

PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: October 13, 2021
Subject: **P.H.O. APPLICATION NO. PHO-3-21--Z-47-19-7** – Notice of Pending Actions
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **November 17, 2021**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **October 20, 2021**.

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Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Sofia Mastikhina, Laveen Village)
Village Planning Committee Chair (Tonya Glass, Laveen Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-3-21--Z-47-19

Council District: 7

Request For: Stipulation Modification

Reason for Request: Review of site plan, landscape plan, and elevations by the Planning Hearing Officer per Stipulation 33. Modification of Stipulation 35 regarding a minimum 25 percent of surface parking areas shaded by trees.

Owner	Applicant	Representative
Laveen Baseline, LLC 1701 East Highland Avenue Phoenix AZ 85016 (602) 631-6101 banderson@kitchell.com	Hawkins Companies 4700 South McKlintock Drive, Suite 160 Tempe AZ 85282 (480) 777-1078 ryanM@hcollc.com	George Pasquel III, Withey Morris, PLC 2525 East Arizona Biltmore Circle, A-212 Phoenix AZ 85016 P: (602) 230-0600 F: george@witheymorris.com

Property Location: West of the intersection of 59th Avenue and South Mountain Avenue

Zoning Map: D-5 Quarter Section: 01-14 APN: 300-02-927 Acreage: 23.27

Village: Laveen

Last Hearing: PHO MEETING

Previous Opposition: No

Date of Original City Council Action: 01/08/2020 230 PM

Previous PHO Actions: _____

Zoning Vested: R-4

Supplemental Map No.: _____

Planning Staff: 066840

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

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

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,725.00	\$0.00	10/01/2021	21-0093232	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>11/17/2021 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

October 1, 2021

VIA HAND DELIVERY

Adam Stranieri
Planning Hearing Officer
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Stipulation No. 33 Compliance and Modification – Z-47-19-7 – Northwest Corner of 59th Avenue and South Mountain Avenue, Phoenix, Arizona – v.8

Dear Mr. Stranieri:

Our office represents Hawkins Companies (“Hawkins”) regarding the roughly 23-acre site located near the northwest corner of 59th Avenue and South Mountain Avenue (the “Property”), as seen on the aerial map attached at **TAB A**. The Property is located within the Laveen Village. The purpose of this Planning Hearing Officer (“PHO”) application is to obtain review and approval of the site plan, landscape plan and elevations as required by a prior stipulation of approval and to slightly modify one (1) stipulation to allow flexibility in the initial tree sizes. The approval of this application will allow for the development of the multifamily residential project that has always been anticipated at this location.

BACKGROUND & IMPACT OF ADJACENT APPLICATION

On January 8, 2020, the City Council approved **Case No. Z-47-19-7 (Ord. No. G-6659)**, a rezoning of roughly 128-acres, including the subject Property, to allow for Laveen Park Place, a large mixed-use development including a movie theater, commercial retail / restaurant space, and multifamily residential. See approved Ordinance attached at **TAB B**. The case was approved with a Conceptual Master Plan which divided the larger site into five (5) districts. See Conceptual Master Plan attached at **TAB C**. The subject Property is located within the roughly 23-acre district referred to as “SITE C.” SITE C was zoned to R-4 (Multifamily Residential District) with the case approval specifically to allow for a multifamily development.

As seen in the approved Ordinance, the zoning case was approved subject to 60 stipulations including twelve (12) which pertain to the overall rezoning site, and six (6) which apply specifically to “SITE C (Multifamily).” Of primary concern to this application is Stipulation No. 33 which requires site plan, landscape plan and elevation review and approval by the PHO. This

application seeks that review and approval along with a modification to the wording of Stipulation No. 35.

CONCURRENT PHO APPLICATION & EFFECT ON THIS REQUEST

It is important to note, another PHO application (**Case No. PHO-2-21-Z-47-19-7**) has recently been filed which also pertains to Case Z-47-19-7 and the associated stipulations. That application, known as Ascend at South Mountain (“Ascend”), is fully supported by this Application, and has bearing upon the requests being sought by this application.

Specifically, the Ascend application requests a modification to Stipulation #1 that would expand the SITE C boundaries by roughly 10-acres to encompass land immediately north of the subject Property. That “new” 10-acre area of SITE C land is to be developed with residential uses. Should the Ascend requested modification to Stipulation #1 be approved, the Ascend project would provide the three (3) requested “...pedestrian connection points to the commercial development to the north,” as noted in Stipulation 33.b. The Ascend project would provide these connections as it would be immediately adjacent to the commercial development.

The effect of the Ascend application is discussed in further detail below under Stipulation No. 33 Response and Rationale.

DEVELOPMENT OF THE R-4 ZONED PROPERTY

The development proposed for the roughly 23-acre site consists of modern style, 536-unit multifamily residential project designed with vast amounts of unique, common area open spaces and landscaped amenity spaces. As seen on the preliminary exhibits (attached at **TAB D**), the residences are dispersed across an assortment of uniquely designed buildings with interconnected pathways and landscape areas. A mix of 1, 2, 3 and 4-story buildings are provided, including carriage house units with garage parking located directly below the unit. The project includes a mix of 1, 2, and 3-bedroom options.

The project provides an abundance of passive and active amenity areas throughout the site. A grand clubhouse and resident buildings encircle the primary amenity area located on the eastern portion of the Property. This area includes a large pool, kids “waterpark” splashpad, jacuzzi, playground and a variety of cabana lounges and BBQ areas. A smaller, yet equally amenitized area is provided on the western portion of the property, again, encircled by resident buildings. An assortment of other highly designed open space areas are found throughout the development and include features such as bocce ball courts, shade ramadas, BBQ and game areas, dog run, and water features, etc.

The primary entrance to the site is provided off 59th Avenue through a grand, median-divided entry which connects to a rotunda, guest parking court and gated entrances for residents. Parking is dispersed throughout the development. A total of 1,162 parking spaces are provided in a mixture of surface, covered and garaged parking spaces.

A massive landscape setback is provided along 59th Avenue which includes a detached, meandering sidewalk and an abundance of shade trees for a comfortable pedestrian experience. At the project entry, 2 detached sidewalks flank the main entrance and pass under shade canopy structures and shade trees. The crosswalk at the entrance has decorative pavers to further delineate pedestrian from vehicular traffic.

SITE PLAN, LANDSCAPE PLAN, AND ELEVATION REVIEW & STIPULATION MODIFICATIONS

Below are the responses to the requirements of Stipulation #33 along with the proposed options of provision “b” and the modification request for provision “c.”

Stipulation No. 33

The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

- a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:*
- b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.*
- c. Arcades and overhangs shall be incorporated into the buildings to promote shade.*
- d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.*
- e. Ensuring architectural style is consistent with prior phases of the project and development in the area.*

Response & Rationale:

As required by this stipulation, this application request review and approval of the above noted plans by the Planning Hearing Officer.

As it pertains to Item “a”, a detached sidewalk is provided along 59th Avenue which runs north-south and will connect to the planned developments, including the commercial development located further north of the subject Property.

As it pertains to Item “b”, a commercial development is no longer occurring immediately to the north of this Property and therefore the three (3) “*connection points to the*

commercial development to the north” are no longer feasible from this Property. Instead, a small, residential development (the Ascend application) is occurring immediately to the north of this site, followed by the anticipated commercial development further to the north. See adjacent PHO application **Case No. PHO-2-21-Z-47-19-7** for additional details. The Ascend project will provide the three (3) requested connection points to commercial development, maintaining the intent of this stipulation. Should the Ascend application be denied, the request to provide these pedestrian connections to commercial is still an impossibility for the subject Property, as commercial uses are not occurring immediately adjacent to the Site. Under this “denial scenario,” we believe the PHO should rationally conclude that provision 33.b is simply not applicable. Alternatively, the PHO could consider the intent of this provision met to the greatest extent possible by the improved pedestrian connection the Application provides along 59th Avenue.

As it pertains to Item “c”, the project building design features architecturally integrated overhangs that, when combined with the landscaping, provide ample shade. The project style proposed with this project does not lend itself to “arcades” which are more associated with traditional apartment projects. The original intent of this stipulation – to promote shade – is still completely complied with.

As it pertains to Item “d”, the building façades feature architectural embellishments and detailing, as well as frequent color and material changes, and vertical and horizontal elements. The buildings also feature architectural integral overhangs, and pop-outs to create visual interest and encourage shade within the development. As seen in the provided elevations, this articulation happens more frequently than 50 linear feet.

As it pertains to Item “e”, the first phase of the overall Laveen Park Place development was the Harkins theater. This residential project has been designed to be consistent with some of the architectural details found within the Harkins design and other surrounding developments. Common elements include desert-toned stucco, stonework, etc. By utilizing high-quality design and materials, the project sets a precedent for the remainder of the rezoning boundary, ensuring superior architectural style and materials throughout Laveen Park Place.

Stipulation No. 35

*A minimum of 25 **15** percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.*

Response & Rationale:

The negative effect the COVID pandemic has had upon the availability of consumer good and construction materials is well documented. The landscape industry is no different. Over the past 1.5 years, nurseries are having an incredibly difficult time meeting the 2” caliper size request in 24” box sizes. The issue has become so great that a 36” box size

must now be used to meet the 2" caliper requirement. However, the problem is only getting worse and many 36" box sizes are now falling short of the 2" caliper requirements.

This project will still provide the requested amount trees and still provides a surplus of shaded parking spaces via structured shade canopies. This is not a request to reduce landscaping; we are only asking for flexibility in the caliper size upon initial planting due to industry shortages. The eventual caliper size, tree height and tree canopy spread of the trees which will be planted have not changed. They trees will eventually grow into the large, desired size and spread. In the meantime, the project provides an abundance of shaded parking spaces via garages and parking canopies – which, from a functional standpoint is a more pragmatic solution given the negative effects trees have upon cars which park under them (i.e., birds!).

We look forward to discussing the proposed modifications with City Staff and with you at a public hearing.

Very truly yours,

WITHEY MORRIS P.L.C.

