



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-7-23-7**  
May 2, 2023

**Laveen Village Planning Committee** Meeting Date May 8, 2023

**Planning Commission** Hearing Date June 1, 2023

**Request From:** S-1 (Approved R-2 PCD) (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District) (37.02 acres) and S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District) (2.76 acres)

**Request To:** CP/GCP (Commerce Park District, General Commerce Park Option) (39.78 acres)

**Proposal:** Commerce park development

**Location:** Southwest corner of the 63rd Avenue and Olney Avenue alignments

**Owner:** LCG2I Laveen II, LLC

**Applicant:** Andy Jochums, Beus Gilbert McGroder

**Representative:** Paul E. Gilbert, Beus Gilbert McGroder

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

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Current: Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre Proposed: Commerce / Business Park	
<u>Street Map Classification</u>	63rd Avenue	Collector	0-foot west half street
	Olney Avenue	Local	0-foot south half street

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposal will allow for warehousing, manufacturing, commerce park development and other employment-generating land uses in a location that is appropriate due to its proximity to the Loop 202 Freeway and similar uses in the surrounding area.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create a new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

The proposal is compatible with the surrounding planned industrial and commerce park land uses. The subject site is not directly adjacent to residential properties and is located in close proximity to the Loop 202 Freeway.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING / INDUSTRIAL DEVELOPMENT; DESIGN PRINCIPLE: Design industrial sites to be well screened from adjacent sensitive land uses such as residential.**

The subject site is surrounded by other planned industrial and commerce park uses and located away from single-family residential uses.

#### Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study](#): Background Item No. 5.

[Complete Streets Guiding Principles](#): Background Item No. 6.

[Comprehensive Bicycle Master Plan](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Monarch Butterfly Pledge](#): Background Item No. 9.

[Zero Wase PHX](#): 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 agricultural land	S-1 (Approved R-2 PCD) and S-1 (Approved R1-8 PCD)
<b>North (across Olney Avenue alignment)</b>	Vacant agricultural land	PUD
<b>East (across 63rd Avenue alignment)</b>	Vacant agricultural land	S-1 (Approved C-2 or CP/GCP)
<b>West</b>	Vacant land	Gila River Indian Community

<b>Commerce Park / General Commerce Park Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
<i>Minimum Building Setbacks</i>		
Perimeter Street (Olney Avenue)	30 feet	96 feet (Met)
Perimeter Street (63rd Avenue)	30 feet	96 feet (Met)
Interior not on a street (West)	0 feet	0 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
Perimeter Street (Olney Avenue)	30 feet	30 feet (Met)
Perimeter Street (63rd Avenue)	30 feet	30 feet (Met)
Interior not on a street (West)	0 feet	0 feet (Met)
Maximum Lot Coverage	50%	
Maximum Building Height	18-foot maximum height is permitted within 30 feet of the perimeter lot line, then one-foot of additional height is allowed for every 3 feet of additional setback, maximum 56 feet to 80 feet with a use permit and site plan.	Not specified

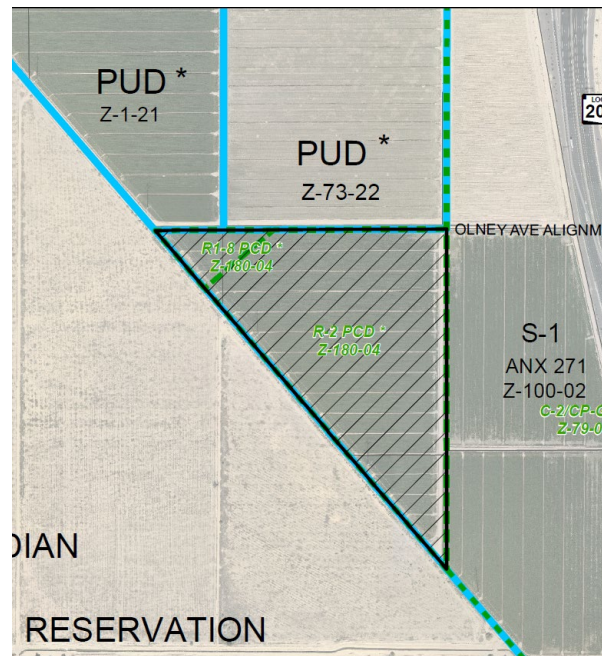
<b>Commerce Park / General Commerce Park Option (Continued)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Minimum Parking Requirements	<p>Unspecified Use (Shell Building): For buildings between 150,001 square feet to 500,000 square feet, 1 space per 2,000 square feet. 170 required spaces</p> <p>Office building(s) with less than 50,000 square feet of gross building area, 1 space per 300 square foot floor area. 133 required spaces</p>	511 (Met)

\*Variance or site plan modification required

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 39.78 acres located at the southwest corner of the 63rd Avenue and Olney Avenue alignments from S-1 (Approved R-2 PCD) (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District) and S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District) to CP/GCP (Commerce Park District, General Commerce Park Option) to allow for a commerce park development. The subject site is currently used for agriculture.



Existing Aerial Map  
Source: City of Phoenix Planning and Development Department

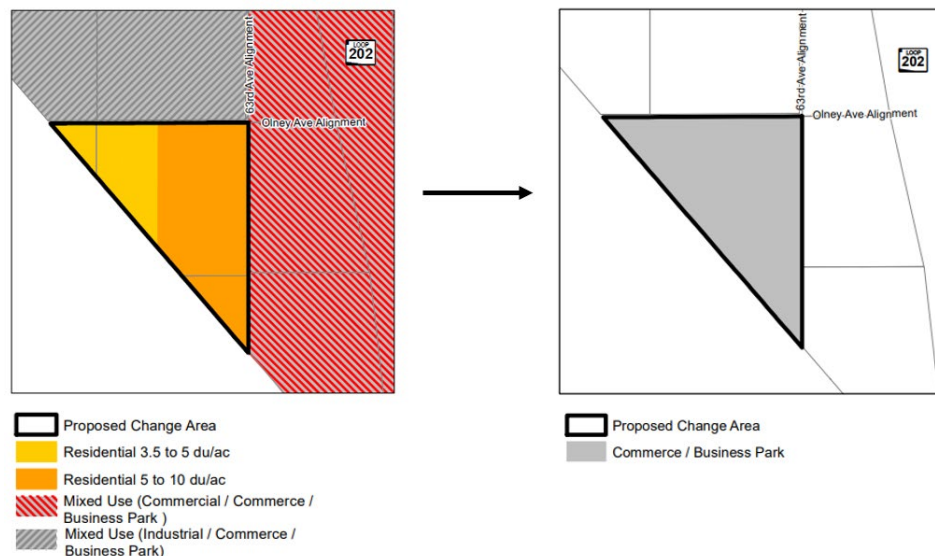
## SURROUNDING LAND USES AND ZONING

- The proposed CP/GCP zoning will support new commerce park and industrial uses on the site, within close proximity to the Loop 202 Freeway. The area to the north (across Olney Avenue alignment) is currently agricultural land and is zoned PUD per Rezoning Case Nos. Z-1-21-7 and Z-73-22-7. The PUDs allow similar uses as this proposed development. The property to the east, across the 63rd Avenue alignment is agriculture land and is zoned S-1 (Approved C-2 or CP/GCP). To the west is vacant land located in the Gila River Indian Community.

## GENERAL PLAN LAND USE MAP DESIGNATION

- The subject site has two General Plan Land Use Map designations. The majority of the site is designated Residential 5 to 10 dwelling units per acre, while the balance of the site is designated Residential 3.5 to 5 dwelling units per acre. To the east, the designation is Mixed Use (Commercial / Commerce / Business Park). To the north, the designation is Mixed Use (Industrial / Commerce / Business Park). To the west is the Gila River Indian Community.

A concurrent minor General Plan Land Use Map amendment case, GPA-LV-1-23-7, is proposed to change the land use map designation to Commerce / Business Park. The requested CP/GCP zoning is consistent with the proposed General Plan Land Use Map designation of Commerce / Business Park.



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

## PROPOSAL

- The conceptual site plan, attached as an exhibit, proposes a new approximate 240,000-square foot building at 40 feet in height along Olney Avenue and an additional approximately 140,000-square foot building at 40 feet in height along

63rd Avenue. The proposed buildings will be used for commerce park uses which is consistent with the zoning and planned uses to the north.

Two access points each are located along Onley Avenue and 63rd Avenue. Employee and customer parking on the site is located along Onley and 63rd avenues. Truck parking and loading spaces have been depicted behind the proposed buildings on this development. Staff is not recommending a stipulation requiring general conformance to the conceptual site plan since it may not meet open truck storage standards.

