



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** November 14, 2019
From: Alan Stephenson
Planning & Development Department Director
Subject: **P.H.O. APPLICATION NO. Z-97-02-7** – 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 its meeting on **December 18, 2019**.
2. Information about this case is available for review at the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Please indicate your course of action, sign and return copy of this notice to the City of Phoenix Planning and Development Department, Zoning Division, 200 West Washington Street 2nd Floor, Phoenix, AZ 85003 by **November 21, 2019**.
 - Will arrange to review case file no later than _____
 - Will resolve problems with the owner and contact you no later than _____
 - We do not anticipate any problems in connection with the cases listed on this subject notice.

Signature

Date

DISTRIBUTION (*Electronically*):

Mayor's Office (Lisa Fernandez) - 11th Floor
Council District Office (Penny Parrella) – 11th Floor
Aviation (Randy Payne, Sheldon Daisley, Aviation Planning) – 2485 E. Buckeye Rd.
Community & Economic Development (Eric Johnson) – 20th Floor
Fire Prevention (Brent Allsopp) – 2nd Floor
Finance Admin (Barry Page) – 251 W. Washington – 8th Floor
Neighborhood Services (Gregory Gonzales) – 4th Floor
Parks & Recreation (Natasha Hughes) – 16th Floor
Public Transit (Kathryn Boris) – 302 N. 1st Ave., Ste 800
Public Transit/Light Rail Project (Samantha Keating/*Special TOD Only*)
Public Works (Kristina Jensen, Roxanne Tapia, Ray Dovalina, Rudy Rangel) – 5th Floor
Water Services (Don Reynolds) – 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek) – 3rd Floor
Planning and Development/Information Services (Ben Ernyei) – 4th Floor
Planning and Development (Kevin Weight) – Historic Preservation Office – 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri) – 2nd Floor
Village Planner (Samantha Keating, Laveen)
Village Chair (Robert Branscomb, Laveen)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-19--Z-97-02-7

Council District: 7

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding general conformance to the site plan date stamped August 14, 2002. Planning Hearing Officer review and approval of elevations per Stipulation 3. Technical corrections to 1.E, 1.F, 2, 4.B, 5, and 16.

Owner	Applicant	Representative
Mark Williams, Grande Valley Ventures 2701 East Camelback Road, Suite 180 Phoenix AZ 85016 (602) 595-0779 mark@lomarcompanies.com	Lance D. Baker, AIA 1111 West University Drive, Suite 104 Tempe AZ 85281 (480) 948-9766 lbaker@sdiac.us	Lance D. Baker, AIA 1111 West University Drive, Suite 104 Tempe AZ 85281 P: (480) 948-9766 F: lbaker@sdiac.us

Property Location: Approximately 900 feet north of the northwest corner of 51st Avenue and Baseline Road

Zoning Map: <u>D-5</u>	Quarter Section: <u>1-16</u>	APN: <u>104-88-004T</u>	Acreage: <u>19.95</u>
Village: <u>Laveen</u>			
Last Hearing: <u>CC HEARING</u>			
Previous Opposition: <u>No</u>			
Date of Original City Council Action: <u>12/18/2002 0600</u>			
Previous PHO Actions: _____			
Zoning Vested: <u>R-3A</u>			
Supplemental Map No.: <u>1073</u>			
Planning Staff: <u>075891</u>			

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
\$1,080.00	\$0.00	11/01/2019	19-0097026	Original Filing Fee

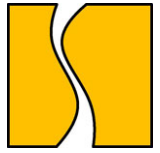
Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>12/18/2019 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____

Synectic Design, Inc.

1111 W University Drive Suite 104
Tempe, Arizona 85281
P. (480) 948-9766
F. (480) 948-9211



November 14, 2019

Planning Hearing Officer Adam Stranieri
Phoenix City Hall
Planning & Development Department
200 W. Washington Street, 2nd Floor
Phoenix, Arizona 85003

RE: KIVA # 19-2653, Zoning Case # Z-97-02-7
PHO Submittal Written Request

Dear Planning Hearing Officer Stranieri:

Our firm represents The Brown Group, who are currently under a purchase contract on a portion of the vacant site located North of the Northwest corner of 51st and Baseline Road. The property was originally part of zoning case number Z-97-02-7 and was known as the multi-family residential development. The zoning request was approved as R-3A and C-2 by City Council subject to the stipulations dated December 18, 2002. The multi-family site shown on the approved site plan date stamped August 14, 2002 showed a total of 540 units in a typical 3-story, garden-style walkup scenario. Our proposed site would drastically reduce that density to 217 single family detached rental homes with the majority being single-story and a few two-story units.

The first of our two requests is to alter stipulation number 1 from the original zoning case, Z-97-02-7, which states that the development shall be in general conformance with the site plan stamped August 14, 2002. Given that our density is drastically reduced and our product type is different, we will be asking for the stipulation to be modified to represent our current site plan for the proposed multi-family portion of the site, exclusive of any other portions of the site. The other item we are requesting relates to stipulation number 3 that states that prior to preliminary site plan approval for the multi-family site the elevations of the multi-family residential development be approved through the Planning Hearing Officer hearing process. We are not asking for a change to this stipulation but will be presenting the elevations in order to adhere to the stipulation. The requests are as follows:

Stipulation 1: That the development shall be in general conformance to the site plan date stamped August 14, 2002, as approved by Development Services Department WITH THE EXCEPTION OF PARCELS 104-88-005F AND 104-88-004T, WHICH ARE KNOWN AS THE MULTI-FAMILY PORTION OF THE OVERALL DEVELOPMENT. THE MULTI-FAMILY PORTION SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED NOVEMBER 1, 2019 WITH ALL OTHER CONDITIONS OF THE PRIOR ZONING CASE REMAINING IN EFFECT with specific regard to:

Rationale: The modification is requested due to our proposed development being of a far lesser density than the original site plan date stamped August 14, 2002; the development we're proposing is a single-family, mostly detached rental product.

Stipulation 3: That ~~prior to preliminary site plan approval for the multi family development,~~ the elevations of the multi-family residential development shall be REVIEWED AND approved through the Planning Hearing Officer hearing process AS SUBMITTED TO MEET THE REQUEST OF STIPULATION NUMBER 3.

Rationale: The modification is requested due to the necessity to adhere to the prior stipulation.

Should you require changes to the above requests/language please let us know and we will happily oblige.

Sincerely,

Lance D. Baker, AIA



City of Phoenix

CITY CLERK DEPARTMENT

December 26, 2002

Mr. Jason Morris
Withey, Anderson & Morris
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

RE: Application Z-97-02-7

Dear Mr. Morris:

The Phoenix City Council, at its meeting held December 18, 2002, considered a request to rezone 70.85 acres, located at the northwest corner of 51st Avenue and Baseline Road, from S-1 to R-3A, C-2.

The Council granted this request as recommended by the Planning Commission, subject to staff's addendum dated December 18, 2002 and the following stipulations:

Stipulations

Site Plan

- 1 That development shall be in general conformance to the site plan date stamped August 14, 2002, as approved by Development Services Department with specific regard to:
 - A. That the grocery anchor in Phase One shall not exceed 110,000 square feet, including the garden center.
 - B. That the number of drive-through restaurants in Phase One and Two of the commercial area shall not exceed two in each phase, and the total number of pad sites (less than or equal to 5,000 square feet) in both phases be limited to a total of six pads.
 - C. That the site plan shall show high and dry open space and drainage areas in the multi-family residential development.

- D. That the loading dock of the grocery store shall maintain a 60-foot setback from the property line. That the loading dock and approach ramp shall be screened with a solid masonry wall, eight feet high above finished floor, consistent with the design of the building.
- TC E That construction shall be in general conformance with Sketches A through E provided by the applicant with elevations of the truck dock, pedestrian plaza in front of PAD A, the shops east elevation, and two details of the canopy column, as approved by Development Services Department.
- TC F That the applicant shall provide a rendering of the front of the grocery anchor indicating a shade structure or structures, in conformance with building character expressed by Sketch C, to be approved by Development Services Department.
- TC 2. That the two commercial phases shall be designed in an architecturally cohesive way, to include color scheme, landscaping, and signage, as approved by Development Services Department.
- 3. That prior to preliminary site plan approval for the multi-family development, the elevations of the multi-family residential development shall be approved through the Planning Hearing Officer hearing process.

Streets and Right-of-Way

- 4. That the following shall be dedicated:
 - A. 60 feet and a 10-foot sidewalk easement for the north half of Baseline Road.
 - TC B 100 feet, or as otherwise be approved by Development Services Department for the west half of 51st Avenue.
 - C. A 21-foot by 21-foot right-of-way triangle at the northwest corner of 51st Avenue and Baseline Road.
 - D. Sufficient right-of-way to accommodate a bus bay (Detail P-1256) on Baseline Road at 51st Avenue.

- TC 5 That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
6. That the applicant shall submit a Traffic Impact Study to the City for this development. The study must be submitted concurrent with or prior to the preliminary site plan approval. Contact Ms. Briana Leon, (602)495-3697, to set up a meeting to discuss the requirements of the study.
7. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvements Program to the Chief Engineering Technician (602) 262-6193, Street Transportation Department. This form is a requirement of the Environmental Protection Agency to meet clean air quality standards.

Site Amenities

8. That the design of both phases of the commercial development shall address pedestrian circulation from Baseline Road to the multi-family residential area.
9. That the major entryway on Baseline Road shall be identified with enhanced landscaping and monument signage.
10. That trails shall be provided on the site as approved by the Parks and Recreation Department:
- A. A 10-foot multi-use trail on the north side of Baseline Road.
 - B. A multi-use landscaped trail on the south side of the Laveen Area Conveyance Channel (LACC) pursuant to the LACC agreement.

Commercial Design

11. That the Shops A building provide continuous shaded canopies a minimum of ten feet in depth along all building walls that have a customer entrance. These canopies shall be a combination of solid roof at primary entrances connected by trellis-covered portions, to provide some natural light along the walkway.

12. That all buildings shall have a similar architectural theme. The theme shall include a minimum of two of the following materials: stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, or exposed aggregate concrete.
13. That there shall be no parking located between the pads (less than 5,000 square feet in area) and Baseline Road.
14. That a landscape plan shall be required that illustrates 25% shading of the parking lot based on a 30-foot canopy upon maturity.
15. That all items for sale, excluding fuel dispensing machines and merchandise associated with a garden center, shall be located within buildings or located in designated areas screened from view of public streets.
- TC 16. That drive-through facilities, with the exception of one commercial anchor drive-through in Phase One, shall orient drive-through windows away from Baseline Road or adjacent to residential uses. Drive-through queuing lanes shall be screened from view of Baseline Road and/or residential uses through the incorporation of a landscaped berm, screen wall or combination of a wall and berm at least four feet in height as approved by Development Services Department.
17. That primary canopy pillars shall be full-height, a minimum of two feet wide by two feet deep, and intermediate metal posts, with diagonal braces and masonry bases shall be provided to add a rural character and diversity to the colonnade.

Residential Design

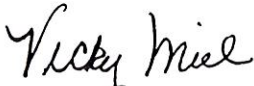
18. That the multi-family residential development shall use the Planned Residential Development (PRD) option.
19. That all multi-family units shall include individual porches or balconies a minimum of 36 square feet of area. The first floor porches or patios shall be enclosed by a wall or landscape hedge to create the private or semi-private space.
20. That the multi-family residential site plan show the locations of playgrounds and/or seating areas.

Other

21. That should the residential units ever be converted to condominiums or other individual sales units, then the property owner shall record documents that disclose to purchasers of property within the development the existence and potential characteristics of agricultural use property in the vicinity. The form and content of such documents shall be reviewed and approved by the City Attorney.
22. That archeological testing is recommended for the entire project area. Depending on what is found during the testing phase of the project, possible subsequent data recovery and/or monitoring may be required. The determination will be made by a qualified archeologist and is subject to approval by the City of Phoenix Archeologist (602-495-0901).
23. That the design of the pads remains consistent with the commercial elevations of the anchor as shown to the LVPC and represented by Sketch C attached to the staff report.

If you require further assistance or information, please contact the Planning Department, Second Floor of Phoenix City Hall, 200 West Washington Street, or call (602) 262-7131.

Sincerely,



Vicky Miel
City Clerk

VM/sd/Item 6

cc: Frank C. and Mark C. Williams, 5427 W. McNeil, Laveen 85339
LVA Urban Design Studio LLC, 7502 E. Main Street, Scottsdale 85251
Planning Department
Development Services
Street Transportation
Official Records



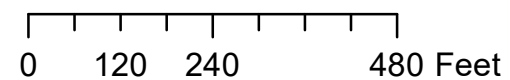
Maricopa County Assessor's Office

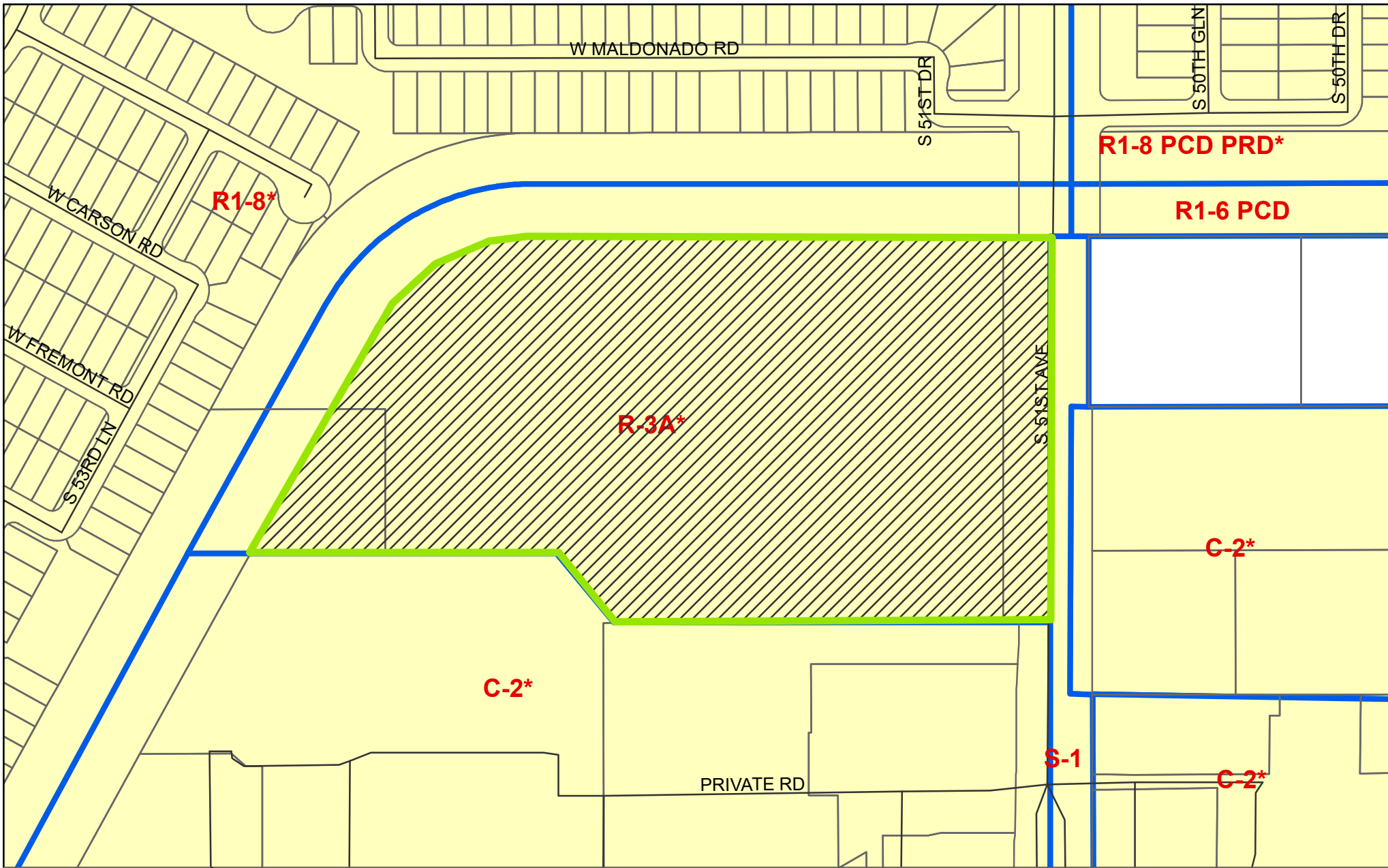
PHO-1-19--Z-97-02-7

Property Location: Approximately 900 feet north of the northwest corner of 51st Avenue and Baseline Road



