



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-3-21-1**  
**April 6, 2021**

**Deer Valley Village Planning Committee Meeting Date:** April 8, 2021

**Planning Commission Hearing Date:** May 6, 2021

**Request From:** [RE-43 DVAO](#) (One-family Residence District, Deer Valley Airport Overlay) (20.72 acres)

**Request To:** [R-3 DVAO](#) (Multifamily Residence District, Deer Valley Airport Overlay) (20.72 acres)

**Proposed Use:** Multifamily residential

**Location:** Approximately 825 feet south of the southwest corner of 23rd Avenue and Pinnacle Peak Road

**Owner:** DV 20 AC Limited Liability Partnership

**Applicant:** George Pasquel III, Withey Morris, PLC

**Representative:** George Pasquel III, Withey Morris, PLC

**Staff Recommendation:** Approval, subject to stipulations

<b><u>General Plan Conformity</u></b>			
<b><u>General Plan Land Use Map Designation</u></b>		Current: Industrial	
		Proposed (GPA-DV-1-21-1): Mixed Use (Commercial / Commerce Park/Business Park / Residential 5-10 / Residential 15+ dwelling units per acre) (44 acres)	
<b><u>Street Map Classification</u></b>	Black Canyon Highway	Existing Freeway	Approximately 285 to 375 feet east half, including frontage roads
	23rd Avenue	Collector	40-foot west half street

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.***

As stipulated, the proposed development is compatible with existing nearby uses by employing compatibility measures such as increased setbacks and enhanced landscape standards.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.***

The proposal promotes the expansion of residential land uses in the area. As stipulated, the proposed development is consistent with the scale, design, and zoning which has been approved in the surrounding area.

***CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE; Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.***

The subject site is located within the boundaries of the Phoenix Designated Employment Center of Deer Valley and located in close proximity to the Black Canyon Highway where higher density and intensity uses are encouraged.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLES: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The rezoning case proposes enhanced landscaping around the development and internal landscaped areas. A detached sidewalk along 23rd Avenue includes landscape areas with shade trees on both sides of the sidewalk to provide thermal comfort for pedestrians. The proposal also requires that a minimum of 56,943 square feet of the site reserved as open space and a perimeter walking path to include a minimum of three-inch caliper shade trees placed 20 feet on center.

<b>Applicable Plans, Overlays, and Initiatives</b>
<a href="#"><u>Deer Valley Major Employment Center</u></a> – See Background Item No. 6
<a href="#"><u>Housing Phoenix Plan</u></a> – See Background Item No. 7
<a href="#"><u>Tree and Shade Master Plan</u></a> – See Background Item No. 8
<a href="#"><u>Comprehensive Bicycle Master Plan</u></a> – See background item No. 9
<a href="#"><u>Zero Waste PHX</u></a> – See Background Item No. 10

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	RE-43 (One-Family Residence)
<b>North</b>	Vacant and Commercial Office	A-1 M-R (Light Industrial District, Mid-Rise District)
<b>South</b>	Vacant and Commercial Office/Warehouse	A-1 (Light Industrial District) and Ind Pk
<b>East</b>	Warehouse and Commercial Office	A-1 (Light Industrial District)
<b>West</b>	Black Canyon Freeway and vacant land (across the Black Canyon Freeway)	C-1 (Neighborhood Retail)

<b>R-3 Multifamily Residence District (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage		20.72 acres
Maximum Total Numbers of Units	315; up to 360 with bonus	297 units
Maximum Dwelling Unit Density (units/gross acre)	15.23; 17.40 with bonus	Met – approximately 14.33
Maximum Lot Coverage	45%	Met – 29%
Perimeter Standards (Building Setbacks)	Minimum 20 feet adjacent to public streets	Met – 20 feet (adjacent to 23rd Avenue)

	Minimum 15 feet adjacent to property lines	Met – 25 feet (adjacent to I-17 frontage road) Not Met – 10 feet*
Perimeter Landscape Setbacks	Minimum 20 feet adjacent to public streets  Minimum 5 feet adjacent to property lines	Met – 20 feet (adjacent to 23rd Avenue)  Met – 25 feet (adjacent to I-17 frontage road)  Met – 10 feet
Maximum Building Height	2 stories or 30 feet  *There shall be a 15-foot maximum height within 10 feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.	Met - 2 stories and 27 feet
Common Areas	Minimum 5% of gross area	Met – approximately 6.65%
Parking Standards	610 spaces total	Met – 671 spaces

\*Variance or site plan adjustment required

**Background / Issues / Analysis**

1. SUBJECT SITE

This request is to rezone a 20.72-acre site, located approximately 825 feet south of the southwest corner of 23rd Avenue and Pinnacle Peak Road from RE-43 (One-Family Residence) to R-3 (Multifamily Residence District) to allow multifamily residential and commercial.

The subject site was annexed into the City of Phoenix from Maricopa County in 1972. At the time of annexation, the area was comprised of raw, undeveloped desert. The area was slow to develop. Around 2002 industrial and commerce park uses started developing in the area and by 2019 most of the area had developed as is seen today with commercial office, a hotel, commerce park and industrial uses. Residential uses

are present to the north of the subject site, across Pinnacle Peak Road. The site is comprised of one large vacant lot and has never been developed.

Access to the site is limited with the only access from 23rd Avenue. The Black Canyon Freeway frontage road is located west of the site, but access is not feasible due to a large drainage basin abutting the site to the west.



Maricopa County Historic Aerials, Source: Maricopa County

## 2. ZONING AND LAND USE

### Subject Site:

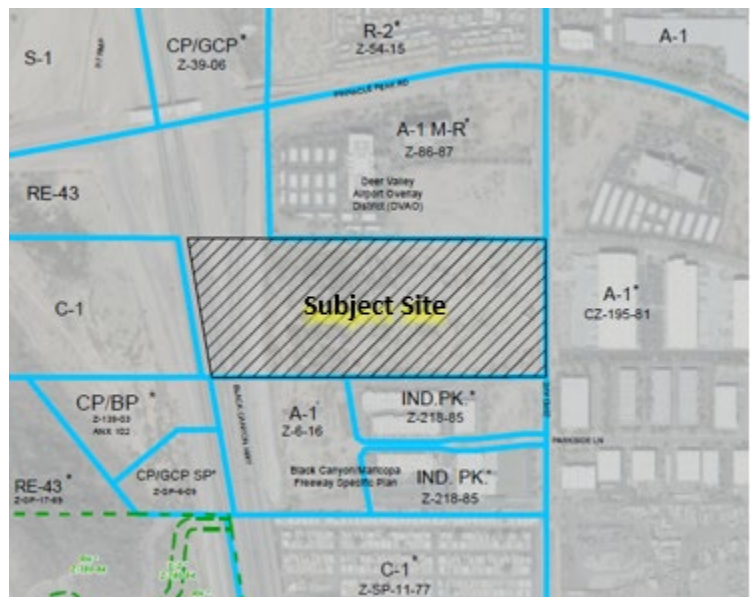
The subject site is zoned RE-43 (One-Family Residence) and is undeveloped on 20.72 acres.