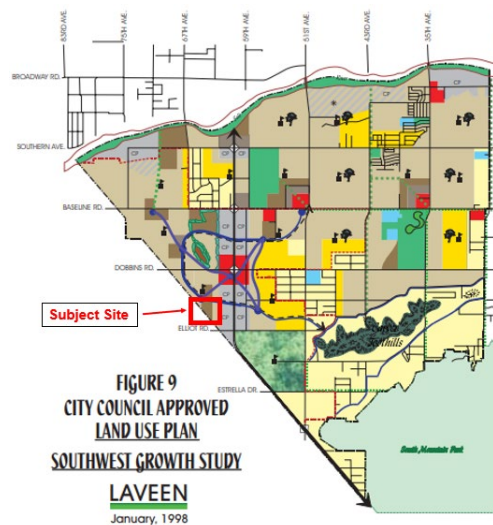
The conceptual site plan shows several landscaped portions on the site, including landscape setbacks along the north, east, and west. Stipulation Nos. 1 and 2 incorporate enhanced landscaping along Onley Avenue and 63rd Avenue to ensure shading along street frontages.

Staff also recommends an employee resting area with pedestrian seating and shaded using 2-inch caliper trees. The recommended employee resting area would provide employees with a place outdoors during their workday. This is addressed in Stipulation No. 6.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

5. [Laveen Southwest Growth Study](#)

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmlands as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site as Residential 5-10 dwelling units per acre. Although not consistent with the designation, recent land use trends in the area, including the development of the Loop 202 Freeway, point to a land use mix that is primarily employment focused.



LEGEND

0-1 DU/ACRE	PARKS/OPEN SPACE
0-2 DU/ACRE	CONSERVATION COMMUNITY
2-5 DU/ACRE	SCHOOL
5-10 DU/ACRE	WATER COURSE/MULTI-USE TRAIL
10-15 DU/ACRE	PARKWAY
COMMERCIAL	PLANNED COMMUNITY
COMMERCE PARK	MULTI-USE TRAIL
PUBLIC/ QUASI-PUBLIC	Existing Sand & Gravel to transition to Residential
HILLSIDE	OPEN SPACE FEATURE

Laveen Southwest Growth Study Land Use Map  
 Source: City of Phoenix, Planning and Development Department

This development would be consistent with this trend.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of development that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. The proposed development includes various changes in color and texture. Furthermore, the proposed development will also have enhanced landscaping along street frontages and employee amenities that will be respectful for the surrounding land uses.

6. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 5. The proposed development will help encourage connectivity within the development and adjacent developments by providing bicycle parking. This is addressed in Stipulation No. 7. In addition, any street improvements shall be done to City of Phoenix and ADA standards. This is addressed in Stipulation No. 16.

7. **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. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the development will provide bicycle parking spaces to support connectivity and alternative modes of transportation. This is addressed in Stipulation No. 7.

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 stipulations designed to provide trees and enhance shade within the development.

Staff is recommending the following stipulations for parking lot and sidewalk shading:

- The landscape setback along Olney Avenue and 63rd Avenue shall contain two-inch caliper trees (Stipulation No. 1 and 2).
- Uncovered employee and customer surface parking lot areas shall be landscaped with minimum two-inch caliper drought-tolerant shade trees to achieve a minimum of 25 percent shade (Stipulation No. 4).

9. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 3 will require the planting of milkweed shrubs, or other native nectar plant species on the subject site.

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

COMMUNITY CORRESPONDENCE

11. At the time this staff report was written, no correspondence from the public had been received.

INTERDEPARTMENTAL COMMENTS

12. **Water Services Department**

The City of Phoenix Water Services Department has noted the property will require water main extensions on Olney Avenue and 63rd Avenue.

13. **Street Transportation Department**

The Street Transportation Department has requested a Traffic Impact Analysis to be submitted for revision. Furthermore, the department has requested a detached sidewalk on Olney Avenue and 63rd Avenue and the sidewalks should conform to



the City of Phoenix and Master Street Plan standards. The proposed development will also be responsible for constructing all roadway and traffic signals as approved by the Master Street Plan and must create a cul-de-sac on Olney Avenue. Furthermore, site driveways must conform to City standards and access driveways on Olney and 63rd avenues must align with the adjacent approved Master Street Plan. Finally, the Street Transportation Department has recommended that the streets be constructed with all required elements and that all improvements meet ADA requirements. This is addressed in Stipulation Nos. 10 through 16.

14. **Parks and Recreation Department**

The Parks and Recreation Department has requested that the proposed development provide a 30-foot multi-use trail easement and a 10-foot-wide multi-use trail along Olney Avenue and along the west side of the subject site. The development will further pedestrianize the immediate street frontage by providing a multi-use trail along 63rd Avenue and along the west side of the subject site. The recommended multi-use trail will also connect to the multi-use trail to the northwest, across Olney Avenue. This is addressed in Stipulation No. 8 and 9.

OTHER

15. 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 17.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 18.
17. 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 proposal will develop a vacant property and as stipulated, will be compatible with the surrounding land uses.
2. The subject site is appropriate for commerce park development due to its proximity to industrial, warehousing, and other commerce park uses and its proximity to the Loop 202 freeway.

3. The proposal will provide additional employment options and commerce park services within the Loop 202 Freeway corridor.

### **Stipulations**

1. The Olney Avenue landscape setback shall be planted with minimum 2-inch caliper, large canopy drought tolerant trees, as approved by the Planning and Development Department.
2. The 63rd Avenue landscape setback shall be planted with minimum 2-inch caliper, large canopy drought tolerant trees, as approved by the Planning and Development Department.
3. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
4. All uncovered employee and customer surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. One outdoor employee resting area of no less than 400 square feet or two 200-square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75 percent using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
7. A minimum of 12 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west portion of the site and a minimum 10-foot-wide multi-use trail (MUT) shall

be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department.

9. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Olney Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department.
10. The developer shall submit Master Street Plans with an associated Traffic Impact Analysis for review and approval by the Street Transportation and Planning and Development departments. No preliminary approval of plans shall be granted until the Master Street Plans and Traffic Analysis have been reviewed and approved by the City.
11. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the sidewalk and back of the curb, along the west side of 63rd Avenue, as approved by the Planning and Development Department.
12. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the sidewalk and back of curb, along the south side of Olney Avenue, as approved by the Planning and Development Department.
13. Site driveways shall conform to City of Phoenix design standards for access control. Full access driveways shall align with adjacent approved Master Street Plans along Olney Avenue and 63rd Avenue or as approved by the Street Transportation Department.
14. Olney Avenue shall terminate in a city standard approved 50-foot radius cul-de-sac and/or connect to 65th Avenue if existing at the time of site development.
15. The developer shall be responsible for constructing and funding all applicable roadway and traffic signal infrastructure as identified by the approved Master Street Plans.
16. 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.
17. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

18. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Nayeli Sanchez Luna

May 2, 2023

**Team Leader**

Racelle Escolar

**Exhibits**

Sketch map

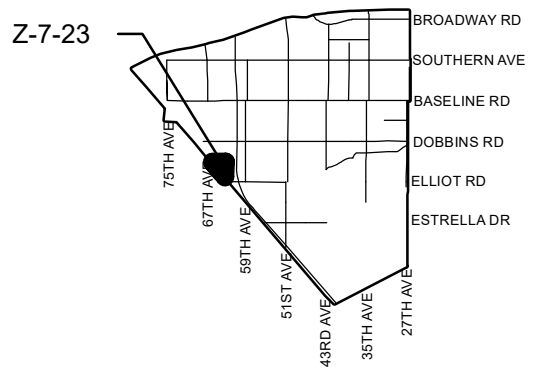
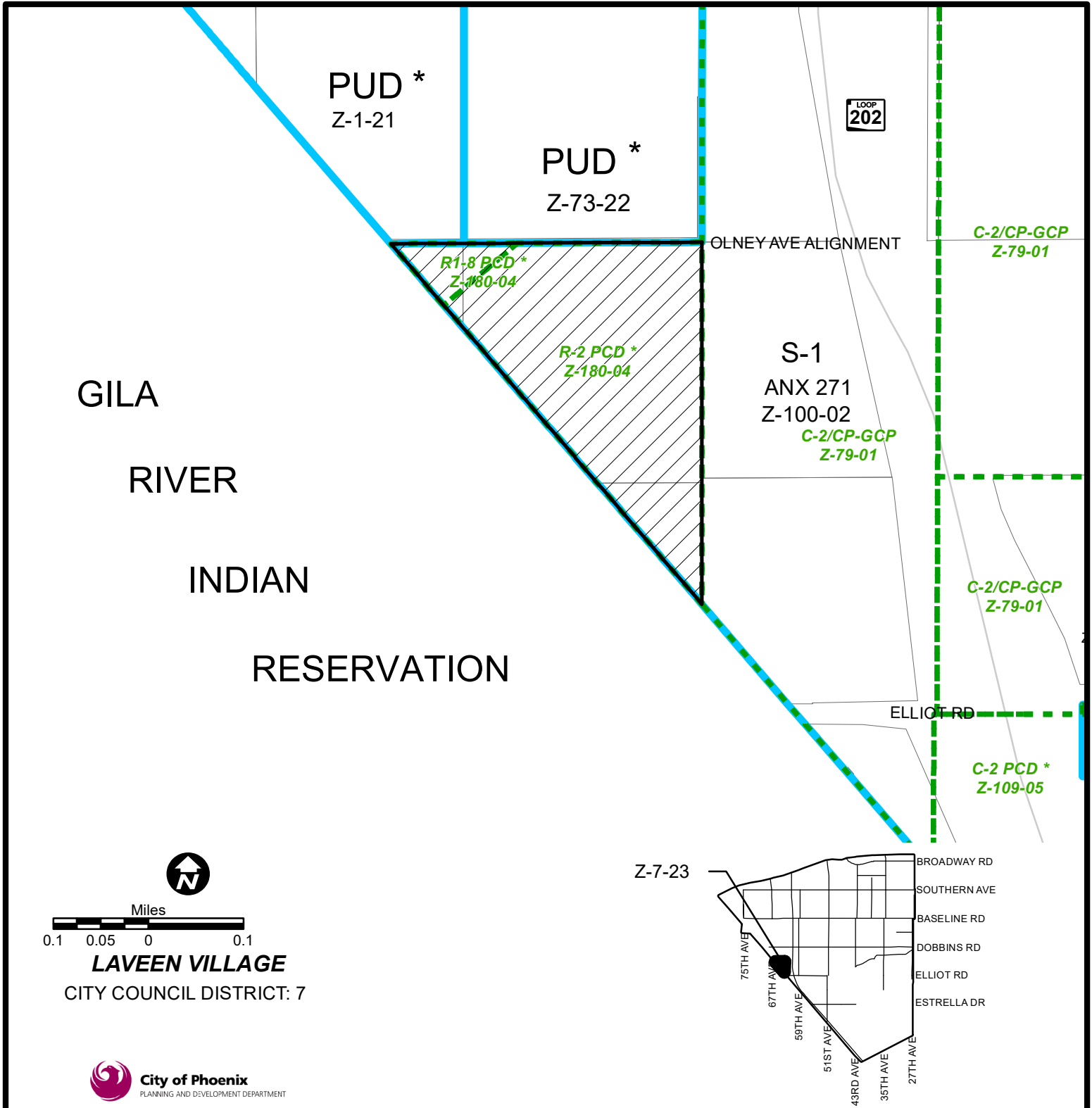
Aerial map


Site Plan date stamped January 27, 2023 (2 pages)

Elevations date stamped January 27, 2023 (6 pages)

Renderings date stamped January 27, 2023 (4 pages)

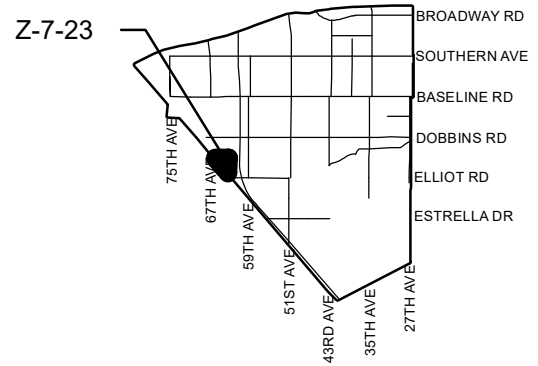
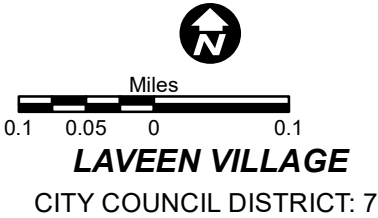
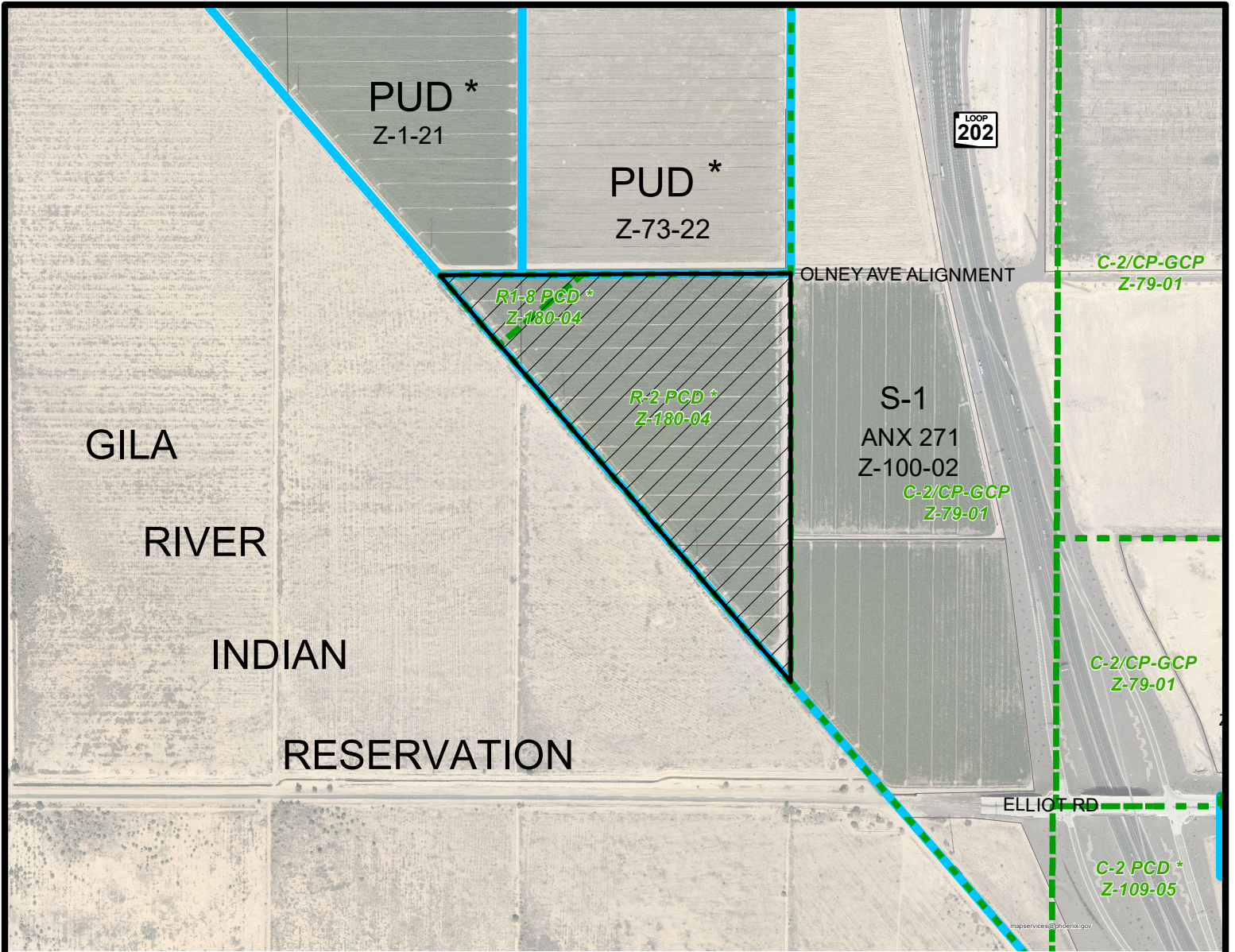
Conceptual Landscape Plan date stamped January 27, 2023



  
 Miles  
 0.1 0.05 0 0.1  
**LAVEEN VILLAGE**  
 CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Andy Jochums, Beus Gilbert McGroder		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-7-23	<b>DATE:</b> 3/16/2023 <b>REVISION DATES:</b> 4/28/2023	<b>FROM:</b> S-1 ( Approved R-2 PCD ) ( 37.02 a.c. ) S-1 ( Approved R1-8 PCD ) ( 2.76 a.c. )	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>39.78 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 04-13 <b>ZONING MAP</b> C-4	<b>TO:</b> CP/GCP ( 39.78 a.c. )	
<b>MULTIPLES PERMITTED</b> S-1 ( Approved R-2 PCD ), S-1 ( Approved R1-8 PCD ) <b>CP/GCP</b>	<b>CONVENTIONAL OPTION</b> 37 (370), 2 (12) N/A	<b>* UNITS P.R.D. OPTION</b> N/A (444), N/A (15) N/A	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			

