



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-169-25-2 (Copper Residences PUD) October 30, 2026

Paradise Valley [Village Planning
Committee Meeting](#) Date:

November 2, 2026

[Planning Commission](#) Hearing Date:

December 3, 2026

Request From:

[RH SP PCD](#) (Resort District, Special Permit, Planned Community District) (7.32 acres) and [GC PCD](#) (Golf Course District, Planned Community District) (64.30 acres)

Request To:

[PUD](#) (Planned Unit Development) (71.62 acres)

Proposed Use:

Planned Unit Development to allow single-family residential, multi-family residential, open space, and commercial uses; and PCD removal

Location:

Approximately 770 feet west of the southwest corner of Kierland Boulevard and Greenway Parkway

Owner:

Host Kierland, LP

Applicant/Representative:

Jason Morris, Withey Morris Baugh, PLC

Staff Recommendation:

Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Current: Parks/Open Space - Privately Owned (71.56 acres) and Residential 10 to 15 dwelling units per acre (0.06 acres)

Pending (GPA-PV-2-25-2): Residential 3.5 to 5 dwelling units per acre / Residential 5 to 10 dwelling units per acre / Parks/Open Space – Privately Owned (55.47 acres) and Residential 10 to 15 dwelling units per acre / Commercial / Parks/Open Space – Privately Owned (16.15 acres).

<u>Street Map Classification</u>	Greenway Parkway	Arterial	55-feet north half street 55 to 67-feet south half street
	66th Street	Minor Collector	30 to 35-foot east half street
	Acoma Drive	Minor Collector	30-foot north half street
	Clubgate Drive	Local	Approximately 30-foot full street (cul de sac)

CELEBRATE OUR DIVERSE COMMUNITIES 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 request facilitates additional housing opportunities and promotes a diversity of housing options in the Village, helping to address the ongoing housing shortage.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.

The proposal will redevelop the existing golf course/open space with a mix of open space, commercial, and residential uses that are compatible with the surrounding uses and will protect the area from incompatible land uses. The proposed development will provide open space, pedestrian pathways, and enhanced shade and landscaping throughout the site.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The proposal will contribute to a cohesive, high-quality development through its building design, architectural style, and architectural diversity. The proposal will also incorporate a connected network of sidewalks and pathways and provide significant open space that exceeds the requirement of the Zoning Ordinance.

***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 PUD Narrative incorporates enhanced landscaping, open space, and shade standards throughout the site to improve pedestrian comfort and mitigate the urban heat island effect. By increasing shade coverage over hard surfaces, the proposal will contribute to cooling the micro-climate around the vicinity.

Applicable Plans, Overlays and Initiatives

[Housing Plan Phoenix](#): Background Item No. 8.

[Complete Streets Guiding Principles](#): Background Item No. 9.

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Comprehensive Bicycle Master Plan](#): Background Item No.11.

[Shade Phoenix Plan](#): Background Item No. 12.

[Monarch Butterfly](#): Background Item No. 13.

[Conservation Measures for New Development](#): Background Item No. 14.

[Phoenix Climate Action Plan](#): Background Item No. 15.

[Zero Waste PHX](#): Background Item No. 16.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Golf course	RH SP PCD and GC PCD
North	Golf course clubhouse and parking	GC PCD and RH SP PCD
Northeast (across Greenway Parkway)	Resort and hotel	PUD
Northwest (across Greenway	Multi-family	R-3A PCD

Parkway)	condominiums and single-family attached residential	
West (across 66th Street)	Commercial shopping center with a grocery store, restaurants, retail shops, pharmacy and offices; and single-family residential	PSC PCD, R1-6 PCD, and R1-8 PCD
South (across Acoma Drive)	Single-family residential	R1-8 PCD, R1-6 PCD, and R1-10 PCD
East	Offices	CP/GCP PCD and PUD
Between the East and West Portions of the site (south of Greenway Parkway)	Multi-family residential	R-3A PCD

Background/Issues/Analysis

SUBJECT SITE

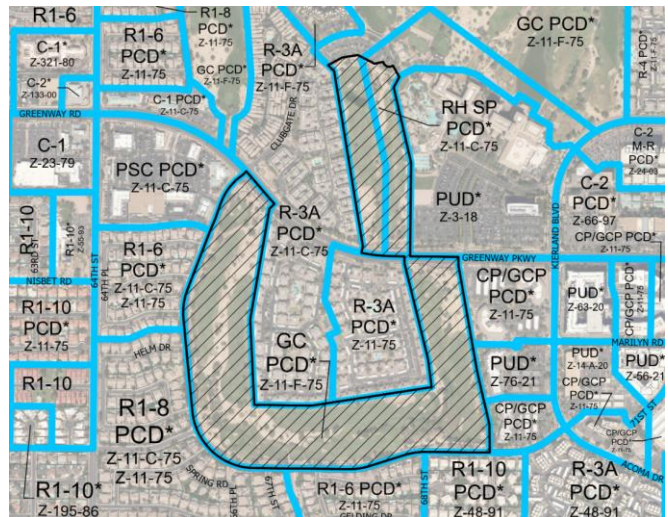
1. This request is to rezone 71.62 acres located approximately 770 feet west of the southwest corner of Kierland Boulevard and Greenway Parkway from 7.32 acres of RH SP PCD (Resort District, Special Permit, Planned Community District) and 64.30 acres of GC PCD (Golf Course District, Planned Community District) to PUD (Planned Unit Development) to allow single-family residential, multi-family residential, open space, and commercial uses, and to remove the PCD designation. The proposed PUD will provide additional housing within the Paradise Valley Village. The site currently consists of the Westin Kierland Mesquite Golf Course.
2. The subject site was annexed into the City of Phoenix on October 15, 1961. At that time, the subject site and the surrounding area largely consisted of vacant land. In 1975, the area was planned as a 1,082-acre Planned Community District (PCD), previously known as the Desert Springs PCD and now known as the Kierland PCD, through Rezoning Case No. Z-11-75. Since the original approval, the Kierland PCD has undergone several amendments since its original approval. The PCD zoning district is intended to establish a development pattern for a larger area while providing flexibility for individual developments and ensuring that adequate infrastructure needs are met. The proposed PUD proposes to remove the property from the PCD, and the developer will be required to provide updated

infrastructure as needed and as determined through the Planning and Development Department's site development process.

SURROUNDING LAND USES AND ZONING

3. North of the subject site, is a parking lot and golf course clubhouse zoned GC PCD (Golf Course District, Planned Community District) and RH SP PCD (Resort District, Special Permit, Planned Community District).

Northeast of the subject site, across Greenway Parkway, is a resort and hotel with associated parking zoned PUD (Planned Unit Development).



Existing Zoning Aerial Map

Source: Planning and Development Dept.

North and northwest of the subject site, across Greenway Parkway, are multi-family condominiums and single-family attached residential zoned R-3A PCD (Multi-Family Residence District, Planned Community District).

West of the subject site, across 66th Street, is a commercial shopping center anchored by a grocery store, with restaurants, retail shops, pharmacy and offices zoned PSC PCD (Planned Shopping Center, Planned Community District). Also to the west are single-family residential subdivisions zoned R1-6 PCD (Single-Family Residence District, Planned Community District) and R1-8 PCD (Single-Family Residence District, Planned Community District).

South of the subject site, across Acoma Drive, are single-family residential subdivisions zoned R1-8 PCD (Single-Family Residence District, Planned Community District), R1-6 PCD (Single-Family Residence District, Planned Community District), and R1-10 PCD (Single-Family Residence District, Planned Community District).