Planning & Development Department

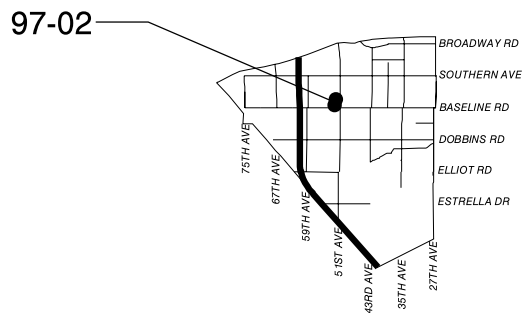
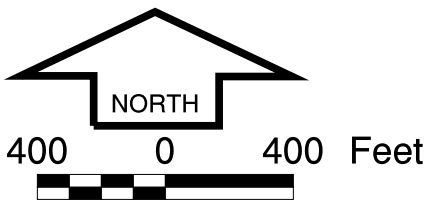
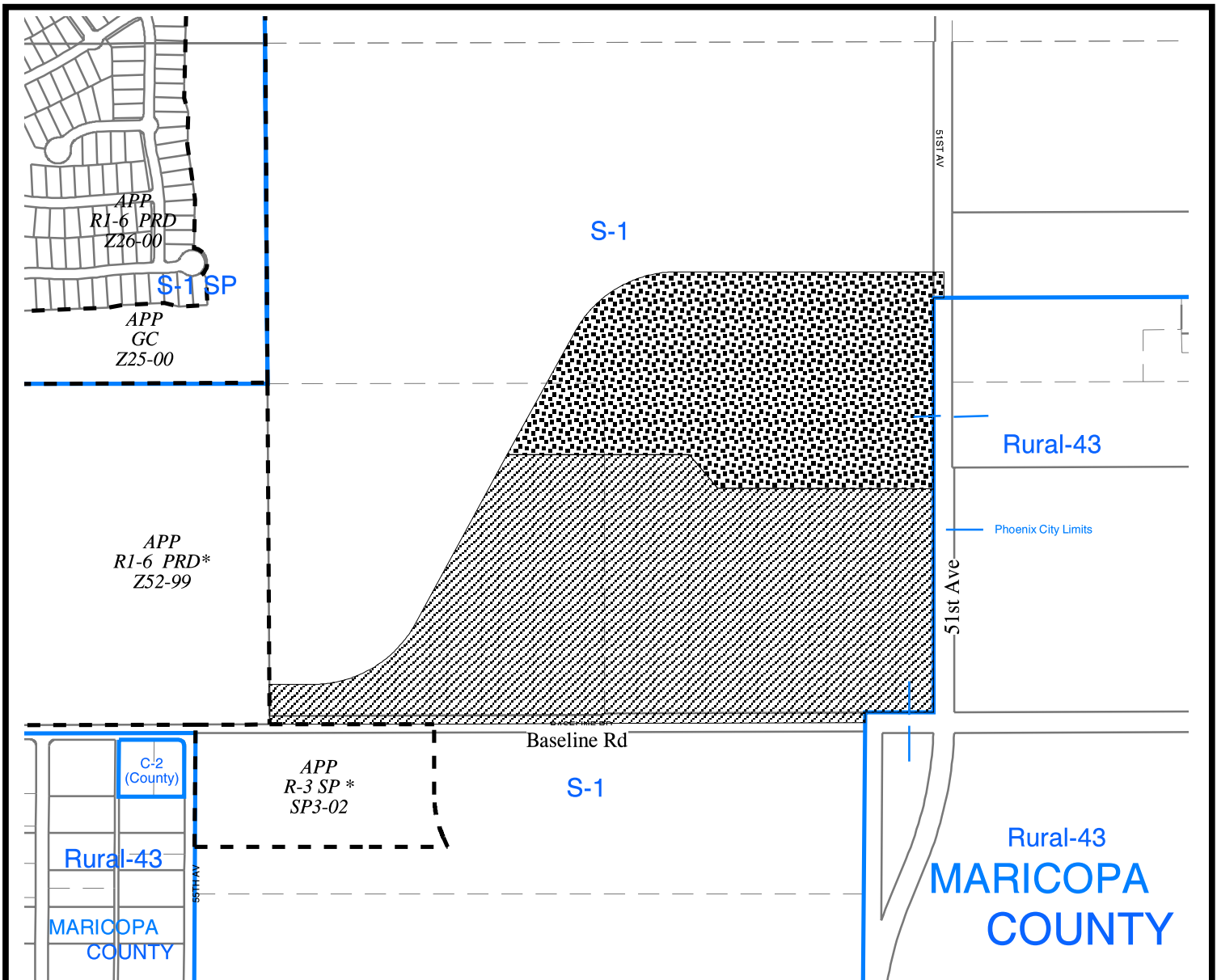




PHO-1-19--Z-97-02-7

Property Location: Approximately 900 feet north of the northwest corner of 51st Avenue and Baseline Road





CITY OF PHOENIX PLANNING DEPARTMENT

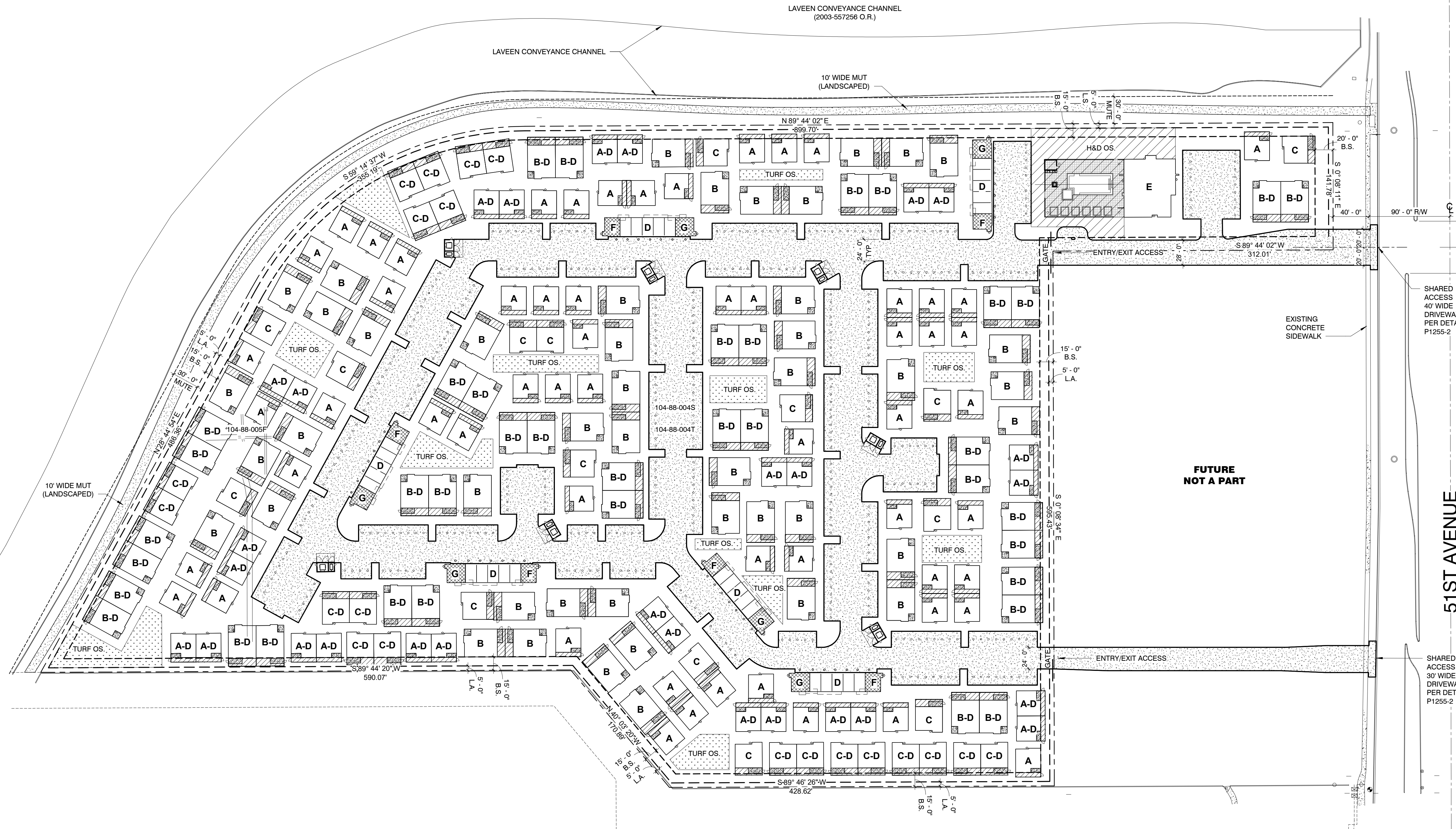
Laveen Village

CITY COUNCIL DISTRICT: 7

APPLICANT'S NAME: LVA Urban Design Studio LLC		REQUESTED CHANGE:	
APPLICATION NO. 97-02	DATE: 8-19-2002 REVISION DATES:	FROM: S-1	TO: C-2 (44.79 ac) R-3A (26.06 ac)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 70.85 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q1-16	ZONING MAP D5	
MULTIPLES PERMITTED S-1 R-3A, C-2	CONVENTIONAL OPTION 71 573 / N/A	* UNITS P.R.D. OPTION N/A 602 / N/A	

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

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PROJECT DESCRIPTION
 THE PROJECT CONSISTS OF DEVELOPING EXISTING VACANT LAND FOR RENT ONLY DWELLING UNITS WITH AMENITIES. THERE IS A MIX OF SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED DWELLING TYPES. THESE DWELLINGS HAVE A MIX OF ONE, TWO AND THREE BEDROOM UNITS WITH ONE AND TWO STORY BUILDING CONFIGURATIONS. ONSITE AMENITIES WILL INCLUDE OPEN TURF AREAS, "HIGH AND DRY" PLAY AREAS, AND A CLUBHOUSE WITH LOUNGE, EXERCISE ROOM, LEASING OFFICE AND A POOL WITH SPA. OFFSITE IMPROVEMENTS TO INCLUDE A TEN FOOT WIDE MULTI USE TRAIL ALONG THE LAVEEN CONVEYANCE CHANNEL WITH CONNECTION PATHS TO SITE AND SIDEWALK CONNECTION TO 51ST AVENUE. SITE VEHICLE ACCESS IS FROM TWO SHARED DRIVEWAYS OFF 51ST AVENUE TO TWO SEPARATE ENTRY AND EXIST DRIVE ACCESS POINTS CONTROLLED BY AUTOMATIC GATES.

PROJECT DATA SITE

PROJECT OWNER: BROWN GROUP INC
 7508 E CAMELBACK RD
 SCOTTSDALE, AZ 85251

SITE AND BUILDING INFORMATION:

PROJECT ADDRESS: N/ NWC 51ST AVENUE & BASELINE ROAD
 PHOENIX, AZ

ASSESSORS PARCEL #: 104-88-004S, 104-88-004T AND 104-88-005F

AREA: NET 15.68 ACRES (682,852 SF)
 GROSS - 16.09 ACRES (701,283 SF)

PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT (PRD)

EXISTING ZONING: R-3A MULTIFAMILY RESIDENCE DISTRICT

MAX LOT COVERAGE: 45% ALLOWED
 682851.79 x .45 = 307283.3 SF
 31% PROVIDED
 214,991 SF

REQUIRED COMMON AREA: MIN. 5% OF GROSS AREA 35,064 SF

PROVIDED:
 TURF OPENSACE (TURF OS.) 25,696 SF
 40' WIDE DRAINAGE/RETENTION BASIN WITH SEATING AREAS 12,550 SF
 HIGH AND DRY OPENSACE (H&D OS.) 38,246 SF TOTAL

DEVELOPMENT OPTION: PLANNED RESIDENTIAL DEVELOPMENT

LOT SALES: NO FOR RENT ONLY

BUILDING SETBACKS "B.S.": 15' FRONT
 20' ADJACENT TO PUBLIC STREET
 15' ADJACENT TO PROPERTY LINE

LANDSCAPE SETBACKS "L.S.": 5'

OF UNITS:
 1 BEDROOM: SEE UNIT SCHEDULE
 2 BEDROOM: SEE UNIT SCHEDULE
 3 BEDROOM: SEE UNIT SCHEDULE
 217 TOTAL

PARKING REQUIRED: SEE SCHEDULES
 440 SURFACE
 42 GARAGE
 482 TOTAL

DENSITY: 23.1 UNITS PER GROSS ACRE ALLOWED
 13.48 DU/ AC PROVIDED

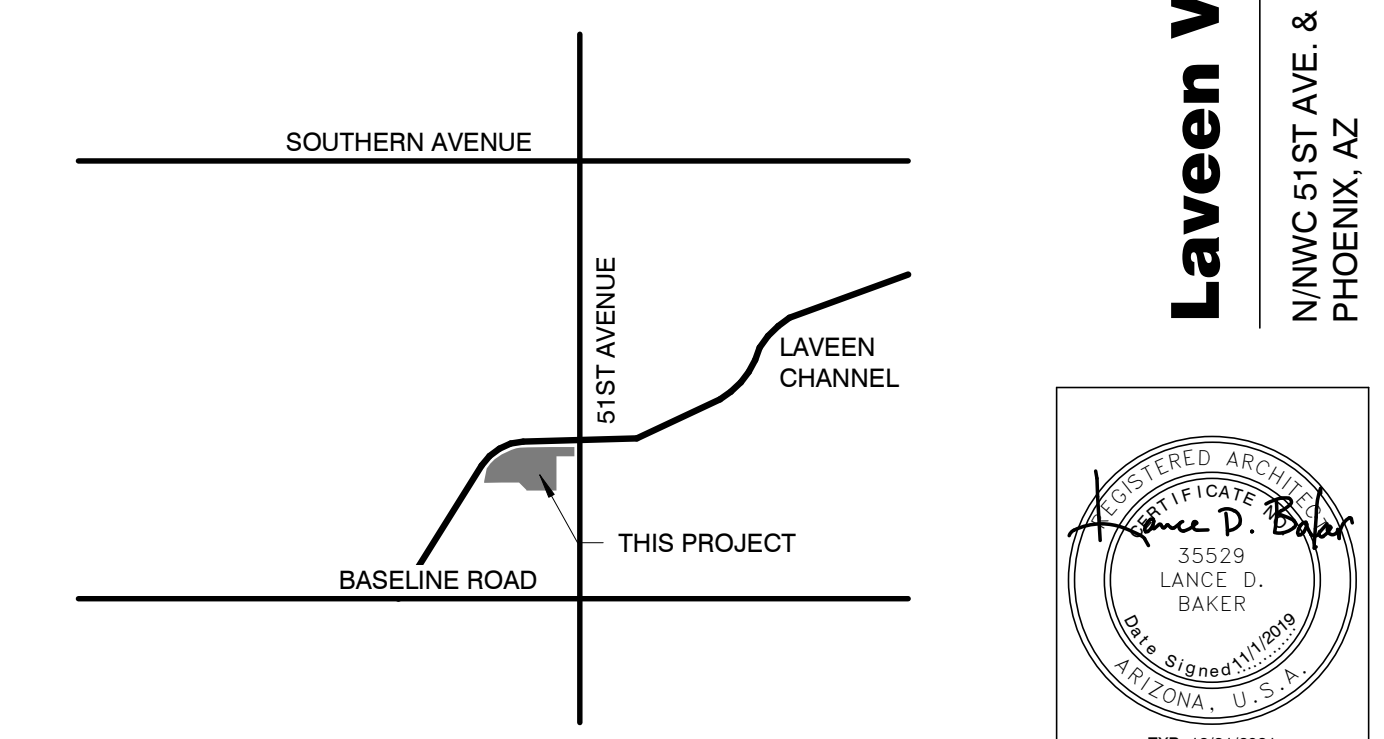
MAX BUILDING HEIGHT: 40' MAX OR 3 STORIES
 PROPOSED BUILDING HEIGHT: 30' MAX + 2 STORIES

BUILDING OCCUPANCY(S): R-3 SINGLE FAMILY & TWO-FAMILY
 A-3 CLUBHOUSE BUILDING
 U-1 CARPORTS & GARAGES

CONSTRUCTION TYPE: V-B

STORIES: 1 AND 2

FIRE SPRINKLERS REQUIRED: PER UNIT BASIS
 FIRE SPRINKLERS PROVIDED: YES AT UNITS REQUIRED



LAVEEN VILLAGE MARKETPLACE PHASE II
 (BK. 823, PG. 14, M.C.R.)

LAVEEN VILLAGE MARKETPLACE
 (BK. 685, PG. 30, M.C.R.)

1 Overall Site Plan
 1" = 60'-0"

CITY OF PHOENIX
 NOV 01 2019
 Planning & Development
 Department

CLUBHOUSE AND GARAGE SCHEDULE				
TYPE	INFORMATION	AREA	# OF	PARKING REQ
D	5 PRIVATE GARAGE SPACES WITH UNIT TYPE D AND E ABOVE	1310 SF	6	0
E	CLUBHOUSE AND LEASING OFFICE	3642 SF	1	8
TOTAL			7	8

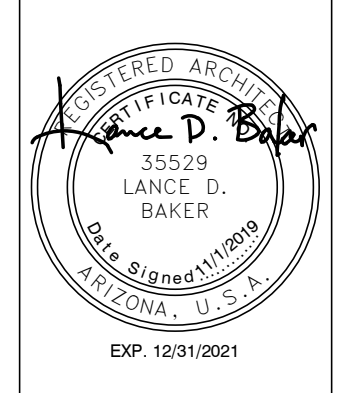
DWELLING UNIT SCHEDULE				
UNIT TYPE	UNIT INFORMATION	UNIT AREA	# OF UNITS	PARKING REQ
A	1 BEDROOM 1 STORY	692 SF	59	118
A-D	1 BEDROOM 1 STORY	692 SF	28	56
B	2 BEDROOM 1 STORY	1088 SF	45	90
B-D	2 BEDROOM 1 STORY	1088 SF	38	76
C	3 BEDROOM 2 STORY	1391 SF	15	45
C-D	3 BEDROOM 2 STORY	1391 SF	20	60
F	1 BEDROOM 2 STORY W/ 375 SF GARAGE/ENTRY	905 SF	6	12
G	2 BEDROOM 2 STORY W/ 445 SF GARAGE/ENTRY	1260 SF	6	12
TOTAL			217	469

NOTES:
 ALL PORCH'S ARE WITH-IN A FENCED PRIVATE YARD
 ALL PORCH'S ARE GREATER THEN 36 SF

CITY OF PHOENIX APPROVALS:

SYNECTIC
 1111 West University
 Drive, Suite 104, Tempe,
 AZ 85281
 480.948.9766
 480.948.9211

Laveen Village Single Family Rental Development
 N/NWC 51ST AVE. & BASELINE
 PHOENIX, AZ



