



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-30-21-2
August 4, 2021

North Gateway [Village Planning Committee Meeting Date:](#) August 12, 2021
[Planning Commission Hearing Date:](#) September 2, 2021

Request From: [PCD NBCOD](#) (Approved [C-2](#) or [CP M-R PCD NBCOD](#)) (20.96 acres)

Request To: [C-2 HGT/WVR DNS/WVR NBCOD](#) (20.96 acres)

Proposed Use: PCD removal to allow multifamily residential

Location: Southeast corner of the 29th Avenue alignment and the Bronco Butte Trail alignment

Owner: Robert and Sabrina Eaton

Applicant CWS Capital Partners, LLC

Representative Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Mixed Use (Commercial/Commerce – Business Park) and Primary Village Core	
Street Map Classification	29th Avenue	Not classified (Pending study)	Not dedicated
	Bronco Butte Trail	Minor collector	Not dedicated

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 site will be developed with a 398-unit multifamily complex within the North Gateway Core. The proposal will provide additional housing opportunities in the Village within close proximity to the established and expanding W. L. Gore Campus and the proposed Taiwan Semiconductor Manufacturing Company site.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & 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.

The development will comply with principles outlined in the North Gateway Core Plan, North Black Canyon Corridor Plan, and North Black Canyon Overlay District. The site will not only maintain the desert character, but also promote walkability and connectivity through the Village Core by having pedestrian walkways along 29th Avenue and the Paseo del Prado.

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

As stipulated, the site will provide pedestrian paths shaded at 75 percent. The enhanced shading will create vibrant pedestrian spaces, reduce the urban heat island effect and increase biodiversity.

Applicable Plans, Overlays, and Initiatives

[North Gateway Village Core Plan](#): See Background Item Nos. 6, 7, and 8.

[North Black Canyon Corridor Plan](#): See Background Item Nos. 9 and 10.

[North Black Canyon Overlay District](#): See Background Item Nos. 9 and 10.

[Tree and Shade Master Plan](#): See Background Item No 14.

[Complete Streets Guiding Principles](#): See Background Item No 15.

[Housing Phoenix](#): See Background Item No. 16.

[Zero Waste PHX](#): See Background Item No. 17.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
North	Vacant	CP/GCP M-R NBCOD
West	Vacant	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
East	Proposed sports arena and hotel	C-2 M-R NBCOD
South	Vacant	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)

C-2 HGT/WVR DNS/WVR NBCOD (R-4 Development Standards – Planned Residential Development)*		
<u>Standards</u>	<u>R-4 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	20.96 acres
Maximum Total Number of Units	638; 729 with bonus	398 (Met)
Maximum Density (dwelling unit/acre)	30.45; 34.80 with bonus	19.04 (Met)
Maximum Lot Coverage	50%	22% (Met)
Maximum Building Height	3 stories or 40 feet for the first 150 feet; building height may be increased by 1 foot for every 5 feet of increased setback to a maximum of 4 stories or 48 feet	3 stories and 45 feet maximum (Met)
MINIMUM BUILDING SETBACKS		
Perimeter Adjacent to a Public Street (North and West property lines)	20 feet	20 feet (Met)
Perimeter Adjacent to a Property Line (East and South property lines)	10 feet	10 feet (Met)

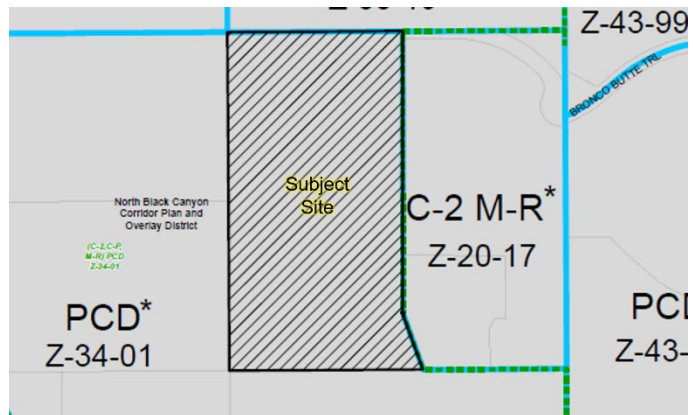
<u>Standards</u>	<u>R-4 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Adjacent to Street (North and West)	20 feet	20 feet (Met)
Adjacent to Property Line (East and South)	5 feet	10 feet (Met)
Minimum Open Space	5% of gross area	46% (Met)
Minimum Amenities Provided	2 amenities	2 amenities (Met)
MINIMUM PARKING REQUIREMENTS		
Parking	615 spaces	426 required spaces; 217 unreserved spaces; 643 total spaces (Met)

* The C-2 zoning district permits multifamily zoning by-right within the development parameters of the R-3 zoning district. Increased yard, height, area, and density may be permitted through a waiver up to the R-5 standards. Staff is recommending that the R-4 zoning district standards be utilized for the yard and area standards for the height and density waiver.

Background/Issues/Analysis

REQUEST

1. This is a request to rezone a 20.96 gross acre site located at the southeast corner of the 29th Avenue alignment and the Bronco Butte Trail alignment from Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial or Commerce Park, Mid Rise, Planned Community District, North Black Canyon Overlay District (PCD NBCOD, approved C-2 or CP M-R PCD NBCOD) to Intermediate Commercial, Height Waiver, Density Waiver, North Black