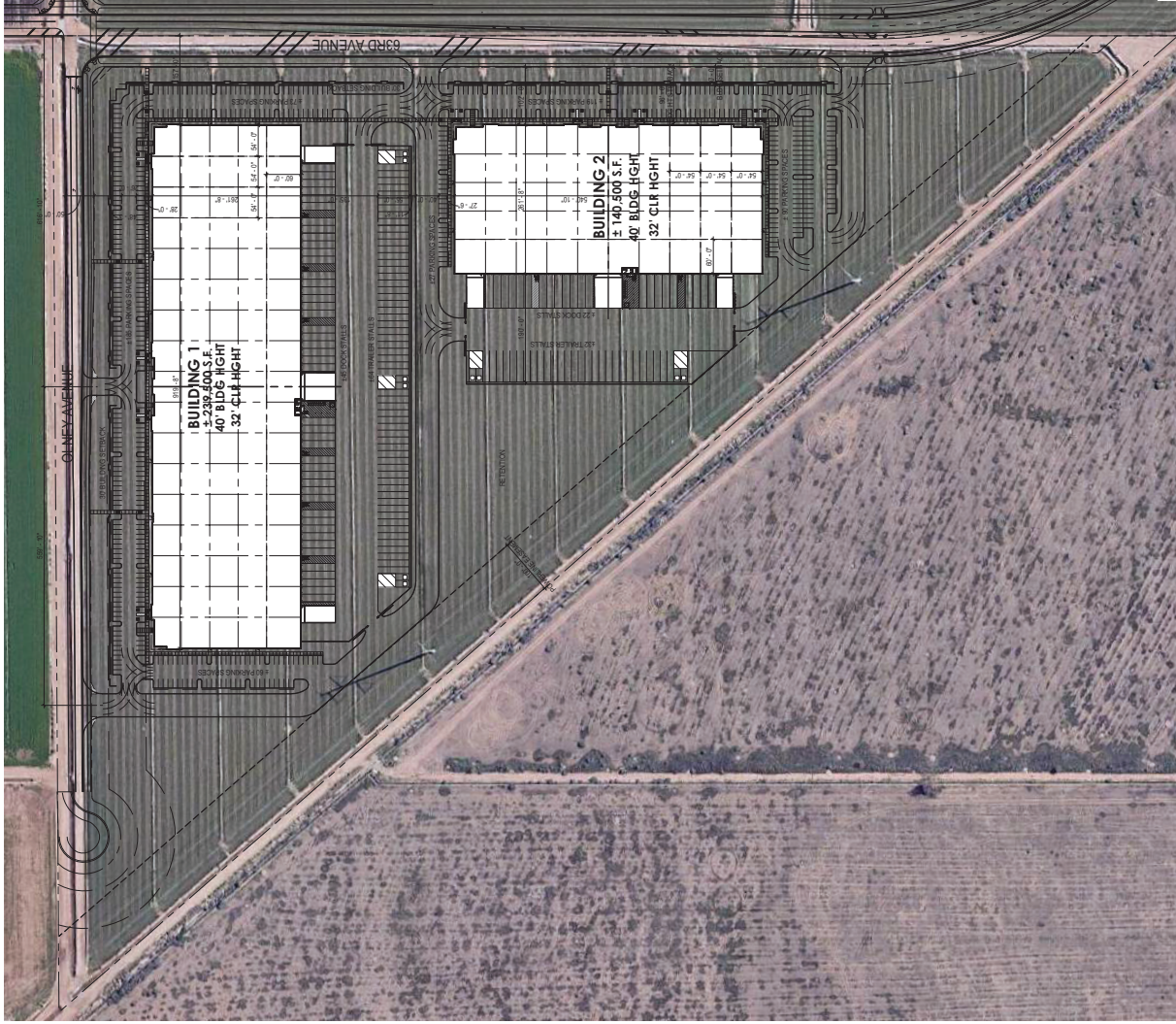


<b>APPLICANT'S NAME:</b> Andy Jochums, Beus Gilbert McGroder		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-7-23	<b>DATE:</b> 3/16/2023 <b>REVISION DATES:</b> 4/28/2023	<b>FROM:</b> S-1 ( Approved R-2 PCD ) ( 37.02 a.c.) S-1 ( Approved R1-8 PCD ) ( 2.76 a.c.)	
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<b>MULTIPLES PERMITTED</b> S-1 ( Approved R-2 PCD ), S-1 ( Approved R1-8 PCD ) <b>CP/GCP</b>	<b>CONVENTIONAL OPTION</b> 37 (370), 2 (12) N/A	<b>* UNITS P.R.D. OPTION</b> N/A (444), N/A (15) N/A	

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

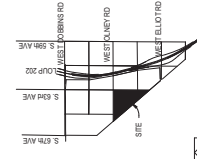


A B C D E



ARCHITECTURAL SITE PLAN  
SCALE 1"=100'-0"

CITY OF PHOENIX  
JAN 9 7 2023  
Planning & Development  
Department



LAVEN RANCH  
PHOENIX, ARIZONA

DESIGN REVIEW  
1/26/2022  
REVISIONS

Project Number  
CONCEPTUAL  
SITE PLAN

AS1.1F

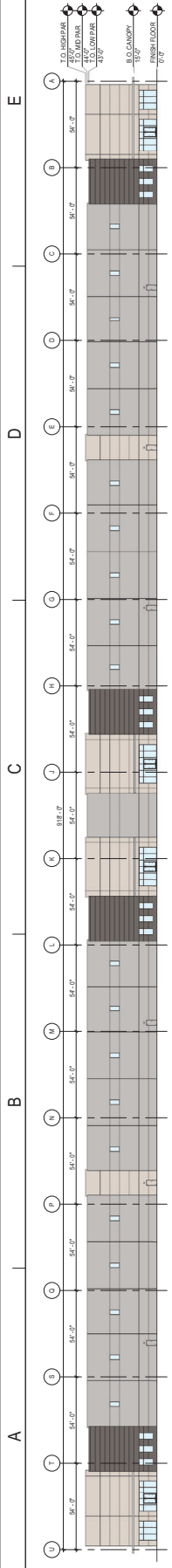
Project Logo  
Consultant Logo

- NOT FOR CONSTRUCTION -  
DLR GROUP

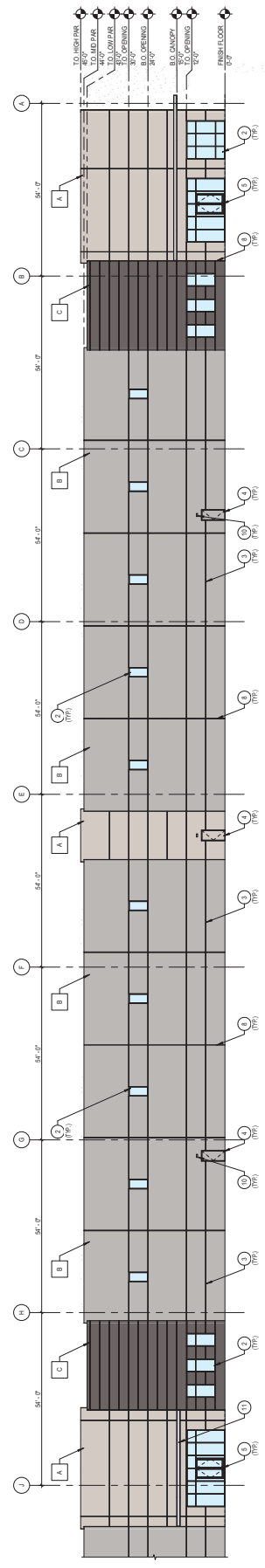
**PROJECT INFORMATION**  
PROJECT NAME: LAVEN CENTER  
PROJECT ADDRESS: DOBBINS ROAD AND LOOP 202, PHOENIX, AZ  
OWNER: LEON GAY PATRINE, SUITE 110, DALLAS, TX 75207  
CONTACT: SEAN WOOD, PHOENIX, AZ 80078  
ARCHITECT: DLR GROUP, 4020 JEFFERSON AVENUE, SUITE 210, PHOENIX, AZ 80078  
ASSESSOR'S PARCEL NUMBER: 300020201000000000  
SUBDIVISION NAME: S1 LOOP 202 PHASE 2F AVE. GENERAL OFFICE INDUSTRIAL/RESIDENTIAL TRIBUTION  
NA  
40'  
FORMER USE: 20 MIN INTERIOR INDUSTRIAL ZONING: 20 MIN INTERIOR INDUSTRIAL ZONING: 20 MIN  
LANDSCAPE SETBACK: 15' MIN. 10' OF PERMITS, 1' INCREASE PER 2' ADDITIONAL SETBACK, MAXIMUM OF 10' TO WITHIN USE PERMIT, 15' TO 10' PERMITS  
PERMITS: 19' x 30' PERMITS: 10' x 10' TRACK 19'  
GROSS SITE AREA: ± 1,100,785 S.F. (± 25.06 ACRES)  
NET SITE AREA: ± 827,200 MAXIMUM ALLOWED (860,000 S.F. / 19.70 ACRES)  
TOTAL SHADING SCREEN: ± 360,000 S.F. (± 8.15 ACRES) @ 20% COVERAGE  
TOTAL SHADING SCREEN: ± 1,100,785 S.F. (± 25.06 ACRES)  
TOTAL SHADING SCREEN: ± 827,200 MAXIMUM ALLOWED (860,000 S.F. / 19.70 ACRES)  
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TOTAL SHADING SCREEN: ± 360,000 S.F. (± 8.15 ACRES)