### North:

The parcels abutting the subject site on the north are zoned A-1, approved through Rezoning Case No. Z-86-87. The parcel to the northwest developed as commercial office in 2007. The parcel abutting to the north is currently vacant.

### South:

The west portion of the land to the south and west of the subject site is zoned A-1 (Light Industrial District), approved through Rezoning Case No. Z-6-16 and is currently vacant. The east portion of the land to the south of the subject site is



Surrounding Zoning, Source: Planning and Development Department

zoned IND. PK., vacant adjacent to 23rd Avenue approved through Rezoning Case No. Z-218-85 and developed as commercial office suites in 2007.

East:

The parcels to the east of the site, across 23rd Avenue, are zoned A-1, approved through Rezoning Case No. Z-195-81 and developed with a warehouse in 2016 and a commercial office to the south of the warehouse site in 2009.

West:

Immediately west of the subject site is the Black Canyon Freeway and its frontage roads. Beyond the Black Canyon Freeway (approximately 600 feet) is a vacant lot zoned C-1, approved through Annexation No. 102.

3. GENERAL PLAN

Subject Site:




The property's current Industrial General Plan Land Use Map designation only supports industrial land uses on the site. A companion General Plan Amendment request (GPA-DV-1-21-1) proposes a Mixed Use land use designation of Commercial / Commerce Park/Business Park / Residential 5-10 dwelling units per acre / Residential 15+ dwelling units per acre. This Mixed Use designation will allow commercial, commerce park and residential land uses the flexibility to locate on any portion of the site and the four parcels to the north, south of Pinnacle Peak Road.

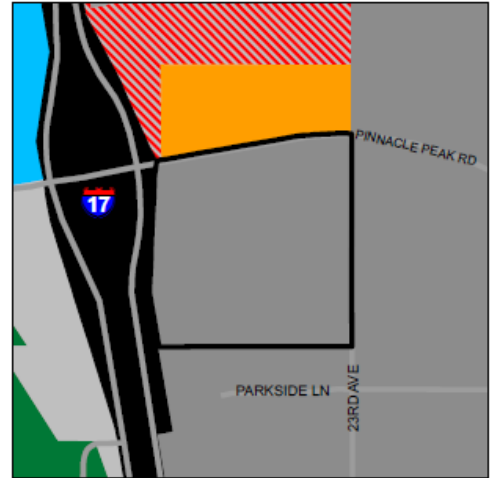
North:

The General Plan Land Use Map designation for the properties to the north are Industrial and are part of the companion GPA request, GPA-DV-1-21-1. Further north, across Pinnacle peak Road, the General Plan Land Use designation is Residential 5 to 10 dwelling units per acre.

**EXISTING:**



Industrial ( 44.00 +/- Acres)

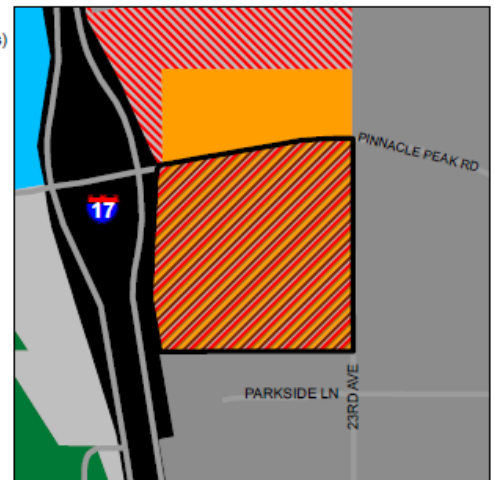
-  Proposed Change Area
-  Residential 5 to 10 du/ac
-  Mixed Use (Commercial / Commerce Park)
-  Commerce/Business Park
-  Industrial
-  Parks/Open Space - Publicly Owned
-  Public/Quasi-Public
-  Transportation



**PROPOSED CHANGE:**

Mixed Use (Commercial/  
 Commerce Park/Business Park/  
 Residential 5 to 10/Residential 15+) ( 44.00 +/- Acres)

-  Proposed Change Area
-  Mixed Use (Commercial/  
Commerce Park/Business Park/  
Residential 5 to 10 / 15+)



East:

The General Plan Land Use Map designation for the properties to the east, across 23rd Avenue, are Industrial.

South:

The General Plan Land Use Map designation for the properties to the south are Industrial.

West (Across Black Canyon Freeway).

The General Plan Land Use Map designation for the areas immediately west of the site across the Black Canyon Freeway is Commerce/Business Park and Parks/Open Space-Public.

4. SITE PLAN

The conceptual site plan depicts a single-family residential townhome development with attached and detached units. The site plan indicates a single main point of entry from 23rd Avenue and a secondary ingress/egress for emergency services located on the northeast corner of the site also along 23rd Avenue. The main point of entry along 23rd Avenue will include enhanced landscaping as recommended in Stipulation No. 4.



Due to its location immediately adjacent to the Black Canyon Freeway, staff is recommending a series of stipulations to enhance the perimeter treatment of the site to mitigate any potential impact from the freeway.

To achieve consistency with other developments in the surrounding area staff is requesting several enhancements. Enhanced separation between the subject site and the Black Canyon Freeway frontage road will help to mitigate traffic noise. A noise mitigation wall and enhanced landscaping is recommended along the western property boundary. These are addressed in Stipulation Nos. 5 and 23.

The proposal for 297 units limits the number of dwellings allowed under the R-3 zoning district, which is consistent with other developments in the area. To ensure the site develops with no more than 297 units staff is recommending Stipulation No. 2.

The conceptual site plan includes three centrally located open space areas containing a minimum of one amenity in each area. Amenities in the open space areas will help to create a sense of community. A dog park and perimeter pedestrian pathway are also proposed on the conceptual site plan. Staff is recommending Stipulation Nos. 6 and 7 to ensure the site develops as proposed.

