



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-59-21-2
November 2, 2021

North Gateway [Village Planning Committee](#) Meeting Date: November 4, 2021
[Planning Commission](#) Hearing Date: December 2, 2021

Request From: [PCD NBCOD](#) (Approved [C-2](#) or [CP M-R PCD NBCOD](#)) (31.97 acres)

Request To: [C-2 NBCOD](#) (31.97 acres)

Proposed Use: Planned Community District removal and to allow multifamily residential

Location: Southwest corner of the 29th Avenue and Bronco Butte Trail alignments

Owner: David McHenry & Mary Jane Trust

Applicant: Alan Beaudoin, Norris Design

Representative: Shelby Duplessis, EMC Management, LLC

Staff Recommendation: Approval, subject to stipulations

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

CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The proposal includes 354 single-story detached and attached units within the North Gateway Village Core. The proposal will provide additional housing opportunities in the Village within close proximity to and expanding W. L. Gore Campus and the proposed Taiwan Semiconductor Manufacturing Company site.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: DESIGN: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

The proposed 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 the Paseo del Prado and Skunk Creek Wash.

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 shaded pedestrian paths. The enhanced shading will create vibrant pedestrian spaces and reduce the urban heat island effect.

Applicable Plans, Overlays, and Initiatives

North Gateway Village Core Plan: See Background Item Nos. 6 and 7.

North Black Canyon Corridor Plan: See Background Item No. 8.

North Black Canyon Overlay District: See Background Item No. 9.

Tree and Shade Master Plan: See Background Item No. 13.

Complete Streets Guiding Principles: See Background Item No. 14.

[Comprehensive Bicycle Master Plan](#): 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	C-2 M-R NBCOD
West	Skunk Creek Wash	FH PCD NBCOD
East	Vacant (proposed multifamily residential)	C-2 HGT/WVR DNS/WVR NBCOD
South	Vacant	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)

C-2 NBCOD (Utilizing R-3 Development Standards – Planned Residential Development Option)		
<u>Standards</u>	<u>R-3 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	31.97 acres
Maximum Total Number of Units	487; 556 with bonus	354 units (Met)
Maximum Density (dwelling unit/acre)	15.23; 17.40 with bonus	11.07 (Met)
Maximum Lot Coverage	45%	25% (Met)
Maximum Building Height	2 stories or 30 feet for 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	1 story and 20 feet (Met)

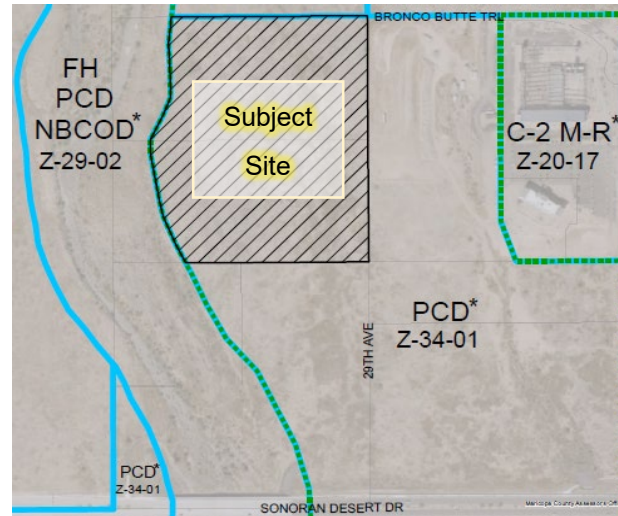
<u>Standards</u>	<u>R-3 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
MINIMUM BUILDING SETBACKS		
Perimeter Adjacent to a Public Street (East property line)	20 feet	25 feet (Met)
Perimeter Adjacent to a Property Line (North, South, and West property lines)	15 feet	North: 15 feet (Met) South: 15 feet (Met) West: Setback varies along Skunk Creek Wash (Met)
MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Adjacent to Street (East)	20 feet	25 feet (Met)
Adjacent to Property Line (North, South, and West)	5 feet	North: 15 feet (Met) South: 15 feet (Met) West: Setback varies along Skunk Creek Wash (Met)
Minimum Open Space	5%	7% (Met)
Minimum Amenities Provided	2 amenities	7 amenities (Met)
MINIMUM PARKING REQUIREMENTS		
Parking	551 spaces	56 garage spaces; 662 surface spaces; 718 total spaces (Met)

*Variance or Site Plan modification needed.