**SITE PLAN NOTES**  
Development and use of this site will conform with all applicable codes and ordinances.  
1. All structures and improvements shall be set back 10' from the property line and 20' along the property line on each side of the street.  
2. Structures and improvements shall be set back 10' from the property line and 20' along the property line on each side of the street.  
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15. Structures and improvements shall be set back 10' from the property line and 20' along the property line on each side of the street.  
16. Structures and improvements shall be set back 10' from the property line and 20' along the property line on each side of the street.  
17. Structures and improvements shall be set back 10' from the property line and 20' along the property line on each side of the street.  
18. Structures and improvements shall be set back 10' from the property line and 20' along the property line on each side of the street.  
19. Structures and improvements shall be set back 10' from the property line and 20' along the property line on each side of the street.  
20. Structures and improvements shall be set back 10' from the property line and 20' along the property line on each side of the street.

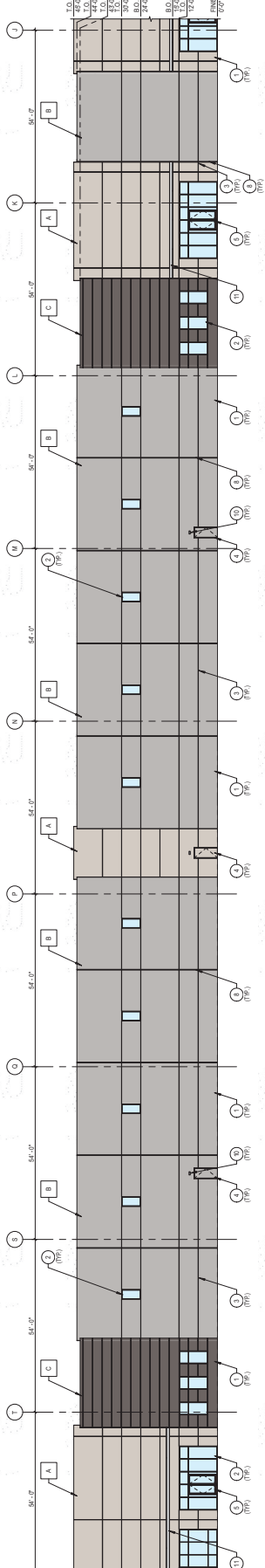




1. BUILDING 1 NORTH ELEVATION - OVERALL  
SCALE: 1/8" = 1'-0"



2. BUILDING 1 NORTH ELEVATION - AREA A  
SCALE: 1/4" = 1'-0"



3. BUILDING 1 NORTH ELEVATION - AREA B  
SCALE: 1/4" = 1'-0"

**MATERIAL SCHEDULE**

A	SHERMAN WALLMANS SP 6071 - POPULAR GRAY (LIV. 61)
B	SHERMAN WALLMANS (OR APPROVED EQUAL) SP 6002 - ESSENTIAL GRAY (LIV. 48)
C	SHERMAN WALLMANS (OR APPROVED EQUAL) SP 6002 - POLAR POLAR (LIV. 14)
D	ARCOBA (OR APPROVED EQUAL) AB 77 - STANFORD DARK BRONZE
E	VISIONARY AC FINISHES (ASAU) 1" INSULATED REFLECTIVE VISIONARY SOLARGLAZE

- SHEET NOTES**
1. PAINTED CONCRETE TILT PANEL
  2. 1/2" DEEP REBAR IN PAINTED CONCRETE TILT PANEL (TYP)
  3. HOLLOW METAL DOOR NO FRAME - PAINTED
  4. HOLLOW METAL DOOR WITH FRAME - PAINTED
  5. STEEL DOOR - PAINTED
  6. OVERHEAD DOOR - PAINTED
  7. STEEL DOOR - PAINTED
  8. LINE OF ROOF BEYOND
  9. LINE OF ROOF BEYOND
  10. UPSPRING FINISH FLOOR WITH REINFORCED METAL WELL (TYP)
  11. DOOR FINISH
  12. DOOR FINISH
  13. ACCOSED FINISH CEILING MOUNTED AT 8'-0"
  14. CONCRETE FILLED STEEL I-BEAM - PAINT SAFETY YELLOW

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A4.1

LAVEEN RANCH

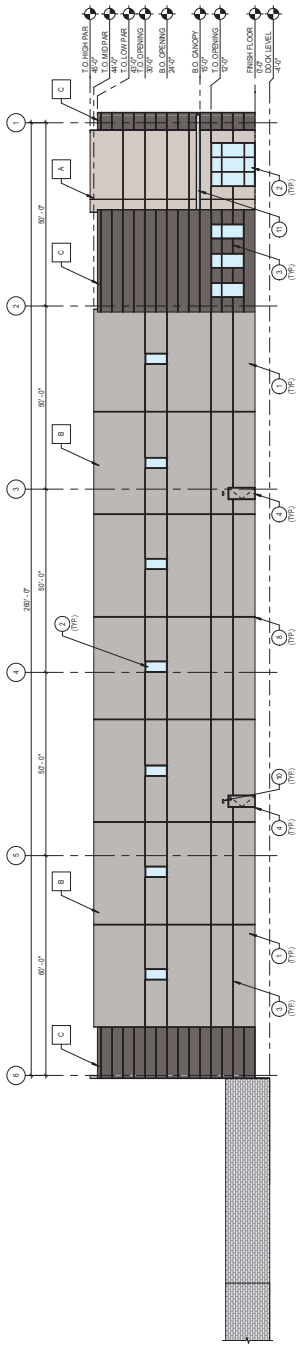
Project Logo  
CONSULTANT LOGO

DESIGN REVIEW  
1/25/2023  
REVISIONS

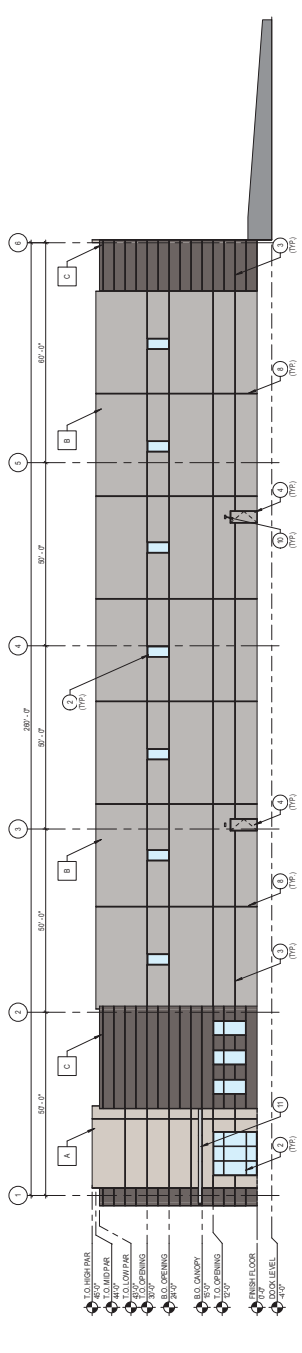
Project Number  
EXTERIOR  
ELEVATIONS

DLR GROUP  
- NOT FOR CONSTRUCTION -

A B C D E



1. BUILDING 1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2. BUILDING 1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**MATERIAL SCHEDULE**

A	SHERWINWILLIAMS SP 6071 - POPULAR GRAY (LV 61)
B	SHERWINWILLIAMS SP 6002 - ESSENTIAL GRAY (LV 48)
C	SHERWINWILLIAMS SP 6002 - POLAR POLY (LV 14)
D	ARCOA (OR APPROVED EQAL) AB 7 - STANDARD DARK BRONZE
E	VINCENY (OR APPROVED EQAL) 1" INSULATED REFLECTIVE VSD18 SOLARGLAZE

