



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## ADDENDUM A

### Staff Report Z-42-23-7

\*REVISED November 1, 2023

<b>Laveen <a href="#">Village Planning Committee</a> Meeting Date:</b>	October 16, 2023
<b><a href="#">Planning Commission</a> Hearing Date:</b>	November 2, 2023
<b>Request From:</b>	<a href="#">CP/GCP</a> (Commerce Park/General Commerce Park Option) (36.85 acres)
<b>Request To:</b>	<a href="#">C-2 HGT/WVR DNS/WVR</a> (Intermediate Commercial, Height Waiver, Density Waiver) (21.75 acres) and <a href="#">C-2</a> (Intermediate Commercial) (15.10 acres)
<b>Proposal:</b>	Multifamily residential (north) and public school (south)
<b>Location:</b>	Approximately 1,700 feet south of the southeast corner of 63rd Avenue and Baseline Road
<b>Owner:</b>	Laveen Baseline, LLC
<b>Applicant/Representative:</b>	Wendy Riddell, Berry Riddell, LLC
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The purpose of this addendum is to revise the language for Stipulation Nos. 3, 15, and 17 to reflect the updated site plan submittal date, to ensure when the EV spaces are installed, and to clarify the traffic control device type, location and funding.

On October 16, 2023 the Laveen Village Planning Committee (VPC) heard this request and recommended approval, per the staff recommendation with modifications and additional stipulations. Stipulation No. 3 was added to require general conformance to the revised site plan to be submitted by the applicant after the \*meeting. The applicant has since submitted a revised site plan on November 1, 2023 that meets the required building setbacks when adjacent to the Loop 202 Freeway.

Staff recommends editing Stipulation No. 15 to ensure the EV spaces are installed prior to certificate of occupancy.

On October 24, 2023, the Street Transportation Department requested that

Stipulation No. 17 added by the VPC be revised to clarify the traffic control device type, location and funding.

Staff recommends approval per the modified stipulations provided below:

1. The multifamily development shall be in general conformance with the elevations date stamped July 10, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. A MINIMUM OF 20% OF THE BUILDING ELEVATIONS SHALL HAVE ACCENT MATERIALS THAT INCLUDE BRICK VENEER, VERTICAL SIDING, METAL RAILING, AND WINDOW SHUTTERS.
- \*3. THE MULTIFAMILY DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE ~~TO THE FUTURE SITE PLAN SUBMITTED BY THE APPLICANT~~ WITH THE SITE PLAN DATE STAMPED NOVEMBER 1, 2023, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- ~~2.~~ Residential development shall comply with R-4 PRD development standards.
- 4.
- ~~3.~~ A minimum 60-foot building setback shall be provided along the west perimeter of the site.
- 5.
4. All required landscape setbacks shall be planted with 2-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
- 6.
- ~~5.~~ A minimum of ~~45~~18% of the gross (residential) site area shall be retained as open space.
- 7.
- ~~6.~~ A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
- 8.
- ~~7.~~ Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
- 9.
- ~~8.~~ All multifamily pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum 75% shade, as approved by the Planning and Development Department.
- 10.

- ~~9.~~ All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper size, single trunk, large canopy, drought tolerant shade trees.
- ~~11.~~ Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
- ~~40.~~ The multifamily development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department.
- ~~12.~~
- a. A minimum of 30 bicycle parking spaces shall be provided on the multifamily development through inverted U and/or artistic racks dispersed throughout the site or in a secure room and installed per requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
  - b. All bicycle infrastructure shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
  - c. A bicycle repair station (“fix it station”) shall be provided on the multifamily development in close proximity to the Laveen Area Conveyance Channel. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
  - d. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
- ~~41.~~ Prior to final site plan approval, the developer shall include with the building plans submitted for Phoenix Building Construction Code compliance review, certification by a registered Professional Engineer or registered Professional Architect in the State of Arizona demonstrating the average indoor noise levels of the residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department.
- ~~13.~~
- ~~42.~~ A noise mitigating wall no less than six feet in height shall be provided along the Loop 202 freeway. This wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped design, as approved by the Planning and Development Department.
- ~~14.~~
- ~~43.~~ A minimum of 20% of the required parking spaces for the multifamily development shall include EV Capable infrastructure- **AND A MINIMUM FIVE EV INSTALLED SPACES SHOULD BE INSTALLED AT PRIOR TO CERTIFICATE OF OCCUPANCY OF ANY MULTIFAMILY BUILDING.**
- ~~15.~~