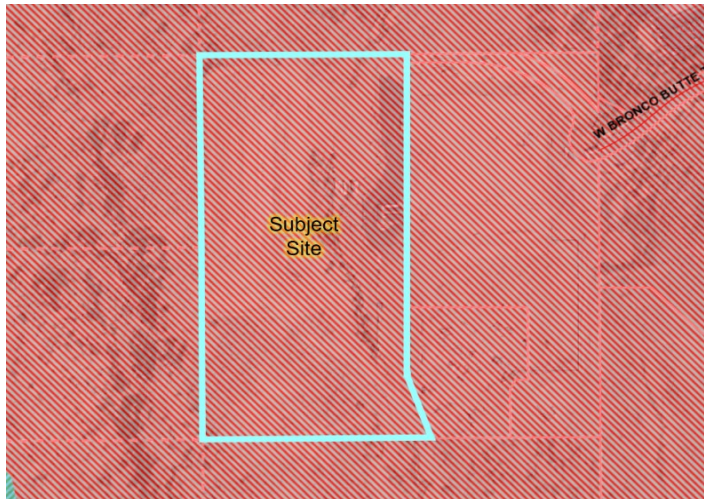


Zoning Map, Source: City of Phoenix Planning and Development Department

Canyon Overlay District (C-2 HGT/WVR DNS/WVR NBCOD) to remove the property from the North Gateway Planned Community District (PCD) and allow multifamily residential development.

NORTH GATEWAY PCD AND GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The North Gateway PCD was initiated in 2001, but is now considered defunct since a master developer never installed the necessary infrastructure and all the parcels are individually owned. In order for an individual property to develop without the requirement of complying with the overarching PCD infrastructure stipulations, the property must be rezoned out of the PCD.
3. The North Gateway PCD approved a Mid-Rise overlay on this property as well as other parcels within the North Gateway Village Core to promote high intensity development. As recommended by staff, removal of the Mid-Rise overlay is consistent with stipulated heights in the area and height is limited to a maximum of 48 feet.
4. The General Plan Land Use Map designation for the subject site and the surrounding parcels is Mixed Use (Commercial/Commerce Park – Business Park). Per the definitions for the General Plan Land Use Map categories, the Commercial land use designation accommodates multifamily development at varying scales and intensities.



General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

The C-2 HGT/WVR DNS/WVR NBCOD zoning requested is consistent with the General Plan Land Use Map designation and compatible with existing and future envisioned land uses in the area.

The subject site is also within the North Gateway Village core.

SURROUNDING USES AND ZONING

5. The subject site is surrounded by vacant land. However, the Legacy Sports Arena and Hotel is in development on the parcel directly to the east. South and west of the site are vacant parcels zoned PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD). The properties to the east and north were already removed from the North Gateway PCD via Rezoning Case Nos. Z-20-17-2 and Z-55-19-2,

respectively. The eastern parcel is zoned C-2 M-R and the northern parcel is zoned CP/GCP M-R, both within the NBCOD.

NORTH GATEWAY VILLAGE CORE

6. As previously mentioned, the subject site is within the North Gateway Village Core. Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high density, urban environment with Skunk Creek Wash and Bronco Butte as major natural amenities. The request to remove the subject site from the North Gateway PCD to allow for multifamily development aligns with the plan's principles, as stipulated, placing high density residential uses around the Paseo del Prado.



North Gateway Core Map; Source: City of Phoenix Planning and Development North Gateway Village Core Plan

7. The Paseo del Prado is envisioned as an important pedestrian spine that connects Bronco Butte to Skunk Creek Wash that will serve as a central focus for the core. The vision is to activate the Paseo del Prado by having retail and residential opportunities directly adjacent to the Paseo. The subject site intends to extend the Paseo with a trail, enhanced landscaping, and buildings oriented towards the pedestrian activity.

Staff is recommending Stipulation No. 3 to ensure that the development continues the Paseo del Prado with the appropriate alignment, dedication, dimensions, and shading.

8. A Master Street Plan for the PCD was never developed, thus the corresponding street alignments and cross sections were not incorporated into the Street Classification Map. Previous requests to remove properties from the PCD have had stipulations for street dedications and improvements.

Several property owners and stakeholders within the PCD have commenced a traffic study for the North Gateway Village Core. CivTech, a consulting

engineering firm specializing in traffic engineering, is working to complete the study and ensure accurate land use projections. The study is aimed at providing an analysis related to the overall capacity for the roadway network within the Village Core. The study has not been completed at the time of this report, so the requirement to submit the completed Traffic Impact Study is addressed in Stipulation No. 9. Additionally, Stipulation Nos. 10 through 17 were provided by the Street Transportation Department to ensure the necessary street improvements are provided.

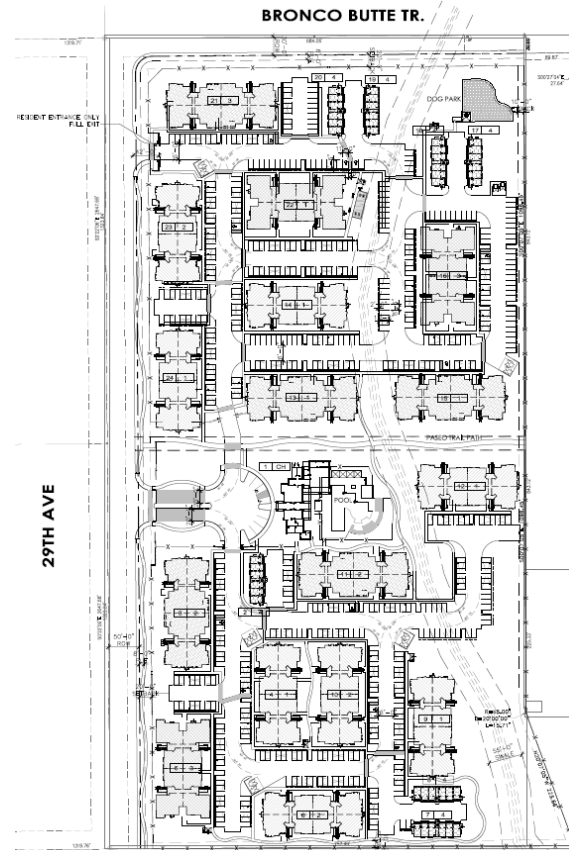
NORTH BLACK CANYON CORRIDOR PLAN AND OVERLAY DISTRICT