**SHEET NOTES**

1. PAINTED CONCRETE TILT PANEL
2. 1" INSULATED REFLECTIVE VSD18 SOLARGLAZE
3. V-T DEEP IRON ALK. PAINTED CONCRETE TILT PANEL (TYP)
4. HOLLOW METAL DOOR NO FRAME - PAINTED
5. HOLLOW METAL WINDOW WITH REINFORCED METAL WELLS (TYP)
6. OVERHEAD DOOR - PAINTED
7. STEEL DOOR - PAINTED
8. STEEL WINDOW - PAINTED
9. LINE OF ROOF BEYOND
10. LIGHTING FIXTURES TO BE PROVIDED BY THE CLIENT (TYP)
11. DOOR EMPEROR
12. DOOR EMPEROR
13. WINDOW FINISHES MOUNTED AT 2'-0"
14. CONCRETE FILLED STEEL I-BEAM - PAINT SAFETY YELLOW

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A4.2

LAVEEN RANCH

Project Logo

Consultant Logo

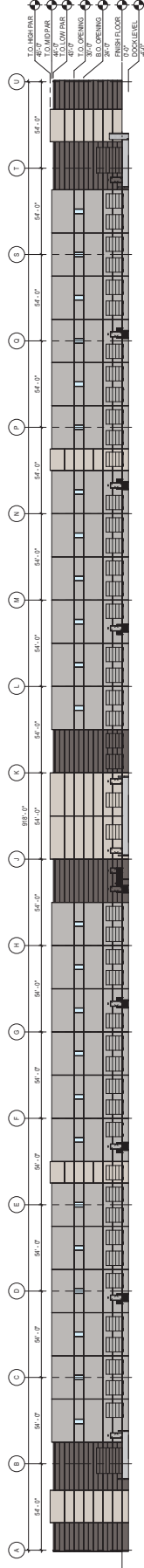
**DLR GROUP**  
CONSTRUCTION - NOT FOR

DESIGN REVIEW  
1/26/2023  
REVISIONS

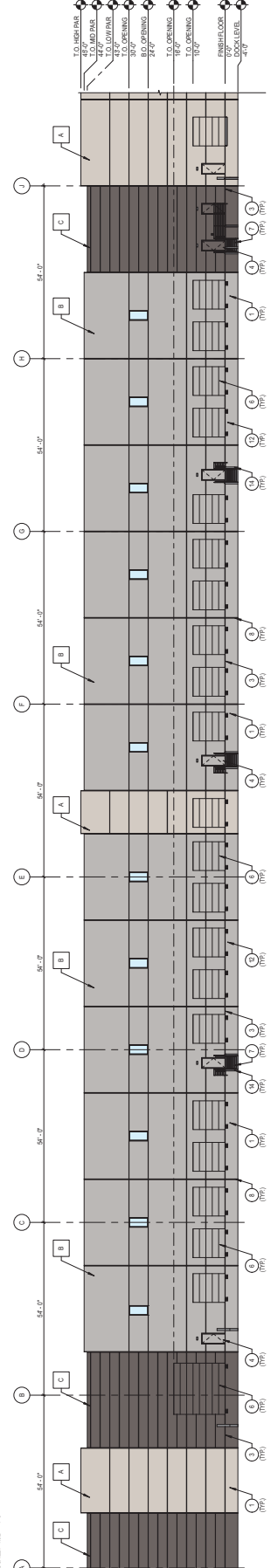
Project Number  
EXTERIOR  
ELEVATIONS

PHOENIX, ARIZONA  
DOBINSI ROAD & LOOP 202

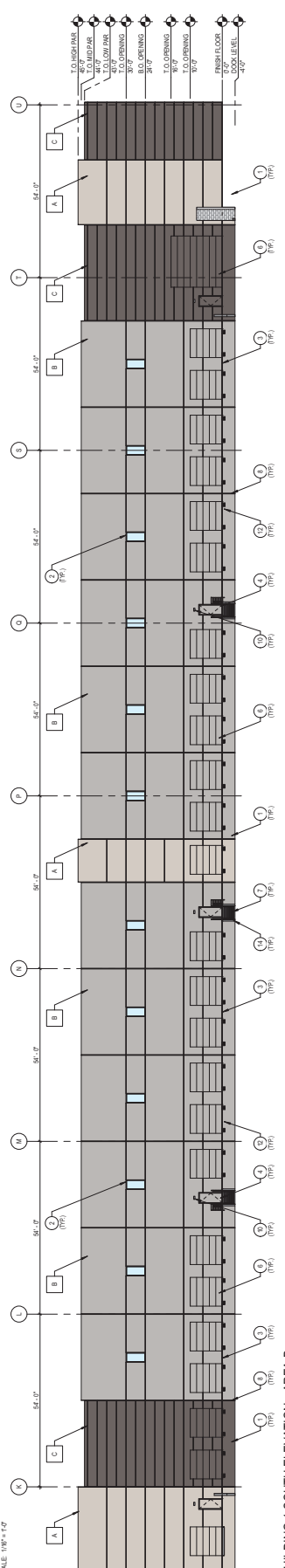
A B C D E



1. BUILDING 1 SOUTH ELEVATION - OVERALL  
SCALE: 1/8" = 1'-0"



2. BUILDING 1 SOUTH ELEVATION - AREA A  
SCALE: 1/8" = 1'-0"



3. BUILDING 1 SOUTH ELEVATION - AREA B  
SCALE: 1/8" = 1'-0"

**MATERIAL SCHEDULE**

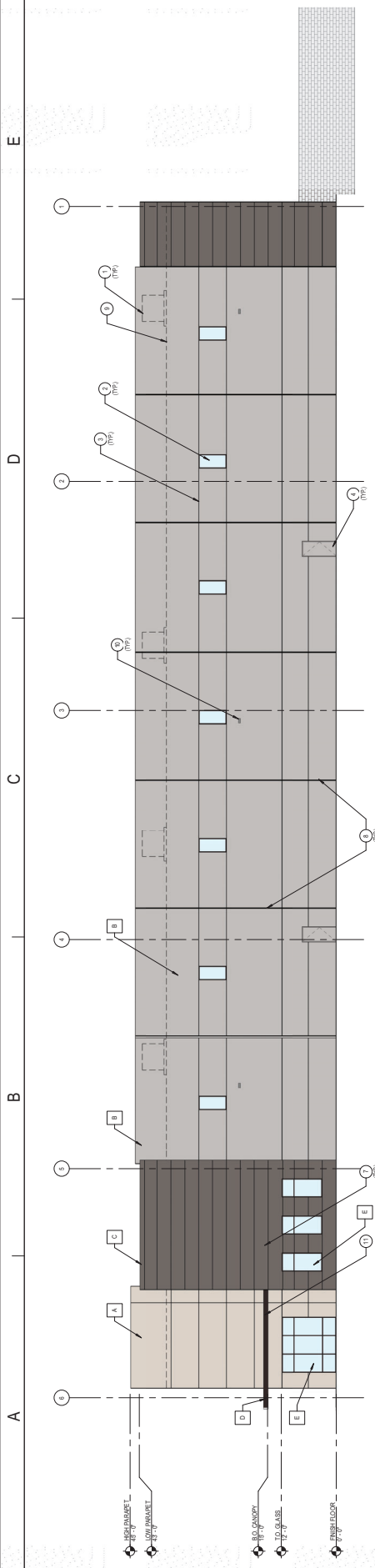
A	SHERMAN WALLS (OR APPROVED EQUAL) SP 6071 - POPULAR GRAY (LV 61)
B	SHERMAN WALLS (OR APPROVED EQUAL) SP 6002 - ESSENTIAL GRAY (LV 48)
C	SHERMAN WALLS (OR APPROVED EQUAL) SP 6003 - FOCUS TONE (LV 14)
D	ARCON (OR APPROVED EQUAL) AB 7 - STANARD DARK BRONZE
E	VINCENZO (OR APPROVED EQUAL) 1" INSULATED REFLECTIVE VSD18 SOLARGLAZE