East of the subject site are offices zoned CP/GCP PCD (Commerce Park District, General Commerce Park Option) and PUD (Planned Unit Development).

Within the area surrounded by the rezoning request, between the east and west portions of the site south of Greenway Parkway, are multi-family residential apartments zoned R-3A PCD (Multi-Family Residence District, Planned Community District).

GENERAL PLAN LAND USE MAP DESIGNATION

4. The subject site is designated Parks/Open Space – Privately Owned (71.56 acres) and Residential 10 to 15 dwelling units per acre (0.06 acres). The applicant has filed a companion General Plan Amendment Case No. GPA-PV-2-25-2, which would amend the General Plan Land Use Map designation for the area north of Greenway Parkway to Residential 10 to 15 dwelling units / Commercial / Parks/Open Space – Privately Owned (16.15 acres) and the area south of Greenway Parkway to Residential 3.5 to 5 dwelling units per acre / Residential 5 to 10 dwelling units per acre / Parks/Open Space – Privately Owned (55.47 acres).

The surrounding General Plan Land Use Map Designations are as follows:

North of the subject site is a golf course clubhouse and parking lot designated Parks/Open Space – Privately Owned.

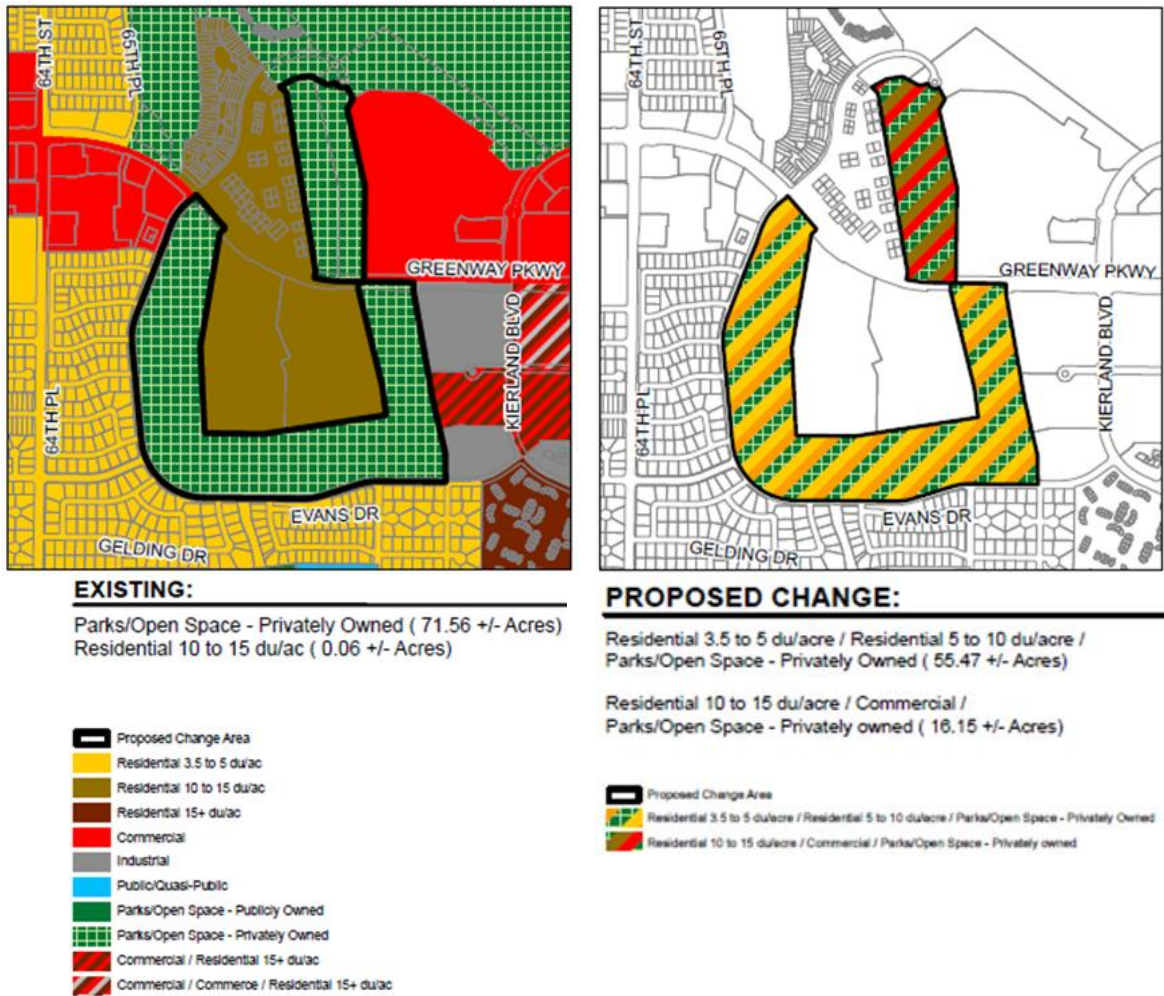
Northeast of the subject site, across Greenway Parkway, is a resort and hotel and is designated Commercial. Northwest of the subject site, across Greenway Parkway, are multi-family condominiums and single-family attached residential designated Residential 10 to 15 dwelling units per acre.

West of the subject site, across 66th Street, is a commercial shopping center with a grocery store including restaurants, retail shops, pharmacy and offices designated Commercial; and a residential single-family subdivision designated Residential 3.5 to 5 dwelling units per acre.

South of the subject site, across Acoma Drive, are residential single-family subdivisions designated Residential 3.5 to 5 dwelling units per acre.

East of the subject site are office complexes designated Industrial and Commercial / Residential 15+ dwelling units per acre.

South of Greenway Parkway, between the east and west portions of the site, are multi-family residential apartments designated Residential 10 to 15 dwelling units per acre.



General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

PROPOSAL

- The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
- The applicant's conceptual development plan depicts the area north of Greenway Parkway as residential development with a density of 10 to 15 dwelling units per acre, which may be developed as multi-family residential, single-family residential or hotel units. A 160-foot-wide open space buffer is proposed along the western edge to provide separation from the adjacent residential condominiums. Vehicular access to this area would be limited to a single access point from the adjacent property to the east.

The area south of Greenway Parkway will include three sub-development units with densities ranging from 3.5 to 5.0 dwelling units per acre and 5 to 10 dwelling units per acre; and will incorporate a five-acre linear park along 66th Street and Acoma Drive; as well as a two-acre park at the southeast corner of the site. A total of three vehicular access points are proposed along 66th Street and Acoma Drive.



Source: Copper Residences PUD Narrative

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped October 16, 2026.

Land Use Plan

The area north of Greenway Parkway is identified as Development Unit 1, and the area south of Greenway Parkway is identified as Development Unit 2, with sub-development units.

Development Unit 1 is proposed as a multifamily residential development consisting of approximately 180 dwelling units in a four-story building. The units may function as hotel condominiums with access to resort amenities and services. The development incorporates open space and buffering features, including a 160-foot-wide linear open space corridor along the western property boundary to provide visual and physical separation from condominiums to the west.