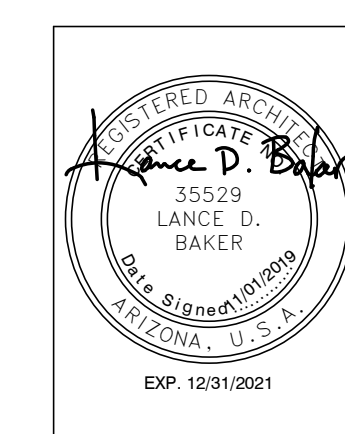
REVISIONS	

Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 11/1/2019

Sheet:
A1.0
 ARCHITECTURAL SITE
 PLAN

**Laveen Village Single Family Rental Development
 BUILDING TYPE A**

N/NC 51ST AVE. & BASELINE
 Phoenix, AZ 85339

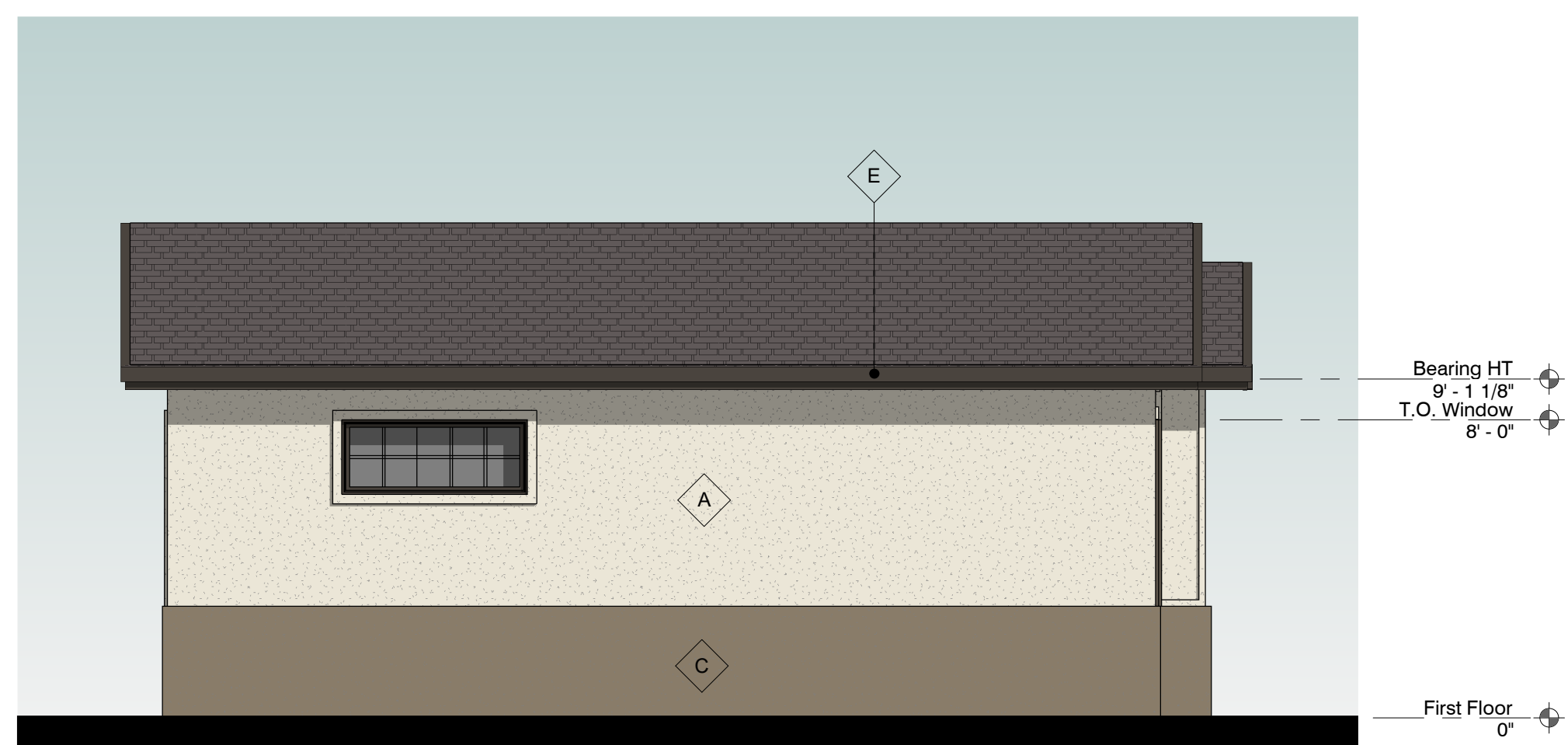


REVISIONS

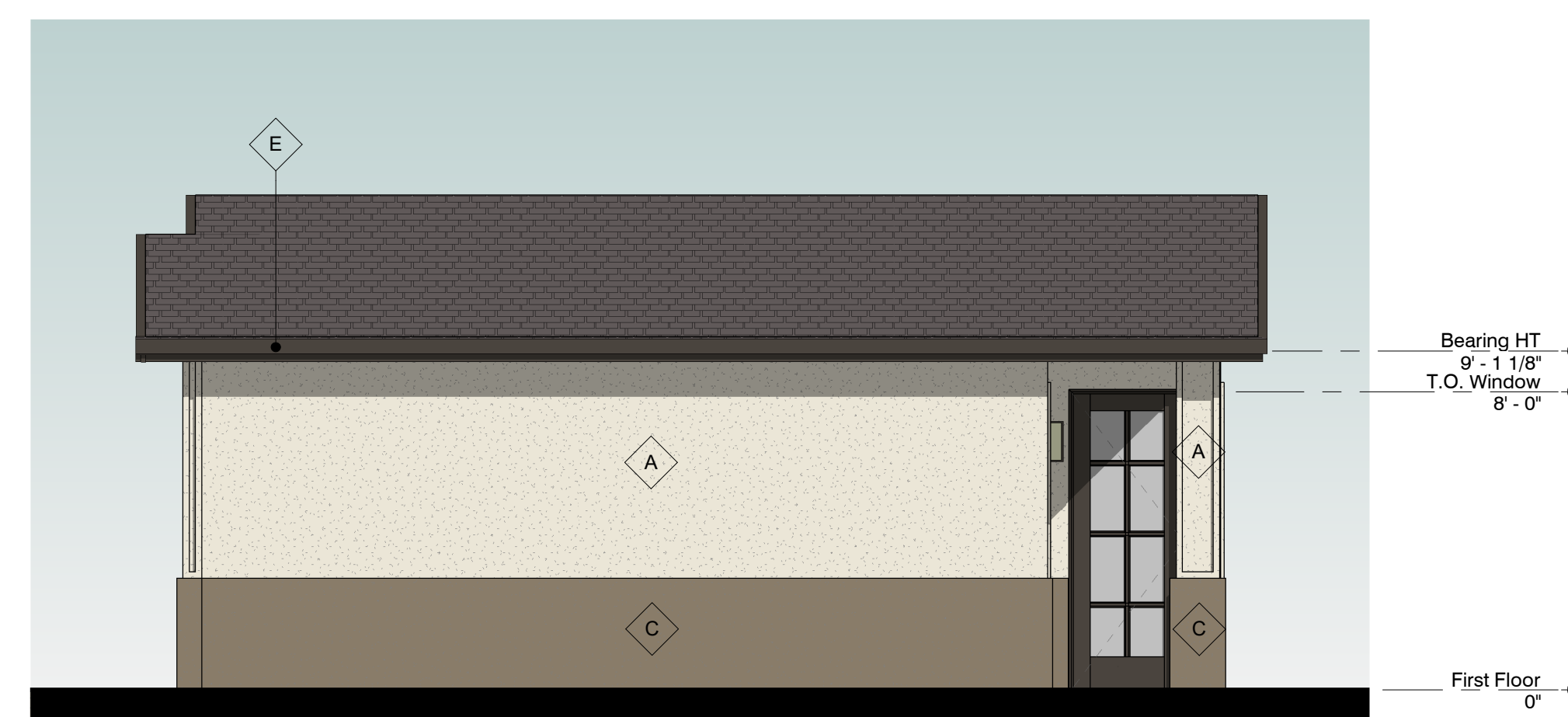
Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 2019-11-01

Sheet
A3.1
 EXTERIOR ELEVATIONS
 BUILDING TYPE A

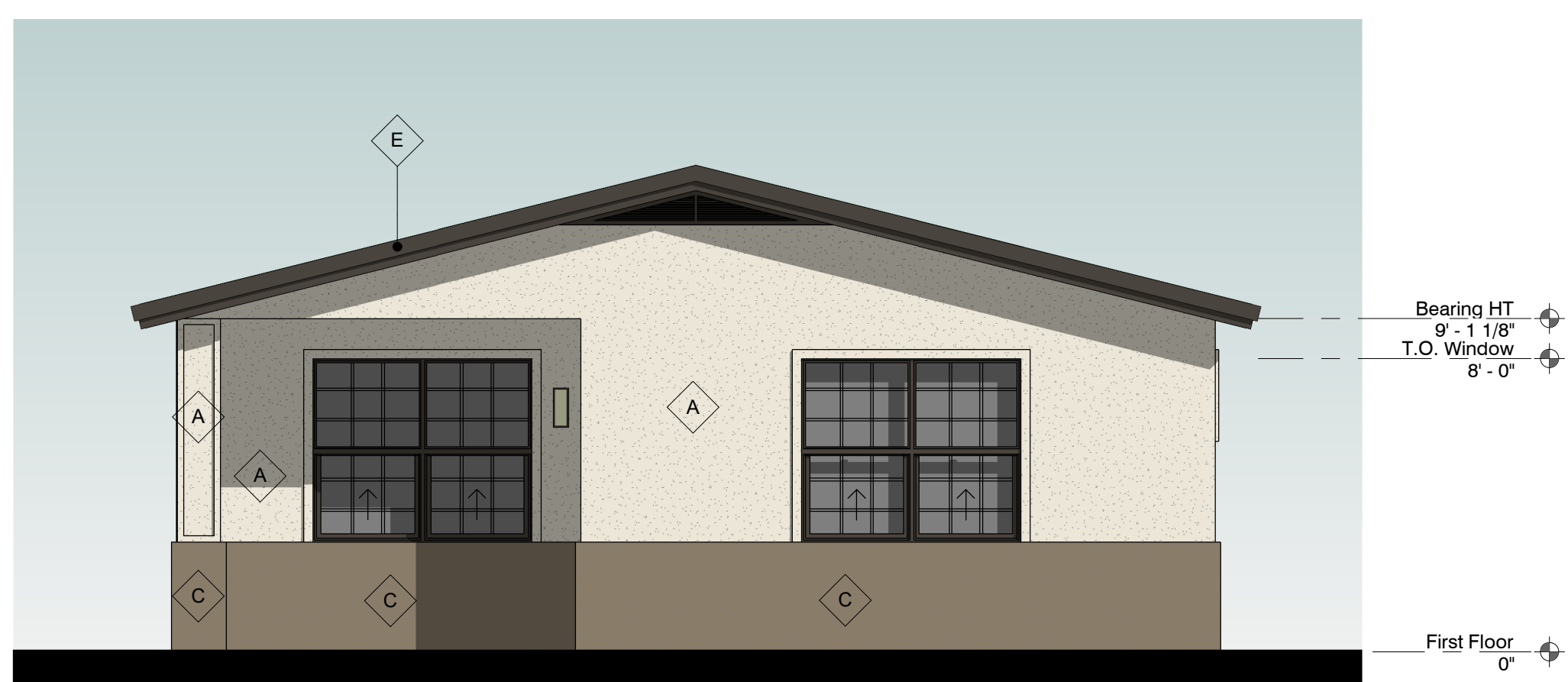
FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET653 HISTORIC WHITE - SAND FINISH	
C	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET634 DOWNING TO EARTH - SAND FINISH	
D	COMPOSITE SHAKE/SIDING	JAMES HARDIE	ARBUTUS BROWN	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
G	GLAZING	TBD	CLEAR LOW-E	



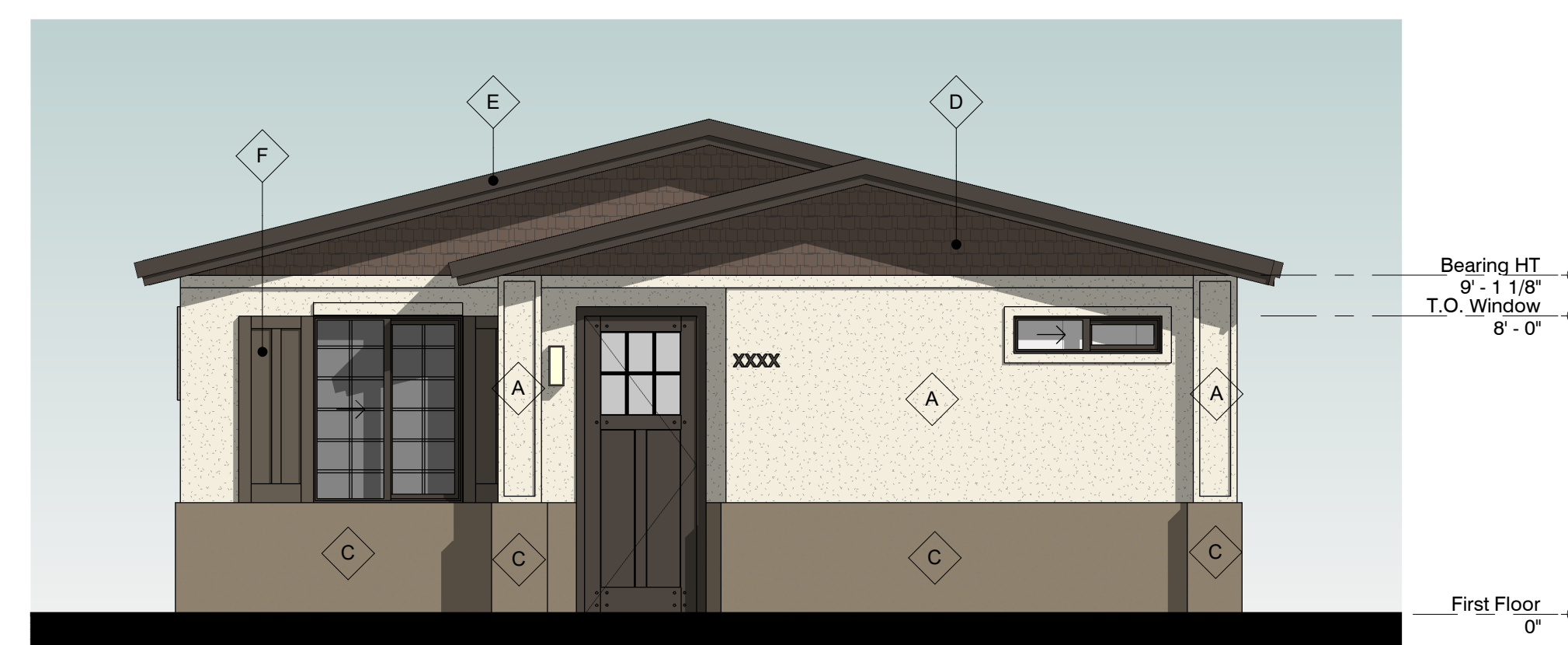
④ Left Side Elevation
 1/4" = 1'-0"



② Right Side Elevation
 1/4" = 1'-0"

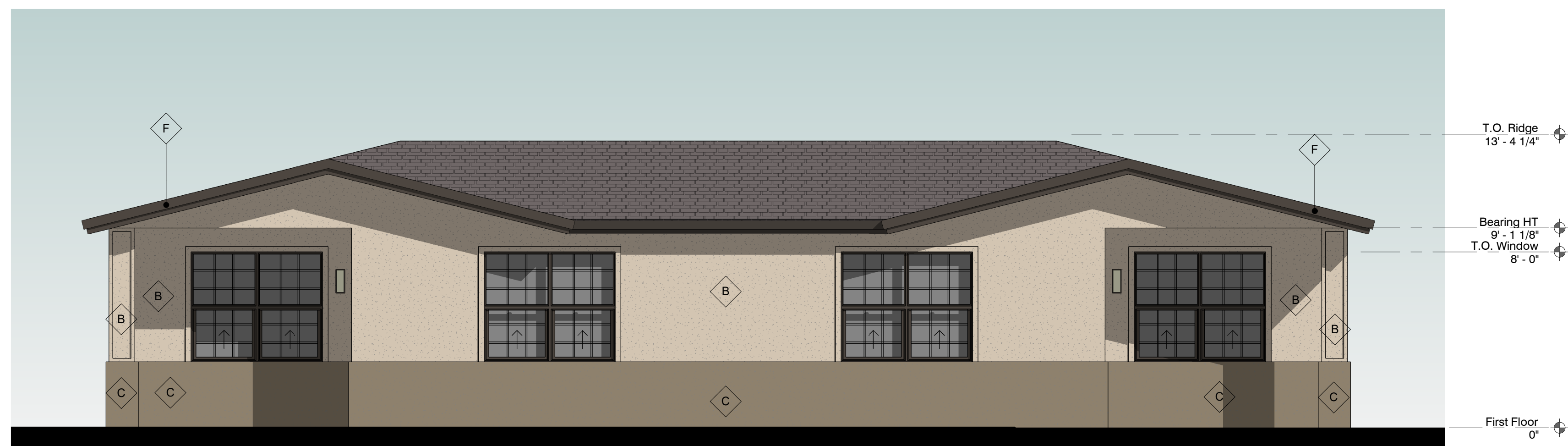


③ Back Elevation
 1/4" = 1'-0"