9. The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within the plan area. The proposal is consistent with the intent of the following goals from the plan;
 - *Goal 2: Achieve a balance between employment and housing.*
The proposed development enhances the mixture of uses within the area by creating housing that is within close proximity to existing and future employment opportunities as well as commercial uses. The site is also located within the North Gateway Village Core, which is envisioned as a high-density, mixed use urban environment.
 - *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.*
Through the proposed stipulations, the Paseo del Prado will be extended as an active amenity area connecting Bronco Butte and Skunk Creek Wash, two desert features that provide character and identity to the Village.
10. The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The development will be consistent with the NBCOD guidelines by developing buildings with a desert color palette, as seen in the applicant's elevations, and minimizing impact on the existing wash where possible.

PROPOSAL

11. Site Plan

The conceptual site plan proposes a 398-unit multifamily project across 24 buildings. The 398 units are composed of 14 carriage units, 132 one-bedroom units, 216 two-bedroom units, and 36 three-bedroom units. There are two points of access along 29th Avenue. The gated main entrance provides ingress and egress east of the clubhouse and a secondary gated driveway provides exit and resident entry only. Parking is distributed throughout the site with a mix of garage spaces, reserved covered spaces, and unreserved open spaces. The site is designed to encourage pedestrian activity along 29th Avenue and the Paseo del Prado and buildings are oriented towards these pedestrian areas to promote an engaging pedestrian environment.



Proposed Site Plan; Source: BMA Architecture

The site design also incorporates a natural wash that runs from north to south on the eastern side of the property. The proposed layout was intended to minimize impact on the existing wash. The applicant indicated that the wash would be left in its natural state where possible within open spaces and minimally engineered to flow through culverts and channels where crossed by driveways.

Staff is recommending stipulations regarding general conformance to the conceptual site plan and utilization of the R-4 Planned Residential Development Option, which are addressed in Stipulation Nos. 1 and 2, respectively.

12. **Elevations**

The conceptual elevations include a variety of exterior colors and materials which include stucco, metal, and brick veneer over four building types. Building types 1, 2, and 3 depict balconies on upper floors and patios on the ground floor. Building type 4 depicts carriage units above garages. The elevation designs create interest with variation in roof height, textural changes, various window sizes, offsets, recesses, and awnings. The conceptual building elevations depict a maximum height of three stories and 39 feet to the top of the parapet.

Staff is recommending a stipulation regarding conformance to the conceptual building elevations since there are variation in colors, materials, and architectural features. This is addressed in Stipulation No. 1.



Front/Rear Elevation of Building Type 1; Source: BMA Architecture



Left/Right Elevation of Building Type 1; Source: BMA Architecture



Front Elevation of Building Type 4; Source: BMA Architecture



Front Elevation of the Clubhouse; Source: BMA Architecture

13. **Pedestrian Circulation**

The conceptual site plan depicts various pedestrian connections throughout the development.

Stipulation No. 6 requires that shading of pedestrian walkways be a minimum of 75 percent to promote thermal comfort and walkability.

Stipulation No. 7 requires that alternative paving material be utilized where pedestrian paths and vehicular drives intersect to promote safety.



Conceptual Pedestrian Pathway Rendering; Source: Greengrass Studios

CITYWIDE STUDIES AND POLICIES

14. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on 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. To contribute to future improvements of this site and the urban forest infrastructure, staff is recommending that a minimum of 75 percent of the pedestrian circulation be shaded by structures or landscaping, which is addressed in Stipulation No. 7.

15. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To address these principles, staff is recommending Stipulation No. 4, regarding bicycle parking, and Stipulation No. 5, regarding detached sidewalks along all streets.

16. **Housing Phoenix**

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 a 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 and contributes to a variety of housing types that will address the supply shortage.

17. 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 provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

18. At the time the staff report was written, staff had not received any community correspondence.

INTERDEPARTMENTAL COMMENTS

19. The Fire Department commented that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. The Department added that hydrant spacing, all dead-end fire department access roads, and turning radiuses should be in compliance with Chapter 5 of the Fire Code. Additionally, the Department noted that they did not know the water supply at the site and the water supply is required to meet fire flow as defined by the Fire Code.
20. The Public Transit Department provided comments pertaining to pedestrian pathways connecting building entrances and public sidewalks via the most direct route. Additionally, the Department provided comments recommending alternative paving materials or treatments where pedestrian pathways cross drive aisles and a minimum 75 percent shade coverage along all pedestrian paths and sidewalks at full maturity. This is addressed in Stipulation Nos. 6 through 8.
21. The Street Transportation Department provided the following comments:
- The developer shall provide bicycle infrastructure for residents and guests. This is addressed in Stipulation No. 4.
 - Provide detached sidewalks. The landscape area between the back of curb and back of sidewalk shall be a minimum of 10 feet in width to meet the Street Classification Map requirements. This is addressed in Stipulation No. 5.

- Provide the appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation Nos. 10 through 13, 16, and 17.
 - Provide a pedestrian crossing and amenity area at the intersection of 29th Avenue and the paseo trail path. This is addressed in Stipulation Nos. 14 and 15.
22. The Water Services Department commented that the property has no water or sewer frontage and will need water and sewer main extensions to potentially serve the development. The Department noted that capacity is a dynamic condition that can change over time due to a variety of factors and the City is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval. For any given property, these requirements may vary over time to be less or more restrictive depending on the status of City infrastructure.
23. The Floodplain Management group had no comments regarding the request.

