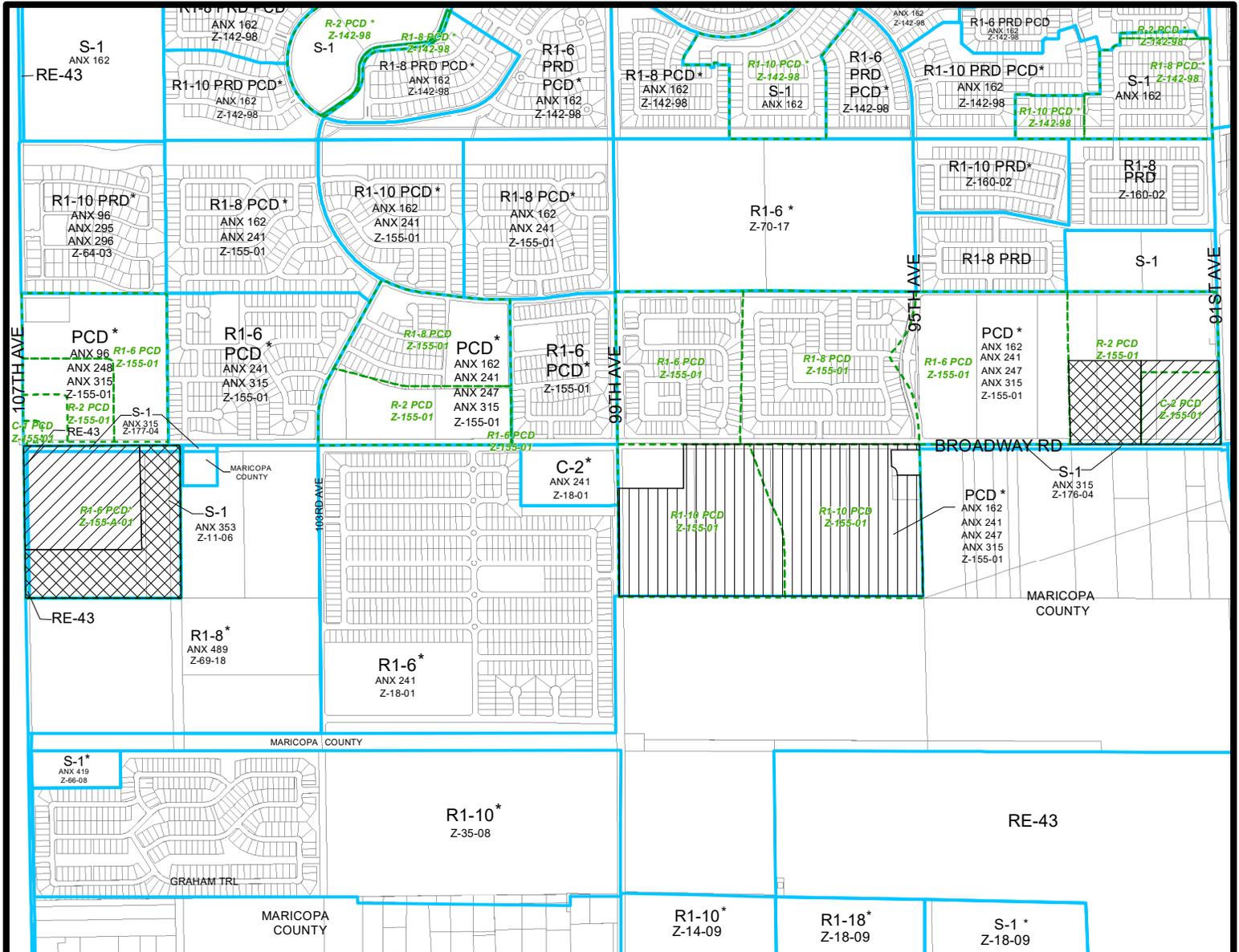
Sketch Map

Aerial Map

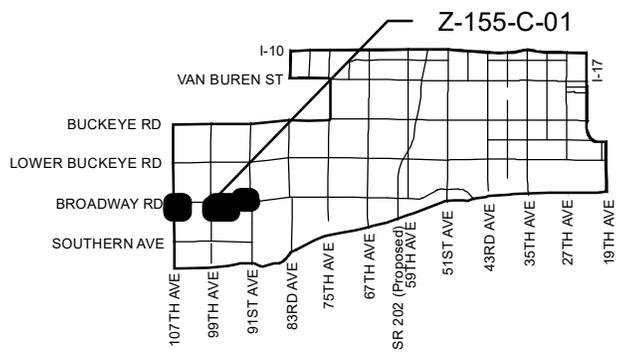
Master Development Plan date stamped August 13, 2020 (1 page)