By


George A. Pasquel III

Attachments

Tab A

Aerial Map



Loop 202 & South Mountain Avenue



Tab B

ORDINANCE G-6659

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-47-19-7) FROM S-1, APPROVED CP/GCP AND/OR C-2 (RANCH OR FARM RESIDENCE DISTRICT, APPROVED COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT AND/OR INTERMEDIATE COMMERCIAL DISTRICT) TO CP/GCP (COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT), C-2 HGT/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER), AND R-4 (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 128.61 acre site located at the southeast corner of 63rd Avenue and Baseline Road in a portion of Sections 5 and 6, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "S-1, Approved CP/GCP and/or C-2" (Ranch or Farm Residence District, Approved Commerce Park/General Commerce Park District and/or Intermediate Commercial District) to 76.70 acres of "CP/GCP" (Commerce Park/General Commerce Park District), 28.64 acres of "C-2 HGT/WVR" (Intermediate Commercial, Height Waiver), and 23.27 acres of "R-4" (Multifamily Residence District) to allow commerce park

development, commercial development with a height waiver for up to 56 feet and multifamily residential.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

Overall Site

1. The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.
2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.
3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.
4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.

5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.
6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.
9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:
 - a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
 - b. Three bus stop pads shall be located along Southbound 59th Avenue.
10. 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.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.

Site A

13. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
14. The maximum building height shall be limited to 56 feet.
15. There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height.
16. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.
17. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.
18. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
19. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

20. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
21. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site B (Retail/Restaurant)

22. The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.
23. There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.
24. The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.
 - (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

- c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.
25. Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
26. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.
27. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
28. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
29. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
30. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
31. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

32. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site C (Multifamily)

33. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:
 - b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
 - c. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
 - e. Ensuring architectural style is consistent with prior phases of the project and development in the area.
34. There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.
35. A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
36. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

37. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
38. The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

Site D (Commerce Park/General Commerce Park North of the LACC)

39. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
40. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
41. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

42. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
43. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
44. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
45. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
46. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
47. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
48. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
49. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

50. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
51. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

Site E (Commerce Park/General Commerce Park South of the LACC)

52. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
53. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
54. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

55. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
56. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
57. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
58. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
59. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
60. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

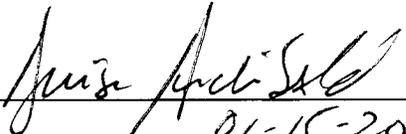
PASSED by the Council of the City of Phoenix this 8th day of January

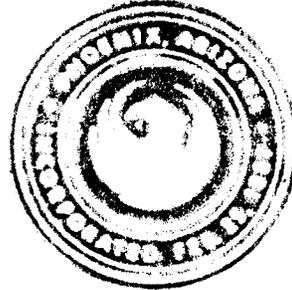
2020.



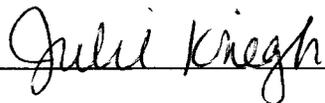
MAYOR

ATTEST:

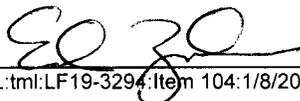

City Clerk
01-15-2020



APPROVED AS TO FORM:


Acting City Attorney pm/

REVIEWED BY:


City Manager
PL:tml:LF19-3294:Item 104:1/8/20:2160318v1

Exhibits:

- A – Legal Description (4 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-47-19-7

APN 300-02-925:

A parcel of land being situated within the Northeast Quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Maricopa County Department of Transportation brass cap in hand hole accepted as the South quarter corner of Section 31, Township 1 North, Range 2 East, from which a found cotton picker spindle flush with tag RLS 38862 accepted as the Southeast corner of said Section 31, bears North 89°42'58" East, 2632.53 feet;

Thence North 89°42'58" East, 466.00 feet along the north line of said Northeast quarter;

Thence leaving said north line and along the west line of the proposed Loop 202 right-of-way per First Amended Complaint in Condemnation, Case No. CV2015-013691, the following 6 courses:

Thence South 00°17'22" East, 81.00 feet;

Thence South 85°50'12" East, 90.27 feet;

Thence South 88°30'19" East, 76.00 feet;

Thence South 88°30'19" East, 375.00 feet;

Thence South 00°04'56" East, 763.63 feet;

Thence South 12°59'57" East, 31.20 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 1050.00 feet, the center of which bears South 17°20'23" East, said curve being the northerly Right-of-Way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County records, Arizona; Thence leaving said west line and southwesterly along said curve and said northerly Right-of-way line, through a central angle of 24°58'10", an arc length of 457.59 feet to a tangent line;

Thence continuing along said northerly Right-of-Way line, South 47°41'27" West, 77.77 feet, to the beginning of a tangent curve, concave northwesterly, having a radius of 1400.00 feet;

Thence continuing along said northerly Right-of-Way line and southwesterly along said curve, through a central angle of 39°33'28", an arc length of 966.58 feet to a non-tangent line, said line being the Decreed line as defined by Docket 14621, Pages 356-366, Maricopa County Records, Arizona;

Thence leaving said northerly Right-of-Way line, North 00°26' 18" East, 92.05 feet along said Decreed line also being the east line of the Final Plat for Avalon Village, as recorded in Book 704, Page 30, Maricopa County Records, Arizona;

Thence continuing along said east line, North 00°37'09" East, 1438.69 feet to the north line of said Northeast quarter from which a found Maricopa County Department of Transportation brass cap in hand hole accepted as the North quarter corner of said Section 6, bears South 89°41 '36" West, 8.02 feet;

Thence leaving said east line, North 89°41'36" East, 294.91 feet along the north line of said Northeast quarter to a found Maricopa County Department of Transportation brass cap in hand hole accepted as the South Quarter corner of Section 31, Township 1 North, Range 2 East and to the POINT OF BEGINNING.

Said portion of land containing 1,621,105 sq. ft., or 37.2154 acres, more or less being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

APN 300-02-926:

A parcel of land being situated within the North half of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Maricopa County aluminum cap accepted as the East Quarter corner of said Section 6 from which a found aluminum cap accepted as the Center of said Section 6 bears South 89°48'16" West, 2636.89 feet;

Thence South 89°48'16" West, 1318.45 feet along the south line of the Northeast Quarter of said Section 6 to the POINT OF BEGINNING;

Thence continuing along said south line, South 89°48'16" West, 1319.71 feet;
Thence North 00°27'14" East, 379.20 feet along the property line as decreed in Docket 14621, Page 356-366, Maricopa County Records, Arizona;

Thence leaving said property line, North 89°48'16" East, 295.76 feet along the southerly line of the property as described in the Warranty Deed as recorded in Document No. 1997-0356797, Maricopa County Records, Arizona, to the southeast corner thereof;

Thence North 00°24'33" East, 307.25 feet, along the easterly line of said Warranty Deed to the northeast corner thereof;

Thence South 89°48'16" West, 295.52 feet along the northerly line of said Warranty Deed;

Thence leaving said northerly line, North 00°27'14" East, 230.08 feet along the property line as decreed in Docket 14621, Page 356-366, Maricopa County Records, Arizona, to a non-tangent curve, concave northwesterly, having a radius of 1600.00 feet, the center of which bears

North 02°22'31" West, said curve being the southerly Right-of-Way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County records, Arizona;

Thence leaving said property line and along said southerly Right-of-Way line and northeasterly along said curve, through a central angle of 39°56'02", an arc length of 1115.16 feet to a tangent line;

Thence continuing along said southerly Right-of-Way line, North 47°41 '27" East, 77.77 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 850.00 feet;

Thence continuing along southerly Right-of-Way line and northeasterly along said curve, through a central angle of 23°56'44", an arc length of 355.24 feet to a non-tangent line, said line being the west line of the proposed Loop 202 right-of way per First Amended Complaint in Condemnation, Case No. CV2015-013691;

Thence leaving said southerly Right-of-Way line and along said west line the following 3 courses:

Thence South 12°59'57" East, 19.86 feet;

Thence South 06°55'48" East, 788.63 feet;

Thence South 11 °56'17" West, 772.34 feet to the POINT OF BEGINNING.

Said parcel of land containing 1,561,584 sq. ft., or 35.8490 acres, more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

APN 300-02-927:

A parcel of land being situated within the Northwest quarter of Section 5 and the Northeast quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows: BEGINNING at a found 2 inch Maricopa County aluminum cap accepted as the West quarter corner of said Section 5 from which a found 2 inch aluminum cap accepted as the Northwest corner of said Section 5 bears North 00° 14'04" East, 2651.54 feet; Thence South 89°48'16" West, 688.97 feet along the south line of said Northeast quarter;

Thence leaving said south line, North 00°50'29" West, 1581.70 feet along the east line of the proposed Loop 202 right-of way per First Amended Complaint in Condemnation, Case No. CV2015-01 3691;

Thence leaving said east line, South 85°58'47" East, 17.82 feet along the southerly right-of-way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County Records, Arizona, to the beginning of a tangent curve, concave northerly, having a radius of 2600.00 feet;

Thence continuing along said southerly right-of-way line and easterly along said curve, through a central angle of 24°26'25", an arc length of 1109.07 feet to a non-tangent line;

Thence along the westerly right-of-way line of 59th A venue, as shown on the Map of Dedication of "P.U.H.S.D. #210 - Comprehensive High School", as recorded in Book 846, Page 5, Maricopa County Records, Arizona, the following 3 courses:

Thence South 22°09'01" East, 647.57 feet to the beginning of a tangent curve, concave westerly, having a radius of 895.00 feet;

Thence southerly along said curve, through a central angle of 64°58'18", an arc length of 1014.90 feet to a tangent line;

Thence South 42°49'17" West, 256.23 feet;

Thence leaving said westerly right-of-way line, South 89°43'27" West, 292.52 feet along the south line of said Northwest quarter to the POINT OF BEGINNING.