Development Unit 2 is proposed as a residential neighborhood consisting of three subareas. The development is anticipated to include approximately 314 residential units, comprised of townhomes, duplexes, and detached single-family homes. DU2-A and DU2-B are limited to a maximum building height of two stories and 30 feet, while DU2-C, located adjacent to office and approved multifamily development, allows a maximum height of two stories with a covered roof deck and a maximum height of 45 feet. Key features include a two-acre pocket park, a five-acre linear park along the southern boundary, landscaped buffers, pedestrian trails, and publicly accessible open space corridors that provide recreational opportunities, connectivity, and drainage/retention functions.

List of Uses

Development Unit 1 permits residential, hospitality, recreational, and open space uses. Primary permitted uses include single-family residential, multifamily residential, hotel/resort hotel (including hotel condominium), golf course, private parks, and open space.

Accessory uses include residential and resort-oriented amenities such as clubhouses, fitness centers, pools and spas, banquet facilities, business centers, food and beverage services, concierge and housekeeping services, pet amenities, childcare for hotel guests, gift shops, restaurants, and other customary support services. Temporary uses are permitted in accordance with the Phoenix Zoning Ordinance.

Special permit uses are prohibited, and data centers are expressly prohibited.

Development Unit 2 permits residential, recreational, and open space uses. Primary permitted uses include single-family residential, multifamily residential, golf course uses, and private parks and open space. Accessory uses are limited to those customarily associated with single-family and multifamily residential development as permitted under the R-2 zoning district. Temporary uses are

permitted in accordance with the Phoenix Zoning Ordinance. Special permit uses are prohibited, and data centers are expressly prohibited.

Development Standards

The proposed standards for Development Unit 1 were designed to allow single-family residential, multi-family residential, hotel and resort hotel (or hotel condominium), golf courses, and private parks and open space.

The development area for Development Unit 2 includes three subareas, to provide more certainty regarding development standards including building height. The proposed standards allow single-family residential, multi-family residential, golf course uses, and private parks and open space.

Currently the zoning could allow up to 146 units and the PUD proposes up to 494 units.

The PUD development narrative proposes a unique set of development standards for Development Areas 1 and 2. A summary of the standards are provided below.

Development Standard	Development Unit 1	Development Unit 2
Maximum Units	180 total units (Any combination of dwelling units and/or hotel units)	314 units
Minimum Perimeter Building Setbacks	Adjacent to Greenway Parkway and Clubgate Drive: 30 feet Adjacent to Residential Zoning District (West): 160 feet Adjacent to Non-Residential Zoning District (East): 0 feet Interior to PUD: 0 feet	Adjacent to Greenway Parkway: 30 feet Adjacent to 66th Street: 60 feet Adjacent to Acoma Drive: 80 feet Not Adjacent to a Street: 10 feet, except East: 20 feet Interior to PUD: 0 feet
Minimum Individual Lot Setbacks For Single-Family Residential	Front: 10 feet Rear: None Street Side: 10 feet Side interior to PUD: None	Front: 10 feet Rear: None Street Side: 10 Feet Interior Sides: None

Maximum Building Height	<p>54 feet (4-Stories)</p> <ul style="list-style-type: none">• Maximum building height shall not preclude structures designed to facilitate a rooftop amenity deck, provided that such space does not include any habitable enclosed living space and does not exceed 30% of the total rooftop.• Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section 701.B, as well as any barriers necessary for the safety and security of a rooftop deck.	<p>DU2-A: 2 Stories and 30 feet; no roof deck permitted</p> <p>DU2-B: 2 Stories and 30 feet; no roof deck permitted</p> <p>DU2-C: 3 Stories and 45 feet (2 story building plus roof deck</p> <ul style="list-style-type: none">• Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section 701.B
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Development Standard	Development Unit 1	Development Unit 2
Maximum Lot Coverage	60% for single-family detached 80% for single-family attached 70% for multi-family	60% for single-family detached 80% for single-family attached 80% for multi-family 50% for other parcels/tracts
Minimum Open Space	30% of gross lot area	For each sub-unit, there shall be a minimum 15% open space, with a minimum 20% open space for the overall gross lot area for DU-2, inclusive of private parks described in Section D.8.
Driveway Access	Driveway access shall be restricted to the locations shown on Exhibit 4 , except that emergency and construction access may be permitted at alternative locations, subject to review and approval by the City of Phoenix.	

The proposal exceeds the Zoning Ordinance standards in several respects. Specifically, the project incorporates an enhanced perimeter building setback of approximately 160 feet, exceeding minimum setback requirements and providing increased buffering from adjacent properties. Additionally, the development exceeds minimum open space standards by providing expanded landscaped areas and amenity spaces that enhance the project's aesthetic quality, functionality, and overall compatibility with the surrounding area. Staff recommends Stipulation No. 1.b. to remove in the Development Standards Table asterisks as there are no corresponding footnotes for the asterisks; and Stipulation 1.c. to provide clarification regarding the individual lot setbacks to only apply to single-family residential.

Parking Standards

The PUD proposes parking requirements for each development unit based on the use.

Single-family residential uses require 2 spaces per unit. In addition, for single-family attached products, 0.25-unreserved spaces per dwelling unit must be provided elsewhere within the development for visitor parking.

Multi-family residential uses require 1.5 spaces per unit. Of the required parking spaces, a minimum of 0.25 spaces per dwelling unit must be provided as unreserved spaces when the lot has five or more dwelling units.

Hotel / Resort Hotel requires 1 space per unit.

The PUD Narrative also includes requirements for electric vehicle parking for the multi-family residential and hotel / resort hotel. A minimum of 2 percent of the required parking spaces shall include EV installed infrastructure, and 5 percent of the required parking spaces shall include EV capable infrastructure.

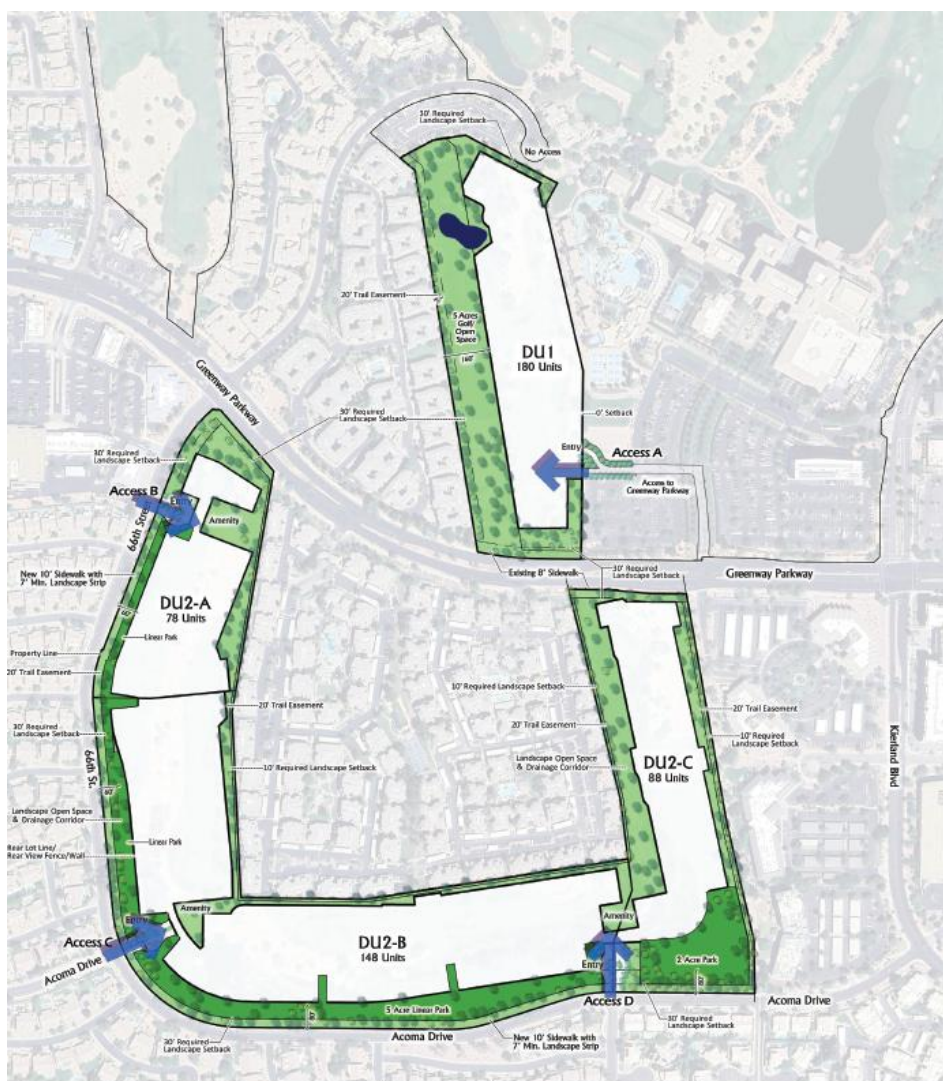
Additionally, the PUD promotes bicycle infrastructure by requiring one publicly accessible bicycle amenity per single-family residential development, which may include a repair station, drinking fountain, or other bicyclist-oriented feature. Multi-family and hotel/resort hotel uses must also provide secure bicycle parking, guest bicycle parking, electrical receptacles for electric bicycle charging capabilities, and bicycle repair stations.