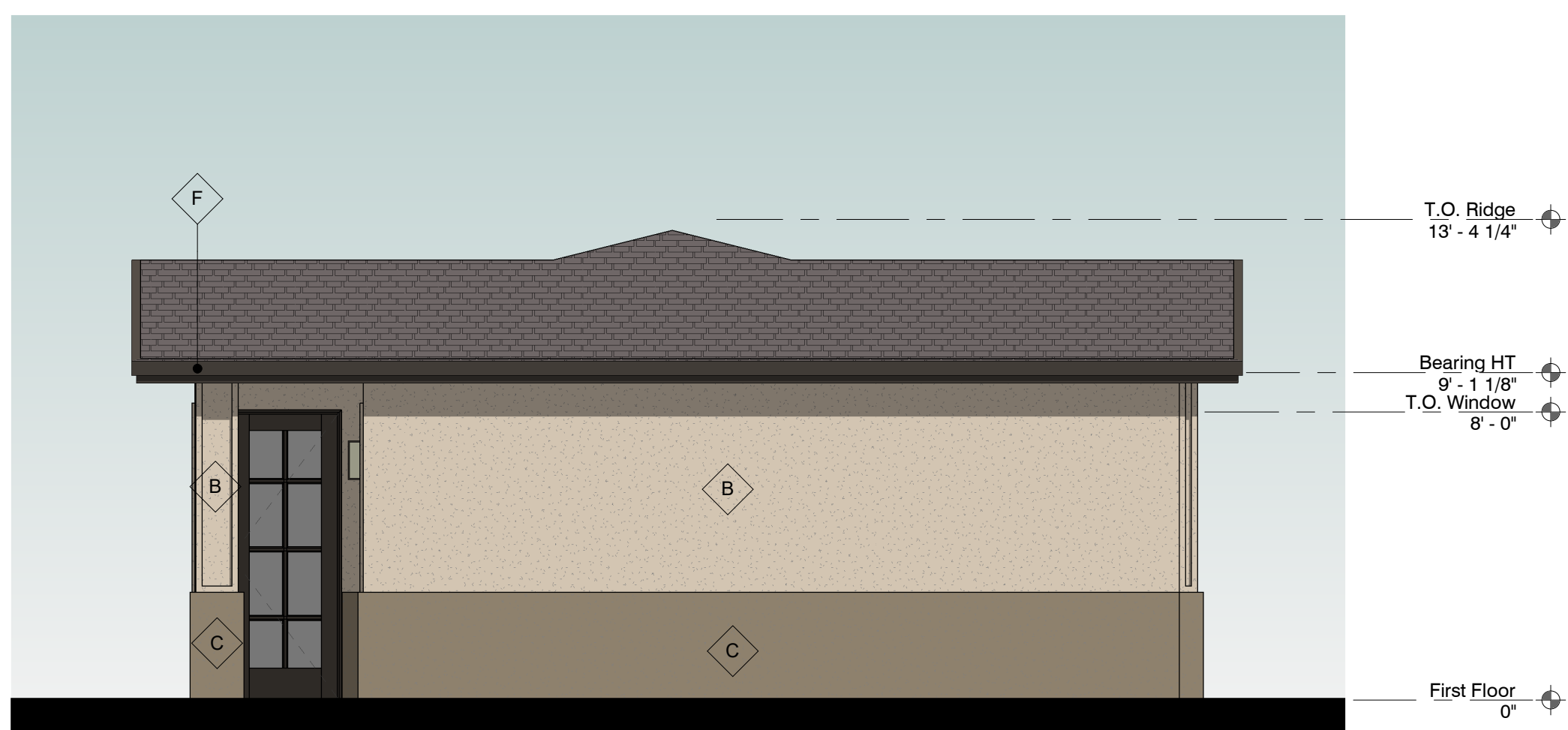


① Front Elevation
 1/4" = 1'-0"

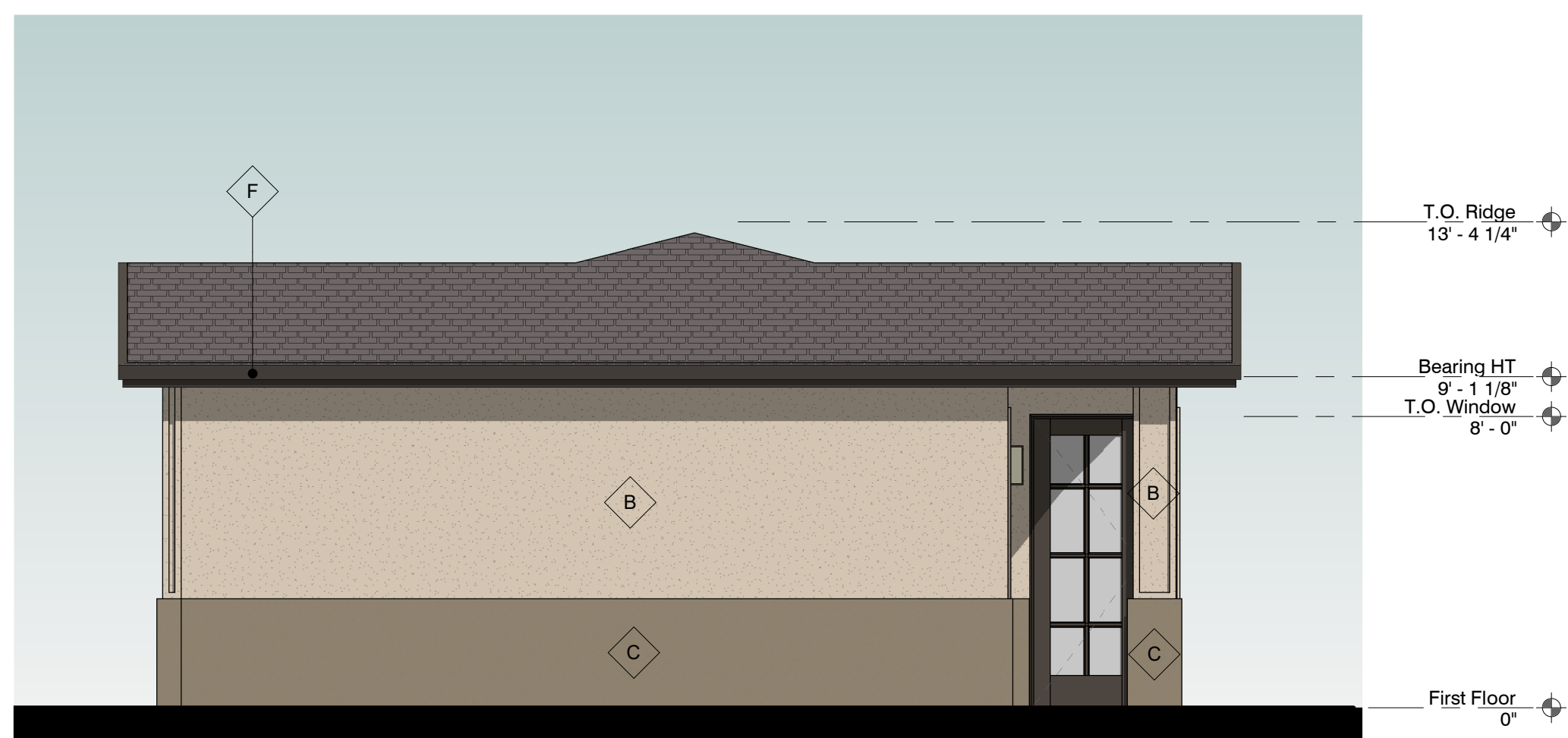
CITY OF PHOENIX
 NOV 01 2019
 Planning & Development
 Department



④ Back Elevation
 1/4" = 1'-0"

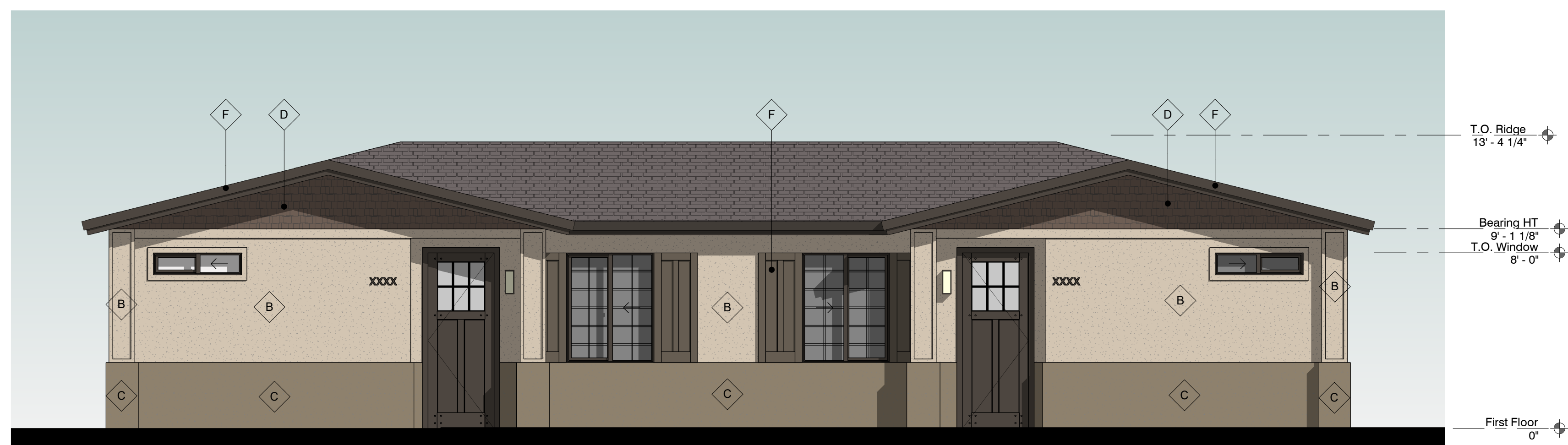


③ Left Side Elevation
 1/4" = 1'-0"



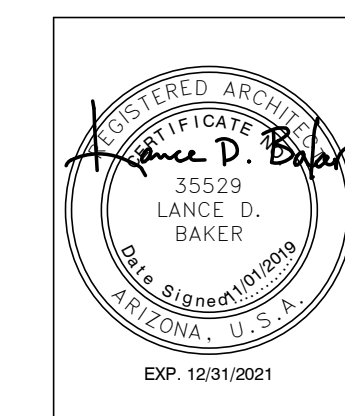
② Right Side Elevation
 1/4" = 1'-0"

FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
B	STUCCO FINISH SYSTEM	WESTERN STUCCO	DEC752 BIRCHWOOD - SAND FINISH	
C	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET634 DOWNING TO EARTH - SAND FINISH	
D	COMPOSITE SHAKE/SIDING	JAMES HARDIE	ARBUTUS BROWN	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
G	GLAZING	TBD	CLEAR LOW-E	



① Front Elevation
 1/4" = 1'-0"

CITY OF PHOENIX
 NOV 01 2019
 Planning & Development
 Department



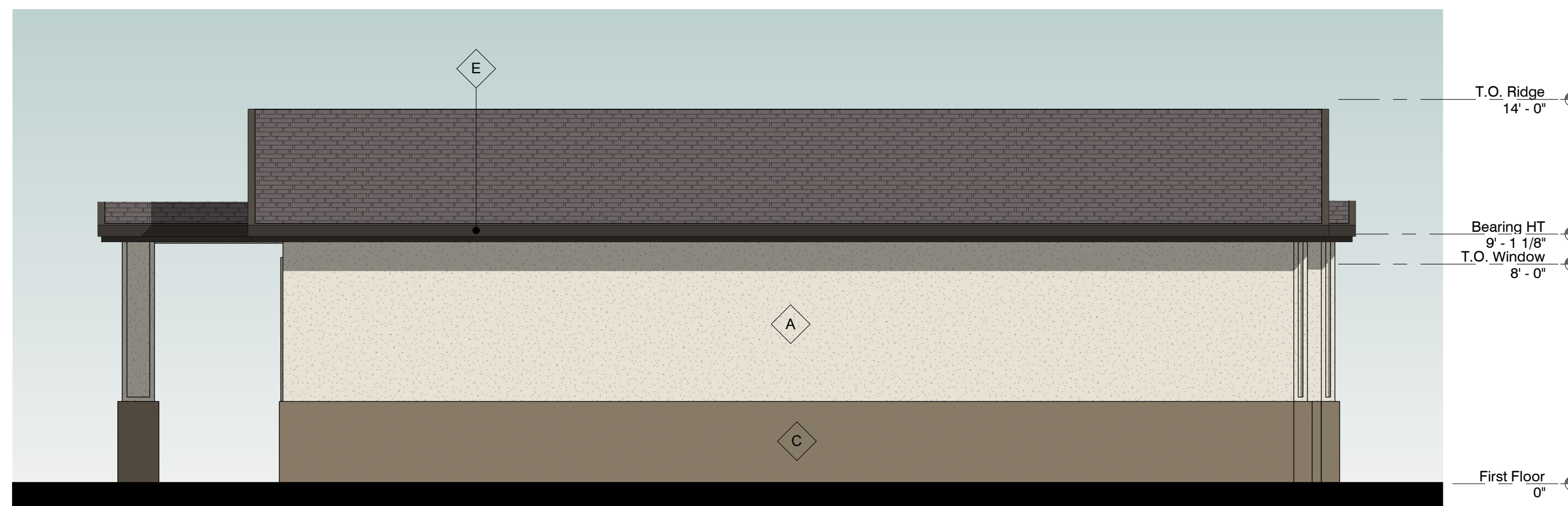
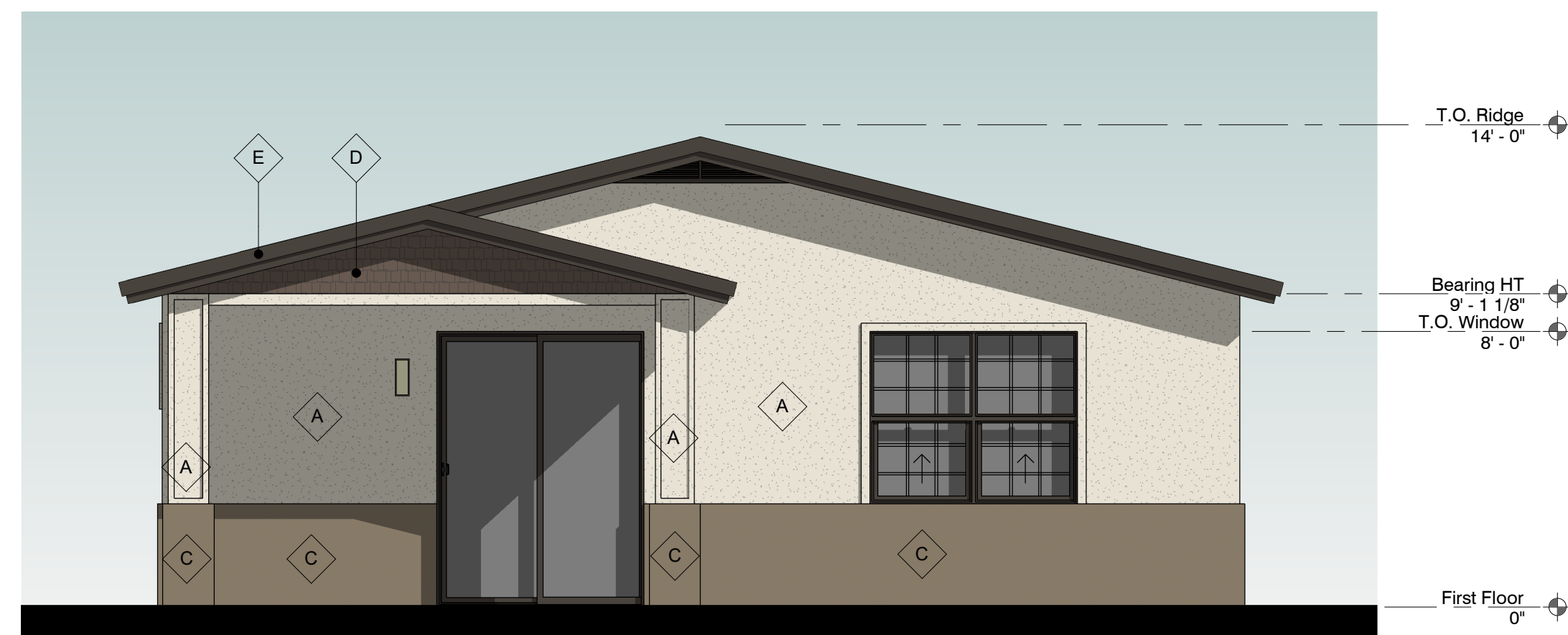
REVISIONS	

Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 2019-11-01

Sheet:
A3.2
 EXTERIOR ELEVATIONS
 BUILDING TYPE A-D

Laveen Village Single Family Rental Development
 BUILDING TYPE A-D
 N/NNW 51ST AVE. & BASELINE
 Phoenix, AZ 85339