Background/Issues/Analysis

REQUEST

1. This is a request to rezone a 31.97-gross acre site located at the southwest corner of the 29th Avenue and Bronco Butte Trail alignments from PCD NBCOD (Planned Community District, North Black Canyon Overlay District), approved C-2 or CP M-R PCD NBCOD (Intermediate Commercial or Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District) to C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District) to



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

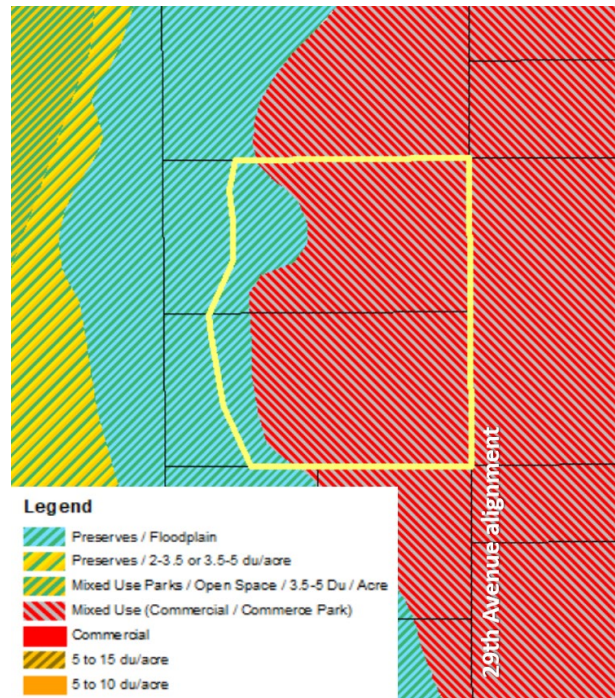
remove the property from the North Gateway Planned Community District (PCD) and allow multifamily residential development. The applicant intends to develop 354 detached and attached single-story units on the site.

NORTH GATEWAY PCD AND GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The North Gateway PCD was a City-initiated PCD established in 2001 via Rezoning Case No. Z-34-01 with the intent that a master developer would develop the infrastructure as stipulated in the case. The PCD 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 removed from the PCD via the rezoning process.
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 heights included with the proposal.

- The General Plan Land Use Map designation for the east portion of the subject site is Mixed Use (Commercial/ Commerce – Business Park) and the west portion is designated as Preserves/ Floodplain. A Commercial land use designation accommodates multifamily development at varying scales and intensities.

Additionally, the boundaries of General Plan Land Use Map designation of Preserves/ Floodplain west of the site do not presently align with the underlying Flood Hazard (FH) zoning boundary.



The area to the east of the site is designated as Mixed Use (Commercial/Commerce – Business Park). The areas to the north and south are designated as both Mixed Use (Commercial/Commerce – Business Park) and Preserves/Floodplain. The area to the west is designated as Preserves/Floodplain.

The C-2 NBCOD zoning requested is consistent with the Mixed Use 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 and further discussed in Background Item No. 6.

SURROUNDING USES AND ZONING

- The subject site is surrounded by vacant land. The property to the north of the site is zoned C-2 M-R NBCOD (Intermediate Commercial, Mid Rise, North Black Canyon Overlay District), approved by Rezoning Case No. Z-83-18-2. The property to the east is zoned C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) and subject to Rezoning Case No. Z-30-21-2 which proposed a multifamily residential development. South of the site are vacant parcels zoned PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD). These properties are currently going through the entitlement process to be removed from the North

Gateway PCD via Rezoning Case No. Z-66-21-2 and are planned to develop as multifamily residential. The area to the west is zoned FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) and subject to Rezoning Case No. Z-29-02-2.

NORTH GATEWAY VILLAGE CORE

6. 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 of providing high density residential uses around the Paseo del Prado. The North Gateway Village Core Plan indicated that the site was envisioned to develop as Mixed Use, Residential/Retail, which

encourages unique residential opportunities. The rezoning request proposes a multifamily residential development with numerous pedestrian connections along the Paseo del Prado and Skunk Creek Wash to promote cohesive pedestrian circulation while preserving the natural features in the area.