OTHER

24. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 18 through 20.
25. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal action such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The development is consistent with the Phoenix General Plan Land Use Map designation of Mixed Use (Commercial/Commerce – Business Park).
2. If approved, the C-2 HGT/WVR DNS/WVR NBCOD zoning district will allow development that is consistent in scale and character with the vision of the North Gateway Village Core Plan and the North Black Canyon Corridor Plan and Overlay District.
3. The proposal will allow for additional housing opportunities in the Village.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped May 21, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall utilize the R-4 Planned Residential Development option.
3. An east-west pedestrian connection (Paseo del Prado) shall be provided in accordance with the North Gateway Village Core Plan, as modified by the following stipulations and approved by the Planning and Development Department:
 - a. The Paseo del Prado shall align with any existing easements and continue through the entirety of the site from east to west.
 - b. A pedestrian access easement of 20 feet shall be dedicated for the pedestrian connection (Paseo del Prado). Of the 20 feet, 12 feet shall remain completely free of any pedestrian impediments, including benches. The remaining 8 feet may be used for pedestrian friendly amenities or features, such as benches, tables, courtyards, etc.
 - c. A minimum of 75% of the 20-foot pedestrian access easement for the Paseo del Prado shall be shaded by a structure, landscaping, or a combination of the two.
 - d. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the Paseo del Prado. This can be achieved by placing uses such as outdoor amenity areas, outdoor seating, and points of architectural interest along the pedestrian path.
4. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of sixteen bicycle parking spaces shall be provided for guests located near the club house or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
5. All sidewalks along streets shall be detached with a minimum 10-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

6. A minimum of 75% of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping, or a combination of the two, as approved by the Planning and Development Department.
7. 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.
8. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.
9. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the study. Upon completion of the TIS, the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department.
10. The developer shall dedicate and construct the east half of 29th Avenue, as required by the Traffic Impact Study and as approved by the Street Transportation Department.
11. The developer shall dedicate and construct the south half of Bronco Butte Trail connecting to the existing Bronco Butte Trail to the east, as required by the Traffic Impact Study and as approved by the Street Transportation Department.
12. The developer shall accommodate right-of-way for flared intersections at 29th Avenue and Bronco Butte Trail, as required by the Traffic Impact Study and as approved by the Street Transportation Department.
13. The developer shall provide conduit and junction boxes at the southeast corner of 29th Avenue and Bronco Butte Trail Road and a 25% escrow contribution for the future traffic signal prior to preliminary site plan approval, as approved by the Street Transportation Department.
14. The developer shall provide \$50,000 in escrow to fund a traffic control device for a pedestrian crossing at the intersection of 29th Avenue and the Paseo del Prado trail path, as depicted on the site plan date stamped May 21, 2021, and to fund a raised median island for pedestrian refuge along 29th Avenue, prior to preliminary site plan approval and as approved by the Street Transportation Department.

15. The developer shall provide a shaded amenity area for pedestrians at the intersection of 29th Avenue and the paseo trail path, as depicted on the site plan date stamped May 21, 2021, and as approved by the Planning and Development Department.
16. The developer shall dedicate and construct right-of-way to connect to two existing public streets, 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. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology 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.
19. 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, determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
20. 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

Julianna Pierre

August 4, 2021

Team Leader

Samantha Keating

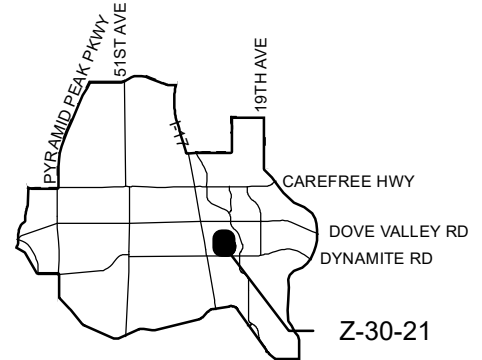
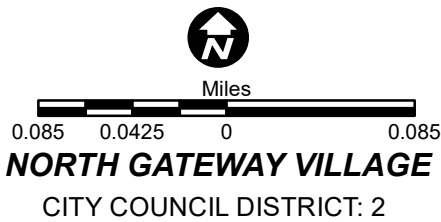
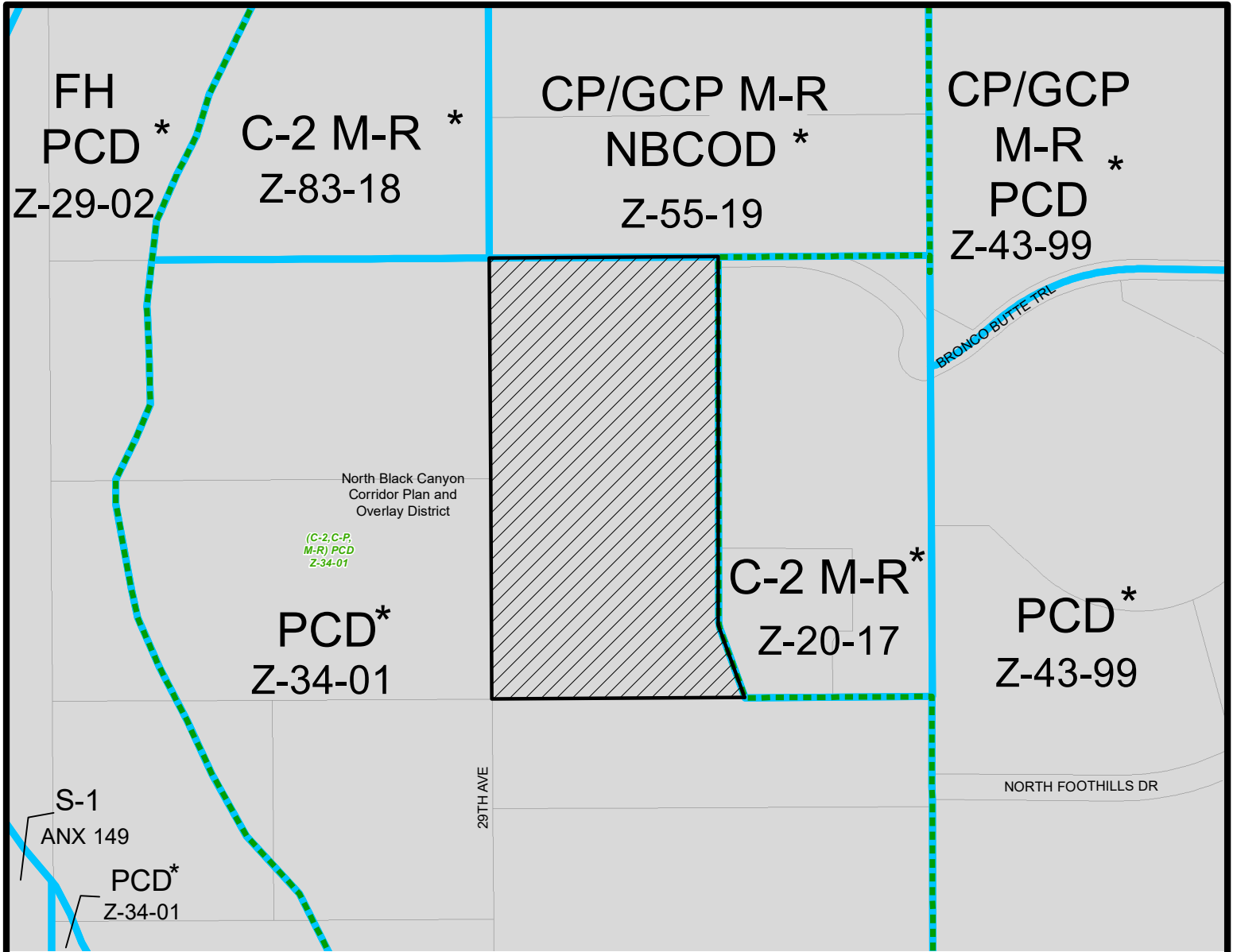
Exhibits