Said parcel of land containing 2,082,374 sq. ft., or 47.8047 acres, more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

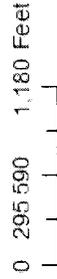
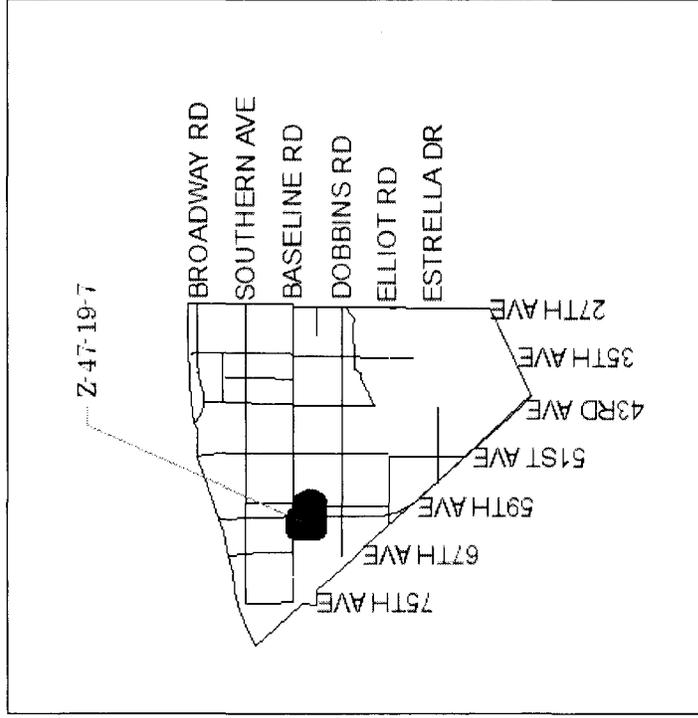
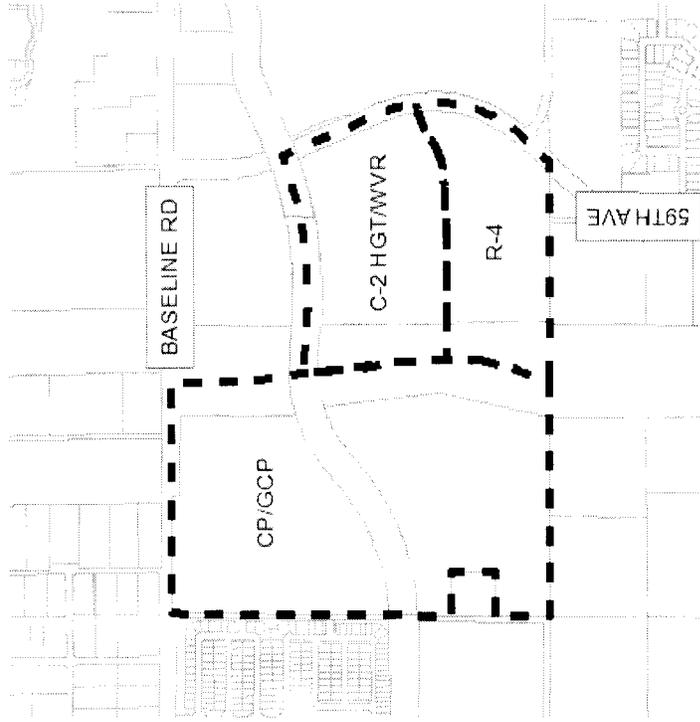
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-47-19-7
Zoning Overlay: N/A
Planning Village: Laveen

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 12/17/2019

\\onecdd\Shared\Department Share Information Systems\PL GIS\US_Team\Core_Functions\Zoning_Supp\Maps_Crd\Maps2020_Ord\15-20-Z47-19-7.mxd

Tab C



CITY OF PHOENIX

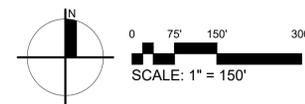
OCT 23 2019

Planning & Development
Department

Laveen Park Place

CONCEPTUAL MASTER SITE PLAN

Laveen, Arizona



10-21-19
12004-ST60
MSP



Butler Design Group, Inc
architects & planners

Tab D

PROJECT DESCRIPTION

LAVEEN PARK PLACE IS A 543 UNIT, MULTI-FAMILY APARTMENT DEVELOPMENT LOCATED AT THE WEST SIDE 56TH AVE AT THE CORNER 56TH AVE & SOUTH MOUNTAIN AVE. THE UNITS ARE COMPRISED OF 1 BEDROOM, 2 BEDROOM AND 3 BEDROOM OPTIONS MIXED THROUGHOUT THE PROPERTY. THERE ARE A NUMBER OF AMENITIES INCLUDING A RESORT STYLE POOL, PLAYGROUND, OUTDOOR FITNESS EQUIPMENT, DOG PARK, COMMUNITY GARDEN, 10' MULTI USE TRAIL ALONG THE NORTH AND MUCH MORE. THE ARCHITECTURAL STYLE HAS A CONTEMPORARY THEME THAT IS ACCENTED AND ELEVATED WITH METAL DETAILS. THE VARIOUS BALCONIES AND PARAPET HEIGHTS CREATE A SENSE OF DEPTH AND INTRIGUE. THE PARKING FOR THE RESIDENTS AND THEIR GUESTS WILL BE SURFACE LEVEL SPACES, GARAGES, AND PARKING CANOPIES.

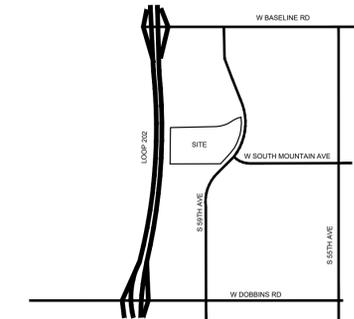
OVERALL, LAVEEN PARK PLACE WILL PROVIDE A MODERN AND EXCITING HOME IN WEST PHOENIX.

FUTURE DEVELOPMENT
C2

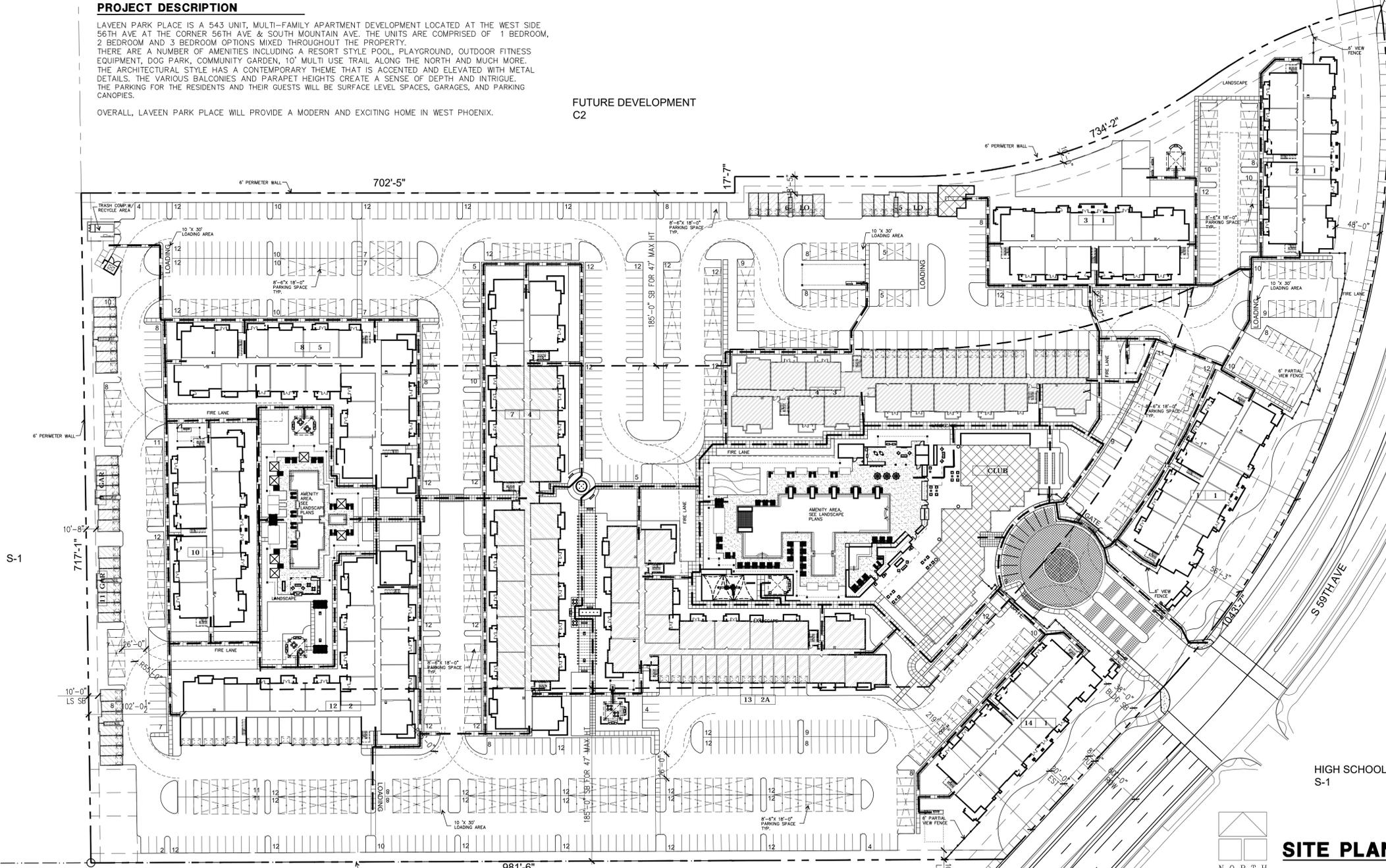
LEGEND:

- 1-STORY BUILDING
- 2-STORY BUILDING
MAX HT - 24' - 0"
- 3-STORY BUILDING
MAX HT - 36' - 0"
- 4-STORY BUILDING
MAX HT - 47' - 0"
- BLDG NUMBER #
- BLDG TYPE #
- ACCESSIBLE ROUTE
- CARPORT

VICINITY MAP:



S-1



SITE PLAN



SCALE: 1" = 60'-0"

WHITNEYBELL PERRY INC

1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891

PRELIMINARY

REVISION SCHEDULE

LAVEEN, ARIZONA

**LAVEEN
PARK PLACE**



ARCHITECT:
WHITNEYBELL PERRY INC
575 W. CHANDLER BLVD. SUITE 123
CHANDLER, AZ 85225
P: 602-265-1891
ATTN: MIKE PERRY

APN: 300-02-927

GROSS SITE AREA (TOTAL): ±23.15 AC (±1,008,409 SQ.FT)
NET SITE AREA (TOTAL): ±21.71 AC (±945,687 SQ.FT.)

ZONING : R-4, PRD

LOT COVERAGE: 50% MAX
PROVIDED:

DEVELOPMENT STANDARDS:
DENSITY ALLOWED: 30.45 DU/AC
PROVIDED: 20.85 DU/AC
PERIMETER STANDARDS: 20' ADJACENT TO A PUBLIC STREET
10' ADJACENT TO PROPERTY LINE
MAX. HEIGHT: REQ: 3 STORIES OR 40' FOR FIRST 150'
1' IN 5' TO 48', 4 STORIES MAX.
PROVIDED: 4 STORIES

TOTAL UNITS:	SUBTOTAL
ONE BEDROOM:	194 UNITS (36.2%)
TWO BEDROOM:	289 UNITS (53.9%)
THREE BEDROOM:	53 UNITS (9.9%)
TOTAL UNITS:	536 UNITS

COMMON OPEN SPACE :
REQUIRED: 10% GROSS AREA= 100,840 SF
PROVIDED: 14% / 141,766 SF MIN.