Landscape Standards

The PUD narrative proposes numerous landscaping enhancements, including landscaping buffers, shading along public sidewalks, and enhanced planting standards that exceed the Zoning Ordinance requirements.

For Development Unit 1, the minimum perimeter landscape setback will be 30 feet along Greenway Parkway, Clubgate Drive and adjacent to the residential zoning district to the west. For Development Unit 2, the minimum perimeter landscape setback adjacent to a street will also be 30 feet and the minimum perimeter setback not adjacent to a street is 10 feet.

The perimeter landscape setbacks will consist of enhanced planting standards with 2-inch and 3-inch caliper, large canopy, shade trees planted 20 feet on center or in equivalent groupings. The PUD also proposes large canopy evergreen shade trees along property lines not adjacent to a street when abutting existing residential zoning district.



COPPER RESIDENCES - OVERALL CONCEPTUAL PERIMETER PLAN



Shade

The PUD narrative proposes shade be provided at a minimum 75 percent along public and private pedestrian ways, sidewalks, shared-use paths, bicycle parking and repair stations, transit stops, and seating areas. In addition, a minimum of 25 percent of shade coverage is proposed for surface parking areas. A shading study will be required to be submitted to the city. An exception is allowed along Greenway Parkway where existing pedestrian tunnels reduce achievable shade levels to as low as 53 percent. The pedestrian paths will provide connectivity throughout the development and will retain a publicly accessible tunnel connection under Greenway Parkway.

Fences and Walls

The design of the fences and walls will comply with the ordinance and incorporate a minimum 50 percent open or partial view fencing for residential development along public streets.

Amenities

The PUD narrative proposes a variety of possible amenities to encourage interaction among residents and visitors, such as a clubhouse, swimming pool(s), sport court(s), a resident community garden, a dog park and/or pet washing station, and barbecue areas.

Additionally, publicly accessible community paths internal to the property will be provided, including a minimum 10-foot-wide pedestrian path along the perimeter boundaries that will connect to the surrounding sidewalk network.

A pedestrian system, consisting of public and private pedestrian pathways, sidewalks and shared-use paths will extend around the perimeter of the development and be shaded at a minimum of 75 percent.



Open Space

The PUD narrative provides a 160-foot-wide contiguous, north-south open space corridor along the west boundary of Development Unit 1. This corridor may be programmed with active and/or passive open space and landscaped areas, a north/south trail, and/or a golf course with accessory golf course uses.

Development Unit 2 will provide a 2-acre private park that may include amenities such as a ramada, hardscape/patio area, seating, a dog park, barbecue areas, passive open turf area, and pedestrian pathways. These open space provisions exceed the requirements in the Zoning Ordinance. The Ordinance requires five percent of the gross lot area to be utilized as open space, while the PUD narrative requires 30 percent in Development Unit 1 and 20 percent overall open space in Development Unit 2.

Lighting

The PUD requires all lighting to comply with applicable Phoenix Zoning Ordinance and City Code requirements. Pedestrian pathways, excluding sidewalks, are required to include pedestrian-scale lighting with fixtures not exceeding 15 feet in height, a minimum illumination level of one foot-candle, and uniform lighting placement to promote visibility and minimize glare and dark areas along pathways.

Streetscape Standards

The PUD proposes shared use paths along Greenway Parkway, 66th Street and Acoma Drive.

The proposal provides a landscape strip between the curb and the detached sidewalks along the three streets, incorporating enhanced landscape standards and shade.

Design Guidelines

The Development Narrative includes design standards and representative architectural images to ensure design intent and quality designed homes. For the building design it includes design guidelines to provide a framework to ensure all homes and building elevations incorporate varied building massing, rooflines, proportion, façade articulation, detailing, and various colors and materials to promote design diversity while respecting the character of the surrounding built form.

The architecture guidelines allow for a variety of styles, including Bungalow, Desert Ranch, Desert Prairie, Hacienda, Mission, Modern Farmhouse, Modern Spanish, Santa Barbara, Southwest, Tuscan, and Transitional architectural styles.

The proposal provides variation in building elevations and architectural details while maintaining homes in a cohesive and identifiable character for the community.

The PUD identifies several measures to reduce water consumption, including

limiting areas to low-water-use/drought tolerant plants, limiting natural turf areas, participation in the city's water efficiency checkup program, using irrigation controllers to minimize maintenance and water waste, and green stormwater infrastructure techniques.

The proposal also incorporates site design standards intended to enhance the project, including contrasting pedestrian pathways where they cross vehicle areas through the use of decorative pavers, stamped or colored concrete, or alternative materials; implementing traffic calming measures, such as landscaped medians; incorporating landscape areas at entry and exit drives; and providing waste stations along sidewalks, trails, and pedestrian pathways.

Signage

This section of the PUD Narrative includes provisions for on-premise signage. It describes how new signs will complement the existing Westin Kierland Resort and future residential development through such methods as:

- Maintaining design continuity by incorporating elements consistent with adjacent buildings and structures.
- Complementary colors, textures, materials, and consistent type face.
- Integrating into the design of adjacent structures and the streetscape without visually dominating either.
- Oriented for optimal readability.
- Carefully designed to not negatively impact the community or surrounding properties.

Sustainability

The Development Narrative requires several sustainability principals within the development. Below is a highlight of some of the options:

- Coordinated site and architectural design standards to reduce the heat island effect
- Shaded pedestrian networks and open spaces
- Drought-tolerant landscaping
- Water efficient irrigation systems
- Bicycle infrastructure
- EV parking

AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

8. Housing Phoenix Plan

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for housing units. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using

underutilized land in a more sustainable fashion.

9. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD proposed several provisions that are consistent with Complete Streets Guiding Principles including detached sidewalks along street frontages to promote a safe pedestrian atmosphere. Additionally, a Complete Streets section is included in the narrative which includes pedestrian pathways which will allow for multi-modal mobility, and design techniques to reduce direct sunlight exposure to pedestrians and cyclists. Furthermore, both internal community trails and external shared use paths will be provided throughout the development with pedestrian ways in underground tunnels to cross Greenway Parkway. Bicycle infrastructure will be provided and a bus pad will be retained. Additionally, streets will be safer as the development will incorporate trails and detached sidewalks to buffer pedestrians from vehicles on the street. The development will be required to contribute a High-Intensity Activated Cross Walk (HAWK) pedestrian crossing at the Acoma Drive and Kierland Boulevard intersection. This is addressed in Stipulation No. 4.

10. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The Development Narrative contains requirements for electrical vehicle parking for multi-family residential and hotel type of uses.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of Destinations. The Development Narrative includes bicycle parking and other infrastructure provisions in all development areas.

12. [Shade Phoenix Plan](#)

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The Development Narrative requires a 75 percent shade on all adjacent perimeter public sidewalks, enhanced shade on internal pathways, and larger tree sizes within the landscape areas between the back of curb and sidewalk. These standards exceed the minimum Zoning Ordinance requirements. However, there will be less than the 75 percent shade along some areas of Greenway Parkway due to the underpasses and bridge crossing.

13. [Monarch Butterfly](#)

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the PUD narrative addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

14. [Conservation Measures for New Development](#)

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. The PUD Narrative has numerous conservation measures for the proposed commercial and residential uses. The PUD requires the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List for vegetation, smart irrigation controllers, limitations on the use of natural turf, and Green Stormwater Infrastructure features to reduce water waste.

15. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water),

Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed the Design Guidelines portion of the PUD Narrative. A minimum of two green infrastructure techniques for stormwater managements shall be implemented for each development within the PUD.

16. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The PUD narrative encourages recycling collection and plans to implement a strategy for recycling and materials management during construction and recycled local materials may be used in the landscape and hardscape designs. Waste stations will be provided throughout the site in the common areas and along sidewalks, trails and pedestrian pathway. Also, the City provides recycling service to single-family residential developments.

COMMUNITY INPUT SUMMARY

17. As of the writing of this report approximately 1,459 letters have been received with 197 in support and 1,265 in opposition.

Concerns raised included potential impacts to the quality of life for existing residents, such as increased traffic and congestion; public safety risks; and negative environmental effects, including the loss of open space and natural buffers. Additional concerns identified the project as being incompatible with the established neighborhood character in in terms of scale, density, setbacks and the reduction of open space. Residents also expressed concerns regarding increased sewage generation and infrastructure demands, potential strain on existing sewer capacity, increasing public costs, decreasing property values, and public health and safety concerns for residents and first responders.

INTERDEPARTMENTAL COMMENTS

18. The Street Transportation Department has requested the following stipulations:
- Funds to be deposited into an escrow account with the Street Transportation Department to fund half the cost of a HAWK pedestrian crossing at the Acoma Drive and Kierland Boulevard intersection (Stipulation No. 4).
 - All mitigation improvements to be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated May 12, 2026. (Stipulation No. 5).
 - Existing streetscape and median islands to be replenished along Acoma Drive, 66th Street, and Greenway Parkway. (Stipulation No. 6).
 - Replace unused driveways with sidewalk, curb and gutter (Stipulation No.

- 7).
 - All streets to be constructed with all required elements and to ADA requirements (Stipulation No. 8).
19. The Public Transit Department has requested to retain the existing bus pad on eastbound Greenway Parkway east of 66th Street. This is addressed in Stipulation No. 3.
 20. The Aviation Department recommended the disclosure of the Scottsdale Municipal Airport to future owners and tenants of the property. This is addressed in Stipulation No. 9.
 21. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 10.
 22. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 11.
 23. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements.

Findings

1. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designation.
2. The proposal includes enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment.
3. The proposal will provide additional housing opportunities and support a diversity of housing options.

Stipulations

1. An updated Development Narrative for the Copper Residences PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 16, 2026, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].

- b. Page 9, D. Development Standards, 2. Development Standards for Development Unit 2, Row 2, Column 2: Remove the asterisks.
 - c. Page 9, D. Development Standards, 2. Development Standards for Development Unit 2, Row 4, Column 1: After the words "Minimum Individual Lot Setbacks" add "for Single-Family Residential".
3. The existing bus pad on eastbound Greenway Parkway east of 66th Street shall be retained.
 4. Funds shall be deposited into an escrow account to the Street Transportation Department to fund half of the cost of a HAWK pedestrian crossing at the Acoma Drive and Kierland Boulevard intersection, prior to final site plan approval.
 5. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated May 12, 2026.
 6. Existing streetscapes beginning at back of curb and median islands shall be replenished with approved landscaping and trees along Acoma Drive, 66th Street, and Greenway Parkway, as approved by the Planning and Development Department.
 7. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
 8. All streets within and adjacent to the development shall be constructed 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.
 9. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.
 10. 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.
 11. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Matteo Moric

October 30, 2026

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

Conceptual Development Plan date stamped October 16, 2026

Overall Conceptual Perimeter Plan date stamped October 16, 2026

Conceptual Open Space Plan date stamped October 16, 2026

Trails Exhibit date stamped October 16, 2026

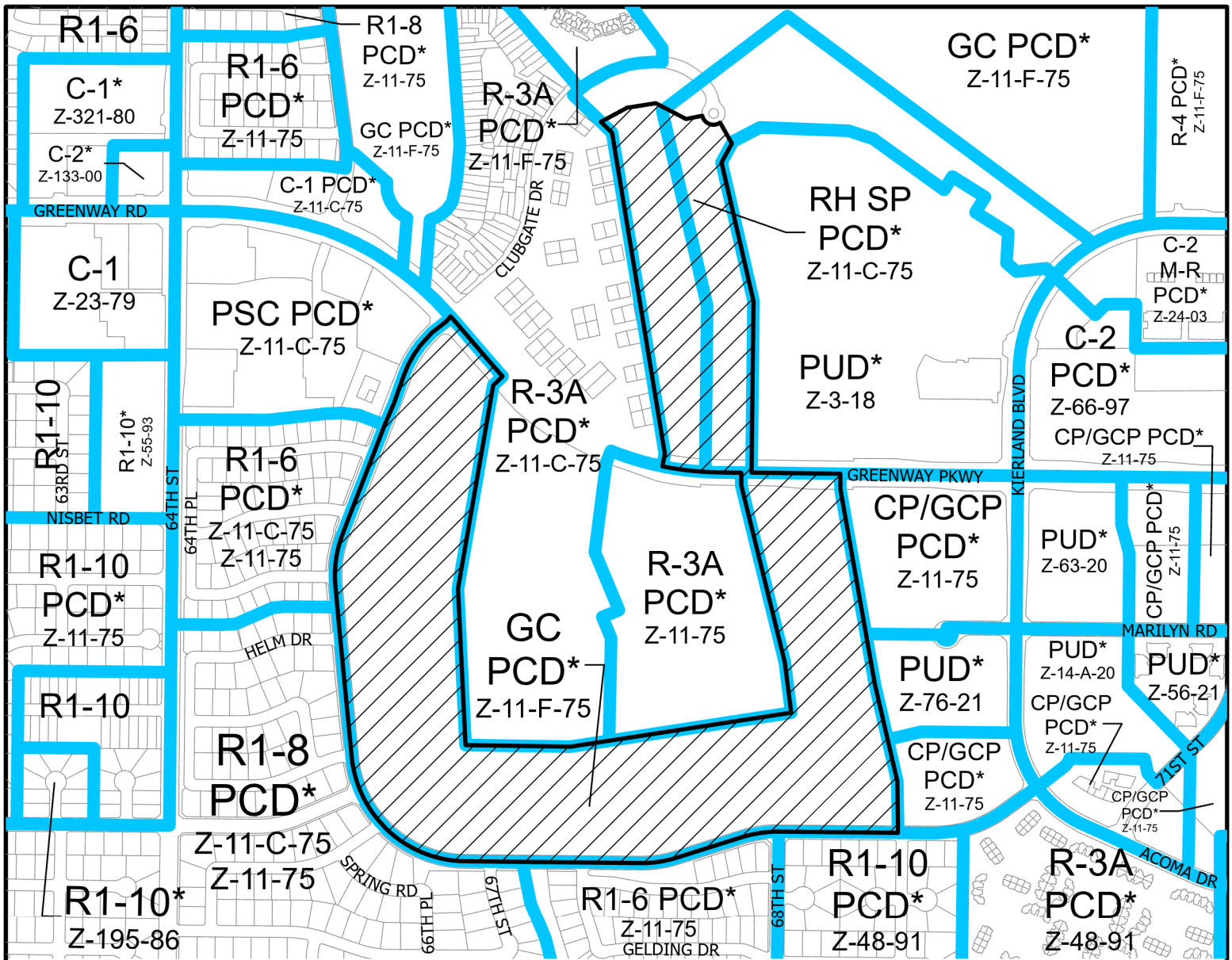
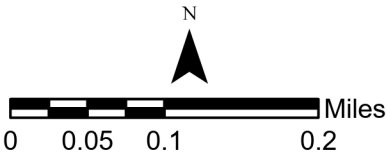
Shade Study date stamped October 16, 2026