Zoning sketch map (1 page)

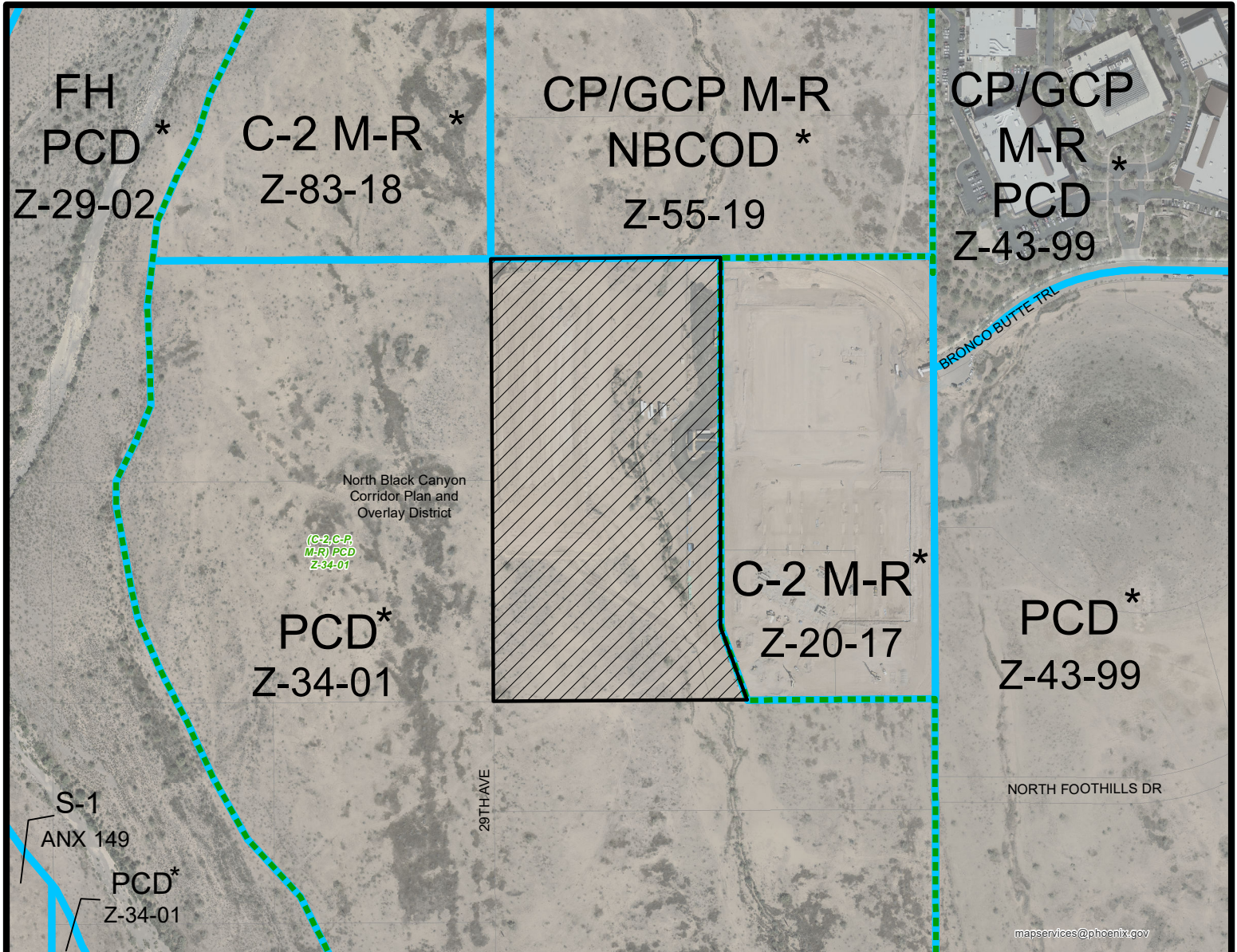
Aerial sketch map (1 page)