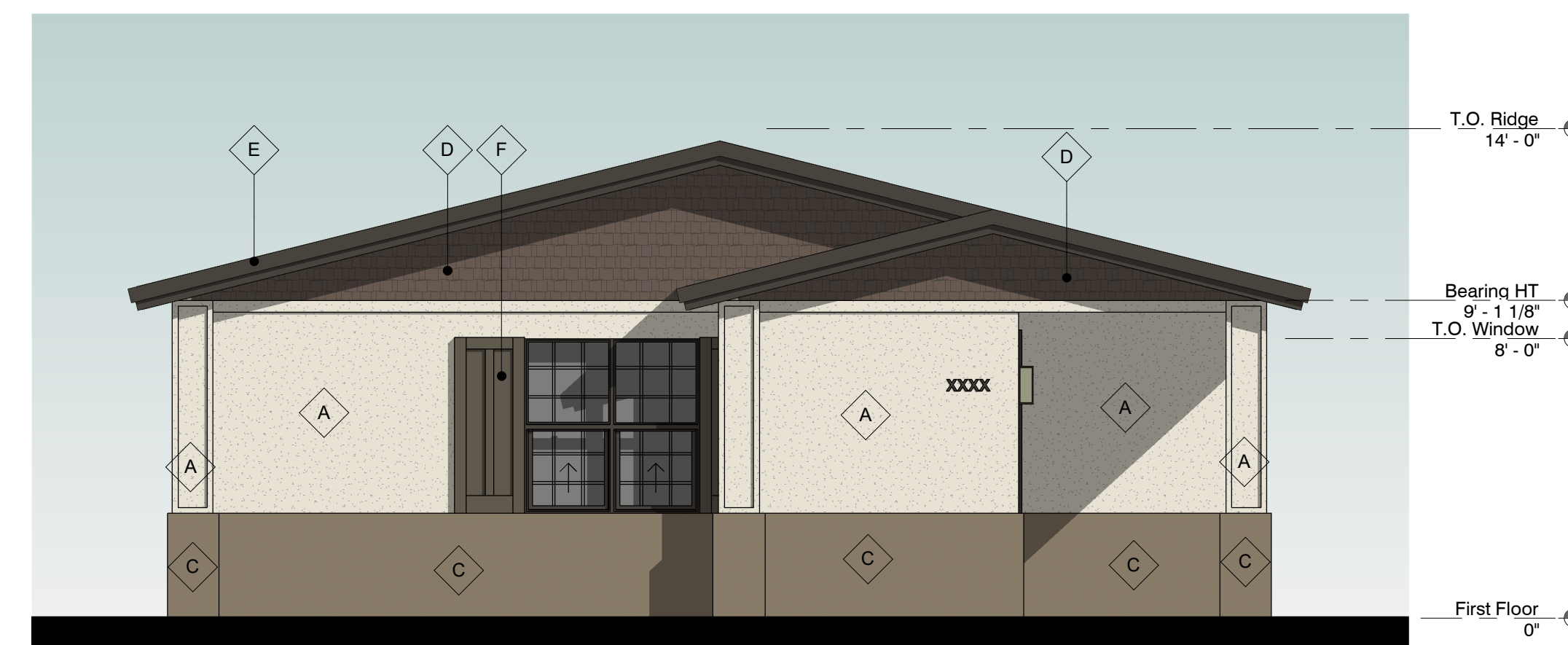
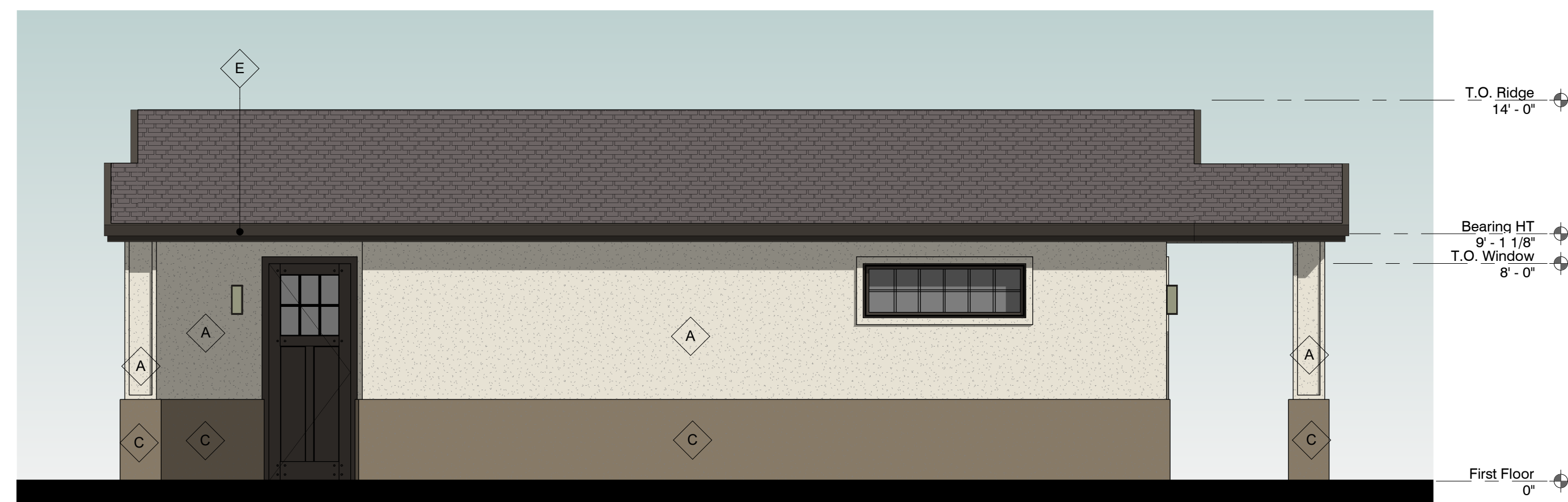
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FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	WESTERN STUCCO	SW6154 NACRE - SAND FINISH	
C	STUCCO FINISH SYSTEM	WESTERN STUCCO	SW7019 GAUNTLET GRAY - SAND FINISH	
D	COMPOSITE SHAKE/SIDING	JAMES HARDIE	ARBUTUS BROWN	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
G	GLAZING	TBD	CLEAR LOW-E	

4 Back Elevation
 1/4" = 1'-0"

2 Right Side Elevation
 1/4" = 1'-0"

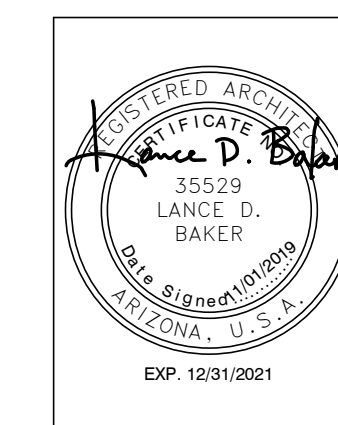


3 Left Side Elevation
 1/4" = 1'-0"

1 Front Elevation
 1/4" = 1'-0"

Laveen Village Single Family Rental Development
 BUILDING TYPE B

N/INWC 51ST AVE. & BASELINE
 Phoenix, AZ 85339



REVISIONS	

CITY OF PHOENIX
 NOV 01 2019
 Planning & Development
 Department

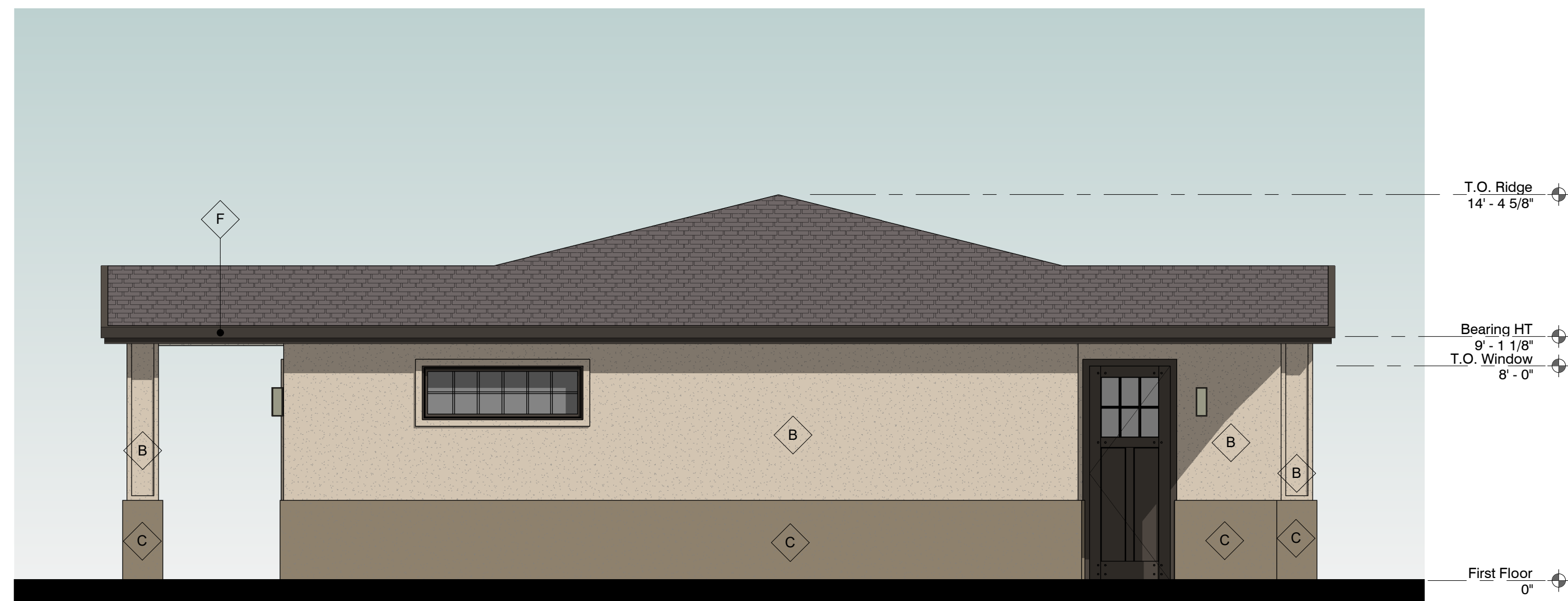
Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 2019-11-01

Sheet:
A3.3
 EXTERIOR ELEVATIONS
 BUILDING TYPE B

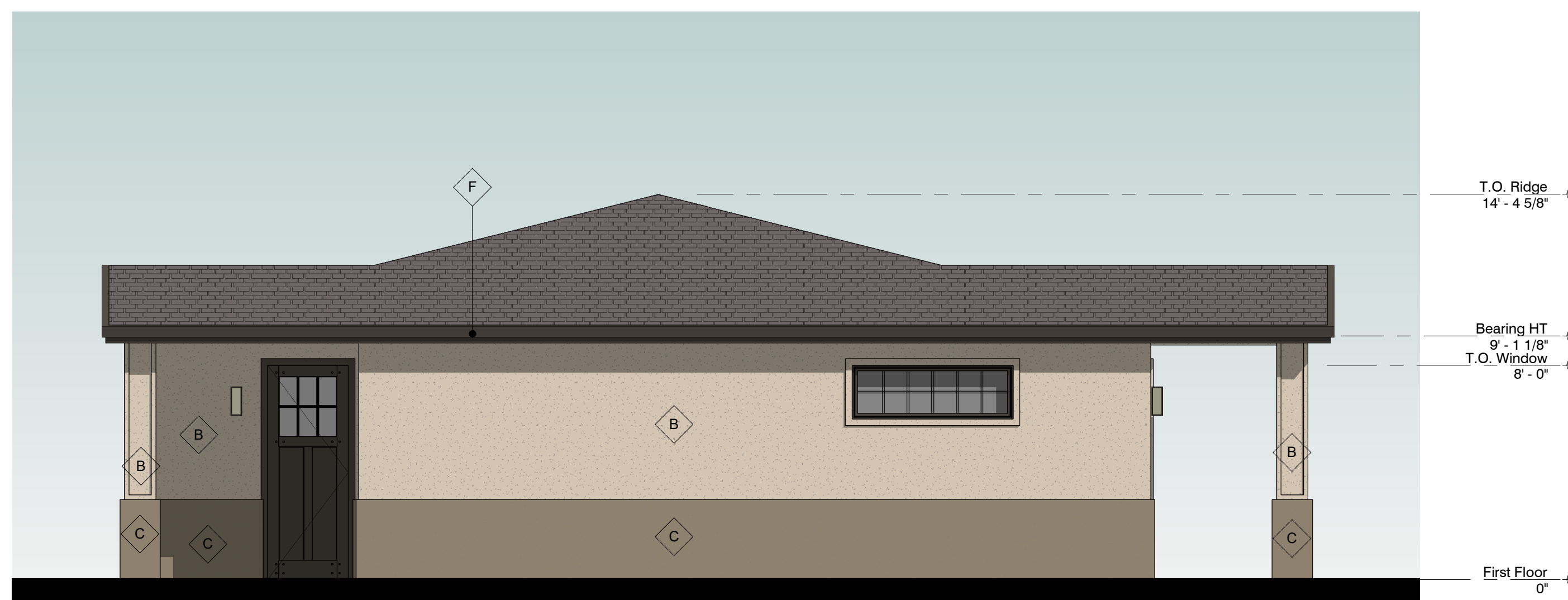


3 Back Elevation
 1/4" = 1'-0"

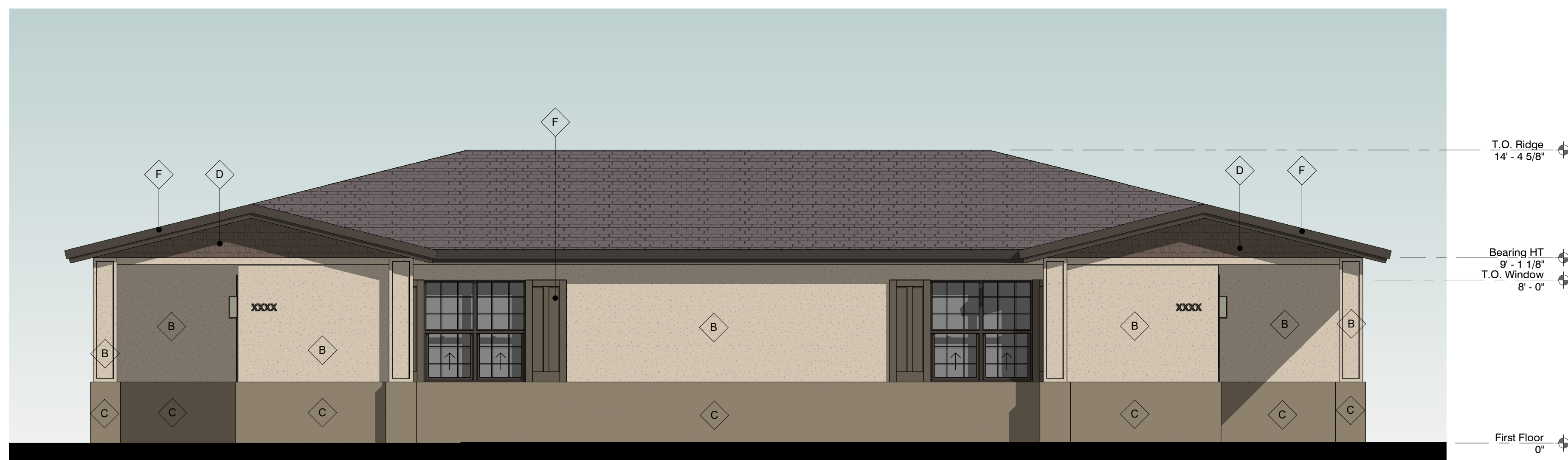
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
B	STUCCO FINISH SYSTEM	WESTERN STUCCO	DEC752 BIRCHWOOD - SAND FINISH	
C	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET634 DOWNING TO EARTH - SAND FINISH	
D	COMPOSITE SHAKE/SIDING	JAMES HARDIE	ARBUTUS BROWN	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
G	GLAZING	TBD	CLEAR LOW-E	



4 Left Side Elevation
 1/4" = 1'-0"

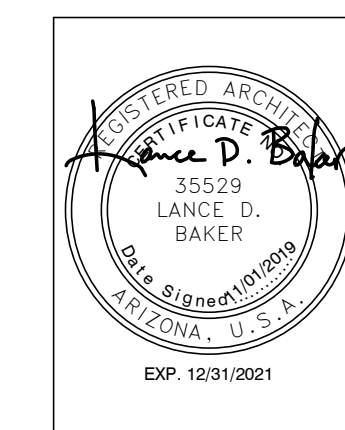


2 Right Side Elevation
 1/4" = 1'-0"



1 Front Elevation
 1/4" = 1'-0"

Laveen Village Single Family Rental Development
 BUILDING TYPE B-D
 N/NNWC 51ST AVE. & BASELINE
 Phoenix, AZ 85085