For visual continuity with the surrounding developments in the area staff recommends design standards for the perimeter walls as previously stipulated in the area. This is addressed in Stipulation No. 10. The conceptual site plan is attached below.

## 5. ELEVATIONS

The proposal includes conceptual elevations that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes.

The building height is capped at two stories and 30 feet. To ensure the elevations include architectural details and the proposed building height, staff is recommending Stipulation Nos. 1 and 3.

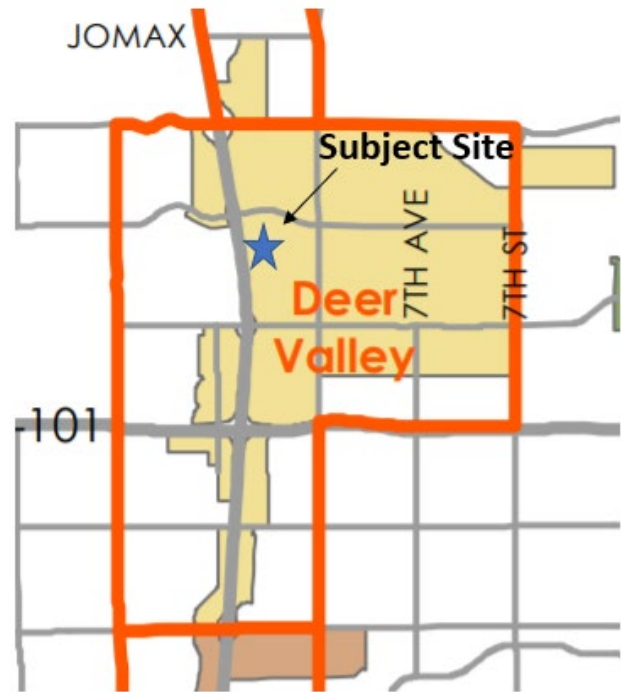


*Conceptual Elevations, Source: Synectic Design*



6. **DEER VALLEY MAJOR EMPLOYMENT CENTER**

The subject site is located within the Deer Valley Major Employment Center. The proposal adds housing options within the employment center.



*Employment Center Map: Source: City of Phoenix Planning and Development Department*

7. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process.

Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within and adjacent to the development. Staff is recommending stipulations for a shaded sidewalk along 23rd Avenue, in addition to enhanced tree and landscape areas and planting standards along the proposed pedestrian pathway circling the site, in and around the parking areas and along the west property line. These are addressed in Stipulation Nos. 5, 7, 11 and 12.

9. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan also supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site. Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307. H. This is addressed in Stipulation No. 13.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed conceptual site plan does not show recycling facilities.

COMMUNITY INPUT SUMMARY

11. At the time the staff report was written three letters of support had been received.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department commented that the developer shall construct all roadway infrastructure to code standards, submit a signing and striping plan to include an extension of the bike lane, and process a Red Border letter with ADOT. These are addressed in Stipulation Nos. 14, 15, 16 and 17.
13. The Pedestrian Safety Coordinator, from the Traffic Services Division of the Street Transportation Department, has required that pedestrian pathways that cross drive isles be constructed with decorative pavers, stamped or colored concrete or another material that contrasts with the drive isle and parking surfaces. Additionally, they have required that clearly defined accessible pedestrian pathways be provided to connect building entrances, public

sidewalks and bus stops. These are addressed in Stipulation Nos. 8 and 9.

14. The Aviation Department commented the site is located within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace. The developer must file FAA Form 7460, record an avigation easement over the site, record documents that disclose the existence and operational characteristics of the airport to future owners or tenants, install signage within the developments sales/leasing office regarding the airport and overflights, and ensure indoor noise levels do not exceed a decibel day night-level of 45 decibels. These are addressed in Stipulation Nos. 18 through 22.
15. The Floodplain Management Division of the Public Works Department commented It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA).
16. The City of Phoenix Fire Department does not anticipate any problems with this case. However, they noted that there appears to be decorative pavers on the emergency service access road on the west side. All emergency service access roads will need to meet the specifications in Section 503.2 (2018 PFC). They also noted that the site and/or buildings shall comply with the Phoenix Fire Code and requested additional detail be provided on future site plan submittals.
17. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.

#### OTHER

18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. These are addressed in Stipulation Nos. 24, 25 and 26.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and

abandonments, may be required.

### **Findings**

1. The request is not consistent with the General Plan Land Use Map designation of Industrial but will be consistent if the companion case (GPA-DV-1-20-1) is approved.
2. As stipulated, the proposed development is compatible with the existing zoning and uses in the surrounding area.
3. The proposal will redevelop an underutilized property and provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.

### **Stipulations**

1. The maximum building height shall be 30 feet.
2. The development shall be limited to 297 units.
3. The development shall be in general conformance with the elevations date stamped March 24, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
4. An enhanced landscaped entry shall be provided at the main entryway into the development off of 23rd Avenue with a minimum 300 square feet of landscaped area on each side of the entrance. The landscaped entries shall be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
5. A minimum landscape setback of 25 feet shall be required along the west property line along the Interstate 17 (I-17) frontage road and shall include minimum 3-inch caliper large canopy shade trees planted a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. There shall be a minimum of four private open space amenity areas, three of which shall be centrally located. A minimum of 6 percent of the area shall be preserved as open space exclusive of landscape setbacks. Each area shall provide, at a minimum, one of the following amenity elements or other similar elements, as approved by the Planning and Development Department:
  - Swimming Pool

- Fire Pit
  - Pavilion or Ramada
  - Dog park
7. The perimeter pedestrian pathway shall be provided as depicted on the site plan date stamped March 24, 2021 and shall reflect a common landscaping theme and include a minimum of three-inch caliper shade trees placed 20 feet on center exclusive of driveway/roadway crossings, as approved by the Planning and Development Department.
  8. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
  9. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, public sidewalks, and bus stops, using the most direct route for pedestrians, as approved by the Planning and Development Department.
  10. Perimeter walls shall incorporate stone veneer, stonework, integral color CMU block, split face block or faux stone, as approved by the Planning and Development Department.
  11. A minimum 5-foot-wide detached sidewalk shall be provided along 23rd Avenue with a minimum 13-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
    - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade on the adjacent sidewalk.
    - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
  12. Structural or vegetative shade shall be provided for every 8 parking spaces, as approved by the Planning and Development Department.
  13. The developer shall provide secured bicycle parking provide parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of eight

inverted U-bicycle racks shall be provided for guests located near the club house/leasing office and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