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

7. A Master Street Plan for the North Gateway 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 North Gateway PCD have included stipulations for street dedications and improvements within the North Gateway Village Core.

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, however subsequent sections of this report outline the requirements from the Street Transportation Department for this development.

NORTH BLACK CANYON CORRIDOR PLAN

8. 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 locating housing units within close proximity to existing and future employment opportunities. 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.*
As depicted on the site plan, the developer intends to incorporate the Paseo del Prado as a central feature of the site and provide access to Skunk Creek Wash to the west. Both the Paseo del Prado and Skunk Creek Wash are existing desert features that provide character and identity to the Village.

NORTH BLACK CANYON OVERLAY DISTRICT

9. 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 depicted in the building elevations submitted by the applicant. Building design is further discussed in Background Item No. 11.

The subject site is directly adjacent to Skunk Creek Wash and, per the NBCOD, the developer will allow the wash to serve multi-use functions. In addition to drainage, the wash system will contain trails which function as a recreational and visual amenity. The trail along Skunk Creek Wash will also tie into the Paseo del Prado, enhancing to the proposed pedestrian corridor network through the North Gateway Village Core.

PROPOSAL

10. The conceptual site plan proposes 354 detached and attached one-story multifamily units. These units are composed of 126 one-bedroom units, 189 two-bedroom units, and 39 three-bedroom units.

There are two entry points to the site from 29th Avenue, including a gated main entrance on the south side of the site and a secondary gated driveway on the north side of the site. Both entryways will provide ingress and egress to 29th Avenue, once the roadway is developed. In regard to vehicular parking, there are 56 garage spaces and 662 surface parking spaces.

The garage spaces also have attached storage spaces. Of the total number of surface parking spaces, which are distributed equitably throughout the site, a minimum of 360 spaces will be covered.

There are various open space and amenity areas dispersed throughout the site. The proposed development contains a playground, pool, clubhouse, four open space areas, and three minor amenities with pedestrian connections to the Skunk Creek Wash trail. The trail along Skunk Creek Wash also connects to the Paseo del Prado, which bisects the site. The Paseo will be accessible to residents and the public, which supports the proposed vision of having a viable pedestrian corridor through the North Gateway Village Core.

Staff does not recommend general conformance to the conceptual site plan provided by the applicant as modifications to this plan may be required to address street-related stipulations as outlined subsequently in this report. However, staff recommends Stipulation No. 1 to limit the maximum number of dwelling units to 354. Furthermore, Stipulation Nos. 2 and 3 address landscape



Proposed Site Plan; Source: McGough and Adamson

setback enhancements along 29th Avenue and the western side of the site. Lastly, staff recommends Stipulation No. 4 to require the distribution of open space areas throughout the development, including along the Paseo Del Prado, to promote pedestrian interaction between these areas.

11. The conceptual building elevations depict three residential building types, in addition to the leasing office. The front elevations include a variety of exterior colors and materials which include masonry veneer and stucco. Each building product creates architectural interest with decorative front doors, pop outs, offsets, recesses, variations in roof height, and various window sizes.



Residential Building Rendering – 1 Bedroom Duplex;
Source: Norris Design

All of the proposed buildings will be kept at one story, under 20 feet in height per the building elevations submitted by the applicant. Staff is not recommending general conformance to the elevations because the side and rear elevations do not exhibit the same design continuity as the front elevations. Since the development is within the North Gateway Village Core and some of the building elevations will be oriented towards Skunk Creek Wash, the Paseo del Prado, and 29th Avenue, staff is recommending Stipulation No. 5 to ensure that the architectural features and/or materials will be shown on all sides of the buildings.



Residential Building Rendering – 2 Bedroom Detached Unit; Source: Norris Design

Staff is also recommending Stipulation No. 6 to ensure colors and materials are in compliance with the NBCOD and in keeping with other planned development in the Core.



Residential Building Rendering – 3 Bedroom Detached Unit; Source: Norris Design

12. The conceptual site plan depicts various pedestrian connections throughout the development, including connections to the shared use path along Skunk Creek Wash and to the Paseo del Prado. Staff recommends Stipulation No. 7 to require a minimum of three pedestrian connections from the development to the shared use path along Skunk Creek Wash. Additionally, staff is recommending Stipulation No. 8 to ensure that the development will construct and dedicated the Paseo del Prado within the designated alignment, plus provide enhancements to this area such as shading. Staff is also recommending Stipulation No. 9 to ensure that the development constructs a shared use path within a public trail easement along the east side of Skunk Creek Wash.