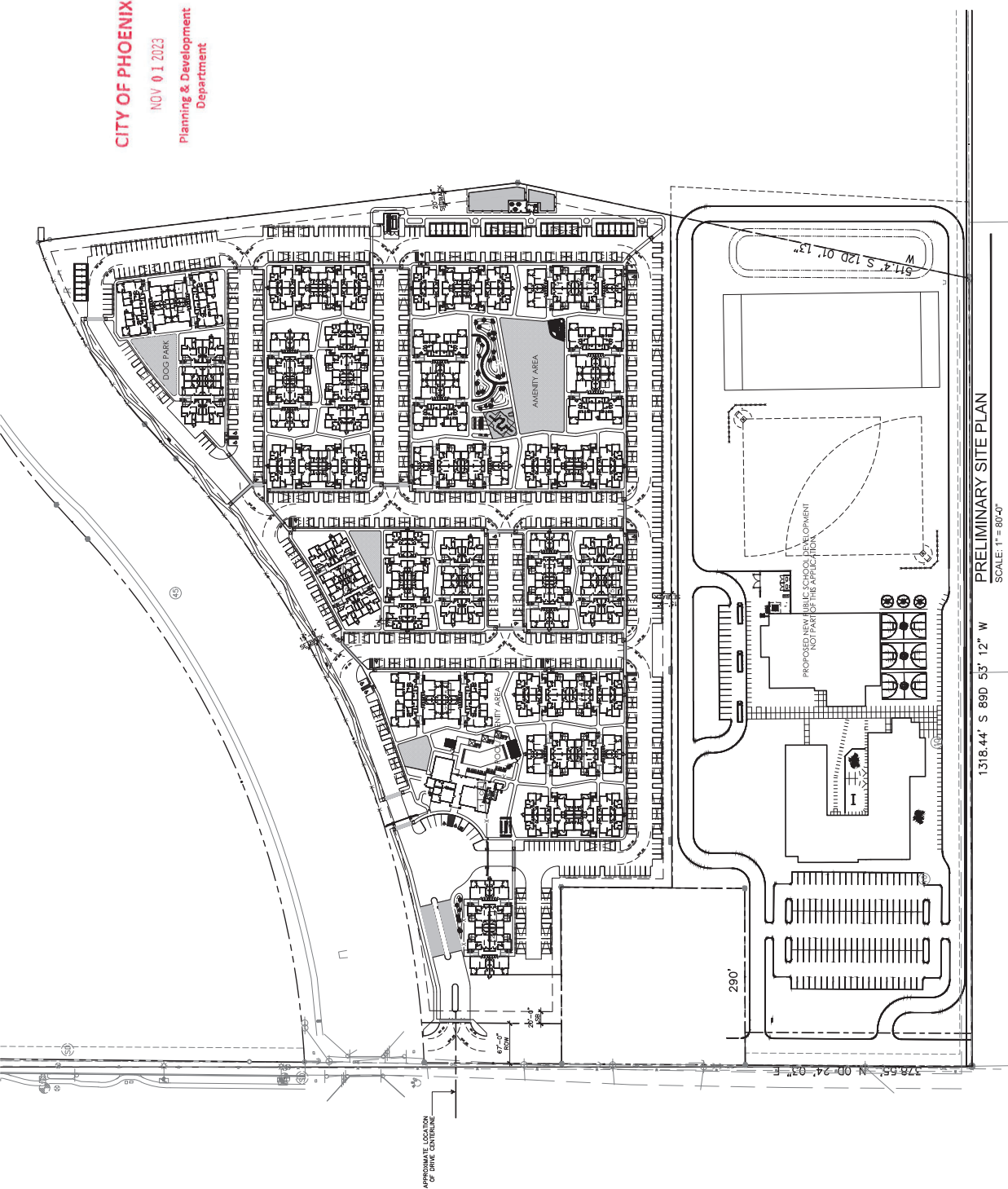
44. A Traffic Impact Analysis shall be submitted to the City for this development.
16. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
17. ~~A HAWK SHALL BE PROVIDED AT A PLACEMENT RECOMMENDED BY THE DEVELOPER SHALL FULLY DESIGN AND CONSTRUCT A TRAFFIC CONTROL DEVICE ALONG 63RD AVENUE, PER DESIGN PLANS SUBMITTED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT, TRAFFIC SERVICES DIVISION AFTER RECEIVING THE TRAFFIC STUDY.~~
45. A minimum 67-feet of right-of-way shall be dedicated for the east side of 63rd Avenue, adjacent to the development and including the frontage of APN 300-020-017C. Additional right-of-way dedications and improvements shall be provided as required by the TIS, and as approved by the Street Transportation Department.
18. A minimum 5-foot-wide detached sidewalk and minimum 10-foot-wide landscape area located between the back of curb and sidewalk shall be constructed along the east side of 63rd Avenue.
46. A minimum 5-foot-wide attached sidewalk shall be constructed along the east side of 63rd Avenue over the Laveen Area Conveyance Channel to accommodate a "C" cross section designated roadway, as approved by the Planning and Development Department.
19. A 10-foot-wide Multi-Use Trail (MUT) shall be constructed along the southside of the Laveen Area Conveyance Channel, adjacent to the property. Improvements within the Laveen Area Conveyance Channel right-of-way shall include a Multi-Use Trail, landscaping, and other incidentals as required in 507 Tab A (II)(E)(2).
20. All pedestrian gates to the Laveen Area Conveyance Channel shall be lighted, as approved by the Planning and Development Department.
21. Three enhanced pedestrian connections shall be provided on the northern site boundary to allow for direct pedestrian access to the adjacent Laveen Area Conveyance Channel Multi-Use Trail. A minimum 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material shall be constructed, as approved by the Planning and Development Department.
22. Three enhanced pedestrian connections shall be provided on the northern site boundary to allow for direct pedestrian access to the adjacent Laveen Area Conveyance Channel Multi-Use Trail. A minimum 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material shall be constructed, as approved by the Planning and Development Department.
23. Three enhanced pedestrian connections shall be provided on the northern site boundary to allow for direct pedestrian access to the adjacent Laveen Area Conveyance Channel Multi-Use Trail. A minimum 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material shall be constructed, as approved by the Planning and Development Department.
24. Three enhanced pedestrian connections shall be provided on the northern site boundary to allow for direct pedestrian access to the adjacent Laveen Area Conveyance Channel Multi-Use Trail. A minimum 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material shall be constructed, as approved by the Planning and Development Department.