14. The developer shall dedicate minimum 50-feet of right-of-way and construct the west half of 23rd Avenue for the full limits of the project, per Cross Section D standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
15. In compliance with the Complete Streets Ordinance, the developer shall submit a signing and striping plan to include an extension of the bike lane for the full limits of the project frontage.
16. A Red Border Letter shall be processed for this development, as approved by the Street Transportation Department.
17. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
18. The developer must file FAA Form 7460 and provide City FAA's no hazard determination prior to construction permit approval, as per plans approved by the Planning and Development Department.
19. The developer shall grant and record an avigation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
20. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
21. Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchases which discloses the proximity of the Deer Valley Airport and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.
22. The indoor noise levels shall not exceed a decibel day night-level (DNL) of 45 decibels and that along with the building plans submitted for Phoenix Building

Construction Code compliance review to the Planning and Development Department there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.

23. Noise mitigation walls shall be provided along the western boundary of the development. The wall height shall be determined through a noise analysis prepared and sealed by a registered professional engineer. The walls shall contain no openings unless they are above the minimum height required for adequate noise mitigation or for drainage. The walls shall wrap around to the north and south property lines and shall continue for at least 120 feet, as approved by the Planning and Development Department. A wall detail sealed by a registered professional engineer, demonstrating that the walls will reduce noise to 65 Decibels or lower shall be submitted prior to preliminary site plan approval.
24. 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.
25. 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.
26. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

David Simmons

April 6, 2021

**Team Leader**

Samantha Keating

**Exhibits**

Zoning sketch map

Aerial sketch map

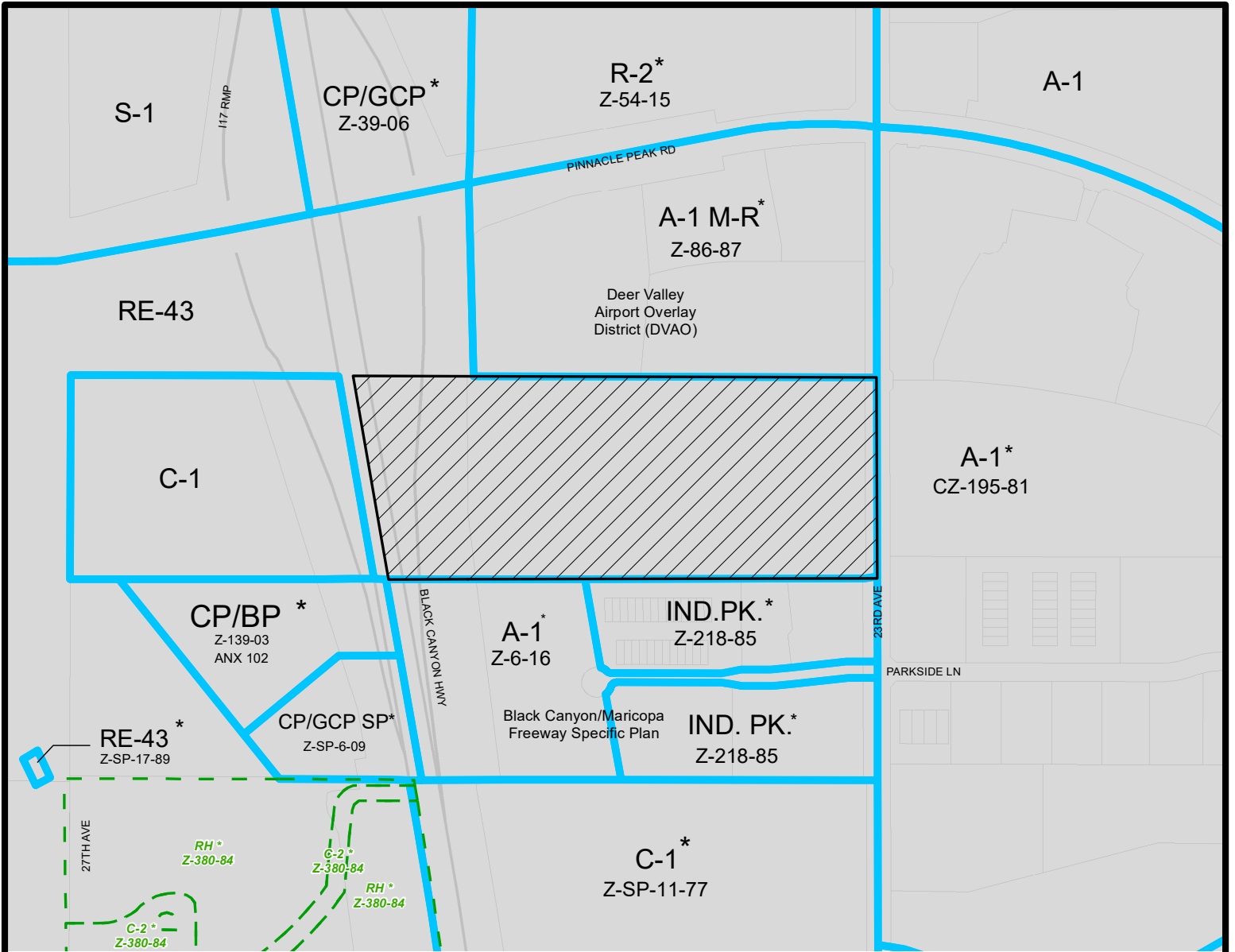
Community Correspondence (3 pages)

Site plan date stamped March 24, 2021 (1 page)



Staff Report: Z-3-21-1  
April 6, 2021  
Page 16 of 16

Elevations date stamped March 24, 2021 (4 pages)



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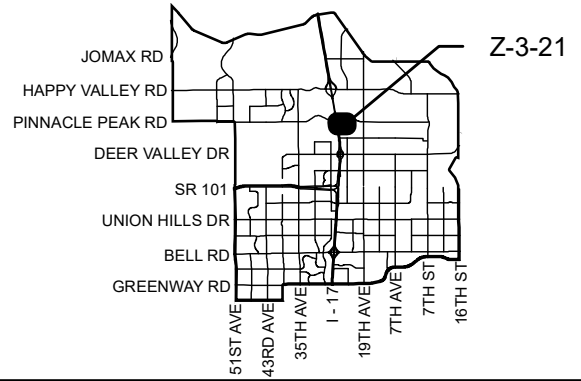
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**DEER VALLEY VILLAGE**