RESERVED PARKING REQUIRED FOR OVERALL SITE:
1 OR 2 BEDROOMS: 483 x 1.5 = 725 P.S.
3 BEDROOMS: 53 x 2 = 106 P.S.
TOTAL P.S. REQUIRED: 831 P.S.

UNRESERVED PARKING REQUIRED FOR OVERALL SITE:
1 OR 2 BEDROOMS : 483 x 0.5 = 242 P.S.
3 BEDROOMS : 53 x 1 = 53 P.S.
TOTAL UNRESERVED P.S. REQUIRED: 295 P.S.
(NOTE: UNRESERVED PARKING SPACES ARE INCLUDED IN THE TOTAL REQUIRED PARKING COUNT)

PARKING PROVIDED: SURFACE - 984 SPACES
GARAGES - 89 SPACES
TOTAL : 1,073 SPACES
TANDEM - 89 SPACES
TOTAL ONSITE PARKING: 1,162 SPACES

PARKING RATIO: 1,073 P.S./536 UNITS = 2.00 P.S. / UNIT

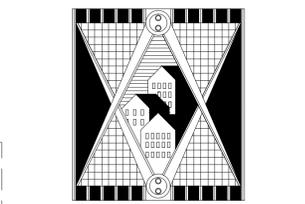
TRASH CALCULATIONS
0.5 x 536 = 268 CU YD REQ'D
3:1 COMPACTOR RATE = 268 CU YD / 3 = 89 CU YD REQ'D
PROVIDED = 30 CU YD W/ 3 DAY A WEEK PICK UP

GENERAL SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A SITE INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND ALL OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT OF WAY. OBTAIN PERMISSION FROM PARKS AND RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN RIGHT OF WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (ACC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS TO CURRENT ADA STANDARDS.
- CURB AND DUST PROOF ALL DRIVES AND PARKING AREAS PER SECTION 702 OF THE ZONING ORDINANCE.
- ALL ACCESSIBLE SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:48.

FOR CITY USE:

FOR CITY USE
KIVA#: 06-2778
SDEV#: 2100255
PAPP#: 2104218
GS#: 01-14/15
ZONING: R-4



ARCHITECTURE AND PLANNING

A1.00

2102
COPYRIGHT WHITNEYBELL PERRY INC

4/29/2021 10:37 AM

**PRELIMINARY
SITE PLAN**

PLANT PALETTE: (FOR THIS SHEET ONLY)

	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SEE PLAN FOR TRUNK HEIGHT SKINNED TRUNKS	46 TOTAL
	PHOENIX DACTYLIFERA DATE PALM	22' TRUNK, MATCHING STRAIGHT, DIAMOND CUT	55 TOTAL
	ULMUS PARVIFOLIA EVERGREEN ELM	MATCHING SPECIMENS 12' HT, 6' 6P, 3' CAL	66 TOTAL
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	MATCHING SPECIMENS 12' HT, 6' 6P, 3' CAL	82 TOTAL
	ACACIA SALICINA WILLOW ACACIA	MATCHING SPECIMENS 8' HT, 4.5' 6P, 1' CAL	87 TOTAL
	OLEA EUROPAEA 'FRUITLESS VARIETY' FRUITLESS OLIVE	MATCHING SPECIMENS 14' HT, 8' 6P, MULTI-TRUNK	37 TOTAL
	CERCIDIUM FLORIDUM 'D.M.' DESERT MUSEUM PALO VERDE	STANDARD, SINGLE TRUNK 12' HT, 6' 6P, 3' CAL	113 TOTAL
	CHITALPA TASHKENIS CHITALPA	MATCHING SPECIMENS 8' HT, 4' 6P, 1' CAL	112 TOTAL
	ULMUS PARVIFOLIA EVERGREEN ELM	MATCHING SPECIMENS 8' HT, 4.5' 6P, 1' CAL	28 TOTAL
	ACACIA STENOPHYLLA SHOESTRING ACACIA	MATCHING SPECIMENS 8' HT, 4' 6P, 1' CAL	52 TOTAL
	CHAEROPHYLLUM HUMILISS MEDITERRANEAN FAN PALM	15 GALLON FULL, PAST CAN	12 TOTAL
	PHOENIX ROEBELINII PIGMY PALM	5 GALLON 3-STEM	70 TOTAL

	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON, SHRUB FORM	223 TOTAL
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	19 TOTAL
	LEUCOPHYLLUM LANGMANIAE 'R.B.' RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELERS DWARF PITTOSPORUM	5 GALLON FULL, PAST CAN	
	CARISSA GRANDIFLORA 'B.B.' BOXWOOD BEAUTY	5 GALLON FULL, PAST CAN	
	CARISSA GRANDIFLORA 'G.C.' GREEN CARPET	5 GALLON FULL, PAST CAN	
	NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN	
	LANTANA SELLOWIANA 'T.P.' TRAILING PURPLE LANTANA	5 GALLON FULL, PAST CAN	
	BOUGAINVILLEA 'LA JOLLA' RED BUSH BOUGAINVILLEA	5 GALLON FULL, PAST CAN	
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SURPRISE EMU	1 GALLON FULL, PAST CAN	

	RUELLIA PURPLE PETUNIA	5 GALLON FULL, PAST CAN
	BOUGAINVILLEA 'SAN DIEGO RED' RED VINING BOUGAINVILLEA	5 GALLON STAKED
	HESPERALOE PARVIFOLIA RED YUCCA	1 GALLON FULL, PAST CAN
	LANTANA MONTIVDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON @ 48" O.C. FULL, PAST CAN
	DECOMPOSED GRANITE	2' DEEP 1/2' SCREENED
	MID-IRON LAWN	SODDED

OPEN SPACE: 141,766 SF. (14% OF SITE)
TREE SHADE REQUIREMENT ON PARKING LOT: 25.80% OF ASPHALT



Overall Landscape Plan
Scale 1:50
GRAPHIC SCALE
NORTH

Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
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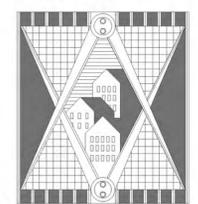
phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 246-9681
mail@ryanassociatesonline.net

LAVEEN PLACE
2121 N 44TH STREET
PHOENIX, ARIZONA

REVISION SCHEDULE



WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891



ARCHITECTURE AND PLANNING

L-1

1550
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CONCEPTUAL LANDSCAPE PLAN

ORDINANCE G-6659

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-47-19-7) FROM S-1, APPROVED CP/GCP AND/OR C-2 (RANCH OR FARM RESIDENCE DISTRICT, APPROVED COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT AND/OR INTERMEDIATE COMMERCIAL DISTRICT) TO CP/GCP (COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT), C-2 HGT/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER), AND R-4 (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 128.61 acre site located at the southeast corner of 63rd Avenue and Baseline Road in a portion of Sections 5 and 6, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "S-1, Approved CP/GCP and/or C-2" (Ranch or Farm Residence District, Approved Commerce Park/General Commerce Park District and/or Intermediate Commercial District) to 76.70 acres of "CP/GCP" (Commerce Park/General Commerce Park District), 28.64 acres of "C-2 HGT/WVR" (Intermediate Commercial, Height Waiver), and 23.27 acres of "R-4" (Multifamily Residence District) to allow commerce park

development, commercial development with a height waiver for up to 56 feet and multifamily residential.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

Overall Site

1. The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.
2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.
3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.
4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.

5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.
6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.
9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:
 - a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
 - b. Three bus stop pads shall be located along Southbound 59th Avenue.
10. 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.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.

Site A

13. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
14. The maximum building height shall be limited to 56 feet.
15. There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height.
16. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.
17. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.
18. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
19. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

20. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
21. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site B (Retail/Restaurant)

22. The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.
23. There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.
24. The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.
 - (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

- c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.
25. Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
 26. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.
 27. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
 28. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
 29. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
 30. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
 31. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

32. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site C (Multifamily)

- 33.** The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
- a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:
 - b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
 - c. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
 - e. Ensuring architectural style is consistent with prior phases of the project and development in the area.
34. There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.
- 35.** A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
36. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

37. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
38. The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

Site D (Commerce Park/General Commerce Park North of the LACC)

39. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
40. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
41. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

42. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
43. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
44. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
45. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
46. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
47. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
48. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
49. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

50. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
51. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

Site E (Commerce Park/General Commerce Park South of the LACC)

52. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
53. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
54. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

55. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
56. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
57. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
58. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
59. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
60. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 8th day of January

2020.

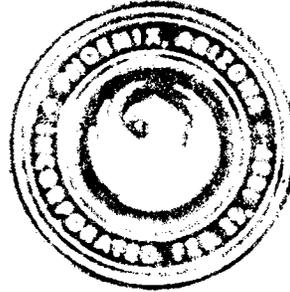


MAYOR

ATTEST:



City Clerk
01-15-2020

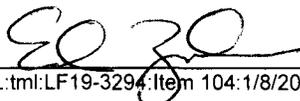


APPROVED AS TO FORM:



Acting City Attorney pm/

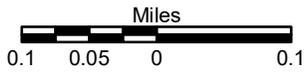
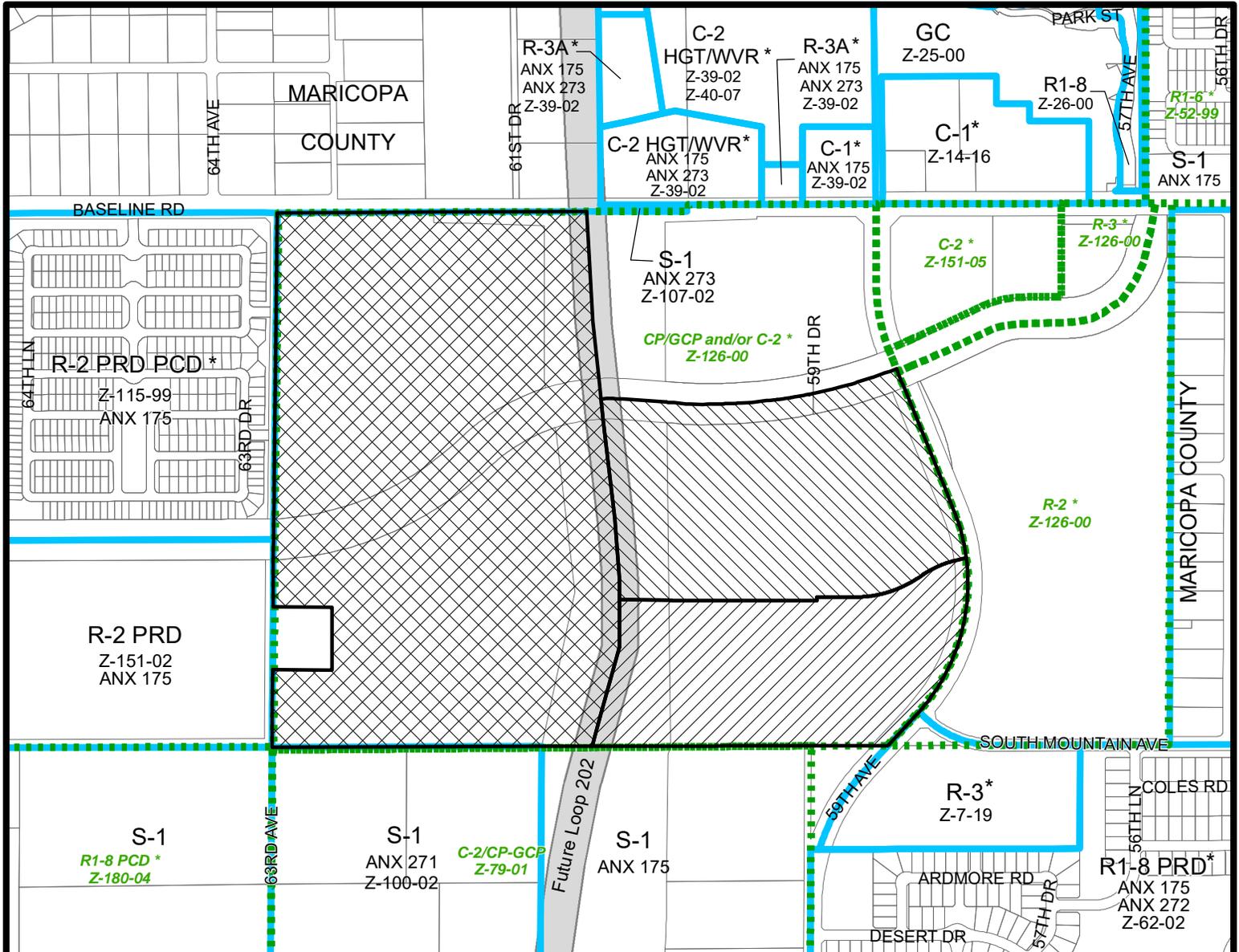
REVIEWED BY:



City Manager
PL:tml:LF19-3294:Item 104:1/8/20:2160318v1

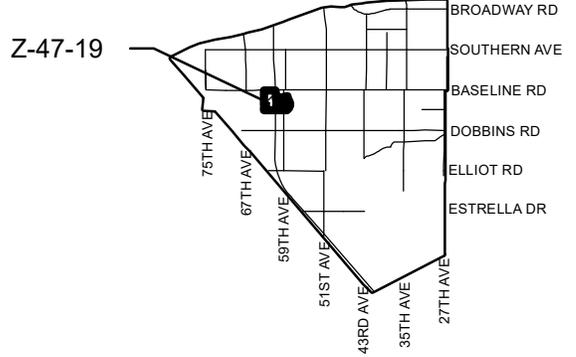
Exhibits:

- A – Legal Description (4 Pages)
- B – Ordinance Location Map (1 Page)



LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Wendy Riddell/Berry Riddell LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-47-19		FROM: S-1 (Approved CP/GCP and/or C-2) (128.61 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 128.61 Acres		TO: <ul style="list-style-type: none"> CP/GCP (76.70 a.c.) C-2 HGT/WVR (28.64 a.c.) R-4 (23.27 a.c.) 	
MULTIPLES PERMITTED S-1 (Approved CP/GCP and/or C-2) CP/GCP, C-2 HGT/WVR, R-4		* UNITS P.R.D. OPTION N/A (N/A, 2,238) N/A, 498, 810	
DATE: 10/3/2019 <small>REVISION DATES:</small> 10/11/2019 10/17/2019		CONVENTIONAL OPTION 128 (N/A, 1,865) N/A, 415, 675	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 01-14		<small>ZONING MAP</small> D-5	
<small>* Maximum Units Allowed with P.R.D. Bonus</small>			



PHO-3-21--Z-47-19-7

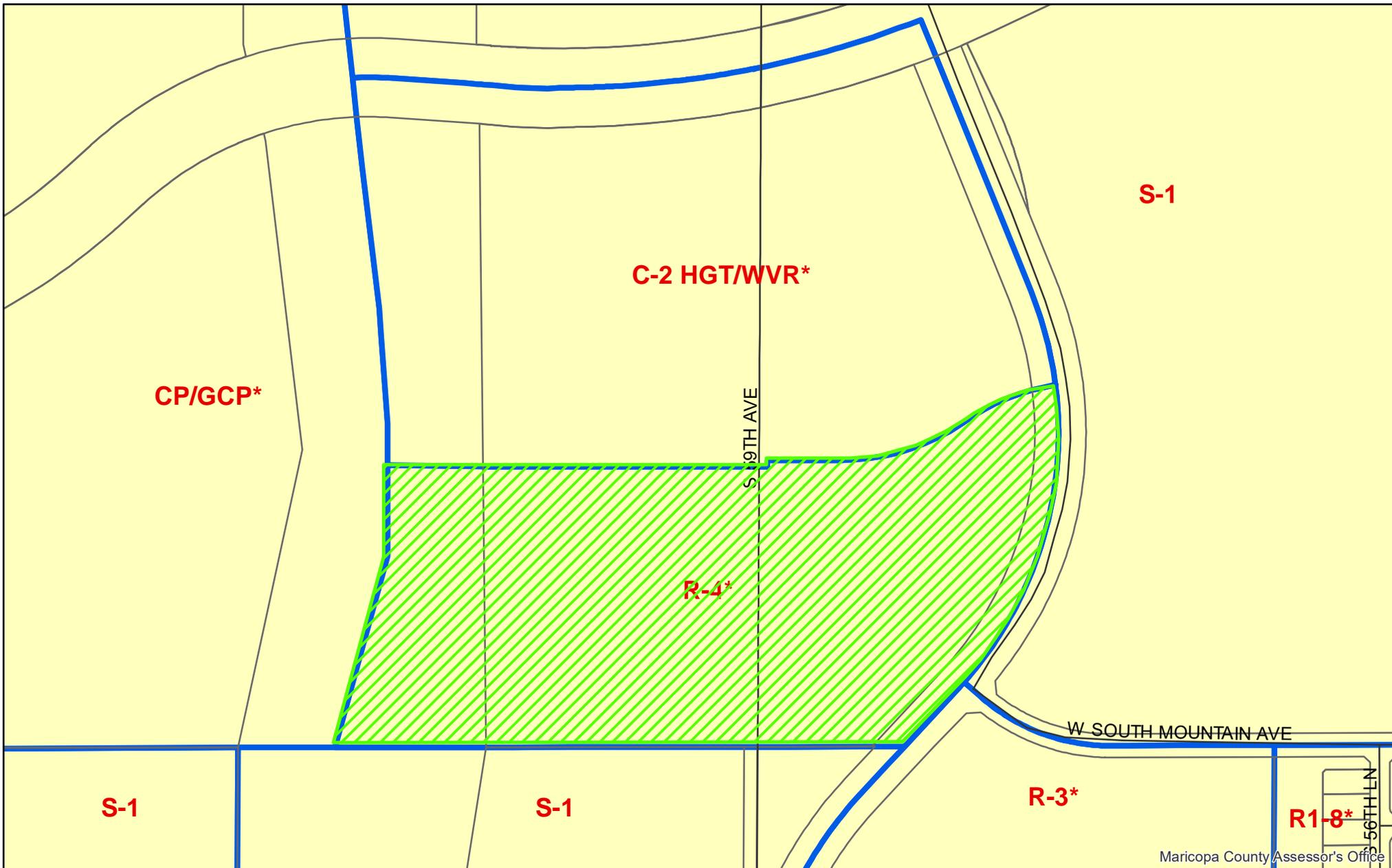
Property Location: West of the intersection of 59th Avenue and South Mountain Avenue



Planning & Development Department

0 160 320 640 Feet





Maricopa County Assessor's Office

PHO-3-21--Z-47-19-7

Property Location: West of the intersection of 59th Avenue and South Mountain Avenue



Planning & Development Department



PROJECT DESCRIPTION

LAVEEN PARK PLACE IS A 543 UNIT, MULTI-FAMILY APARTMENT DEVELOPMENT LOCATED AT THE WEST SIDE 56TH AVE AT THE CORNER 56TH AVE & SOUTH MOUNTAIN AVE. THE UNITS ARE COMPRISED OF 1 BEDROOM, 2 BEDROOM AND 3 BEDROOM OPTIONS MIXED THROUGHOUT THE PROPERTY. THERE ARE A NUMBER OF AMENITIES INCLUDING A RESORT STYLE POOL, PLAYGROUND, OUTDOOR FITNESS EQUIPMENT, DOG PARK, COMMUNITY GARDEN, 10' MULTI USE TRAIL ALONG THE NORTH AND MUCH MORE. THE ARCHITECTURAL STYLE HAS A CONTEMPORARY THEME THAT IS ACCENTED AND ELEVATED WITH METAL DETAILS. THE VARIOUS BALCONIES AND PARAPET HEIGHTS CREATE A SENSE OF DEPTH AND INTRIGUE. THE PARKING FOR THE RESIDENTS AND THEIR GUESTS WILL BE SURFACE LEVEL SPACES, GARAGES, AND PARKING CANOPIES.

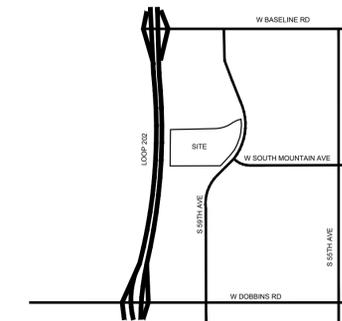
OVERALL, LAVEEN PARK PLACE WILL PROVIDE A MODERN AND EXCITING HOME IN WEST PHOENIX.