CITY OF PHOENIX
 NOV 01 2019
 Planning & Development
 Department

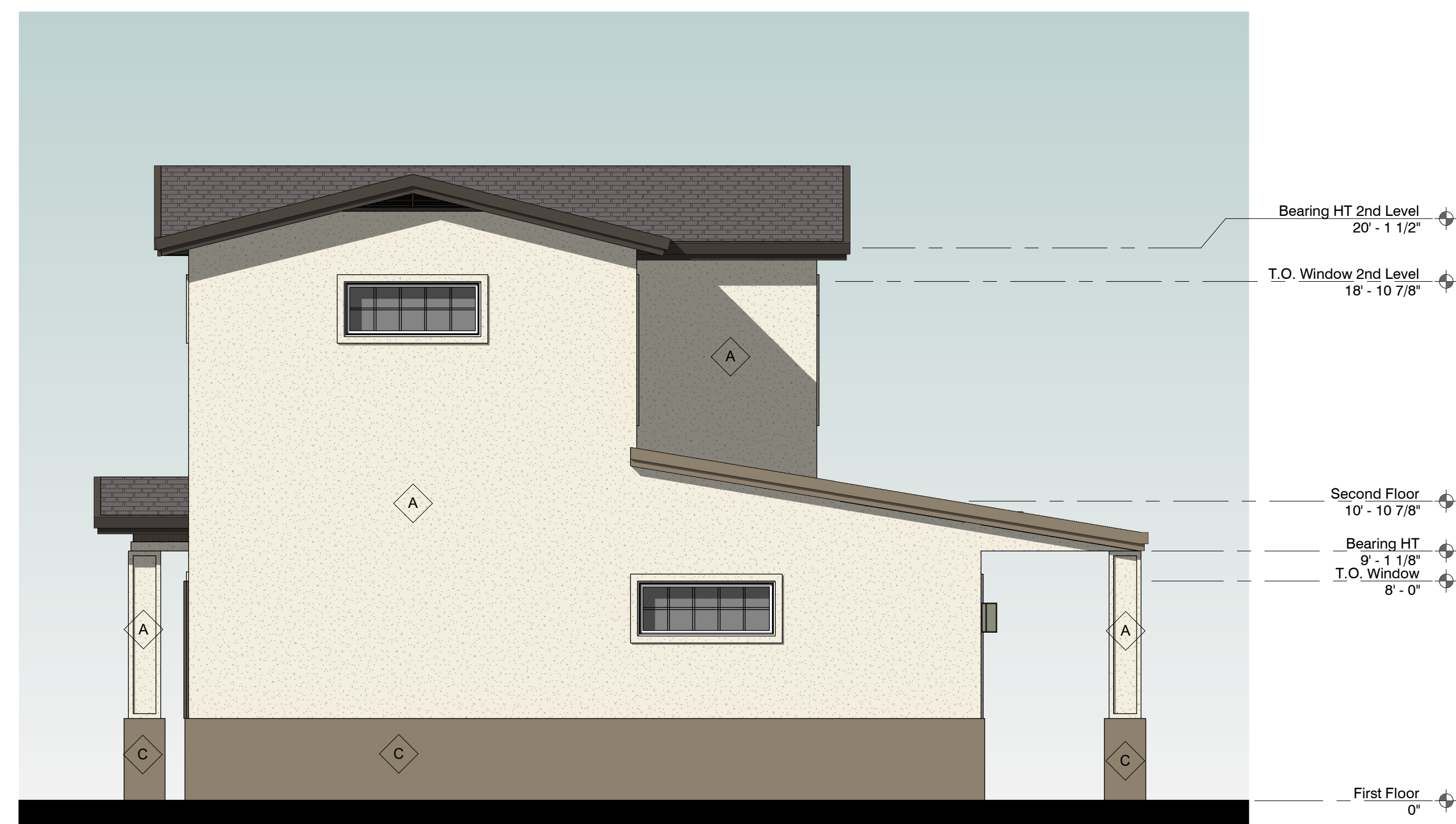
REVISIONS

Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 2019-11-01

Sheet:
A3.4
 EXTERIOR ELEVATIONS
 BUILDING TYPE B-D

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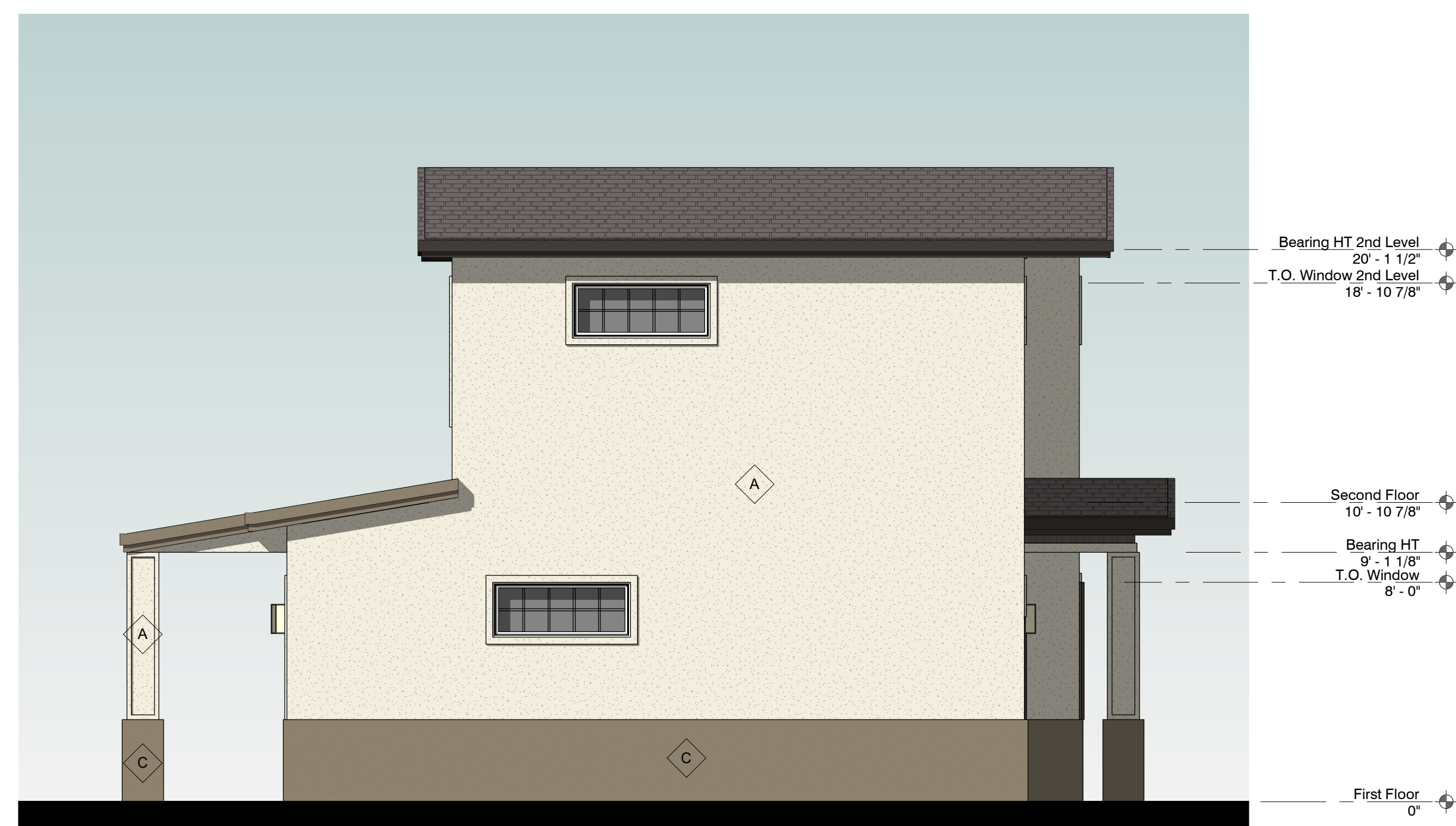
FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET653 HISTORIC WHITE - SAND FINISH	
C	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET634 DOWNING TO EARTH - SAND FINISH	
D	COMPOSITE SHAKE/SIDING	JAMES HARDIE	ARBUTUS BROWN	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
G	GLAZING	TBD	CLEAR LOW-E	



4 Right Side Elevation
 1/4" = 1'-0"



2 Rear Elevation
 1/4" = 1'-0"



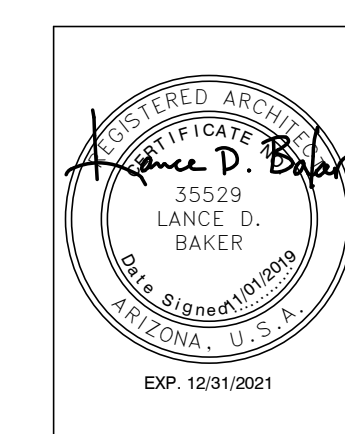
3 Left Side Elevation
 1/4" = 1'-0"



1 Front Elevation
 1/4" = 1'-0"

Laveen Village Single Family Development
 BUILDING TYPE C

N/NWC of 51st Avenue & Baseline
 Phoenix, AZ 85339



CITY OF PHOENIX
 NOV 01 2019
 Planning & Development
 Department

REVISIONS	

Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 2019-11-01

Sheet:
A3.5
 EXTERIOR ELEVATIONS
 BUILDING TYPE C

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FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
B	STUCCO FINISH SYSTEM	WESTERN STUCCO	DEC752 BIRCHWOOD - SAND FINISH	
C	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET634 DOWNING TO EARTH - SAND FINISH	
D	COMPOSITE SHAKE/ SIDING	JAMES HARDIE	ARBUTUS BROWN	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
G	GLAZING	TBD	CLEAR LOW-E	

CITY OF PHOENIX
 NOV 01 2019
 Planning & Development
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SYNECTIC DESIGN
 1111 West University
 Drive, Suite 104, Tempe,
 AZ 85281
 1480.948.9766
 1480.948.9211



4 Right Side Elevation
 1/4" = 1'-0"



2 Rear Elevation
 1/4" = 1'-0"

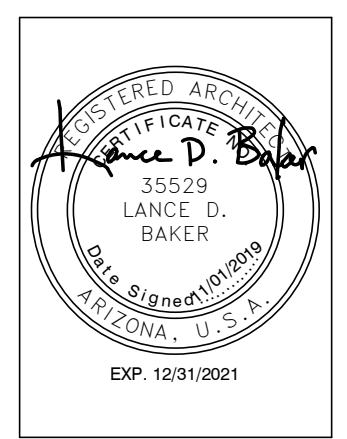


3 Left Side Elevation
 1/4" = 1'-0"



1 Front Elevation
 1/4" = 1'-0"

Laveen Village Single Family Rental Development
BUILDING TYPE C-D
 N/11W/ 51ST AVE. & BASELINE
 Phoenix, AZ 85339



REVISIONS	

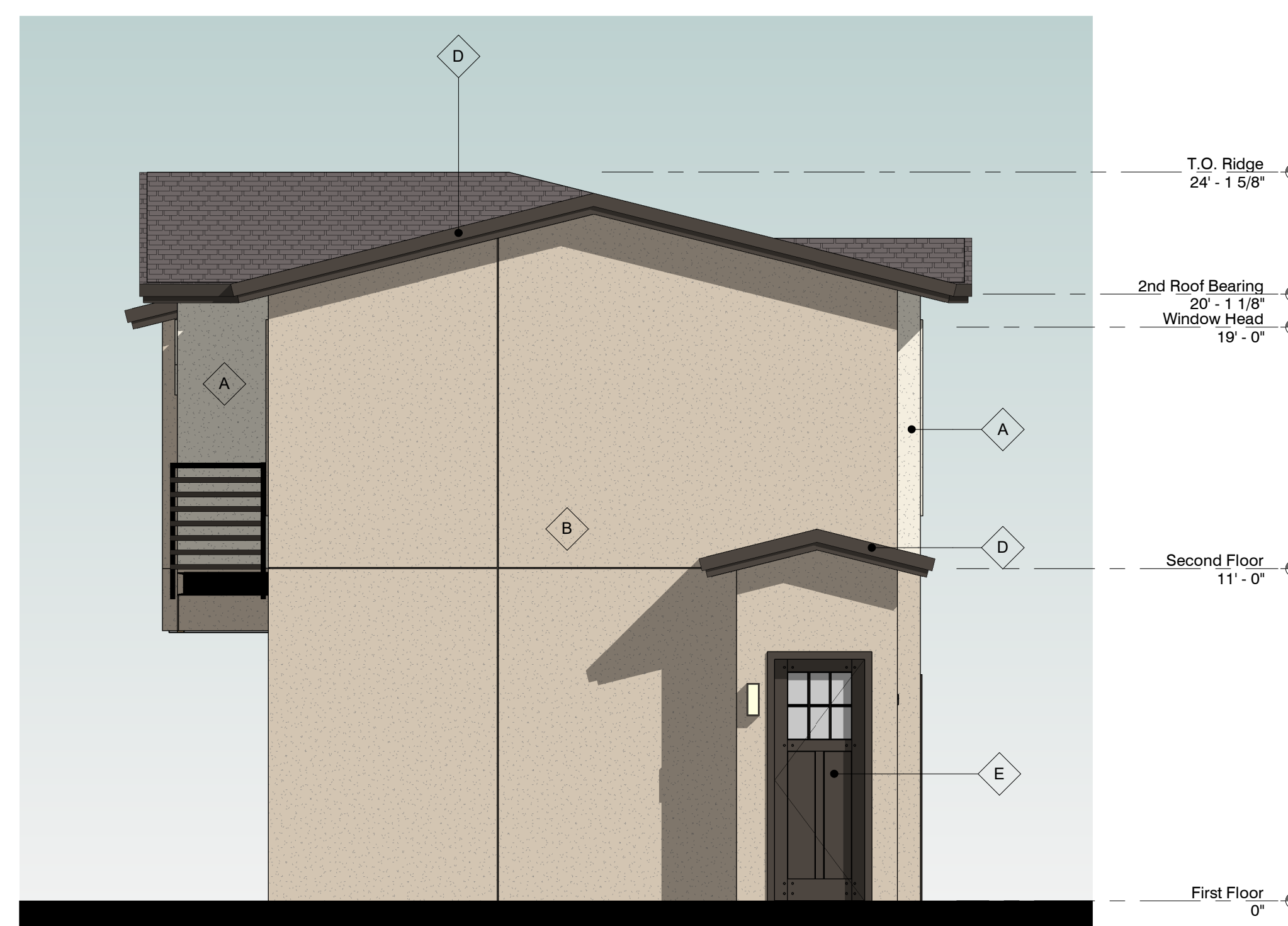
Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 2019-11-01
 Sheet:

A3.6
 EXTERIOR ELEVATIONS
 BUILDING TYPE C-D

Proposed Elevations

Hearing Date: December 18, 2019

PHO-1-19--Z-97-02-7

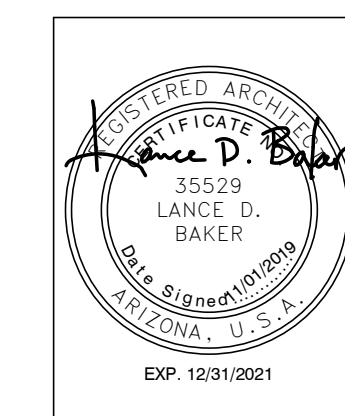


2 Left Side Elevation
 1/4" = 1'-0"

FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET653 HISTORIC WHITE - SAND FINISH	
B	STUCCO FINISH SYSTEM	WESTERN STUCCO	DEC752 BIRCHWOOD - SAND FINISH	
D	COMPOSITE SHAKE/SIDING	JAMES HARDIE	ARBUTUS BROWN	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	GLAZING	TBD	CLEAR LOW-E	



1 Front Elevation
 1/4" = 1'-0"



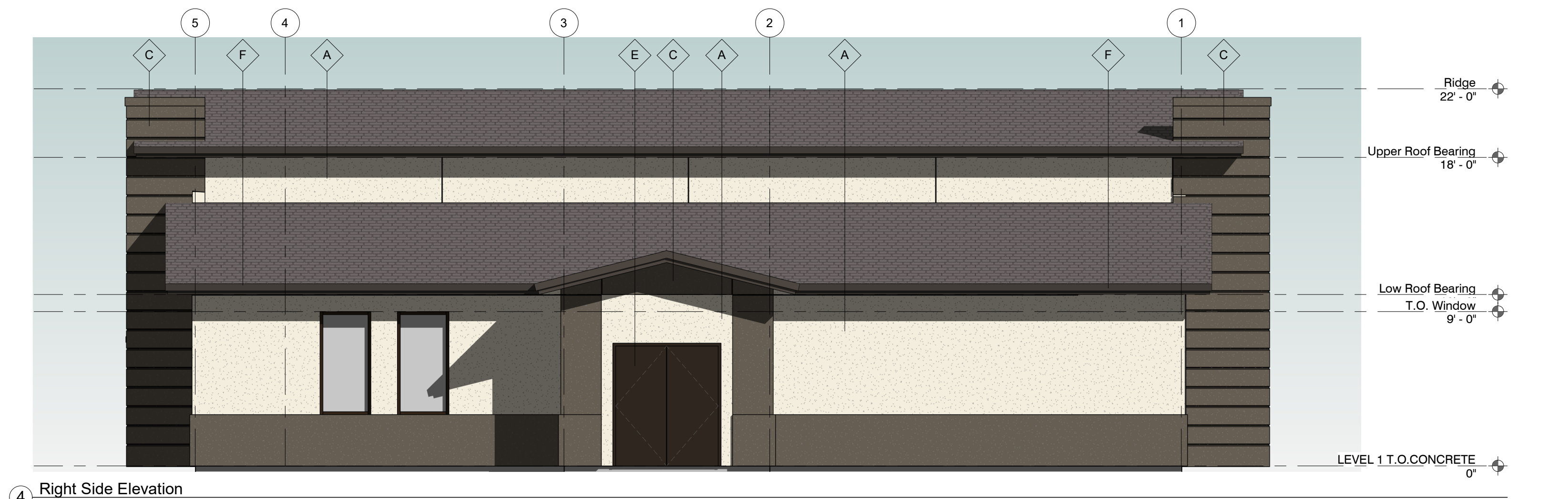
REVISIONS	

Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 2019-11-01
 Sheet:

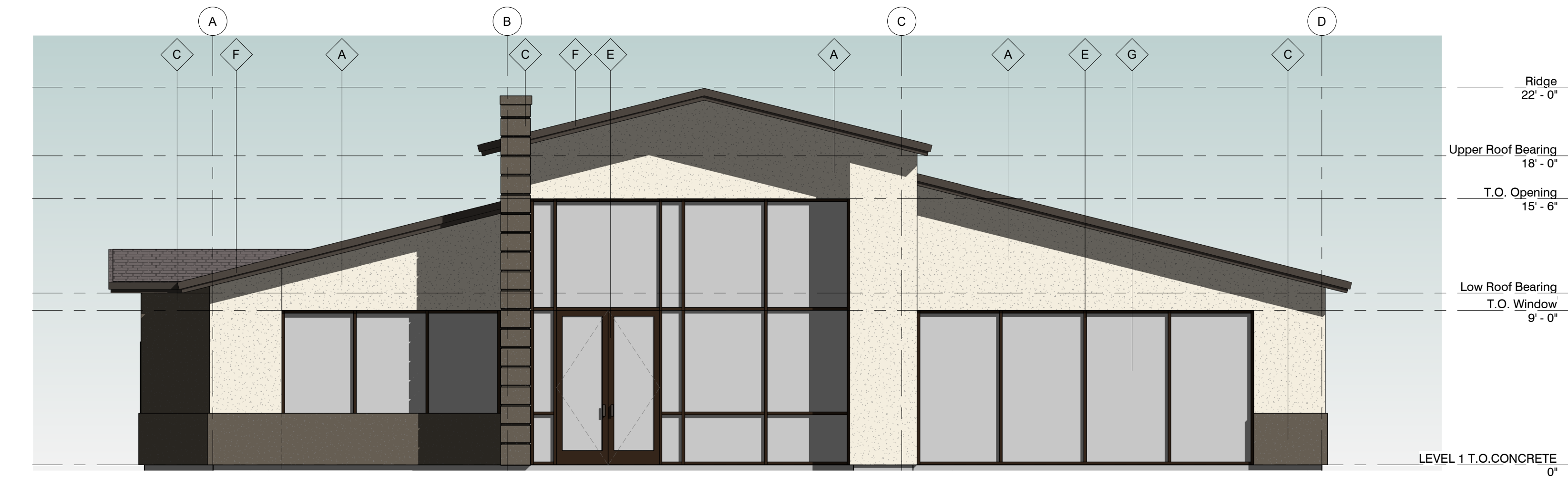
A3.7D
 EXTERIOR ELEVATIONS
 BUILDING TYPE D