Littleton School District Correspondence (1 page)

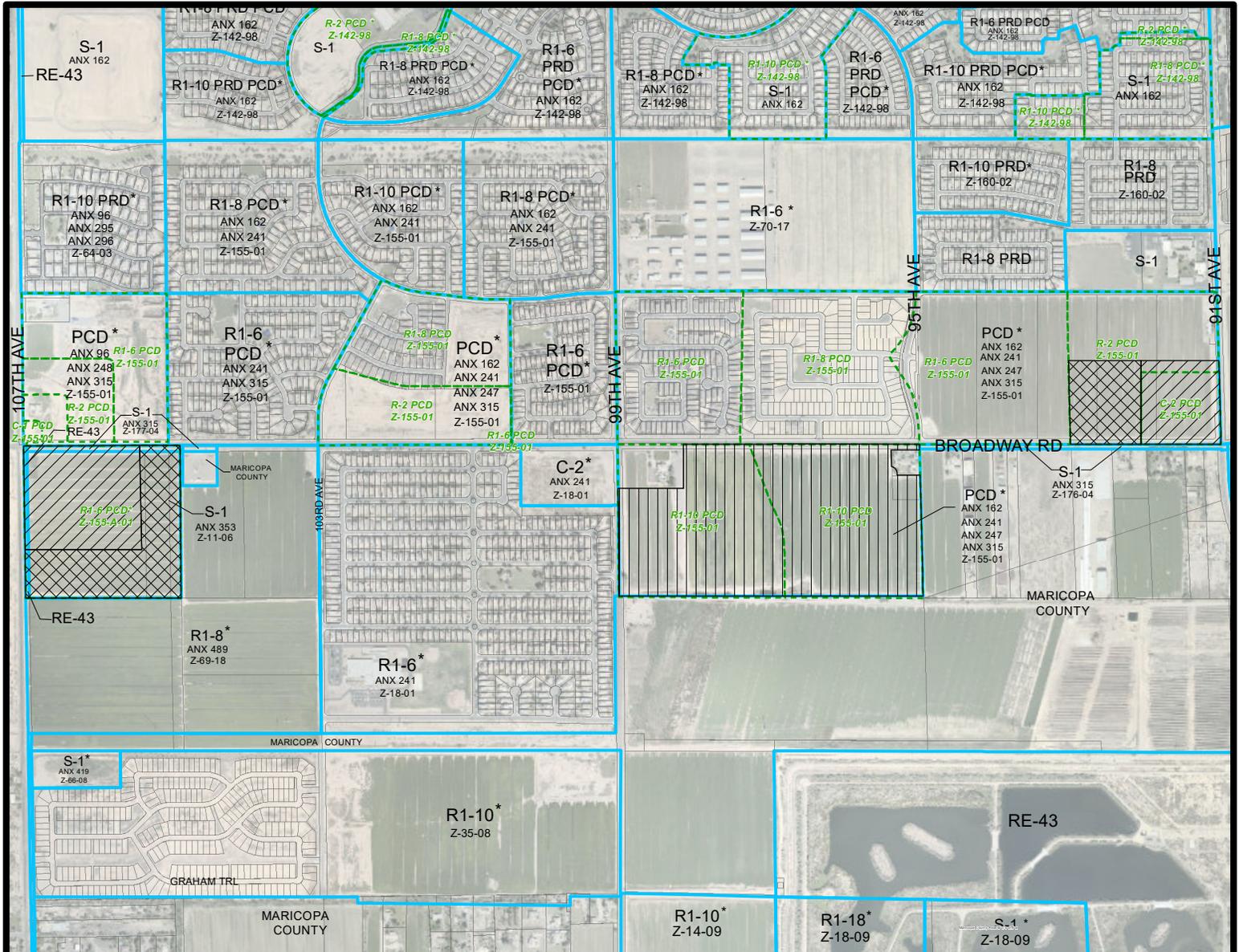
Community Correspondence (1 page)