Stipulation No. 10 requires that shading of pedestrian walkways be a minimum of 75 percent to promote thermal comfort and walkability. Stipulation No. 11 requires that alternative paving material be utilized where pedestrian paths and vehicular drives intersect to promote safety. Stipulation No. 12 requires pedestrian pathway be connected using the most direct route for pedestrians.

CITYWIDE STUDIES AND POLICIES

13. **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 pathways, including the Paseo del Prado, be shaded by structures or landscaping, which is addressed in Stipulation No. 10.

14. **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. Staff recommends Stipulation Nos. 13 and 14 to require detached sidewalks along adjacent public streets and bicycle parking to promote various methods of transportation.

15. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Bicycle lanes have been designated within Sonoran Desert Drive, south of the subject site. Staff recommends bicycle parking be provided for both residents and guests. Bicycle parking is addressed in Stipulation No. 14.

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 will provide up to 354 multifamily units of various sizes, which 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. Per the applicant's proposed site plan, recycling facilities will be available on site.

COMMUNITY INPUT SUMMARY

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

INTERDEPARTMENTAL COMMENTS

19. 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. These are addressed in Stipulation Nos. 10 through 12.

20. The Street Transportation Department provided the following comments:
 - The developer shall provide detached sidewalks with a landscape area between the back of curb and back of sidewalk at a minimum of 10 feet in width to meet the Street Classification Map requirements. This is addressed in Stipulation No. 13.
 - The developer shall provide bicycle infrastructure for residents and guests. This is addressed in Stipulation No. 14.
 - The applicant shall submit a Traffic Impact Study to the City for the development. This is addressed in Stipulation No. 15.
 - The developer shall provide the appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation Nos. 16 through 20 and 23.
 - The development shall provide a pedestrian crossing and amenity area at the intersection of 29th Avenue and the paseo trail path. This is addressed in Stipulation Nos. 21 and 22.

21. The Water Services Department commented that the closest water main is within Sonoran Desert Drive and a water main extension will be required at development. Additionally, the closest sewer main is within 26th Glen and a sewer main extension will be required at development. The Department stated that depending on the timing for the development, there may or may not be downstream sewer capacity issues. 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.

22. The Floodplain Management Division of the Public Works Department has indicated that the parcel is located in a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA). The division indicated that no encroachment is allowed in the floodway without

hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the SFHA boundaries.

23. The Fire Department had no comments regarding the case.

OTHER

24. 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. This is addressed in Stipulation Nos. 24 through 26.
25. Development and use of the site are 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. The C-2 NBCOD zoning districts will allow development that is consistent in character with the vision of the North Gateway Village Core Plan and the North Black Canyon Corridor Plan and Overlay District.
3. The proposed development furthers the goals of the Housing Phoenix Plan by increasing housing options for residents within close proximity to employment options.

Stipulations

1. The development shall be limited to a maximum of 354 dwelling units.
2. A minimum 25-foot wide landscape setback shall be provided along the 29th Avenue frontage, as approved by the Planning and Development Department.

3. The development shall provide a minimum landscape setback of 10 feet between the shared use path along Skunk Creek Wash and any fencing on the west side of the site, as approved by the Planning and Development Department.
4. Open space areas shall be distributed throughout the development, with a minimum of one central amenity area provided within close proximity to the Paseo Del Prado, as approved by the Planning and Development Department.
5. The architectural features and/or materials shown on the front elevation date stamped August 27, 2021 shall be applied to all sides of the building, as approved by the Planning and Development Department.
6. All buildings, wall colors and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending with, rather than contrasting strongly, the surrounding desert environment, as approved by the Planning and Development Department.
7. The development shall provide a minimum of 3 access points, with minor amenities and shaded to a minimum of 75 percent, connecting to the Skunk Creek Wash shared use path along the western portion of the site, as approved by the Planning and Development Department.
8. The east-west pedestrian connection (Paseo del Prado) shall be provided in accordance with the North Gateway 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 public 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 uses, such as benches, tables, courtyards, etc.
 - c. A minimum of 75 percent 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.