Conceptual Site Plan date stamped May 21, 2021

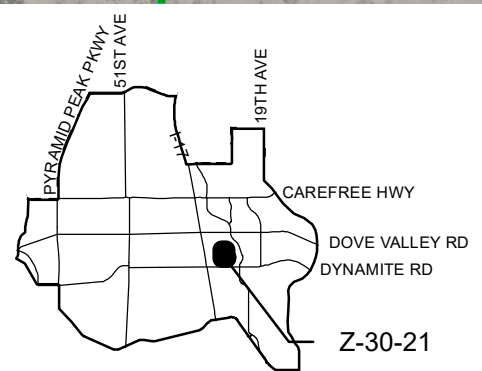
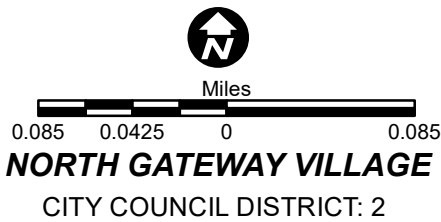
Conceptual Elevations date stamped May 21, 2021



APPLICANT'S NAME: CWS Capital Partners, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-30-21	DATE: 6/8/2021 REVISION DATES:	FROM: PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) (20.96 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 20.96 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-22	ZONING MAP R-7	TO: C-2 HGT/WVR DNS/WVR NBCOD (20.96 a.c.)
MULTIPLES PERMITTED PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) C-2 HGT/WVR DNS/WVR NBCOD	CONVENTIONAL OPTION N/A (304) 912		* UNITS P.R.D. OPTION N/A (364) 1,094
* Maximum Units Allowed with P.R.D. Bonus			



mapservices@phoenix.gov



APPLICANT'S NAME: CWS Capital Partners, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-30-21		FROM: PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) (20.96 a.c.)	
DATE: 6/8/2021 <small>REVISION DATES:</small>		TO: C-2 HGT/WVR DNS/WVR NBCOD (20.96 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 20.96 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 55-22		<small>ZONING MAP</small> R-7	
MULTIPLES PERMITTED PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) C-2 HGT/WVR DNS/WVR NBCOD		* UNITS P.R.D. OPTION N/A (364) 1,094	
CONVENTIONAL OPTION N/A (304) 912		* Maximum Units Allowed with P.R.D. Bonus	

PROJECT DATA

OWNER: CWS CAPITAL PARTNERS, LLC
 14 CORPORATE PARK, SUITE 210
 PHOENIX, AZ 85004
 ATTN: JARRET J. SULLIVAN

ARCHITECT: BMA ARCHITECTURE
 215 EAST BUTTE ROAD, SUITE 120
 PHOENIX, AZ 85016
 ATTN: IBRAHIM ANDERSEN, AIA

SITE DATA
 ADDRESS: 1648 SWC DOVE VALLEY RD AND NORTH VALLEY PARKWAY
 PHOENIX, AZ

APN NUMBER: 204-04978

SITE AREA (GROSS): APPROX. 20.93 ACRES (10,592,543 S.F.)
 SITE AREA (NET): APPROX. 18.98 ACRES (8,732,123 S.F.)

CURRENT ZONING: CD-MR-NECDD
 APPROVED C2 OR C1/C2P PDS/MS/WR-NECDD
 CO-HIGHWAY DESIGN/WR-NECDD

PROPOSED ZONING: RESIDENTIAL MULTIFAMILY - APARTMENTS

BUILDING HEIGHT: 180'
 REQUESTED: 3 STORY 45 MAX

DENSITY: 23.1 DUM/ACRE
 ALLOWED: 398 UNITS/20.93 GROSS ACRES = 19.04 DUM/ACRE
 PROVIDED: 186,015 / 8,732,123 = 22%

LOT COVERAGE: 34.3411 / 76,658 = 45%

OTHER SPACE: 4%
 GROSS UNIT MK: 4%
 L1 + 1 BEDROOM CARRIAGE: 4%
 L2 + 2 BEDROOM: 54%
 C1 + 3 BEDROOM: 9%
 TOTAL: 398 UNITS 100%

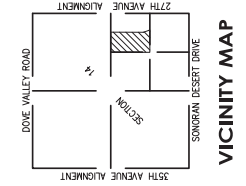
REQUIRED	ALLOWED	TOTAL	UNRESERVED SPACES
CARRIAGE UNITS 14 x 1.8 = 25.2	14 x 1.8 = 25.2	14 x 0.8 = 11.2	14 x 0.8 = 11.2
1 BEDROOM UNITS 32 x 1.2 = 38.4	32 x 1.2 = 38.4	132 x 0.5 = 66.0	132 x 0.5 = 66.0
2 BEDROOM UNITS 24 x 2.0 = 48.0	24 x 2.0 = 48.0	36 x 1.0 = 36.0	36 x 1.0 = 36.0
3 BEDROOM UNITS 28 x 2.5 = 70.0	28 x 2.5 = 70.0	36 x 1.0 = 36.0	36 x 1.0 = 36.0
REQUIRED TOTAL: 413.6	413.6	217.2	217.2
PROVIDED TOTAL: 426.5	426.5		

PROVIDED:

- GARAGES (RESERVED) = 47 P.S.
- RESERVED SPACES (COVERED SPACES) = 384 P.S.
- UNRESERVED SPACES (OPEN SPACES) = 217 P.S.
- PROVIDED TOTAL: 1,067 P.S.