- ~~22.~~ All streets within and adjacent to the development shall be constructed with  
~~25.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~23.~~ If determined necessary by the Phoenix Archaeology Office, the applicant  
~~26.~~ 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.
- ~~24.~~ If Phase I data testing is required, and if, upon review of the results from the  
~~27.~~ 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.
- ~~25.~~ In the event archaeological materials are encountered during construction, the  
~~28.~~ 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.
- ~~26.~~ Prior to preliminary site plan approval, the landowner shall execute a  
~~29.~~ Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

### **Exhibits**

\*Revised Conceptual Site Plan date stamped November 1, 2023

Street Transportation Department Comment Response Form dated October 24, 2023 (2 pages)



**PROJECT DATA**

OWNER: MICHELL  
 1707 E HIGHLAND AVE SUITE 100  
 PHOENIX, AZ 85016  
 ARCHITECT: BMA ARCHITECTURE  
 205 EAST BASILE ROAD SUITE 100  
 PHOENIX, AZ 85034  
 ATTN: BRIAN W ANDERSON, AIA  
 NEAR SEC BASILE AVE & 50TH AVE  
 PHOENIX, AZ  
 3000429A  
 APPROX. 20.947 ACRES (812,489 S.F.)  
 APPROX. 20.947 ACRES (812,489 S.F.)  
 CO AND CONCEPTS (PHASE 1) (R4 DEVELOPMENT STANDARDS AND DENSITY)

SITE DATA  
 ADDRESS: NEAR SEC BASILE AVE & 50TH AVE  
 PHOENIX, AZ  
 APN NUMBER: 3000429A  
 SITE AREA (GROSS): APPROX. 20.947 ACRES (812,489 S.F.)  
 SITE AREA (NET): APPROX. 20.947 ACRES (812,489 S.F.)  
 ZONING: (R4) DEVELOPMENT STANDARDS AND DENSITY

PROPOSED USE: MULTIFAMILY RESIDENTIAL  
 LOT COVERAGE BILLINGS: PROVIDED - 220,444 / 7,924,384 + 23,875 ALLOWED - 50%  
 185 MIN MAXIM

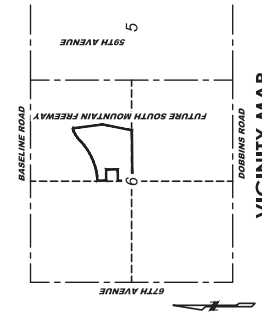
OPEN SPACE: 1.2, 3 STORIES (HP MAX)  
 BUILDING HEIGHT: PROVIDED: 18.56 DIAPHRAGM  
 DENSITY: 328 UNITS/20,947 ACRES = 23.28 DIAPHRAGM  
 ALLOWED: PROVIDED

PRIMITIVES STANDARDS	REQUIRED	PROVIDED
ADJACENT TO PUBLIC STREET	20'	20'
ADJACENT TO PROPERTY LINE	10'	15'