9. A minimum 10-foot shared use path (SUP) shall be constructed within a 25-foot-wide public trail easement (PTE) along the east side of Skunk Creek Wash per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
10. Pedestrian pathways, including public sidewalks, shall be shaded a minimum of 75 percent by a structural and/or vegetative shade, as approved by the Planning and Development Department.
11. 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.
12. Pedestrian pathways shall connect building entrances, public sidewalks, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.
13. A minimum 5-foot wide sidewalk shall be provided along all streets and be detached with a minimum 10-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-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.
14. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 34 inverted U-bicycle parking stalls shall be provided for guests located near the clubhouse 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.
15. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The developer shall be responsible for traffic signal funding and/or escrow contribution as determined by the approved Traffic Impact Study.
16. The developer shall dedicate and construct right-of-way to connect to two separate existing public street, as approved by the Street Transportation Department.

17. The developer shall dedicate and construct the west half of 29th Avenue, as required by the Traffic Impact Study and as approved by the Street Transportation Department.
18. The developer shall provide traffic signal conduit and junction boxes at the southwest corner of 29th Avenue and Bronco Butte Trail and deposit a 25% escrow contribution for the future traffic signal prior to preliminary site plan approval, as approved by the Street Transportation Department.
19. The developer shall provide site access to the future identified signalized intersection of 29th Avenue and Bronco Butte Trail. A cross access easement shall be provided to APN 204-11-002E for joint use of the signalized intersection. Connection shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval.
20. All access control placement and spacing shall be in compliance with the Street Planning and Design Guidelines and shall coordinate to align with access on the east side of 29th Avenue, as approved by the Street Transportation Department.
21. 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 trail path, as depicted on the site plan date stamped September 14, 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.
22. 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 September 14, 2021, and as approved by the Planning and Development Department.
23. 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.
24. 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.
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, determine 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