Building Height Exhibit date stamped October 16, 2026

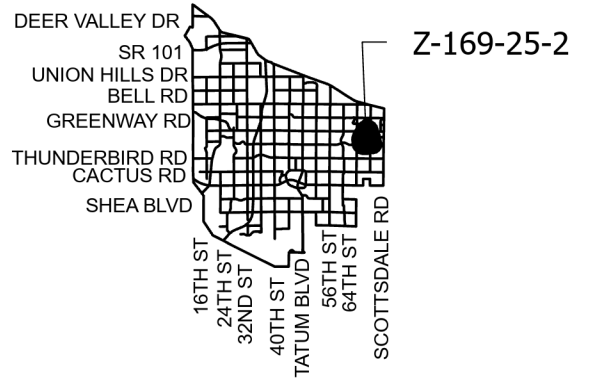
Renderings date stamped October 16, 2026 (4 pages)

[Copper Residences PUD](#) date stamped October 16, 2026

[Community Correspondence](#) (1,665 pages – see correspondence on PUD website)

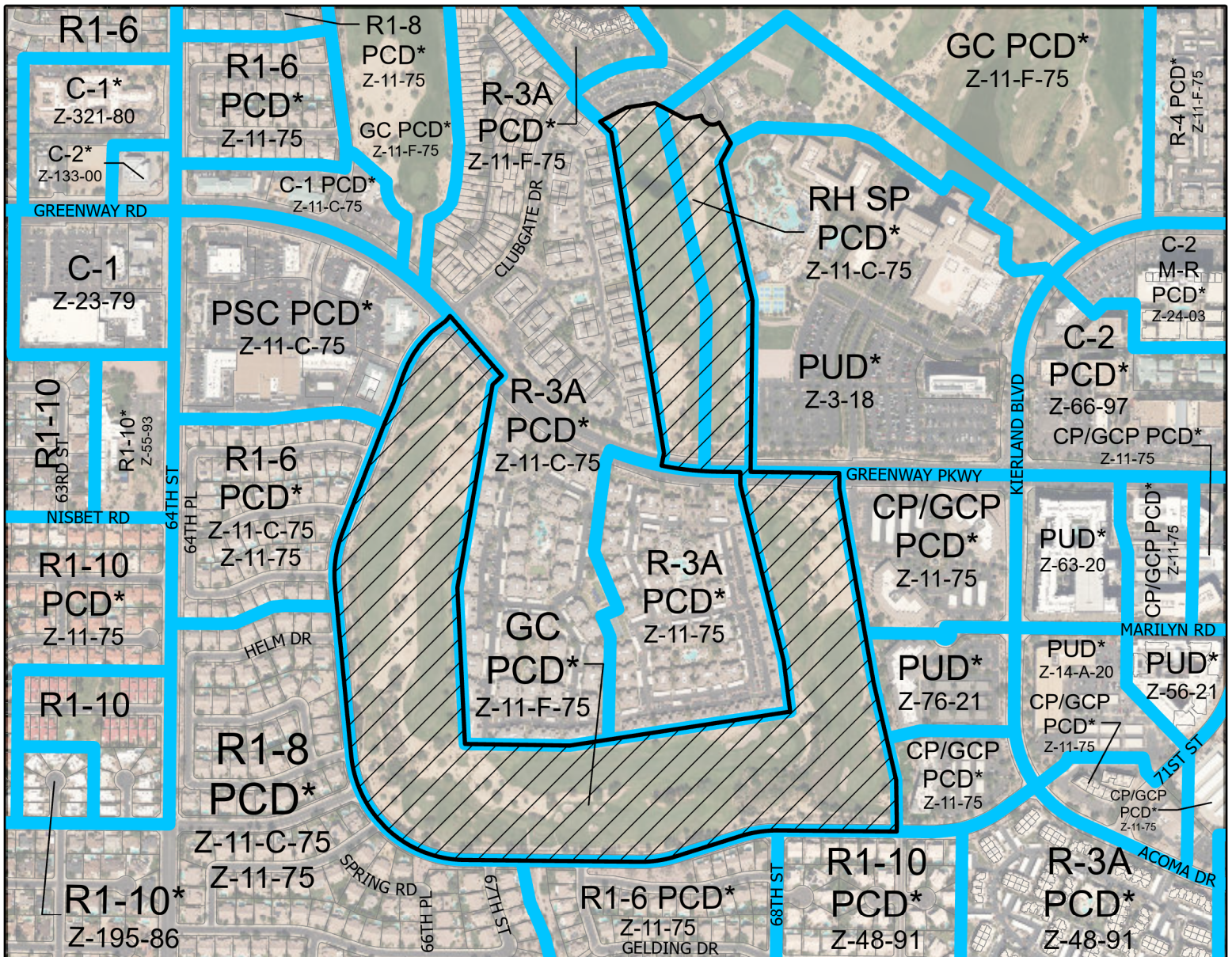
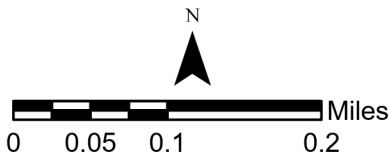