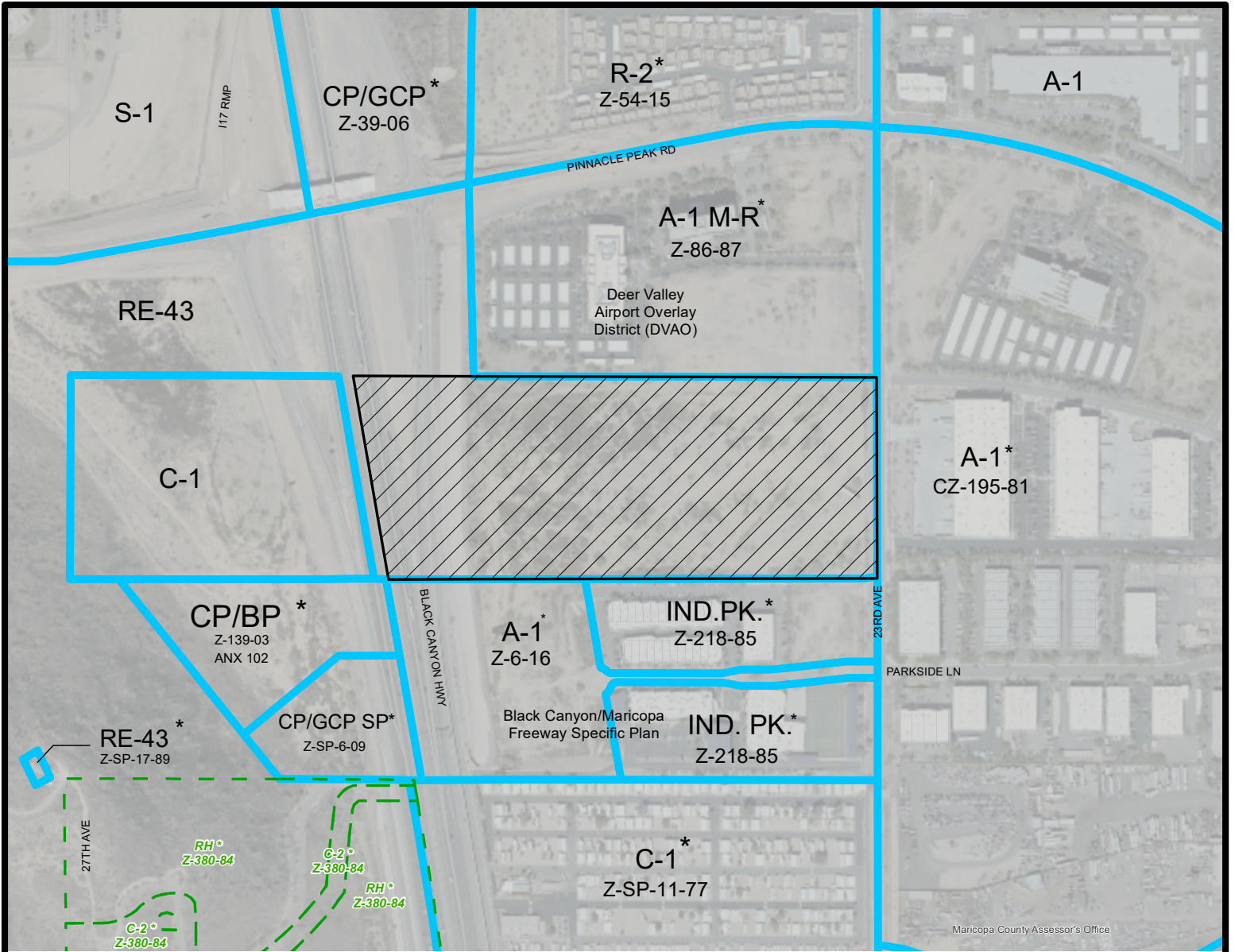
CITY COUNCIL DISTRICT: 1



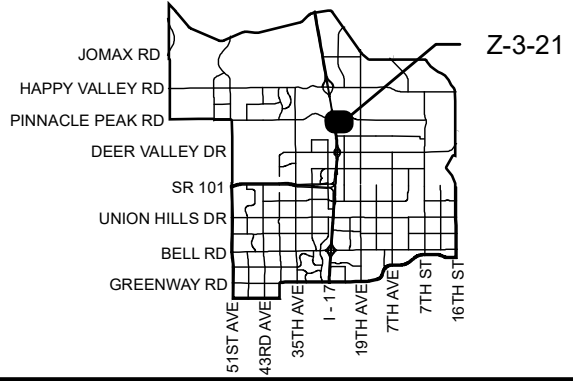
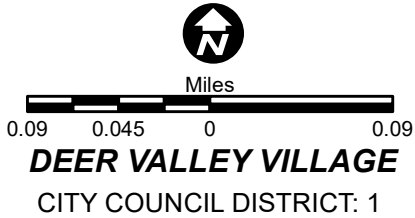
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> George Pasquel III, Withey Morris, PLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-3-21	<b>DATE:</b> 2/19/2021 <b>REVISION DATES:</b>	<b>FROM:</b> RE-43 DVAO ( 20.72 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>20.72 Acres</b>	3/11/2021	<b>TO:</b> R-3 DVAO ( 20.72 a.c.)	
<b>MULTIPLES PERMITTED</b>	<b>CONVENTIONAL OPTION</b>	<b>* UNITS P.R.D. OPTION</b>	
RE-43 DVAO	15	N/A	
R-3 DVAO	300	360	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



Maricopa County Assessor's Office



<b>APPLICANT'S NAME:</b> George Pasquel III, Withey Morris, PLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-3-21	<b>DATE:</b> 2/19/2021 <b>REVISION DATES:</b>	<b>FROM:</b> RE-43 DVAO ( 20.72 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>20.72 Acres</b>	3/11/2021	<b>TO:</b> R-3 DVAO ( 20.72 a.c.)	
<b>MULTIPLES PERMITTED</b>	<b>CONVENTIONAL OPTION</b>	<b>* UNITS P.R.D. OPTION</b>	
RE-43 DVAO	15	N/A	
R-3 DVAO	300	360	

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



October 21, 2020

Phoenix Planning & Development  
City of Phoenix  
200 W Washington St  
Phoenix, AZ 85003

Re: **Request for comments around of Mack Real Estate Development Project  
at 22635 N. Black Canyon Hwy, Phoenix, AZ 85027**

To Whom It May Concern:

As a stakeholder in the Deer Valley Village of Phoenix, we would like to advise the City of Phoenix that we support the changes proposed by Mack Real Estate Development associated with their residential development plans to be located along the west side of N 23rd Ave and South of Pinnacle Peak Road.