Julianna Pierre

November 2, 2021

Team Leader

Samantha Keating

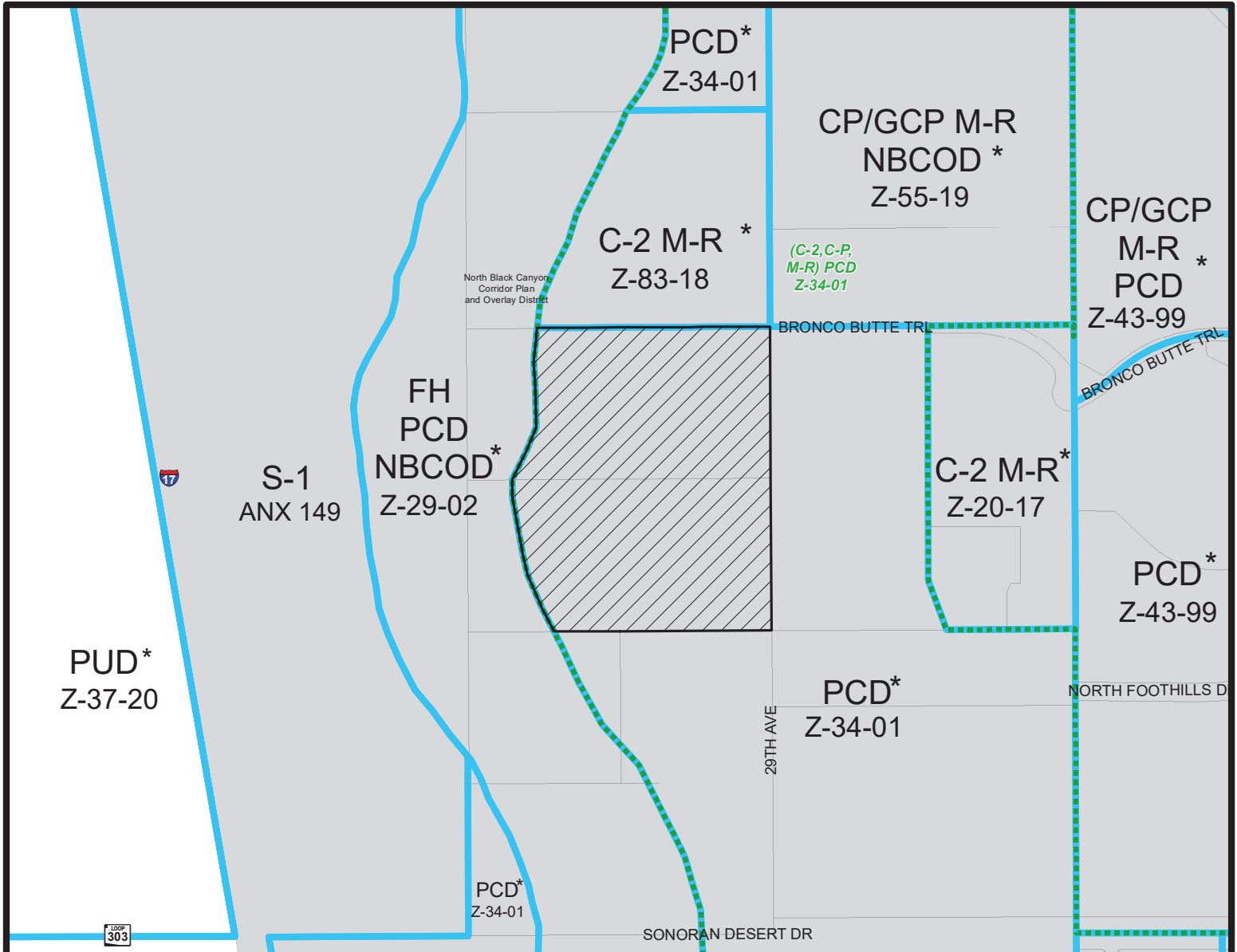
Exhibits

Zoning sketch map

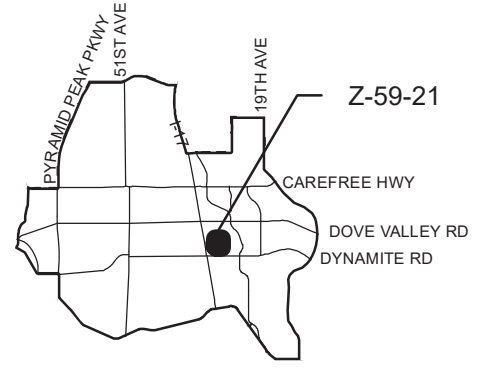
Aerial sketch map

Conceptual site plan date stamped November 2, 2021

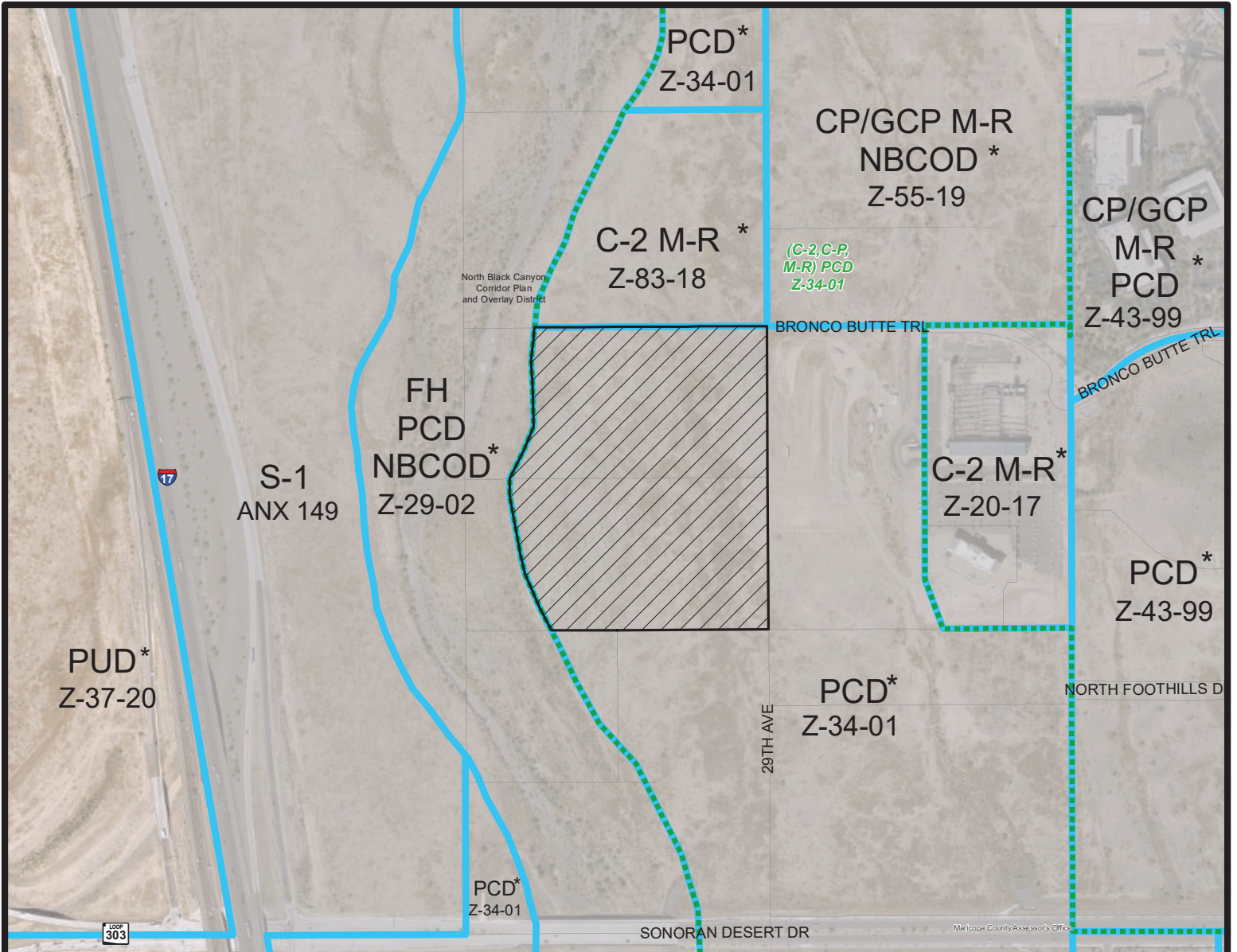
Conceptual building elevations date stamped August 27, 2021 (4 pages)