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2

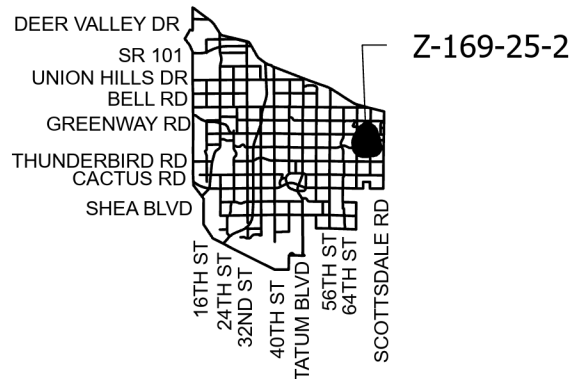


APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-169-25-2	DATE: 11/12/2025	FROM: RH SP PCD (7.32 ac.) GC PCD (64.30 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 71.62 Acres	REVISION DATES:	TO: PUD (71.62 ac.)	
	9/9/2026		
AERIAL PHOTO & QUARTER SEC. NO. QS 33-43, QS 34-43, QS 34-44, QS 35-43	ZONING MAP	* UNITS P.R.D OPTION N/A, N/A N/A	
	L-12		
MULTIPLES PERMITTED RH SP PCD, GC PCD PUD	CONVENTIONAL OPTION 146, N/A 494		

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

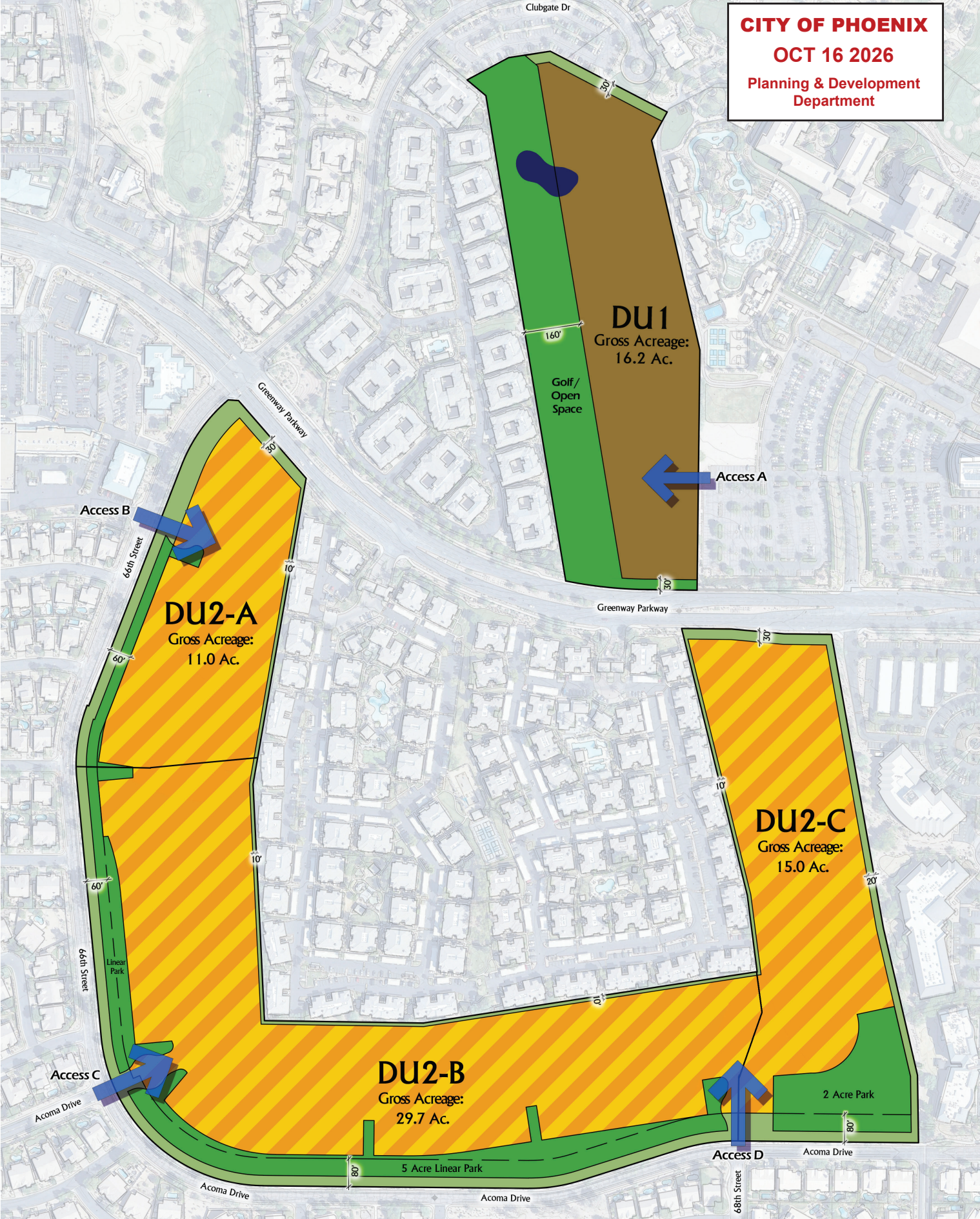


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



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	AERIAL PHOTO & QUARTER SEC. NO. QS 33-43, QS 34-43, QS 34-44, QS 35-43		
MULTIPLES PERMITTED RH SP PCD, GC PCD PUD		CONVENTIONAL OPTION 146, N/A 494	
		* UNITS P.R.D OPTION N/A, N/A N/A	