**SHEET NOTES**

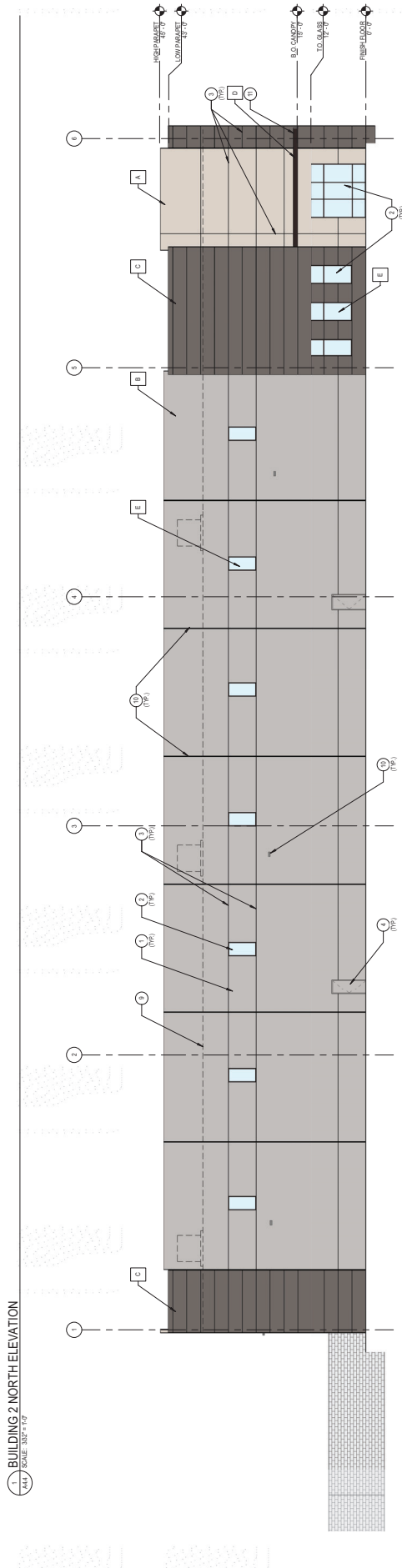
1. PAINTED CONCRETE TILT PANEL
2. 1" DEEP REBAR IN PAINTED CONCRETE TILT PANEL (TYP)
3. HOLLOW METAL DOOR NO FRAME - PAINTED
4. HOLLOW METAL DOOR WITH FRAME - PAINTED
5. STEEL FRAME - PAINTED
6. OVERHEAD DOOR - PAINTED
7. STEEL FRAME - PAINTED
8. LINE OF ROOF BEYOND
9. LINE OF ROOF BEYOND
10. LIGHTING FIXTURE (TYP) WITH RECESSED TAIL WELL (TYP)
11. DOOR EMPIER
12. DOOR EMPIER
13. ACCOSED FINISH CEILING MOUNTED AT 8'-0"
14. CONCRETE FILLED STEEL ROLL-UP PAINT SAFETY YELLOW

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**1 BUILDING 2 NORTH ELEVATION**  
 V.A.U. SCALE: 1/32" = 1'-0"



**2 BUILDING 2 SOUTH ELEVATION**  
 V.A.U. SCALE: 1/32" = 1'-0"

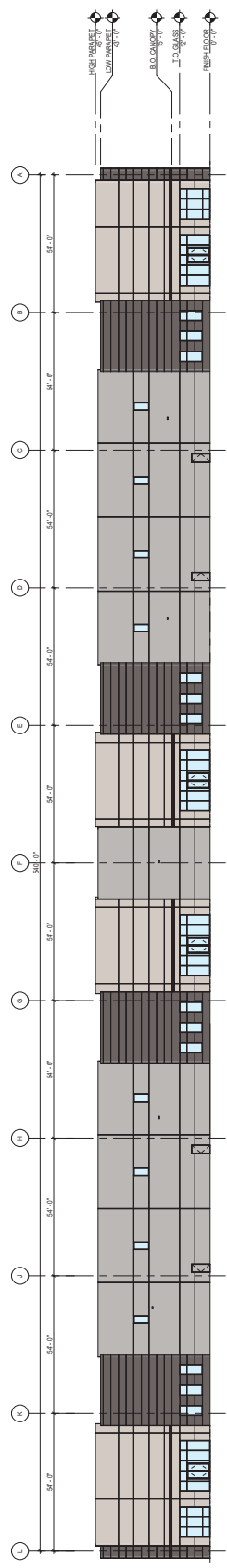
**SHEET NOTES**

1. PAINTED CONCRETE T.V. PANEL
2. F. INSULATED GLAZING
3. ALUMINUM DOOR TO GLASS
4. ALUMINUM DOOR TO GLASS
5. ALUMINUM DOOR TO GLASS
6. ALUMINUM DOOR TO GLASS
7. ALUMINUM DOOR TO GLASS
8. ALUMINUM DOOR TO GLASS
9. ALUMINUM DOOR TO GLASS
10. LIGHTING FIXTURE
11. 48" FRAMED CANOPY WITH PERFORATED METAL PANEL (TYP)
12. 48" FRAMED CANOPY WITH PERFORATED METAL PANEL (TYP)
13. 48" FRAMED CANOPY WITH PERFORATED METAL PANEL (TYP)
14. CONCRETE FLECK STEEL COLUMN - PAINT WHITE/YELLOW

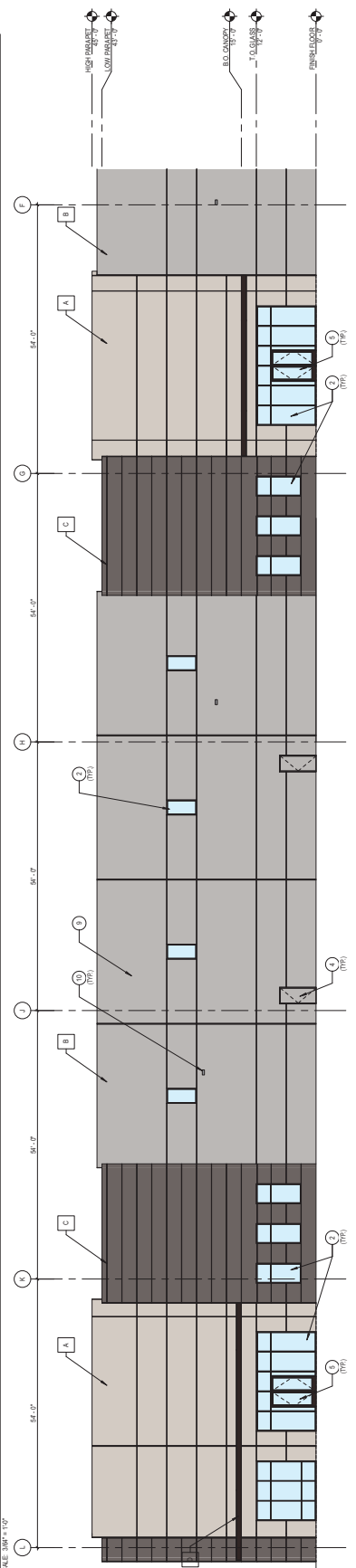
**MATERIAL SCHEDULE**

<b>A</b>	SHERWIN WILLIAMS OR APPROVED EQUAL SW 6011 - POPULAR GRAY, LRV: 61
<b>B</b>	SHERWIN WILLIAMS OR APPROVED EQUAL SW 6002 - ESSENTIAL GRAY, LRV: 48
<b>C</b>	SHERWIN WILLIAMS OR APPROVED EQUAL SW 6005 - HOUSING LIME, LRV: 14
<b>D</b>	ARCOLA (OR APPROVED EQUAL) AET 3 STANDARD DARK BRONZE
<b>E</b>	ARCOLA (OR APPROVED EQUAL) VANSOLITE, REFLECTIVE VIBRANT SOLAR BLUE