FUTURE DEVELOPMENT
C2

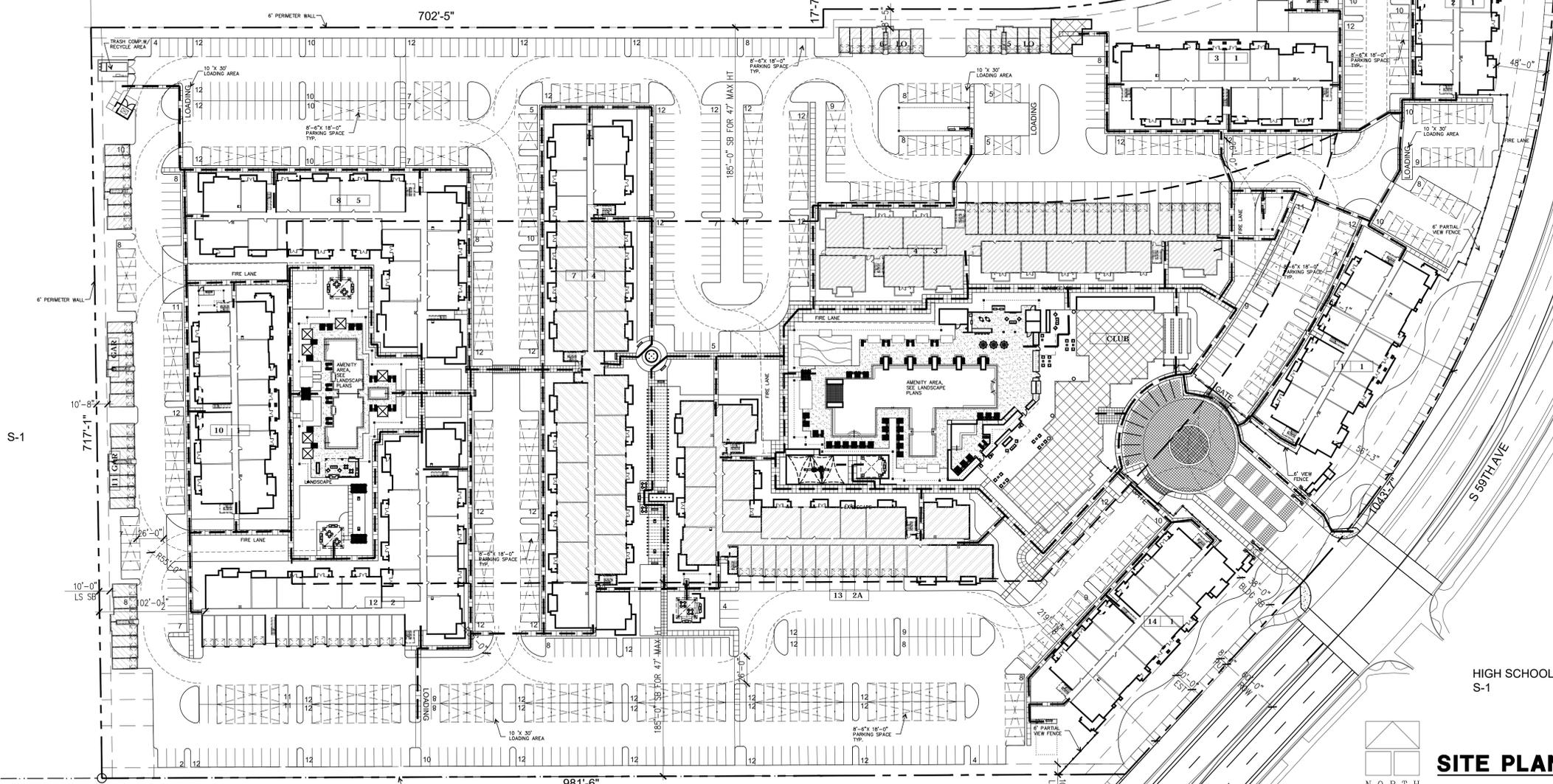
LEGEND:

- 1-STORY BUILDING
- 2-STORY BUILDING
MAX HT - 24' - 0"
- 3-STORY BUILDING
MAX HT - 36' - 0"
- 4-STORY BUILDING
MAX HT - 47' - 0"
- BLDG NUMBER #
- BLDG TYPE #
- ACCESSIBLE ROUTE
- CARPORT

VICINITY MAP:



S-1



SITE PLAN



SCALE: 1" = 60'-0"

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891

PRELIMINARY

ARCHITECT:
WHITNEYBELL PERRY INC
575 W. CHANDLER BLVD. SUITE 123
CHANDLER, AZ 85225
P: 602-265-1891
ATTN: MIKE PERRY

APN: 300-02-927

GROSS SITE AREA (TOTAL): ±23.15 AC (±1,008,409 SQ.FT)
NET SITE AREA (TOTAL): ±21.71 AC (±945,687 SQ.FT.)

ZONING : R-4, PRD

LOT COVERAGE: 50% MAX
PROVIDED:

DEVELOPMENT STANDARDS:
DENSITY ALLOWED: 30.45 DU/AC
PROVIDED: 20.85 DU/AC
PERIMETER STANDARDS: 20' ADJACENT TO A PUBLIC STREET
10' ADJACENT TO PROPERTY LINE
MAX. HEIGHT: REQ: 3 STORIES OR 40' FOR FIRST 150'
1' IN 5' TO 48', 4 STORIES MAX.
PROVIDED: 4 STORIES

TOTAL UNITS:	SUBTOTAL
ONE BEDROOM:	194 UNITS (36.2%)
TWO BEDROOM:	289 UNITS (53.9%)
THREE BEDROOM:	53 UNITS (9.9%)
TOTAL UNITS:	536 UNITS

COMMON OPEN SPACE :
REQUIRED: 10% GROSS AREA= 100,840 SF
PROVIDED: 14% / 141,766 SF MIN.

RESERVED PARKING REQUIRED FOR OVERALL SITE:

1 OR 2 BEDROOMS:	483 x 1.5 =	725 P.S.
3 BEDROOMS:	53 x 2 =	106 P.S.
TOTAL P.S. REQUIRED:		831 P.S.

UNRESERVED PARKING REQUIRED FOR OVERALL SITE:

1 OR 2 BEDROOMS :	483 x 0.5	242 P.S.
3 BEDROOMS :	53 x 1	53 P.S.
TOTAL UNRESERVED P.S. REQUIRED:		295 P.S.

(NOTE: UNRESERVED PARKING SPACES ARE INCLUDED IN THE TOTAL REQUIRED PARKING COUNT)

PARKING PROVIDED:	SURFACE - 984 SPACES
	GARAGES - 89 SPACES
TOTAL :	1,073 SPACES
TOTAL ONSITE PARKING:	TANDEM - 89 SPACES
	1,162 SPACES

PARKING RATIO: 1,073 P.S./536 UNITS = 2.00 P.S. / UNIT

TRASH CALCULATIONS
0.5 x 536 = 268 CU YD REQ'D

3:1 COMPACTOR RATE = 268 CU YD / 3 = 89 CU YD REQ'D
PROVIDED = 30 CU YD W/ 3 DAY A WEEK PICK UP

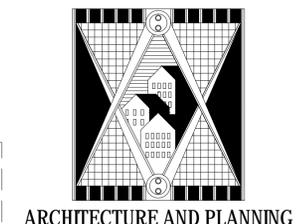
GENERAL SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A SITE INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND ALL OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT OF WAY. OBTAIN PERMISSION FROM PARKS AND RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN RIGHT OF WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (ACC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA STANDARDS.
- CURB AND DUST PROOF ALL DRIVES AND PARKING AREAS PER SECTION 702 OF THE ZONING ORDINANCE.
- ALL ACCESSIBLE SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:48.

CITY OF PHOENIX
OCT 01 2021
Planning & Development
Department

FOR CITY USE:

FOR CITY USE
KIVA#: 06-2778
SDEV#: 2100255
PAPP#: 2104218
GS#: 01-14/15
ZONING: R-4



ARCHITECTURE AND PLANNING

A1.00
2102

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4/29/2021 10:37 AM

**PRELIMINARY
SITE PLAN**

Hearing Date: 11/17/2021

PLANT PALETTE: (FOR THIS SHEET ONLY)

-  WASHINGTONIA ROBUSTA MEXICAN FAN PALM SEE PLAN FOR TRUNK HEIGHT SKINNED TRUNKS 46 TOTAL
-  PHOENIX DACTYLIFERA DATE PALM 22' TRUNK, MATCHING STRAIGHT, DIAMOND CUT 55 TOTAL
-  ULMUS PARVIFOLIA EVERGREEN ELM MATCHING SPECIMENS 12' HT, 6' 6P, 3' CAL 66 TOTAL
-  QUERCUS VIRGINIANA SOUTHERN LIVE OAK MATCHING SPECIMENS 12' HT, 6' 6P, 3' CAL 82 TOTAL
-  ACACIA SALICINA WILLOW ACACIA MATCHING SPECIMENS 8' HT, 4.5' 6P, 1' CAL 87 TOTAL
-  OLEA EUROPAEA 'FRUITLESS VARIETY' FRUITLESS OLIVE MATCHING SPECIMENS 14' HT, 8' 6P, MULTI-TRUNK 37 TOTAL
-  CERCIIDIUM FLORIDUM 'D.M.' DESERT MUSEUM PALO VERDE STANDARD, SINGLE TRUNK 12' HT, 6' 6P, 3' CAL 113 TOTAL
-  CHITALPA TASHKENSIS CHITALPA MATCHING SPECIMENS 8' HT, 4' 6P, 1' CAL 112 TOTAL
-  ULMUS PARVIFOLIA EVERGREEN ELM MATCHING SPECIMENS 8' HT, 4.5' 6P, 1' CAL 28 TOTAL
-  ACACIA STENOPHYLLA SHOESTRING ACACIA MATCHING SPECIMENS 8' HT, 4' 6P, 1' CAL 52 TOTAL
-  CHAEROPHYLLUM HUMILISSIMUM MEDITERRANEAN FAN PALM 15 GALLON FULL, PAST CAN 12 TOTAL
-  PHOENIX ROEBELINII PIGMY PALM 5 GALLON 3-STEM 70 TOTAL