Mack Real Estate Development has provided a project overview to us as they prepare to file their entitlement applications for the project. We sincerely appreciate their efforts to include us in their dialogue.

Our understanding is that the project will consist rental dwellings and change the land around our building from industrial to a mixed-use zoning. Based on this understanding, we support the following requested entitlements and do not object to the City approving the zoning and project requests:

- General Plan Amendment
- Re-Zone
- Site Plan Review

Sincerely,

Kent S. Moe  
Sr. Vice President, Development

cc: Mr. Jordan Feld, City Planning Department  
Ms. Thelda Williams, Council District Office #1



September 10, 2020

Phoenix Planning & Development  
City of Phoenix  
200 W Washington St  
Phoenix, AZ 85003

Re: Support for Mack Real Estate Development Project at 22635 N. Black Canyon Hwy, Phoenix, AZ 85027

To Whom It May Concern:

As a stakeholder in the Deer Valley Village of Phoenix, we would like to encourage the City of Phoenix to approve the proposed residential development to be located along the west side of N 23<sup>rd</sup> Ave and South of Pinnacle Peak Road. This 20-acre site is currently undeveloped land, and the development being proposed by Mack Real Estate Development will be a welcome addition to the rapidly growing Deer Valley village.

The project proponent, Mack Real Estate Development, has discussed the project opportunity with us as they prepare to file their entitlement applications for their project. We sincerely appreciate their efforts to include us in their dialogue.

Our understanding is that the project will consist of 297 rental dwellings in the form of one- and two-story attached and detached apartment buildings, along w/ a comprehensive offering of landscaped open space and amenity areas.

Because this project is important to our neighborhood, we support the following requested entitlements:

- General Plan Amendment
- Re-Zone
- Site Plan Review

We encourage the City to approve the above-mentioned zoning requests.

Sincerely,

*The Moore Family and ATI*

cc: Mr. Jordan Feld, City Planning Department  
Ms. Thelda Williams, Council District Office #1





2355 W. Pinnacle Peak Rd. Phoenix, AZ 85027  
1.844.OneAZcu | OneAZcu.com

October 19, 2020

Phoenix Planning & Development  
City of Phoenix  
200 W Washington St  
Phoenix, AZ 85003

**Re: Request for comments around of Mack Real Estate Development Project at 22635 N. Black Canyon Hwy, Phoenix, AZ 85027**

To Whom It May Concern:

As a stakeholder in the Deer Valley Village of Phoenix, we would like advise the City of Phoenix that we support the changes proposed by Mack Real Estate Development associated with their residential development plans to be located along the west side of N 23<sup>rd</sup> Ave and South of Pinnacle Peak Road.

Mack Real Estate Development has provided a project overview to us as they prepare to file their entitlement applications for the project. We sincerely appreciate their efforts to include us in their dialogue.

Our understanding is that the project will consist rental dwellings and change the land around our building from industrial to a mixed-use zoning. Based on this understanding, we support the following requested entitlements and do not object to the City approving the zoning and project requests:

- General Plan Amendment
- Re-Zone
- Site Plan Review

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Boden', written over a light blue horizontal line.

Mike Boden  
Executive Vice-President, Chief Financial and Operating Officer  
OneAZ Credit Union  
2355 W Pinnacle Peak Rd.  
Phoenix, AZ 85027

cc: Mr. Jordan Feld, City Planning Department  
Ms. Thelda Williams, Council District Office #1

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# CITY OF PHOENIX

MAR 24 2021

## Planning & Development Department

### SITE LEGEND

- A = 1 BEDROOM, 1 STORY 730SF
- B = 2 BEDROOM, 1 STORY 1143SF
- C = 3 BEDROOM, 2 STORY 1308SF
- D = GARAGE, 2 STORY 1600SF
- ☐ = BUILDING ENTRY

### SITE DATA

#### SITE BASICS:

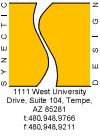
PROJECT ADDRESS: 22855 N. BLACK CANYON HWY  
 PHOENIX, AZ 85027  
 ASSESSORS PARCEL #: 209-03-009B  
 SITE AREA: 855,136 S.F., 19.63 ACRES  
 CURRENT ZONING: R6-43  
 PROPOSED ZONING: R-3  
 LOT COVERAGE ALLOWED: 50%  
 LOT COVERAGE: 257,004 / 855,136 = 29%  
 PERIMETER STANDARDS: 20' ADJ. TO PUBLIC STREET  
 10' ADJ. TO PROPERTY LINE  
 SETBACKS: FRONT 10'  
 REQUIRED COMMON AREA: 5% GROSS AREA = 42,758 SF  
 PROVIDED COMMON AREA: 6,000 (16,918 SF)  
 MAX HEIGHT: 42' FOR FIRST 150' (3 STORY)  
 48' MAX (4 STORY MAX)  
 MAX DENSITY: 30.45 DU/AC  
 PROPOSED DENSITY: 15.12 DU/AC

#### UNIT DATA:

UNIT MIX:  
 1BEDROOM = 88 UNITS (29.4%)  
 2BEDROOM = 150 UNITS (50.6%)  
 3BEDROOM = 58 UNITS (20%)  
 TOTAL = 297 UNITS

#### PARKING DATA:

REQUIRED PARKING: +4610 SPACES TOTAL  
 1 BEDROOM (88X.5) 132 SPACES  
 2 BEDROOM (150X2) 300 SPACES  
 3 BEDROOM (58X3) 118 SPACES  
 GUEST (297X.2) 54.4 SPACES  
 PROVIDED PARKING:  
 GARAGE: 140 SPACES  
 COVERED: 303 SPACES  
 SURFACE: 238 SPACES  
 TOTAL = 671 SPACES



## PINNACLE PEAK & 23RD AVENUE MULTI-FAMILY DEVELOPMENT

22855 N. BLACK CANYON HWY  
PHOENIX, AZ 85027



REVISIONS

Phase: 5D  
 Drawn By: SB  
 Reviewed By: LD6  
 SCD Project No: 0887  
 Date: 01/14/2021