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



COPPER RESIDENCES
CONCEPTUAL DEVELOPMENT PLAN





COPPER RESIDENCES - OVERALL CONCEPTUAL PERIMETER PLAN



September 15, 2026

GREY|PICKETT

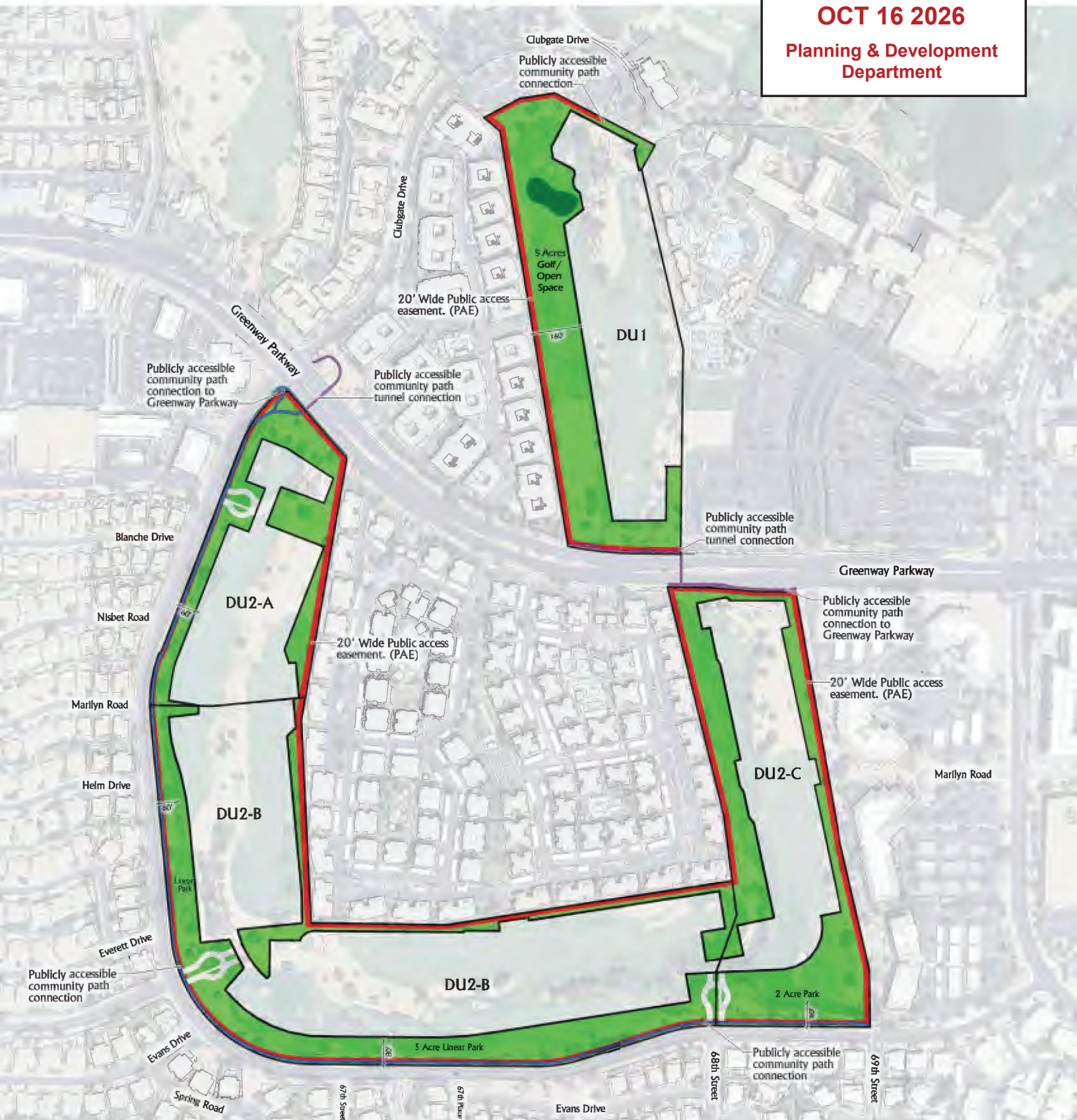


 **ACTIVE OPEN SPACE/ PARKS**
 **PASSIVE OPEN SPACE/ DRAINAGE**



August 3, 2026

GREY|PICKETT



COPPER RESIDENCES TRAILS EXHIBIT

▬ 4,815 LF: NEW 10' SIDEWALK (ACOMA & 66TH STREET)
▬ 1,128 LF: EXISTING 8' SIDEWALK (GREENWAY PKWY)
▬ 12,900 LF: PROPOSED 20' TRAIL EASEMENT

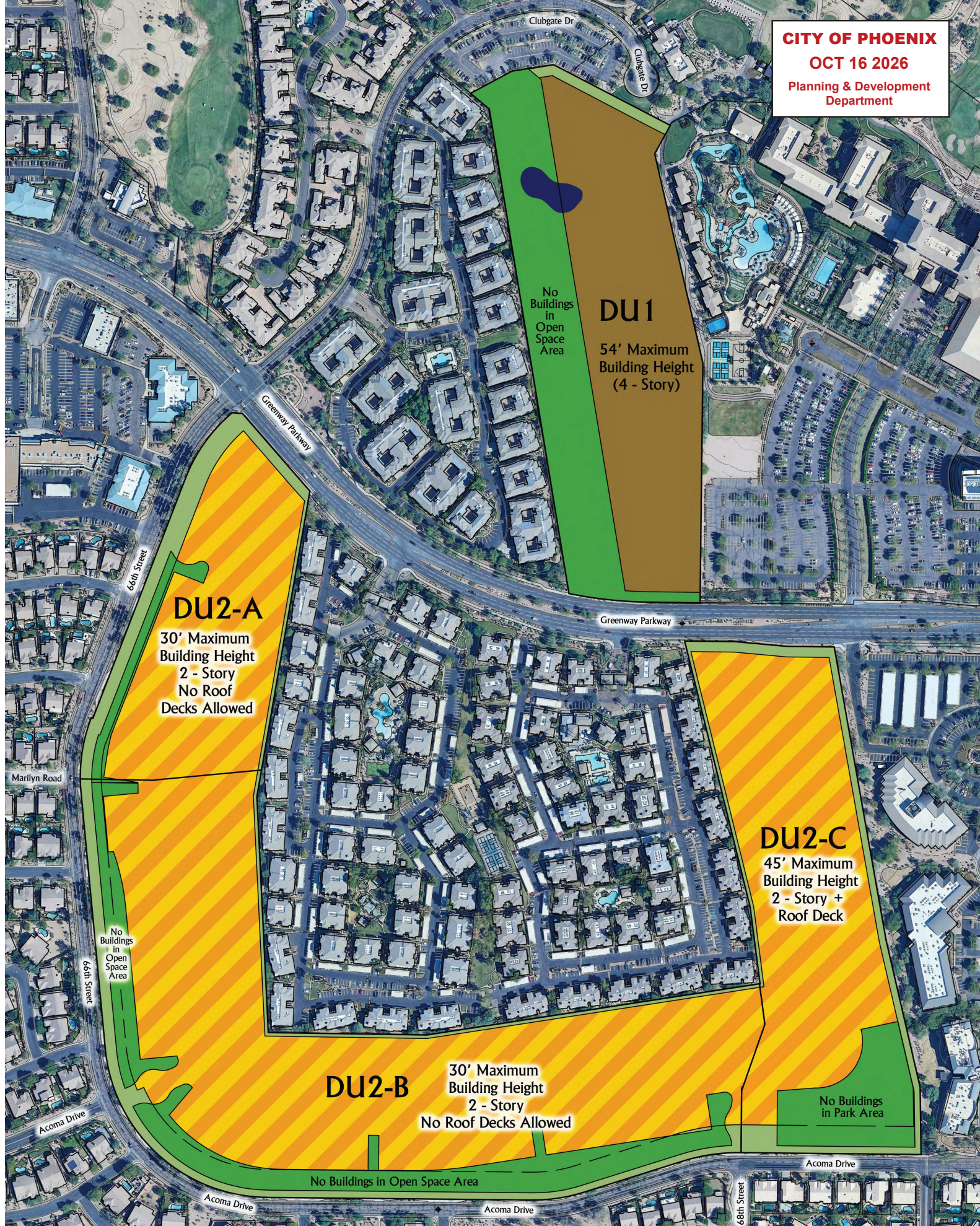


August 3, 2026
GREEY|PICKETT



Greenway Parkway Shade Study
 Trees cannot be planted in noted areas due to Existing Pedestrian Tunnel with 14' of Grade Change, and Existing Golf Cart Path with 15' of Grade Change.

COPPER RESIDENCES - GREENWAY PARKWAY SHADE STUDY



CITY OF PHOENIX

OCT 16 2026

**Planning & Development
Department**



***COPPER RESIDENCES DU1 (4 STORY)
CONDO INSPIRATIONAL ARCHITECTURE***

CITY OF PHOENIX

OCT 16 2026

Planning & Development
Department



*Illustrative only; final design to be reviewed at the time of preliminary site plan approval in accordance with the PUD design guidelines.

COPPER RESIDENCES DU2-A

TOWNHOME/DUPLEX INSPIRATIONAL ARCHITECTURE



COPPER RESIDENCES DU2-B (2 STORY) ***SINGLE FAMILY INSPIRATIONAL ARCHITECTURE***

CITY OF PHOENIX

OCT 16 2026

**Planning & Development
Department**



COPPER RESIDENCES DU2-C
2 STORY PLUS ROOF DECK/3 STORIES
TOWNHOME/DUPLEX INSPIRATIONAL ARCHITECTURE