ACCESSIBLE LEARNING SPACES:

- REQUIRED: 13 P.S.
- PROVIDED: 10 P.S.



eng name: PRELIMINARY SITE PLAN

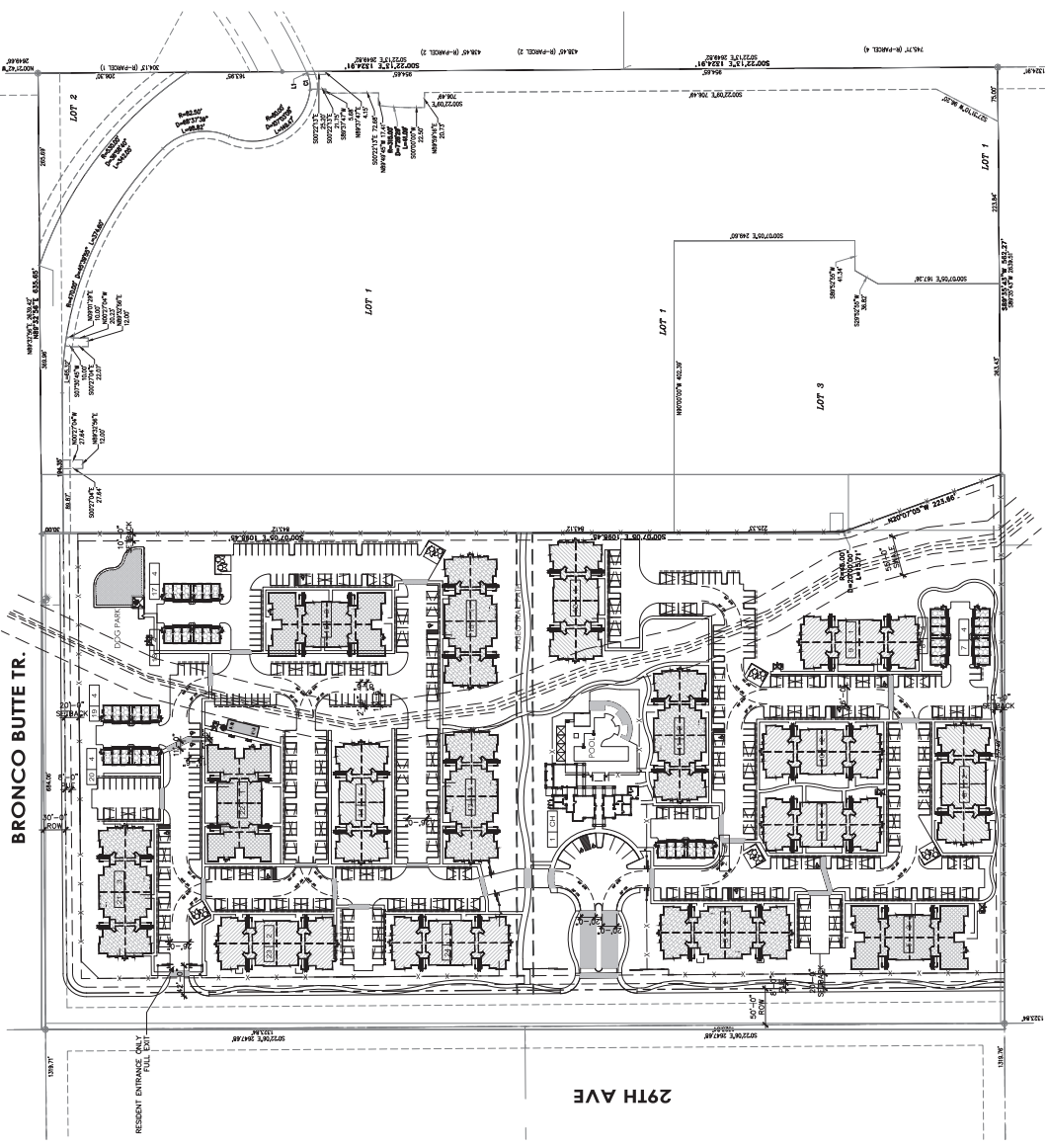
eng no: SD1.00A

date: 5-20-2021

job no: 2021.03

log no:

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 MAY 21 2021
 Planning & Development
 Department



PRELIMINARY SITE PLAN
 SCALE: 1" = 80'-0"

PROPOSED NEW MULTIFAMILY DEVELOPMENT FOR:
CWS CAPITAL PARTNERS, LLC
BRONCO BUTTE MULTIFAMILY
 NEAR SWC DOVE VALLEY RD & NORTH VALLEY PKWY
 PHOENIX, AZ





UNIT-B1
UNIT-B1
UNIT-B1

UNIT-B2
UNIT-B2
UNIT-B2

UNIT-B2
UNIT-B2
UNIT-B2

UNIT-B1
UNIT-B1
UNIT-B1

FRONT / REAR ELEVATION - BLDG TYPE 2
SCALE: 1/8" = 1'-0"

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UNIT-B1
UNIT-B1
UNIT-B1

UNIT-B2
UNIT-B2
UNIT-B2

UNIT-B2
UNIT-B2
UNIT-B2

UNIT-B1
UNIT-B1
UNIT-B1

LEFT / RIGHT ELEVATION - BLDG TYPE 2
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE		NOTES
TAG	MANUFACTURER	COLOR
(A)	DINN EDWARDS	DE6218 - ANTIQUE PAPER
(B)	DINN EDWARDS	DE6203 - LIMESTONE
(C)	DINN EDWARDS	DE6192 - NOMADIC TAPE
(D)	DINN EDWARDS	DE6333 - NOVELTY NAVY
		BLDG COLOR
		BLDG COLOR, CLING LID
		ACCENT BLDG COLOR
		TRIM COLOR, MET. WORK, PAINTING

EXTERIOR MATERIAL SCHEDULE		NOTES
TAG	MATERIAL	PRODUCT NO./COLOR/FINISH
(1)	1 COA STUCCO SYSTEM	LIGHT LACE
(2)	METAL GUARD RAILING	
(3)	FOAM BAND	FOAM POP OUT
(4)	METAL AWNING	
(5)	BRICK VENEER	OLD CHICAGO CAFE - KONA BRICK
		* FIBRE FLOORING