-  SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 5 GALLON, SHRUB FORM 223 TOTAL
-  CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON FULL, PAST CAN 19 TOTAL
-  LEUCOPHYLLUM LANGMANIAE 'R.B.' RIO BRAVO SAGE 5 GALLON FULL, PAST CAN
-  PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELERS DWARF PITTOSPORUM 5 GALLON FULL, PAST CAN
-  CARISSA GRANDIFLORA 'B.B.' BOXWOOD BEAUTY 5 GALLON FULL, PAST CAN
-  CARISSA GRANDIFLORA 'G.C.' GREEN CARPET 5 GALLON FULL, PAST CAN
-  NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER 5 GALLON FULL, PAST CAN
-  LANTANA SELLOWIANA 'T.P.' TRAILING PURPLE LANTANA 5 GALLON FULL, PAST CAN
-  BOUGAINVILLEA 'LA JOLLA' RED BUSH BOUGAINVILLEA 5 GALLON FULL, PAST CAN
-  EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SURPRISE EMU 1 GALLON FULL, PAST CAN

-  RUELLIA PURPLE PETUNIA 5 GALLON FULL, PAST CAN
-  BOUGAINVILLEA 'SAN DIEGO RED' RED VINING BOUGAINVILLEA 5 GALLON STAKED
-  HESPERALOE PARVIFOLIA RED YUCCA 1 GALLON FULL, PAST CAN
-  LANTANA MONTIVDENSIS 'N.G.' NEW GOLD LANTANA 1 GALLON @ 48" O.C. FULL, PAST CAN
-  DECOMPOSED GRANITE 2' DEEP 1/2" SCREENED
-  MID-IRON LAWN SODDED

OPEN SPACE: 141,766 SF. (14% OF SITE)
 TREE SHADE REQUIREMENT ON PARKING LOT: 25.80% OF ASPHALT



Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
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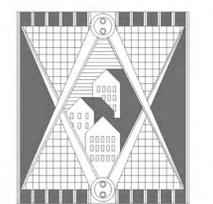
phillip r. ryan
 landscape architect p.c.
 landscape architecture & planning
 4916 s. quiet way
 gilbert, arizona 85298
 (480) 246-9681
 mail@ryanassociatesonline.net

LAVEEN PLACE
 2121 N 44TH STREET
 PHOENIX, ARIZONA

REVISION SCHEDULE



WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85224
 (602) 265-1891



ARCHITECTURE AND PLANNING

CITY OF PHOENIX
 OCT 01 2021
 Planning & Development
 Department

**Overall
 Landscape Plan**
 Scale 1:50
 GRAPHIC SCALE



L-1
 1550
 COPYRIGHT WHITNEYBELL PERRY INC

**CONCEPTUAL
 LANDSCAPE PLAN**



**LOFT BUILDING - FRONT
ELEVATION**

1/8" = 1'-0"



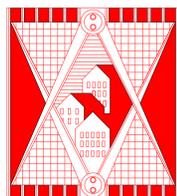
**BUILDING TYPE 1 - FRONT
ELEVATION**

1/8" = 1'-0"

CITY OF PHOENIX

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ARCHITECTURE & PLANNING

1102 East Missouri Avenue, Phoenix, Arizona 85014
575 W Chandler Blvd. Suite 123, Chandler, Arizona 85224
(602) 265-1891



**LOFT BUILDING - FRONT
ELEVATION**

1/8" = 1'-0"



**BUILDING TYPE 1 - FRONT
ELEVATION**

1/8" = 1'-0"

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- ROOF PLAN
46' - 9 1/2"
- PARAPET 1
45' - 6"
- 4TH FLOOR PLAN
34' - 4 1/2"
- 3RD FLOOR PLAN
22' - 10 1/2"
- 2ND FLOOR PLAN
11' - 4 1/2"

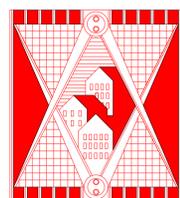
BLDG TYPE 2A - REAR

3/32" = 1'-0"

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- ROOF PLAN
46' - 9 1/2"
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22' - 10 1/2"
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11' - 4 1/2"

BLDG TYPE 2A - REAR

3/32" = 1'-0"

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because:

“I come from a family that owns several gas stations and a restaurant. I understand the responsibilities that come along with the liquor license. I have grown up seeing my family members running these businesses successfully and safely. I also have a Bachelor's degree in Computer Science from Arizona State University. I have the capability of understanding and following the rules to ensure safety of everyone.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“The restaurant is located on a very busy intersection, and in a very densely populated region of the city. Our customers will be able to enjoy great Mexican food, and cocktails without having to travel too far.”

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Taco Boys

Liquor License Map - Taco Boys

This item was recommended for approval.

ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

Mayor Gallego requested a motion on the remaining agenda items. A motion was made, as appears below.

Note: Comment cards were submitted in favor of Item 71 by the following individuals, but did not wish to speak.

Michael Mooney
Chris Robertson
Deana Garner
J.D. Loudabarger
Dan Klocke
Devney Preuss

A motion was made by Vice Mayor Guardado, seconded by Councilwoman Williams, that Items 32-115 be approved or adopted except for Items 33, 36,

43, 45, 50, 62, 74, 77, 79, 87, and 107-112; and continuing Item 70 to the Jan. 29, 2020 City Council Formal Meeting and Item 103 to the March 4, 2020 City Council Formal Meeting. The motion carried by the following vote:

Yes: 9 - Councilman DiCiccio, Councilmember Garcia, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Councilwoman Williams, Vice Mayor Guardado and Mayor Gallego

No: 0

Items 32, 34-35, 37-42, 44, and 46-49, Ordinance S-46263 was a request to authorize the City Controller to disburse funds up to amounts indicated for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

32 North American Region of the Airports Council International, doing business as Airports Council International - North America

For \$128,061.00 in payment authority for 2020 Airports Council International - North America (ACI-NA) membership dues for the Aviation Department. ACI-NA is an organization that represents state, local, and regional governing bodies that own and operate commercial airports in North America and the world, with a focus on industry issues such as finance, safety, operations, business, and regulatory issues, as well as the Federal Aviation Administration, Department of Homeland Security and Customs and Border Protection. This item was approved by the Transportation, Infrastructure and Innovation Subcommittee on Dec. 4, 2019.

This item was adopted.

34 Trace Analytics, LLC.

For \$45,000.00 in payment authority for a new Contract, entered on or about Jan. 15, 2020, for a term of five years, for respiratory air testing and analysis services for the Fire Department. These services are vital to

Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-29-19-6 and rezone the site from R1-6 to P-1 to allow parking to serve adjacent businesses.

Summary

Current Zoning: R1-6

Proposed Zoning: P-1

Acreage: 0.78

Proposed Use: Parking to serve adjacent businesses

Owner: James Aaron Klusman

Applicant: Ed Bull, Burch & Cracchiolo, PA

Representative: Ed Bull, Burch & Cracchiolo, PA

Staff Recommendation: Approval subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this case on Aug. 6, 2019, and recommended approval per the staff recommendation by a 15-0 vote.

PC Action: The Planning Commission heard this case on Dec. 5, 2019, and recommended approval per the Camelback East Village Planning Committee recommendation by a 9-0 vote.

Location

Approximately 235 feet east of the northeast corner of 32nd Street and Campbell Avenue

Council District: 6

Parcel Addresses: 3216 and 3220 E. Minnezona Circle

This item was continued to the March 4, 2020 City Council Formal Meeting.

104 Amend City Code - Ordinance Adoption - Rezoning Application Z-47-19-7- Southeast Corner of 63rd Avenue and Baseline Road (Ordinance G-6659)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-47-19-7 and rezone the site from S-1 (approved CP/GCP and/or C-2) to CP/GCP, C-2 HGT/WVR and R-4 to allow commerce park development, commercial development with a height waiver for up to 56 feet, and multifamily residential.

Summary

Current Zoning: S-1 (approved CP/GCP and/or C-2)

Proposed Zoning: CP/GCP, C-2 HGT/WVR and R-4

Acreage: 128.61

Proposed Use: Commerce park development, commercial development with a height waiver for up to 56 feet and multifamily residential

Owner: Laveen Baseline, LLC

Applicant: Wendy Riddell, Berry Riddell, LLC

Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard this case on Nov. 4, 2019, and recommended approval per the staff recommendation with a modified stipulation by an 8-0 vote.

PC Action: The Planning Commission heard this case on Dec. 5, 2019, and recommended approval per the Laveen Village Planning Committee recommendation by a 9-0 vote.

Location

Southeast corner of 63rd Avenue and Baseline Road

Council District: 7

Parcel Addresses: 8388 S. 59th Drive

This item was adopted.

105 Amend City Code - Ordinance Adoption - Rezoning Application Z-23-19-8 - Approximately 165 Feet East of the Southeast Corner of the 35th Street Alignment and Van Buren Street (Ordinance G-6655)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-23-19-8 and rezone the site from C-3 to WU Code T5:3 GW to allow multifamily and mixed use.

Summary

Current Zoning: C-3

Proposed Zoning: WU Code T5:3 GW

Acreage: 3.21

Proposed Use: Multifamily residential and mixed use

Item #: 11
Application #: Z-47-19-7
From: S-1 (Approved CP/GCP and/or C-2)
To: CP/GCP, C-2 HGT/WVR and R-4
Acreage: 128.61
Location: Southeast corner of 63rd Avenue and Baseline Road
Proposal: Commerce park development, commercial development with a height waiver for up to 56 feet, and multifamily residential
Applicant: Wendy Riddell, Berry Riddell, LLC
Owner: Laveen Baseline, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

Ms. Racelle Escolar stated that Item No. 11 is Z-47-19-7, a request to rezone 128.61 acres located at the southeast corner of 63rd Avenue and Baseline Road from S-1 (Ranch or Farm Residence District), approved CP/GCP (Commerce Park/General Commerce Park option) and/or C-2 (Intermediate Commercial District). The requested zoning is CP/GCP, C-2 with a height waiver for up to 56 feet, and R-4 (Multifamily Residence District) to allow commerce park development, commercial development with the height waiver up to 56 feet, and multifamily residential.

The Laveen Village Planning Committee recommended approval with a modified stipulation by an 8-0 vote.

Stipulation No. 22 was modified to limit the building height to 30 feet within 150 feet of 59th Avenue, and to reduce the height from 56 feet to 45 feet for the remainder of Site B, the northeast portion of the site.