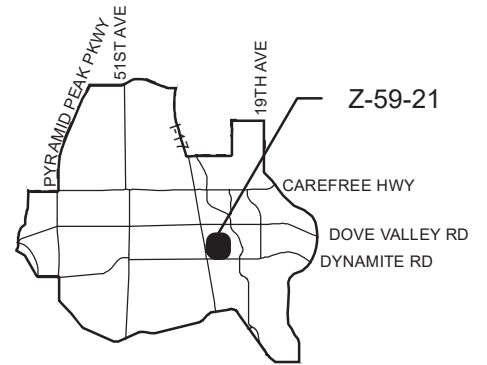
NORTH GATEWAY VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Alan Beaudoin, Norris Design		REQUESTED CHANGE:	
APPLICATION NO. Z-59-21		FROM: PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) (31.97 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 31.97 Acres		TO: C-2 NBCOD (31.97 a.c.)	
MULTIPLES PERMITTED PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) C-2 NBCOD		CONVENTIONAL OPTION N/A (463 or use underlying zoning) 463	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION N/A (556 or use underlying zoning) 556	



NORTH GATEWAY VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Alan Beaudoin, Norris Design		REQUESTED CHANGE:	
APPLICATION NO. Z-59-21	DATE: 9/8/2021 REVISION DATES: 10/13/2021	FROM: PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) (31.97 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 31.97 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-22	ZONING MAP Q-7	TO: C-2 NBCOD (31.97 a.c.)
MULTIPLES PERMITTED PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) C-2 NBCOD	CONVENTIONAL OPTION N/A (463 or use underlying zoning) 463	* UNITS P.R.D. OPTION N/A (556 or use underlying zoning) 556	
* Maximum Units Allowed with P.R.D. Bonus			



TOTAL LENGTH OF WASH EDGE: 1,411 LF
 TOTAL PROVIDED O.S.: 725 LF
 PERCENTAGE OF IMPROVED OPEN SPACE
 ADJACENT TO WASH EDGE PROVIDED: 51%

PERIMETER WALL LEGEND

- 6' HT. CMU THEME WALL
- 6' HT. FULL HEIGHT IRON VIEW FENCE
- 6' HT. PARTIAL VIEW FENCE (4' CMU - 2' IRON)
- 6' HT. CMU BUILDER WALL

DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

LEGEND	
[Icon]	1 BEDROOM UNIT
[Icon]	2 BEDROOM UNIT
[Icon]	3 BEDROOM UNIT
[Icon]	STORAGE GARAGES

APNs: 204-11-002M & 204-11-002N
 TOTAL SITE AREA-40 ACRES (GROSS)
 TOTAL SITE AREA OUTSIDE FLOODPLAIN=31.97 AC. (NET)
 UNITS: 354 (8.85 DU/ACRE OF TOTAL SITE AREA)
 (11.07 DU/ACRE OF DEVELOPABLE AREA)

- 1 BEDROOM UNITS: 126 (35.6%)
- 2 BEDROOM UNITS: 189 (53.4%)
- 3 BEDROOM UNITS: 39 (11.0%)

PARKING SPACES REQUIRED: 551

- 1.5 PER 2BR = 284
- 1.5 PER 3BR = 284
- 2 PER 3BR = 78

PARKING SPACE PROVIDED: 721 (2.03 / UNIT)

- 56 GARAGE UNITS (64 STORAGE)
- 665 SURFACE PARKING SPACES (MIN. 360 COVERED SPACES)

- ACCESSIBLE 8 SPACES
- LOCATIONS TO BE DETERMINED.
- MAY BE COVERED/UNCOVERED.

LOT COVERAGE-SFR NET AREA = 1,305,924 SQ.FT.

- PAVING: 276,328 SQ.FT = 21%
- BUILDING: 353,050 SQ.FT = 27%
- LANDSCAPE SETBACK: 29,150 SQ.FT = 2.2%
- USABLE OPEN SPACE: 110,185 SQ.FT = 8.4%
- COMMON O.S.: 359,154 SQ.FT = 27.6%
- PRIVATE YARD O.S.: 126,210 SQ.FT = 9.8%

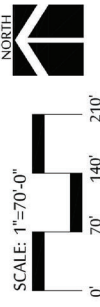
WASH IMPROVEMENTS

- SKUNK CREEK WASH IMPROVEMENTS**
- TOTAL WASH FRONTAGE: 1,411 LF
 - TOTAL IMPROVED WASH FRONTAGE: 725 LF
 - PERCENTAGE OF IMPROVED WASH FRONTAGE: 51.4%



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VILLAGE AT BRONCO TRAIL
 CONCEPTUAL LAND PLAN - 4.0

EAST OF I-17 AND NORTH OF SONORAN DESERT DRIVE - PHOENIX, AZ
 NOVEMBER 2, 2021

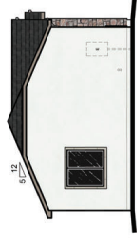




Right Elevation
Elevation B
1/8" = 1'-0"



Rear Elevation
Elevation B
1/8" = 1'-0"



Left Elevation
Elevation B
1/8" = 1'-0"



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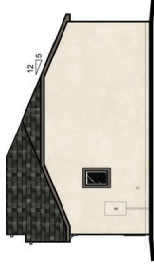
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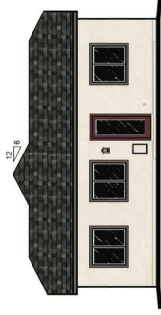
FELTENGROUPO
ARCHITECTURE | ENGINEERING | FORENSIC

THE EMPIRE
Group of Companies

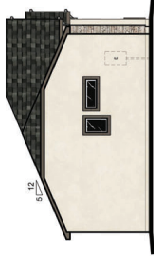
NORRIS DESIGN
Planning | Landscape Architecture | Branding



Right Elevation
Elevation B
1/8" = 1'-0"



Rear Elevation
Elevation B
1/8" = 1'-0"



Left Elevation
Elevation B
1/8" = 1'-0"

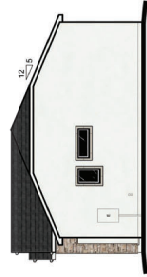


Front Elevation
Elevation B
1/4" = 1'-0"

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Right Elevation
Elevation B
1/8" = 1'-0"



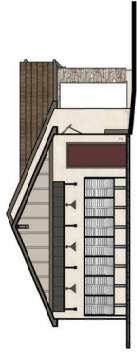
Rear Elevation
Elevation B
1/8" = 1'-0"



Left Elevation
Elevation B
1/8" = 1'-0"



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



Left Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Right Elevation
1/8" = 1'-0"



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

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