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



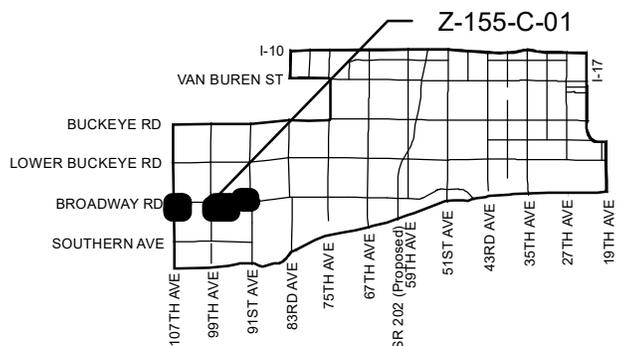
APPLICANT'S NAME: Julie Vermillion, CVL Consultants		REQUESTED CHANGE: FROM: PCD (Approved C-2 PCD) (9.87 a.c.) PCD (Approved R1-10 PCD) (73.70 a.c.) PCD (Approved R-2 PCD) (12.00 a.c.) RE-43 (Approved R1-6 PCD) (0.95 a.c.) S-1 (Approved R1-6 PCD) (40.39 a.c.)	
APPLICATION NO. Z-155-C-01	DATE: 6/12/2020 REVISION DATES: 6/19/2020 7/07/2020	TO: C-2 PCD (32.39 a.c.) R1-10 PCD (73.70 a.c.) R-3 PCD (30.82 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 136.91 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 4-3	ZONING MAP E-2	* UNITS P.R.D. OPTION N/A (171), N/A (331), N/A (144), N/A (6), N/A (262)
MULTIPLES PERMITTED PCD (C-2 PCD), PCD (R1-10 PCD), PCD (R-2 PCD), RE-43 (R1-6 PCD), S-1 (R1-6 PCD) C-2 PCD, R1-10 PCD, R-3 PCD	CONVENTIONAL OPTION N/A (143), N/A (258), N/A (120), 0 (5), 40 (214) 469, 258, 447		563, 331, 536
* Maximum Units Allowed with P.R.D. Bonus			



Miles



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Julie Vermillion, CVL Consultants

APPLICATION NO.: Z-155-C-01

DATE: 6/12/2020
REVISION DATES:
6/19/2020 7/07/2020

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.
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MULTIPLES PERMITTED

CONVENTIONAL OPTION

*** UNITS P.R.D. OPTION**

PCD (C-2 PCD), PCD (R1-10 PCD), PCD (R-2 PCD), RE-43 (R1-6 PCD), S-1 (R1-6 PCD)
C-2 PCD, R1-10 PCD, R-3 PCD

N/A (143), N/A (258), N/A (120), 0 (5), 40 (214)
469, 258, 447

N/A (171), N/A (331), N/A (144), N/A (6), N/A (262)
563, 331, 536

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

School District Response Form

For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

To be completed by applicant

Date: 3/25/20

Project Name: Sunset Farms - Major PCD Amendment and Minor GPA

Project Location: 107th Avenue & Broadway Road to 91st Avenue & Broadway Road in Phoenix, Arizona

Applicant Name: Julie Vermillion Phone: 602-285-4765

Applicant E-mail: jvermillion@cvlci.com Fax: _____

School District: Littleton Elementary School District

I, Dr. Roger Freeman hereby certify that the following determination has been made in regard to the above referenced project:

- The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning/amendment within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The applicant and the school district have entered into or are working on an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner;
- The agreement includes or will include the reservation of a school site.
- The agreement does not or will not include the reservation of a school site.
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification: please see statement below.

- Maps of attendance areas for elementary, middle, and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.



May 6, 2020

Superintendent or Designee

Date

The attendance area for the school district is bounded by 99th Avenue on the east and the Agua Fria river on the west, then by McDowell Road on the north and a little over a mile south of the Gila river. Students are able to attend any of the District's seven k-8 schools. The district uses a simple average per unit calculation for k-8 student occupancy of 0.3, so this development is expected to yield approximately 820 students (2735*0.3), which in and of itself would require a new school. Attendance trends for the District include a current enrollment of 6320 students in seven schools with 6215 in FY19, 6056 in FY18 and 5891 in FY17. Once development projections are accepted by the Arizona School Facilities Board it is possible that the District may qualify for additional space. Some students could be absorbed now but more space would be required at build-out.

From: [Janie Tate](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Sunset Farm Planning
Date: Monday, June 29, 2020 8:04:57 PM

Hello, my name is Janie Tate and I am resident of Sunset Farms Phase two.

I was very disappointed to hear the land south of Broadway will be holding more homes. There were two reasons for purchasing my home here, 1) to be in a open area with a mountain view and 2) to be in a single story community after living 30 years in a two story home watching Westgate being built around me. Once again I was happy to see sunsets and the mountains.

I also am very disappointed, that you chose to build more homes over providing a quality grocery store to service the area. The drive is two miles or more to go grocery shopping.

I implore those who are making the decisions to think about what sustains a neighborhood instead of how many homes can be built.

Thank you for your time.

Janie Tate