Staff recommends approval per the Laveen Village Planning Committee recommendation.

Commissioner Johnson stated that he received one speaker card from Mr. Robert Branscomb, wishing to speak in favor; but received no cards in opposition. He asked Mr. Branscomb if he still wanted to speak.

Mr. Robert Branscomb stated no.

Commissioner Shank made a MOTION to approve Z-47-19-7, per the Laveen Village Planning Committee recommendation.

Commissioner Montalvo SECONDED.

There being no further discussion, Chairman Johnson called for a vote and the MOTION PASSED 9-0.

Stipulations:

Overall Site

1. The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.
2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.
3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.
4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.
5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.
6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
8. All multi-use trails and shared use paths shall be shaded a minimum of 50

percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.

9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:
 - a) Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
 - b) Three bus stop pads shall be located along Southbound 59th Avenue.
10. 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.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.

Site A

13. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
14. The maximum building height shall be limited to 56 feet.
15. There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height.
16. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.
17. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings

through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

18. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
19. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
20. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
21. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site B (Retail/Restaurant)

22. The maximum building height shall be limited to 30 FEET WITHIN 150 FEET OF 59TH AVENUE AND 45 56 feet FOR THE REMAINDER OF SITE B.
23. There shall be a 150-foot step back provided from 59th Avenue for building over 30 feet in height.
24. The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a

minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.

- (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.
25. Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
26. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.
27. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
28. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
29. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

30. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
31. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
32. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site C (Multifamily)

33. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:
 - b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
 - c. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
 - e. Ensuring architectural style is consistent with prior phases of the project and development in the area.
34. There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.
35. A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and

Development Department.

36. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
37. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
38. The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

Site D (Commerce Park/General Commerce Park North of the LACC)

39. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.

40. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
41. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.
42. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
43. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
44. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
45. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
46. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
47. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
48. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
49. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

50. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
51. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

Site E (Commerce Park/General Commerce Park South of the LACC)

52. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
53. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
54. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

55. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
56. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
57. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
58. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
59. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
60. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

173542

LAVEEN VILLAGE PLANNING COMMITTEE

Meeting Minutes

Monday, November 4, 2019

Laveen Elementary School District Office #59
Laveen Education Center, Building B, Room #101
5001 West Dobbins Road, Laveen, Arizona.

Members Present

Robert Branscomb, Chair
Tonya Glass, Vice Chair
Cinthia Estela
Gary Flunoy
Stephanie Hurd
John Mockus
Carlos Ortega
Jennifer Rouse

Members Excused

Linda Abegg
Wendy Ensminger
Rochelle Harlin

Staff Present

Samantha Keating

1. **Call to order, introductions and announcements by Chair.**

Chairman Robert Branscomb called the meeting to order at 6:30 p.m. There was a quorum with 8 members present.

2. **Review and approval of the October 14, 2019, meeting minutes.**

MOTION

Mr. John Mockus moved to approve the minutes as presented. **Ms. Stephanie Hurd** seconded the motion.

Vote

8-0, Motion to approve, with Committee Members Branscomb, Estela, Flunoy, Glass, Hurd, Mockus, Ortega and Rouse in favor.

3. **Public comment concerning items not on the agenda.**

None.

4. **Z-47-19-7**: Presentation, discussion, and possible recommendation regarding a request to rezone 128.61 acres located at the southeast corner of 63rd Avenue and Baseline Road from S-1 (Approved CP/GPC and/or C-2) to CP/GCP, C-2 HGT/WVR and R-4 to allow commerce park development, commercial development with a height waiver for up to 56 feet and multifamily residential.

Ms. Samantha Keating provided an overview of the request, noting the location and proximity to the Loop 202 freeway. **Ms. Keating** explained that the site was broken up into subareas in terms of staff's recommended stipulations.

Mr. Carlos Ortega explained that he was concerned about not having a bus pull out.

Mr. John Mockus asked if the height waiver was being requested for both Sites A and B. **Ms. Keating** confirmed that the height waiver was for both portions of the development site and noted they were treated differently in the stipulations because Site A has a conceptual site plan that requires general conformance.

Ms. Stephanie Hurd asked why a path was being asked for in Site B. **Ms. Keating** relayed that the stipulation called for a wider sidewalk that could also be used as a pathway.

Vice Chair Tonya Glass commented that she understood why the height was needed for Site A because of the height of the movie screens, but was unsure why it was needed for Site B.

Ms. Wendy Riddell of Berry Riddell LLC, the applicant explained she was representing Kitchell, the property owner. **Ms. Riddell** explained that the certainty of the Harkins theater will help ensure the needs of the community are met. The project looks to reduce the number of overall dwelling units currently permitted. They are hoping to attract other entertainment-type uses next to the planned Harkings theater. The planned multifamily will make the retail more successful. The proposal is really a refinement of the existing entitlements on the site.

Chairman Robert Branscomb asked for clarification on the size of the units. **Ms. Riddell** stated they would be a mix of one to three bedrooms.

Ms. Hurd commented that she liked the elevated design and plan for trails. She explained that commercial land is important in the area and does not want to see too much of it turn residential. She also commented that although palm trees do not provide shade, she thinks they add a nice aesthetic.

Ms. Hurd also commented that she would like to see ground floor retail with units above. She suggested fun bike racks.

Ms. Jennifer Rouse commented that the development should be dog friendly and that she understands certain retail uses will follow a theater. Multifamily can be beautiful but it needs to be better than just stucco. The mountain views need to be maintained.

Mr. Mockus explained he was excited to have the project move forward but wants to see the project done right.

Mr. Ortega commented that everyone talks about mountain views and he suggest oriented the multifamily project toward the mountains.

Mr. Gary Flunoy asked what the planned height was for Site B and the multifamily area. **Ms. Riddell** responded that the use for Site B was hopefully an entertainment-type use and they were looking for flexibility on the height. No height waiver is being requested for the multifamily area.

Nine public comment cards were submitted for this item. Two cards were submitted by Tracie Riggs and Joe Jannuzzi in opposition to the request, but not wishing to speak. Two cards were submitted indicating they were in favor of the request and wishing to speak. Two cards were submitted indicating they were in opposition to the item and wishing to speak. Three cards were submitted wishing to speak, not indicating in favor

or opposed.

Mr. Jon Kimoto indicated he liked the uses proposed and the early meetings the applicant held, but felt there was no compelling argument for the height variance. The apartments were to be built on a higher piece of land and maintaining mountain views would be critical. The scale should not dominate the environment. It is important to maintain the guidelines in the Southwest Growth Study and other formative documents.

Ms. Jae Storm president of Mir' Ra Image explained she was before the committee representing youth. She indicated she would like to see the builders and developers be involved with the youth. She felt that there should be stipulations for more neighborhood meetings.

Ms. Lynette Lee explained to the committee she had questions regarding the proposed theater and asked if the theater was planning to have reclining seats. She also asked how much the apartments were planned to rent for and how they will be maintained.

Ms. Riddell responded that only newer, luxury theaters with reclining seats are being built now. The developer will ensure the multifamily is maintained as they have a financial interest and want to keep a good reputation.

Ms. Riddell also responded to some of the preceding comments and explained that they were not seeking a height variance, but a height waiver and were not required to demonstrate a hardship. The development team is also sympathetic to youth and the commercial uses planned will help address concerns with youth.

Mr. Sandy Hamilton explained he was on the LCRD and agrees with the additional height for the movie theater site only. He indicated he tried contacting Kitchell the previous week but was unsuccessful.

Mr. Dan Penton explained that the community worked on a Central Laveen Commercial Area Plan in 2003 which stated that there were to be a maximum of four stories to keep views of the mountains. He also commented that art features should be southwest in nature and the multifamily should provide a view corridor and look into providing commercial space on the bottom floor. He indicated support of the request, but had some concerns with the western side of the request and the amount of parking shown on the conceptual plans.

Mr. Phil Hertel explained he had no problem with the height waiver for the theater site, but was not in favor of the additional height for Site B without seeing a plan. He wants the site to be planned carefully and planned well and would like to be on a notification list for future cases.

Ms. Claudine Reifschneider commented that this was a crucial time and the community needed to put their best foot forward and work to elevate standards. This, in turn, will increase home values and impact fees. The committee should think about the community vision when making their decision. This project will set the tone for others.

Vice Chair Glass asked if the apartments and theater were a packaged deal and if the theater and height for Site B were a packaged deal. **Ms. Riddell** indicated that they were and that she believed they all were after the same thing, which is why the developer is agreeing to return to review plans with the committee.

Ms. Riddell also explained that limiting the height on Site B would limit who would look

at the site for future development. The team also reached out to Mr. Hamilton.

Chairman Branscomb commented that since the committee cannot restrict uses, they need to be ensure it is done right.

Mr. Ortega and **Mr. Mockus** commented that they want something great, but understand it is Catch 22 regarding the height and attracting entertainment uses on Site B.

Ms. Rouse commented that the multifamily needs to be beautiful and wants to see stone work and heightened standards.

Ms. Hurd commented that views should be looked at.

Ms. Riddell indicated that these would all be taken into consideration.

Vice Chair Glass asked if the applicant was willing to consider less height on Site B.

Ms. Riddell indicated she conferred with her client and project architect and they were willing to agree to the following heights on Site A and B:

- 56 feet for Site A
- 45 feet for Site B
- 30 feet within 150 feet of 59th Avenue

Ms. Cinthia Estela asked if solar panels were planned for covered parking. **Ms. Riddell** responded they would look into this.

MOTION

Mr. John Mockus moved to approve the proposal as recommended by staff with a modification to the height stipulation for Site B as proposed by the applicant.

Ms. Jennifer Rouse seconded the motion.

Vote

8-0, Motion to approve, with Committee Members Branscomb, Estela, Flunoy, Glass, Hurd, Mockus, Ortega and Rouse in favor.

5. **INFORMATION ONLY:** Presentation and discussion regarding General Plan Land Use Map Designations in the Laveen Village.

Ms. Samantha Keating provided an overview of the intent of the item and explained that as a follow up to last month's conversation she had a presentation regarding the history of General Plan Land Use designations in the Laveen area.

Ms. Stephanie Hurd explained that she had a concern that the Laveen core needed to be protected and she does not want to see it all turn into multifamily development. Anything south of Dobbins Road that has not been designated should be protected.

Mr. Carlos Ortega commented he wanted to protect S-1 zoning.

Vice Chair Tonya Glass asked about zoning reversions. **Ms. Keating** explained