GROSS UNIT MIX	NO. BEDROOMS	4.0' UNITS	3.0' UNITS
A1	1 BEDROOM	72 UNITS	134 UNITS
A2	2 BEDROOM	16 UNITS	16 UNITS
B1	2 BEDROOM	76 UNITS	91 UNITS
B2	2 BEDROOM	18 UNITS	18 UNITS
B3	2 BEDROOM	18 UNITS	18 UNITS
C1	3 BEDROOM	48 UNITS	91 UNITS
TOTAL		328 UNITS	386 UNITS

PARKING	TOTAL	REQUIRED	PROVIDED
1 BEDROOM UNITS	214 x 1.5 = 321 P.S.	214 x 0.5 = 108 P.S.	214 x 0.5 = 108 P.S.
2 BEDROOM UNITS	294 x 1.5 = 441 P.S.	294 x 0.5 = 147 P.S.	294 x 0.5 = 147 P.S.
3 BEDROOM UNITS	48 x 1.5 = 72 P.S.	48 x 0.5 = 24 P.S.	48 x 0.5 = 24 P.S.
REQUIRED TOTAL:	814 P.S.	381 P.S.	381 P.S.

ADVA SPACES	2% OF 501	17.62 P.S.
UNRESERVED SPACES (COVERED SPACES)		= 599 P.S.
UNRESERVED SPACES (OPEN SPACES)		= 273 P.S.
ADA RESERVED SPACES (COVERED SPACES)		= 30 P.S.
ADA RESERVED SPACES (OPEN SPACES)		= 12 P.S.
ADA UNRESERVED SPACES (OPEN SPACES)		= 4 P.S.
PROVIDED TOTAL:		1,101 P.S.



**CITY OF PHOENIX**  
 NOV 01 2023  
 Planning & Development  
 Department

PROPOSED NEW MULTI-FAMILY PROJECT FOR:  
**KITCHELL  
 LAVEEN MULTIFAMILY**  
 PHOENIX, AZ



**BMA ARCHITECTURE**  
 205 East Basile Road, Suite 100, Phoenix, AZ 85034  
 P: 480.693.1034 | www.bmaarchitecture.com

PRELIMINARY  
 OVERALL SITE PLAN  
 SDI.11  
 date: 10-31-2023  
 job no: 2023.118  
 log no:

1318.44' S 89D 53' 12" W  
 SCALE: 1" = 80'-0"  
 PRELIMINARY SITE PLAN



RESPONSE TO LAVEEN VILLAGE PLANNING COMMITTEE ACTIONS

**Date:** October 24, 2023

**To:** Planning Department

**From:** Maja Brkovic, Principal Planner

**Department/** Street Transportation

**Case #:** Z-42-23-7

**Location:** Approximately 1,700 feet south of the southeast corner of 63rd Avenue and Baseline Road

Please indicate your comments and return electronically to [zoning@phoenix.gov](mailto:zoning@phoenix.gov) and the Village Planner listed on the distribution list in bold or you may provide hardcopies to both at the Planning Department, Zoning, 2nd floor.

**No Comment**

**Comments:** See comments below

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TO: Planning Department

DATE: October 24, 2023

FROM: Maja Brkovic, Principal Planner  
Street Transportation Department

SUBJECT: REZONING CASE # Z-42-23-7

LOCATION: Approximately 1,700 feet south of the southeast corner of 63rd Avenue and Baseline Road

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Upon review of the Laveen Village Planning Committee recommendations, the Street Transportation Department has the following comments:

**Comments:**

• **VPC RECOMMENDATION:**

**STIPULATION # 17:** A HAWK SHALL BE PROVIDED AT A PLACEMENT RECOMMENDED BY THE STREET TRANSPORTATION DEPARTMENT AFTER RECEIVING THE TRAFFIC STUDY.

○ **STREET TRANSPORTATION DEPARTMENT RESPONSE:**

The Street Transportation Department supports the Laveen Village Planning Committee's recommendation to add a traffic control device along 63rd Avenue. Further refinement of the stipulation is needed regarding device type, location, and funding.

The developer will be responsible for completing the design, underground work and providing escrow to the Street Transportation Department for all additional vertical work needed to complete the crossing. The crossing location will promote pedestrian safety along the LACC.

**RATIONALE:**

Traffic Control devices along arterial roadways, pedestrian activity generators (LACC and Schools), promotes the goals of City Council approved Complete Streets, Vision Zero and Active Transportation Plan.

**STREET TRANSPORTATION DEPARTMENT RECOMMENDATION:**

**Stipulation #17:** The developer shall fully design and construct a Traffic Control Device along 63rd Avenue, per design plans submitted and approved by the Street Transportation Department, Traffic Services Division.