FRONT / REAR ELEVATION - BLDG TYPE 3

SCALE: 1/8" = 1'-0"

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LEFT / RIGHT ELEVATION - BLDG TYPE 3

SCALE: 1/8" = 1'-0"

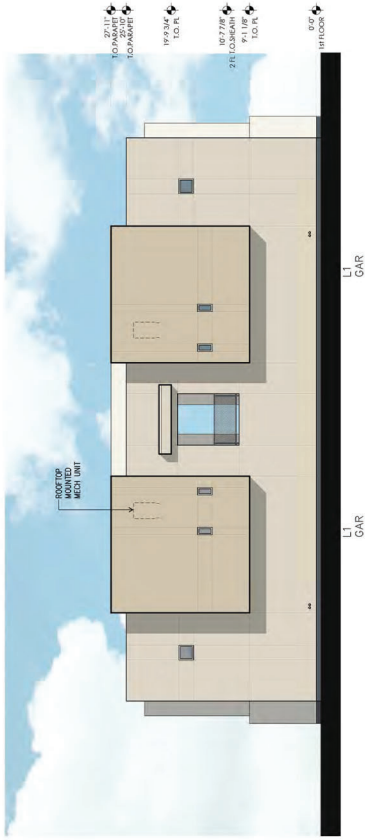
EXTERIOR PAINT SCHEDULE		NOTES
TAG	MANUFACTURER	COLOR
④	DUNN EDWARDS	DE6218 - ANTIQUE PAPER
⑤	DUNN EDWARDS	DE6233 - LIMESTONE
⑥	DUNN EDWARDS	DE6192 - HOMOGENIC PAINT
⑦	DUNN EDWARDS	DE6333 - NOVELTY NAVY
		TRIM COLOR: MET. WORK PAINTING

EXTERIOR MATERIAL SCHEDULE		NOTES
TAG	MATERIAL	PRODUCT NO./COLOR/TEXTURE
①	1-COAT STUCCO SYSTEM	LIGHT LACE
②	METAL GUARD RAILING	
③	FOAM BAND	FOAM POP OUT
④	METAL AWNING	
⑤	BRICK VENEER	OLD CHICAGO CAKE - KONA BRICK "V" HORIZ. TOOLING

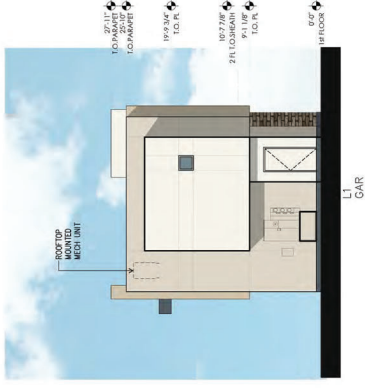


PROPOSED NEW MULTI-FAMILY DEVELOPMENT FOR:
CWS CAPITAL PARTNERS, LLC
BRONCO BUTTE MULTIFAMILY
NEAR SWC DOVE VALLEY RD & NORTH VALLEY PKWY
PHOENIX, AZ

chg. name: PRELIMINARY ELEVATIONS
BUILDING TYPE 3
chg. no: SD2.32
date: 04-21-2021
job no: 2021.03
kgc.pnc.



REAR ELEVATION - BLDG TYPE 4
SCALE: 1/8" = 1'-0"



LEFT / RIGHT ELEVATION - BLDG TYPE 4
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - BLDG TYPE 4
SCALE: 1/8" = 1'-0"

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EXTERIOR PAINT SCHEDULE		NOTES
TAGS	MANUFACTURER	COLOR
①	DHIN EDWARDS	DES128 - ANDIGLE PAPER
②	DHIN EDWARDS	DES033 - LIMESTONE
③	DHIN EDWARDS	DES192 - NOMADIC TAPE
④	DHIN EDWARDS	DES335 - NOVELTY NAVY
		BLDG COLOR, CLING LID
		ACCENT BLDG COLOR
		TRIM COLOR, MILL WORK PAINTING

EXTERIOR MATERIAL SCHEDULE		NOTES
TAGS	MATERIAL	PRODUCT NO./COLOR/ FINISH
①	COASTALCCO SYSTEM	USPT FACE
②	METAL GUARD RAILING	FOAM POP OUT
③	FOAM BAND	
④	METAL FINISH	
⑤	BRICK VENEER	OLD CHICAGO CAKE - KORN BRICK



FRONT ELEVATION - CLUBHOUSE
 SCALE: 1/8" = 1'-0"



LEFT ELEVATION - CLUBHOUSE
 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION - CLUBHOUSE
 SCALE: 1/8" = 1'-0"



REAR ELEVATION - CLUBHOUSE
 SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE		NOTES
TAG	MANUFACTURER	COLOR
(A)	DUNN EDWARDS	DE6218 - ANTIQUE PAPER
(B)	DUNN EDWARDS	DE6235 - LIMESTONE
(C)	DUNN EDWARDS	DE6192 - NOMADIC TAUTE
(D)	DUNN EDWARDS	DE6335 - NOVELTY NAVY
		BRICK COLOR, MIT. WORK, RAILING

EXTERIOR MATERIAL SCHEDULE		NOTES
TAG	MATERIAL	PRODUCT INFO, COLOR, TEXTURE
(1)	COAT FINCO SYSTEM	LIGHT FACE
(2)	METAL GUARD RAILING	FOAM POP OUT
(3)	FOAM BAND	FOAM POP OUT
(4)	METAL AWNING	OLD CHICAGO CAFE - KONA BRICK
(5)	BRICK VENER	Y. HORN DOOLING