Sheet  
**G2.0**  
 PRESENTATION SITE PLAN

1 SITE PLAN - PRESENTATION  
1" = 50'-0"



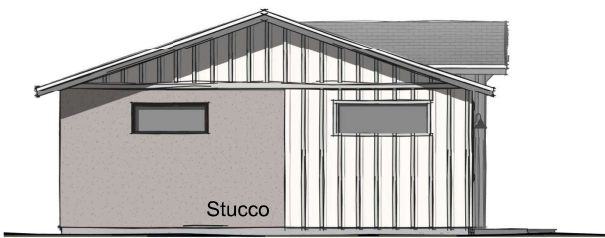


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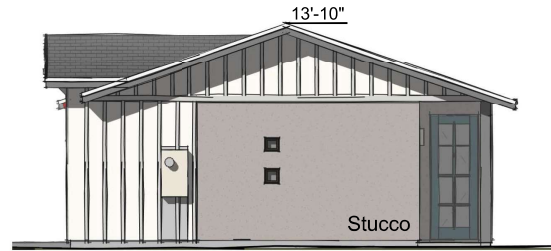
# CITY OF PHOENIX

MAR 24 2021

Planning & Development  
Department



**LEFT ELEVATION**  
**N.T.S.**



**RIGHT ELEVATION**  
**N.T.S.**

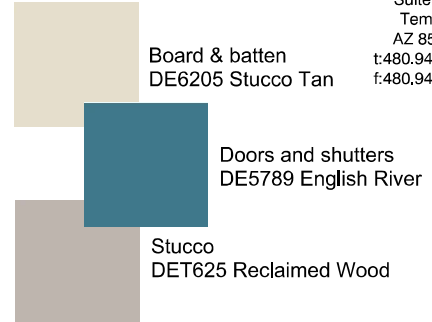


**FRONT ELEVATION**  
**N.T.S.**

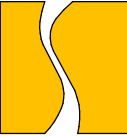


**REAR ELEVATION**  
**N.T.S.**

### Color Scheme 1



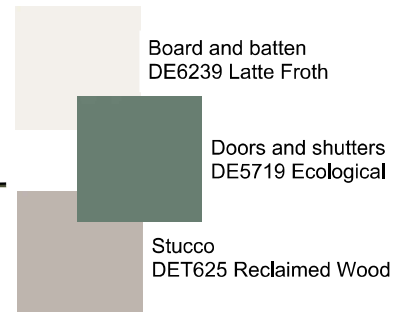
1111 West  
University Drive  
Suite 104,  
Tempe,  
AZ 85281  
t:480.948.9766  
f:480.948.9211



### Standard Colors



### Color Scheme 2



# N.F.C.

Phase: CONCEPT    Reviewed By: Checker    Drawn By: Author    Date: 01/06/2021

# PINNACLE PEAK & 23RD AVENUE MULTI-FAMILY DEVELOPMENT

Address:  
22635 N BLACK CANYON HWY  
PHOENIX, AZ 85027

Project #: 3987

Presentation Elevations

# SD1

1/27/2021 5:05:03 PM

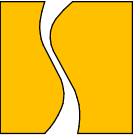
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# CITY OF PHOENIX

MAR 24 2021

Planning & Development  
Department

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AZ 85281  
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f:480.948.9211



### Standard Colors



Flat concrete roof tiles  
Dark Charcoal



Brackets, columns, fascia  
DE6383 Bank Vault

### Color Scheme 1



Board and Batten  
DET625 Reclaimed Wood



Doors and shutters  
DE5789 English River



Stucco  
DE6205 Stucco Tan

### Color Scheme 2



Board and Batten  
DE6129 Rustic Taupe



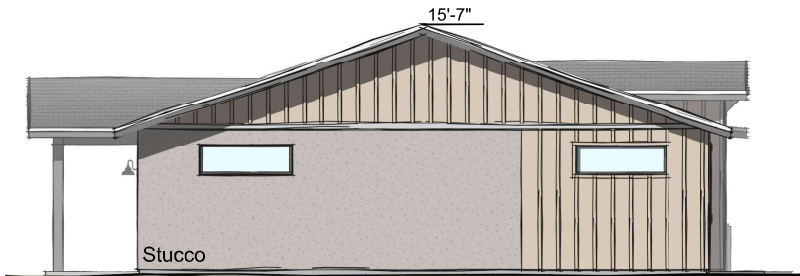
Doors and shutters  
DE6105 Weathered Leather



Stucco  
DET625 Reclaimed Wood



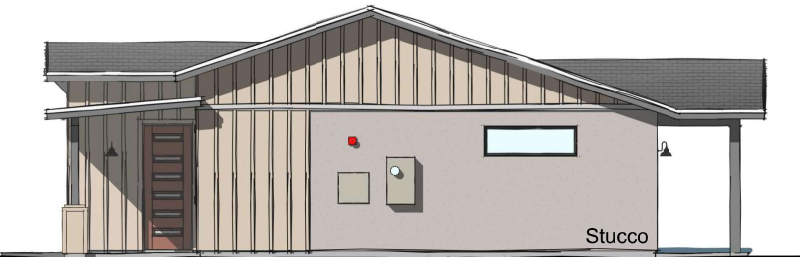
REAR ELEVATION  
N.T.S.



LEFT ELEVATION  
N.T.S.



FRONT ELEVATION  
N.T.S.



RIGHT ELEVATION  
N.T.S.