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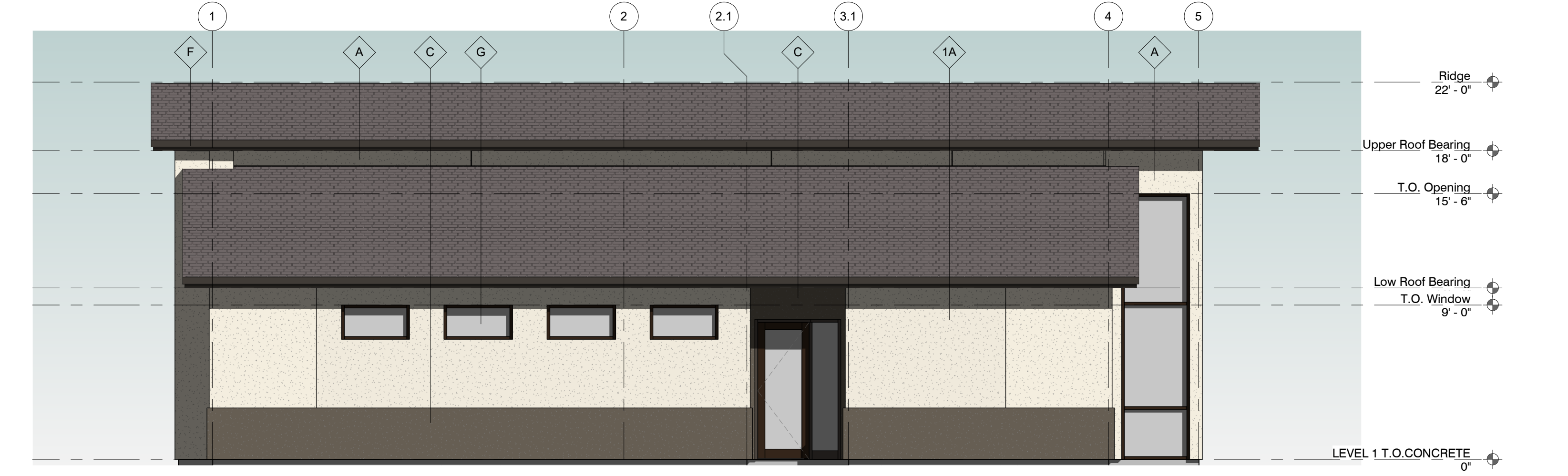
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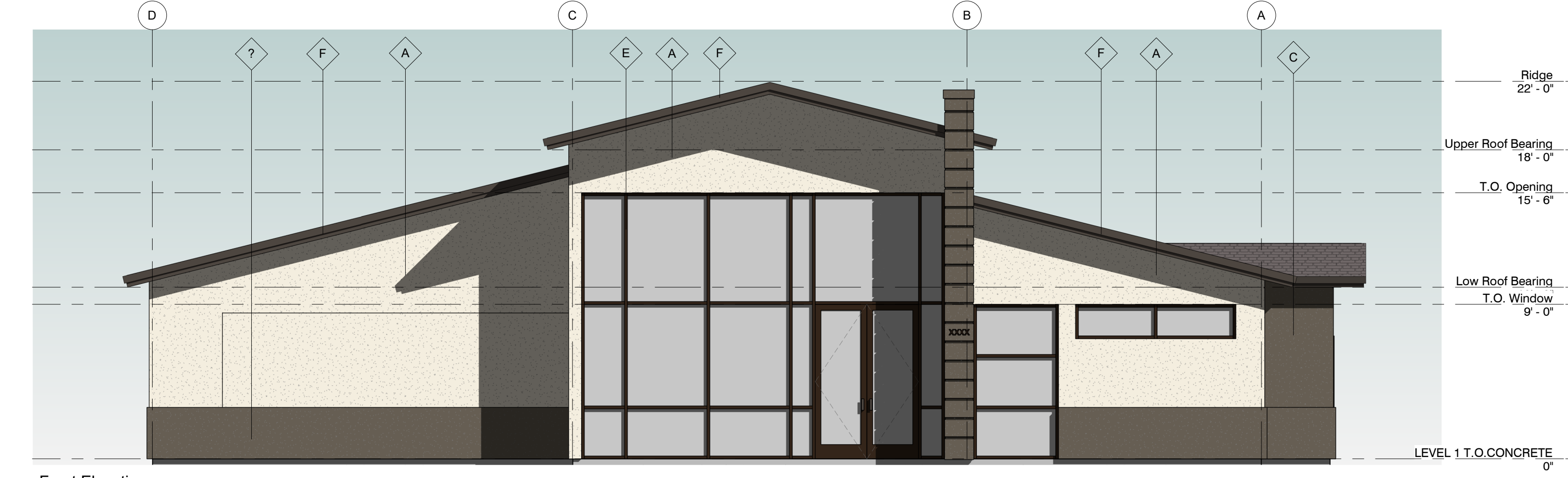
④ Right Side Elevation
3/16" = 1'-0"



③ Rear Elevation (Pool Side)
3/16" = 1'-0"



② Left Side Elevation
3/16" = 1'-0"



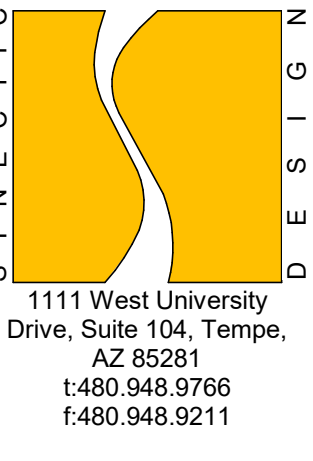
① Front Elevation
3/16" = 1'-0"

CITY OF PHOENIX

NOV 01 2019

Planning & Development
Department

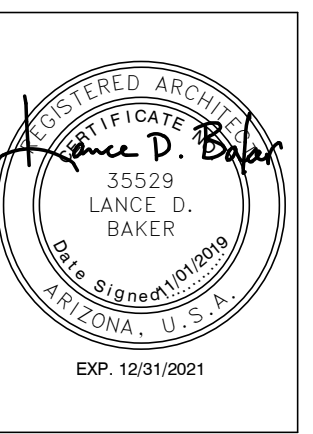
FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET653 HISTORIC WHITE - SAND FINISH	
C	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET634 DOWNING TO EARTH - SAND FINISH	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	EXPOSED WOOD - PAINTED	DE	DET634 DOWNING TO EARTH - SAND FINISH	
G	GLAZING	TBD	CLEAR LOW-E	



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**Laveen Village Single Family Development
BUILDING TYPE E CLUBHOUSE AND LEASING OFFICE**

N/INWC of 51st Avenue & Baseline
Phoenix, AZ 85339



REVISIONS	

Phase: PHO
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 3856
Date: 2019-11-01

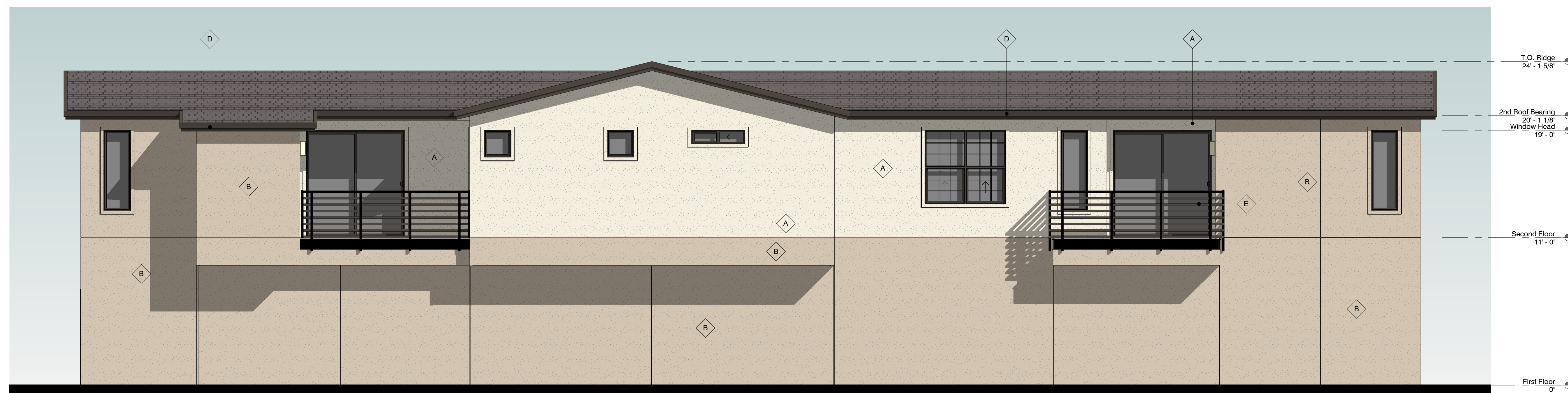
Sheet:
A3.8E
EXTERIOR ELEVATIONS
BUILDING TYPE E
CLUBHOUSE AND
LEASING OFFICE

CITY OF PHOENIX
 NOV 01 2019
 Planning & Development Department

FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	WESTERN STUCCO	DET653 HISTORIC WHITE - SAND FINISH	
B	STUCCO FINISH SYSTEM	WESTERN STUCCO	DEC752 BIRCHWOOD - SAND FINISH	
D	COMPOSITE SHAKE/SIDING	JAMES HARDIE	ARBUTUS BROWN	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	DARK BRONZE	
F	GLAZING	TBD	CLEAR LOW-E	



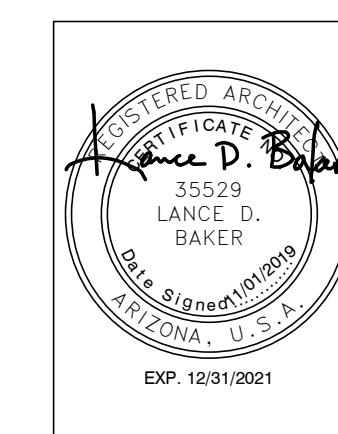
② Right Side Elevation
 1/4" = 1'-0"



① Rear Elevation
 1/4" = 1'-0"

Laveen Village Single Family Development
BUILDING TYPE D

N/NWC of 51st Avenue & Baseline
 Phoenix, AZ 85339



REVISIONS	

Phase: PHO
 Drawn By: BLB
 Reviewed By: LDB
 SDI Project No: 4021
 Date: 2019-11-01
 Sheet:

A3.8D
 EXTERIOR ELEVATIONS
 BUILDING TYPE D

NWC 51st Avenue & Baseline Road

Phoenix, Arizona

Conceptual Development Plan

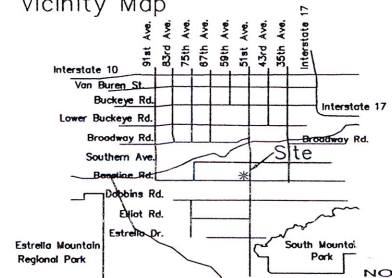
Figure 3

Legend

Site Boundary

Site Data	
Gross Acreage	72.5
Net Acreage	57.1
Multi-Family Parcel	
Proposed Zoning	R-3A
Gross Acreage	26.7
Net Acreage	20.4
Total Units	540
Gross Density	20.2
Parking Required	810
Parking Provided	822
Commercial Parcels	
Proposed Zoning	C-2
Gross Acreage	45.8
Net Acreage	36.6
Phase 1	
Gross Acreage	18.0
Net Acreage	14.8
Estimated Square Feet of Retail	140,000
Lot Coverage	22%
FAR	0.18
Parking Required	560
Parking Provided	747
Future Phase (All Figures are Estimated)	
Gross Acreage	27.8
Net Acreage	21.9
Estimated Square Feet of Retail	270,000
Lot Coverage	28%
FAR	0.22
Parking Required	1080
Parking Provided	1180

Vicinity Map



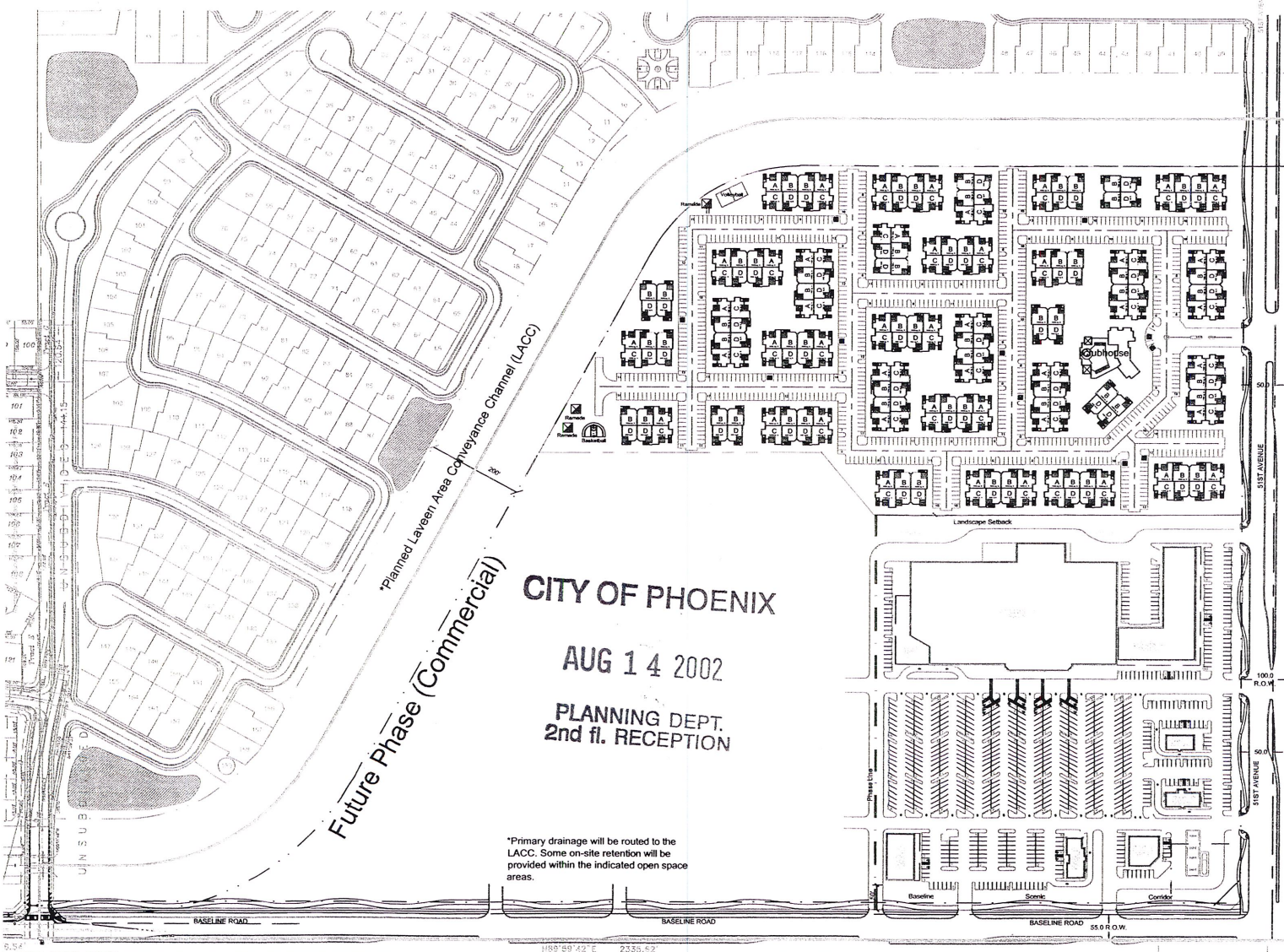
SCALE:



Date: 7/1/02
 Job No.: 0132
 Drawn: BB
 Revised:



Master Planned Communities,
 Land Planning,
 Site Planning & Design
 Environmental Analysis &
 Landscape Design
 2500 East Main Street
 Scottsdale, Arizona 85251
 Phone: (480) 944-9944
 Fax: (480) 944-2332
 www.lva.com



CITY OF PHOENIX

AUG 14 2002

PLANNING DEPT.
 2nd fl. RECEPTION

*Primary drainage will be routed to the LACC. Some on-site retention will be provided within the indicated open space areas.

Z97-02
 Site Plan stamped: AUG 14, 2002
 CC approved on 12/18/02

December 18, 2002

Ms. Neely stressed it was clear that both Scottsdale and Phoenix must coordinate and work together to ensure transportation infrastructure worked on both sides of Scottsdale Road. For example, careful consideration needed to be given to the alignment of Center Street from 64th Street to Scottsdale Road.

MOTION was made by Ms. Neely, **SECONDED** by Mr. Siebert, that Item 3 be granted as recommended by the Planning Commission; with the condition that the core be anchored by a department store regional shopping center, and in the event the regional shopping center had not commenced construction within a six-year period, the core designation was to be reconsidered by City Council.

Mr. Richert clarified that in the event the core designation was to be reconsidered it must go through a General Plan process to remove it from the map.

MOTION CARRIED UNANIMOUSLY.

Mr. Gordon arrived in the Chambers and joined the voting body.

ZONING CASES SCHEDULED FOR PUBLIC HEARING

Items 4 and 5 held their placed on the agenda and were heard following Item 6.

<u>ITEM 6</u>	DISTRICT 7/ NEW DISTRICT 7	NORTHWEST CORNER OF 51ST AVENUE AND BASELINE ROAD APPLICANT: LVA URBAN DESIGN STUDIO LLC OWNER: FRANK C. AND MARK C. WILLIAMS REPRESENTATIVE: JASON MORRIS OF WITHEY, ANDERSON & MORRIS
----------------------	---------------------------------------	--

Application:	Z-97-02-7 – Appealed by Applicant
From:	S-1
To:	R-3A, C-2
Acreage:	70.85
Location:	Northwest corner of 51st Avenue and Baseline Road

- 666 -

December 18, 2002

Proposal: Multi-family residential and commercial. Change of Maximum Dwelling Units Allowed: From: 71 To: 602
Staff: Approve with stipulations
VPC Action: Laveen – October 14, 2002 – Approved with additional stipulations. Vote 8-0
ZHO Action: October 21, 2002 – Approved with modified and additional stipulations
PC Action: November 13, 2002 – Ratified. Vote 5-0

Stipulations

Site Plan

1. That development shall be in general conformance to the site plan date stamped August 14, 2002, as approved by Development Services Department with specific regard to:
 - That the grocery anchor in Phase One shall not exceed 110,000 square feet, including the garden center.
 - That the number of drive-through restaurants in Phase One and Two of the commercial area shall not exceed two in each phase, and the total number of pad sites (less than or equal to 5,000 square feet) in both phases be limited to a total of six pads.
 - That the site plan shall show high and dry open space and drainage areas in the multi-family residential development.
 - That the loading dock of the grocery store shall not be constructed within 80 feet of a residential structure. That the loading dock and approach ramp shall be screened with a solid masonry wall, eight feet high above finished floor, consistent with the design of the building.
 - That construction shall be in general conformance with Sketches A through E provided by the applicant with elevations of the truck dock, pedestrian plaza in front of PAD A, the shops east elevation, and two details of the canopy column, as approved by Development Services Department.