# N.F.C.

Phase: CONCEPT    Reviewed By: LDB    Drawn By: NYK    Date: 01/28/2021

## PINNACLE PEAK & 23RD AVENUE MULTI-FAMILY DEVELOPMENT

Address:  
22635 N BLACK CANYON HWY  
PHOENIX, AZ 85027

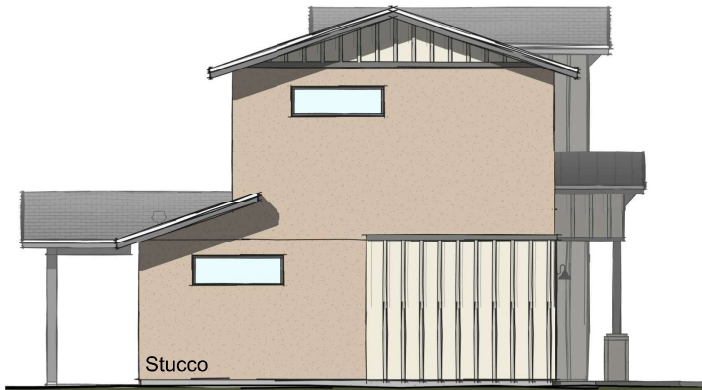
**BUILDING TYPE "B"** Project #: 3987

Presentation Elevations

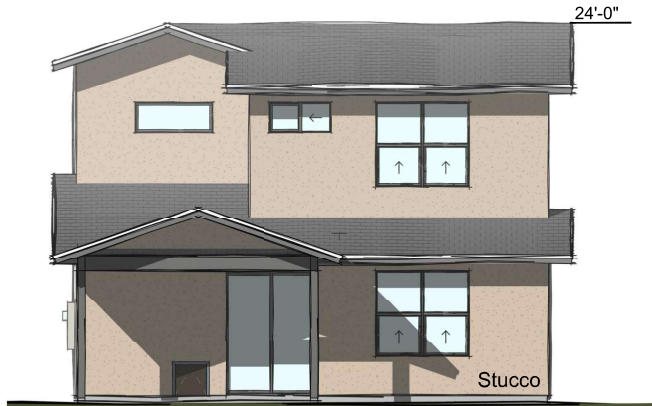
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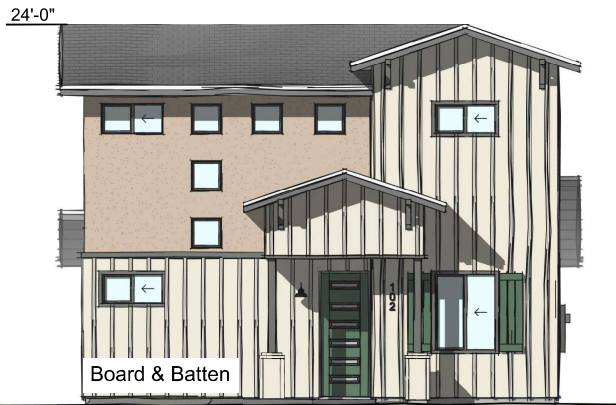
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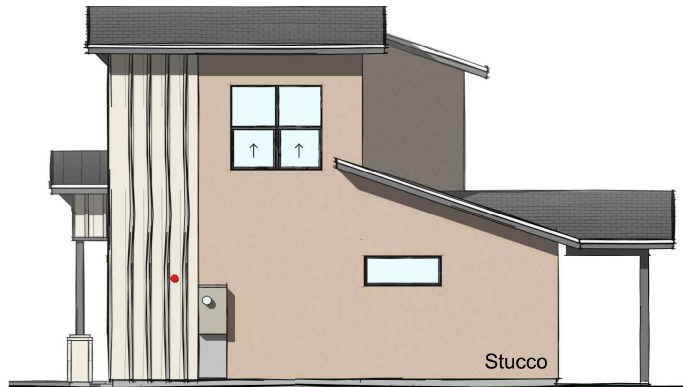
**LEFT ELEVATION**  
**N.T.S.**



**REAR ELEVATION**  
**N.T.S.**

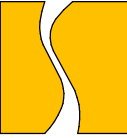


**FRONT ELEVATION**  
**N.T.S.**



**RIGHT ELEVATION**  
**N.T.S.**

1111 West  
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 AZ 85281  
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 f:480.948.9211



**Standard Colors**



Flat concrete roof tiles  
Dark Charcoal



Brackets, columns, fascia  
DE6383 Bank Vault

**Color Scheme 1**



Board & batten  
DE6239 Latte Froth



Doors and shutters  
DE5719 Ecological



Stucco  
DE6129 Rustic Taupe

**Color Scheme 2**



Board and batten  
DET625 Reclaimed Wood



Doors and shutters  
DE6105 Weathered Leather



Stucco  
DE6239 Latte Froth

**BUILDING TYPE "C"** Project #: 3987

**N.F.C.**

Phase: CONCEPT    Reviewed By: LDB    Drawn By: NYK    Date: 01/28/2021

**PINNACLE PEAK & 23RD AVENUE  
MULTI-FAMILY DEVELOPMENT**

Address:  
 22635 N BLACK CANYON HWY  
 PHOENIX, AZ 85027

**CITY OF PHOENIX**

MAR 24 2021

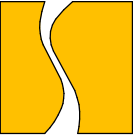
Planning & Development  
 Department

Presentation Elevations

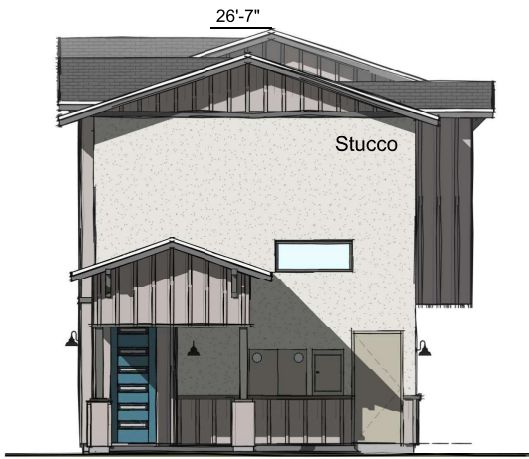
**SD3**

1/28/2021 5:35:06 PM

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**RIGHT ELEVATION**  
**N.T.S.**

**Standard Colors**



Flat concrete roof tiles  
Dark Charcoal



Brackets, columns, fascia  
DE6383 Bank Vault

**Color Scheme 1**



Board and Batten  
DET625 Reclaimed Wood



Doors  
DE5789 English River



Stucco  
DE6239 Latte Froth

**Color Scheme 2**



Board and Batten  
DE6129 Rustic Taupe



Doors  
DE6105 Weathered Leather



Stucco  
DET625 Reclaimed Wood



**FRONT ELEVATION**  
**N.T.S.**

**N.F.C.**

Phase: CONCEPT    Reviewed By: LDB    Drawn By: NYK    Date: 01/28/2021

**PINNACLE PEAK & 23RD AVENUE**  
**MULTI-FAMILY DEVELOPMENT**

Address:  
22635 N BLACK CANYON HWY  
PHOENIX, AZ 85027

**BUILDING TYPE "D"**    Project #: 3987

Presentation Elevations

**SD4**

1/28/2021 5:20:58 PM