December 18, 2002

- That the applicant shall provide a rendering of the front of the grocery anchor indicating a shade structure or structures, in conformance with building character expressed by Sketch C, to be approved by Development Services Department. ~~That this rendering shall be approved through the Planning Hearing Officer hearing process.~~
- 2. ~~That prior to preliminary site plan approval the elevations of the commercial Phase Two development shall be approved through the Planning Hearing Officer hearing process.~~ That the two commercial phases shall be designed in an architecturally cohesive way, to include color scheme, landscaping, and signage, as approved by Development Services Department.
- 3. That prior to preliminary site plan approval, the elevations of the multi-family residential development shall be approved through the Planning Hearing Officer hearing process.

Streets and Right-of-Way

- 4. That the following shall be dedicated:
 - 55 feet and a 10-foot sidewalk easement for the north half of Baseline Road.
 - 100 feet, or as otherwise be approved by Development Services Department for the west half of 51st Avenue.
 - A 21-foot by 21-foot right-of-way triangle at the northwest corner of 51st Avenue and Baseline Road.
 - Sufficient right-of-way to accommodate a bus bay (Detail P-1256) on Baseline Road at 51st Avenue.
- 5. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

- 668 -

December 18, 2002

6. That the applicant shall submit a Traffic Impact Study to the City for this development. The study must be submitted concurrent with or prior to the preliminary site plan approval. Contact Ms. Briiana Leon, (602)495-3697, to set up a meeting to discuss the requirements of the study.
7. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvements Program to the Chief Engineering Technician (602) 262-6193, Street Transportation Department. This form is a requirement of the Environmental Protection Agency to meet clean air quality standards.

Site Amenities

8. That the design of both phases of the commercial development shall address pedestrian circulation from Baseline Road to the multi-family residential area. ~~for both automobiles and pedestrians. Automobile access shall be provided between the multi-family residential and commercial Phase Two areas.~~
9. ~~That a walkway shall be constructed from Baseline Road to the center of the site. The walkway, designed to emphasize a pedestrian priority, by providing shade trees, shall provide a minimum 5 feet width, clear of car overhangs and obstructions. It shall include a pedestrian plaza with shade and benches adjacent to the Shops/PAD A at Baseline Road along the Baseline Corridor.~~
- 9.40. That the major entryway on Baseline Road shall be identified with enhanced landscaping and monument signage.
- 10.44. That trails shall be provided on the site as approved by the Parks and Recreation Department:
 - A 10-foot multi-use trail on the north side of Baseline Road.
 - A multi-use landscaped trail on the south side of the Laveen Area Conveyance Channel (LACC) pursuant to the LACC agreement.
 - ~~A trail in the commercial Phase Two connecting Baseline Road near the intersection of Baseline and 51st Avenue, with the LACC trail to the north.~~

December 18, 2002

Commercial Design

- 11.12. That the Shops A building provide continuous shaded canopies a minimum of ten feet in depth along all building walls that have a customer entrance. These canopies shall be a combination of solid roof at primary entrances connected by trellis-covered portions, to provide some natural light along the walkway.
- ~~13. That shops, not including the anchor, shall provide front elevations which are a minimum of 50% windows or doors with windows.~~
- 12.14. That all buildings shall have a similar architectural theme. The theme shall include a minimum of two of the following materials: stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, or exposed aggregate concrete.
- 13.15. That there shall be no parking located between the pads (less than 5,000 square feet in area) and Baseline Road.
- ~~16. That parking located next to the Baseline Road Scenic Drive shall be screened by low walls, berming, and/or landscaping.~~
- 14.17. That parking shall be limited to no more than 10% above that required by the Zoning Ordinance for each commercial parcel five (5) spaces per 1000 square feet of Tenant Leasable Area, unless Zoning Ordinance revisions to the current parking requirements for commercial centers are approved that set a different standard.
- 15.18. That a landscape plan shall be required that illustrates 25% shading of the parking lot based on a 30-foot canopy upon maturity.
- 16.19. That all items for sale, excluding fuel dispensing machines and merchandise associated with a garden center, shall be located within buildings or located in designated areas screened from view of public streets.
- 17.20. That drive-through facilities, with the exception of one commercial anchor drive-through in Phase One, shall orient drive-through windows away from Baseline Road or adjacent to residential uses. Drive-through queuing lanes shall be screened from view of Baseline Road and/or residential uses through the incorporation of a landscaped berm, screen wall or combination of a wall and berm at least four feet in height as approved by Development Services Department.

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- 18.24. That any service station canopies or drive-through canopies shall not exceed 14 feet in height, measured from the ground to the underside of the canopy.
- 19.22. That primary canopy pillars shall be full-height, a minimum of two feet wide by two feet deep, and intermediate metal posts, with diagonal braces and masonry bases shall be provided to add a rural character and diversity to the colonnade.

Residential Design

- 20.23. That the multi-family residential development shall use the Planned Residential Development (PRD) option.
- 21.24. That all multi-family units shall include individual porches or balconies a minimum of 36 square feet of area. The first floor porches or patios shall be enclosed by a wall or landscape hedge to create the private or semi-private space.
- ~~25. That the residential site plan shall include a pedestrian pathway from the commercial development to the LACC. That perimeter walls or fencing between the commercial and residential areas permit pedestrian access.~~
- 22.26. That the multi-family residential site plan show the locations of playgrounds and/or seating areas.

Other

- 23.27. That Should the residential units ever be converted to condominiums or other individual sales units, then the property owner shall record documents that disclose to purchasers of property within the development the existence and potential characteristics of agricultural use property in the vicinity. The form and content of such documents shall be reviewed and approved by the City Attorney.
- 24.28. That archeological testing is recommended for the entire project area. Depending on what is found during the testing phase of the project, possible subsequent data recovery and/or monitoring may be required. The determination will be made by a qualified archeologist and is subject to approval by the City of Phoenix Archeologist (602-495-0901).

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25. That the design of the pads remains consistent with the commercial elevations of the anchor as shown to the LVPC and represented by Sketch C attached to the staff report.

Mr. Richert noted this case was appealed by the applicant. Staff prepared an addendum, which included four changes pertaining to parking issues, street widths and setbacks from various pieces of property. He added there was no one present in opposition.

MOTION was made by Mr. Lingner, **SECONDED** by Mr. Siebert, that Item 6 be granted as recommended by the Planning Commission; subject to staff's addendum dated December 18, 2002, with the following stipulations:

Stipulations

Site Plan

1. That development shall be in general conformance to the site plan date stamped August 14, 2002, as approved by Development Services Department with specific regard to:
 - A. That the grocery anchor in Phase One shall not exceed 110,000 square feet, including the garden center.
 - B. That the number of drive-through restaurants in Phase One and Two of the commercial area shall not exceed two in each phase, and the total number of pad sites (less than or equal to 5,000 square feet) in both phases be limited to a total of six pads.
 - C. That the site plan shall show high and dry open space and drainage areas in the multi-family residential development.
 - D. That the loading dock of the grocery store shall maintain a 60-foot setback from the property line. That the loading dock and approach ramp shall be screened with a solid masonry wall, eight feet high above finished floor, consistent with the design of the building.
 - E. That construction shall be in general conformance with Sketches A through E provided by the applicant with elevations of the truck dock, pedestrian plaza in front of PAD A, the shops east elevation, and two details of the canopy column, as approved by Development Services Department.

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- F. That the applicant shall provide a rendering of the front of the grocery anchor indicating a shade structure or structures, in conformance with building character expressed by Sketch C, to be approved by Development Services Department.
2. That the two commercial phases shall be designed in an architecturally cohesive way, to include color scheme, landscaping, and signage, as approved by Development Services Department.
3. That prior to preliminary site plan approval for the multi-family development, the elevations of the multi-family residential development shall be approved through the Planning Hearing Officer hearing process.

Streets and Right-of-Way

4. That the following shall be dedicated:
 - A. 60 feet and a 10-foot sidewalk easement for the north half of Baseline Road.
 - B. 100 feet, or as otherwise be approved by Development Services Department for the west half of 51st Avenue.
 - C. A 21-foot by 21-foot right-of-way triangle at the northwest corner of 51st Avenue and Baseline Road.
 - D. Sufficient right-of-way to accommodate a bus bay (Detail P-1256) on Baseline Road at 51st Avenue.
5. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
6. That the applicant shall submit a Traffic Impact Study to the City for this development. The study must be submitted concurrent with or prior to the preliminary site plan approval. Contact Ms. Briana Leon, (602)495-3697, to set up a meeting to discuss the requirements of the study.

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7. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvements Program to the Chief Engineering Technician (602) 262-6193, Street Transportation Department. This form is a requirement of the Environmental Protection Agency to meet clean air quality standards.

Site Amenities

8. That the design of both phases of the commercial development shall address pedestrian circulation from Baseline Road to the multi-family residential area.
9. That the major entryway on Baseline Road shall be identified with enhanced landscaping and monument signage.
10. That trails shall be provided on the site as approved by the Parks and Recreation Department:
 - A. A 10-foot multi-use trail on the north side of Baseline Road.
 - B. A multi-use landscaped trail on the south side of the Laveen Area Conveyance Channel (LACC) pursuant to the LACC agreement.

Commercial Design

11. That the Shops A building provide continuous shaded canopies a minimum of ten feet in depth along all building walls that have a customer entrance. These canopies shall be a combination of solid roof at primary entrances connected by trellis-covered portions, to provide some natural light along the walkway.
12. That all buildings shall have a similar architectural theme. The theme shall include a minimum of two of the following materials: stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, or exposed aggregate concrete.
13. That there shall be no parking located between the pads (less than 5,000 square feet in area) and Baseline Road.
14. That a landscape plan shall be required that illustrates 25% shading of the parking lot based on a 30-foot canopy upon maturity.

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15. That all items for sale, excluding fuel dispensing machines and merchandise associated with a garden center, shall be located within buildings or located in designated areas screened from view of public streets.
16. That drive-through facilities, with the exception of one commercial anchor drive-through in Phase One, shall orient drive-through windows away from Baseline Road or adjacent to residential uses. Drive-through queuing lanes shall be screened from view of Baseline Road and/or residential uses through the incorporation of a landscaped berm, screen wall or combination of a wall and berm at least four feet in height as approved by Development Services Department.
17. That primary canopy pillars shall be full-height, a minimum of two feet wide by two feet deep, and intermediate metal posts, with diagonal braces and masonry bases shall be provided to add a rural character and diversity to the colonnade.

Residential Design

18. That the multi-family residential development shall use the Planned Residential Development (PRD) option.
19. That all multi-family units shall include individual porches or balconies a minimum of 36 square feet of area. The first floor porches or patios shall be enclosed by a wall or landscape hedge to create the private or semi-private space.
20. That the multi-family residential site plan show the locations of playgrounds and/or seating areas.

Other

21. That should the residential units ever be converted to condominiums or other individual sales units, then the property owner shall record documents that disclose to purchasers of property within the development the existence and potential characteristics of agricultural use property in the vicinity. The form and content of such documents shall be reviewed and approved by the City Attorney.

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22. That archeological testing is recommended for the entire project area. Depending on what is found during the testing phase of the project, possible subsequent data recovery and/or monitoring may be required. The determination will be made by a qualified archeologist and is subject to approval by the City of Phoenix Archeologist (602-495-0901).
23. That the design of the pads remains consistent with the commercial elevations of the anchor as shown to the LVPC and represented by Sketch C attached to the staff report.

MOTION CARRIED UNANIMOUSLY.

ITEM 4

**DISTRICT 5/
NEW DISTRICT 7**

**SOUTHEAST CORNER OF
73RD AVENUE AND
MCDOWELL ROAD
APPLICANT: WITHEY,
ANDERSON & MORRIS
OWNER: CHARLES &
MARLAND HEERS
REPRESENTATIVE: JASON
MORRIS**

Application: Z-72-01-5 – Appealed by Opposition
 From: RE-43
 To: R-3A
 Acreage: 22.10
 Location: Southeast corner of 73rd Avenue and McDowell Road
 Proposal: Multi-family development
 Staff: Deny as filed, approve R-3 with staff stipulations from addendum
 VPC Action: Maryvale – August 14, 2001 – Denied. Vote 6-1
 PC Action: November 13, 2002 – Denied as filed and approve R-3 with staff stipulations from the addendum. Vote 3-2

Stipulations

1. That the proposal shall be in general conformance with the plans date stamped August 6, 2002, as it relates to the general orientation of buildings except as may be modified by the following stipulations.

Mr. Keuth made a MOTION to approve the minutes from the October 9, 2002 Planning Commission Briefing.

Ms. Gallegos SECONDED.

MOTION PASSED by a vote of 5-0.

Mr. Ford made a MOTION to approve the minutes from the October 23, 2002 Planning Commission Briefing.

Mr. Keuth SECONDED.

MOTION PASSED by a vote of 5-0.

III. RATIFICATION OF ZONING HEARING OFFICER AGENDAS OF OCTOBER 7, 2002 and OCTOBER 21, 2002.

OCTOBER 7, 2002

Mr. Keuth made a MOTION to ratify items 1 (37-02-7, and 4 (SP 12-02-1) from the October 7, 2002 Zoning Hearing Officer Agenda.

Mr. Ford SECONDED.

MOTION PASSED by a vote of 5-0.

OCTOBER 21, 2002

Mr. Keuth made a MOTION to ratify items 2 (79-02-8), 3 (84-02-8), 4 (85-02-2), 7 (97-02-7), and 8 (98-02-7) from the October 21, 2002 Zoning Hearing Officer Agenda; with a note on item 4 that the maximum number of units be 29 (as was recommended by the ZHO), and on item 8 that stipulation number 11 also state that lots adjacent to 51st Avenue (namely, lots numbered 195, 196, 197, 198, 199, 200, 224, 245, 253, 254, 269, 277, and 285 as shown on the site plan date stamped 9/20/02) be limited to one-story only.

Ms. Gallegos SECONDED.

MOTION PASSED by a vote of 5-0.

IV. DISCUSSION AND POSSIBLE ACTION

A. Aviation Department Staff give presentation to, and respond to questions from Planning Commission.

Mr. David Krietor gave a brief presentation on the status of Aviation activities. The Aviation Department is working on a Community Noise Reduction Program. Sky Harbor Airport took a \$30 million hit after the 9/11/01 attacks. There is currently a restructuring of the Capital Improvement Program (CIP) at the airport. This \$500 million program, spread over a 5 year period, will include a variety of issues, including:

Laura Prendergast stated that the LVPC should continue to request substantial conformance on site plans.

Phil Hertel stated that the LVPC is committed to providing input to the city that will assure quality development in Laveen, and that the committee should have access to results of Planning Commission meetings so that they can review any changes to stipulations by the members. He noted that previously the committee was not notified when their recommendations or stipulations were modified or deleted.

Mark Williams agreed and added that being notified will help the LVPC to be more effective.

A member of the Estrella Village Planning Committee was present and stated that committee wished to be notified as well.

Luke Schlosser stated all Village Planning Committees need copies of the final outcomes.

Rosendo Gutierrez suggested that applicants have a lot of information that they could share with the committee regarding outcomes. Staff discouraged this, and suggested the City should supply the information.

Jason Morris pointed out that Steven Klein attends the Planning Commission meetings, and is able to report on the results. Steven Klein said he could unofficially make reports during the public comment time on the LVPC agenda.

6. Discussion and possible action regarding Rezoning Application **Z-97-02-7** located at the NWC of 51st Avenue and Baseline Road. Request to rezone 72 acres from S-1 to R-3A and C-2 for multi-family residential and regional commercial development. This item is scheduled for the Zoning Hearing Officer on October 21, 2002.

Mark Williams declared a conflict of interest.

Jason Morris presented on the project.

Phil Hertel reported that the Development Subcommittee has voted to recommend approval of the project.

Laura Prendergast stated that the project should be in substantial conformance to the site plan.

Alan Beaudoin discussed the challenges of site drainage projects.

Phil Hertel asked about the projected amount of traffic. Staff stated that combined traffic for this project and the one on the south side of Baseline Road would be approximately 25,000 trips per day.

Evelyn Sutor inquired about trail planning at the site. Beaudoin stated that he will work with Parks and Recreation to accomplish the trail requirements in the Phase Two portion of the commercial development.

Steven Klein endorsed the project on behalf of the LCRD.

Phil Hertel made a motion to approve the project with stipulations:

- That the plan will remain in substantial conformance with the site plan dated September 16, 2002 as modified by DSD with specific attention to the overall design shown on that site plan.
- That a request to change or modify stipulations must be preceded by written notice of such intent for presentation to the LVPC before such changes can be approved.
- That the design of the PADs reflect the design of the anchor and will remain consistent with the commercial elevations of the anchor as shown to the LVPC.
- That the multi-family residential component will come back to the LVPC for review prior to presentation to the Planning Hearing Officer.

Silverio Ontiveros seconded the motion. **The project was approved 8-0.**

7. **Discussion and possible action regarding Rezoning Application Z-98-02-7 located at the NEC of 55th Avenue and Baseline Road. Request to rezone 125 acres from S-1 to R1-8 PRD for single-family residential. This item is scheduled for the Zoning Hearing Officer on October 21, 2002.**

Mark Williams declared a conflict of interest.

Jason Morris presented the residential project that has a variety of lot sizes, some of them with Z-lot design. This lot design permits varying lot frontage widths, with an average lot width of 50 feet.

Phil Hertel stated that the Development Subcommittee recommends approval of the project.

The committee members asked questions about lot sizes, square footage of houses, and number of two-story homes.

Phil Hertel made a motion to approve the project with stipulations:

- That the plan will remain in substantial conformance with the site plan dated October 20, 2002 as modified by DSD with specific attention to the maximum density, maximum number of lots will not exceed 520, and that the minimum lot width, and the minimum amount of open space shall not be less than shown on the site plan.
- That sidewalks, curbs, and streetscapes will be designed in such a way to allow for rural mail delivery unless forbidden by the local serving post office.
- That multi-story houses will not be built on 51st Avenue.