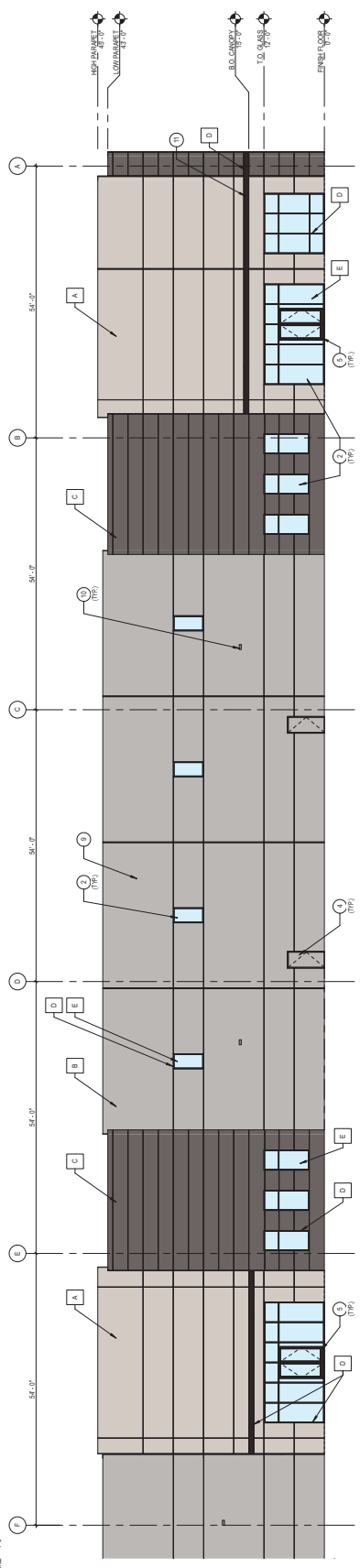
A B C D E



1. BUILDING 2 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



2. BUILDING 2 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



3. BUILDING 2 EAST ELEVATION  
SCALE: 3/32" = 1'-0"

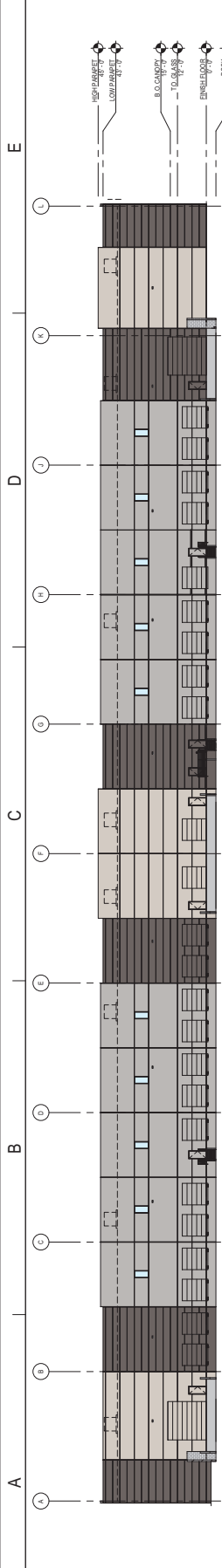
**MATERIAL SCHEDULE**

	ARCADIA (OR APPROX. EQVA.)		17" PERIMETER FINISHED CONCRETE TILT PANEL (TYP.)
	SHERYAN WALLS (OR APPROX. EQVA.) SW 601 - POLAR GRAY LRV: 61		ALCO DOOR TO MATCH WINDOW SYSTEM
	SHERYAN WALLS (OR APPROX. EQVA.) SW 602 - ESSENTIAL GRAY LRV: 48		CONCRETE TILT PANEL
	SHERYAN WALLS (OR APPROX. EQVA.) SW 605 - FOUSTONE LRV: 14		INSULATED GLAZING

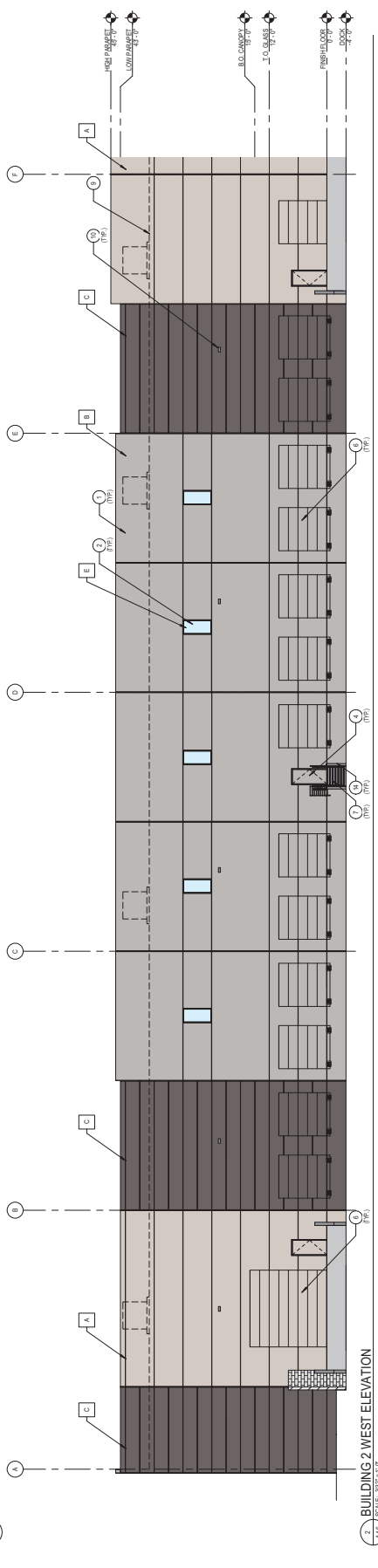
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**SHEET NOTES**

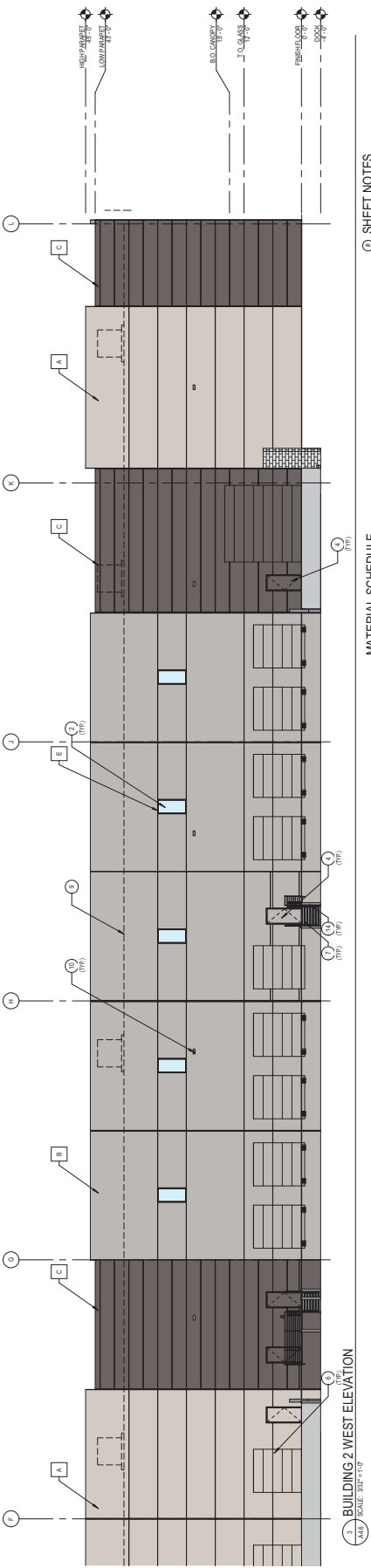
1. FINISHED CONCRETE TILT PANEL
2. 17" PERIMETER FINISHED CONCRETE TILT PANEL (TYP.)
3. INSULATED GLAZING
4. ALCO DOOR TO MATCH WINDOW SYSTEM
5. OVERHEAD DOOR - PAINTED
6. OVERHEAD DOOR - PAINTED
7. PANEL JOINT - TYP.
8. LINE OF ROOF BEYOND
9. LINE OF ROOF BEYOND
10. RISER FRAMED CANOPY WITH PERFORATED METAL WELLS (TYP.)
11. RISER FRAMED CANOPY WITH PERFORATED METAL WELLS (TYP.)
12. DOOR BUMPER
13. ANODIZED FINISH RECESSED ACCESS RIPS ALUMINUM
14. CONCRETE TILT PANEL STEEL BOLLARD - PAINT SAFETY YELLOW



1. BUILDING 2 WEST ELEVATION  
 (REV) SCALE: 3/32" = 1'-0"



2. BUILDING 2 WEST ELEVATION  
 (REV) SCALE: 3/32" = 1'-0"



3. BUILDING 2 WEST ELEVATION  
 (REV) SCALE: 3/32" = 1'-0"

- SHEET NOTES**
- PAINTED CONCRETE/TILE PANEL
  - 12" DEEP REINFORCED IN PAINTED CONCRETE TILE PANEL (TYP)
  - BLACK CONCRETE CURB WITH PAINTED CONCRETE PANEL
  - BLACK CONCRETE CURB WITH PAINTED CONCRETE PANEL
  - OVERHEAD DOOR - PAINTED
  - PAINTED CONCRETE PANEL
  - PAINTED CONCRETE PANEL
  - LINE OF ROOF BEYOND
  - ISS SHIMMED JOINTS WITH REINFORCED METAL (TYP)
  - DOOR BUMPER
  - DOOR BUMPER
  - DOOR BUMPER
  - CONCRETE FILLER STEEL BOLLARD - PAINT SAFETY YELLOW

**MATERIAL SCHEDULE**

A	SHERWIN WILLIAMS OR APPROVED EQUAL SFF 8677 - FOLIAGE GRAY, LRV: #1
B	SHERWIN WILLIAMS OR APPROVED EQUAL SFA 602 - ESSENTIAL GRAY, LRV: #6
C	SHERWIN WILLIAMS OR APPROVED EQUAL SFA 6065 - FOAMSTONE, LRV: #14
D	ARCOLA OR APPROVED EQUAL ANODIZED ALUMINUM FINISH: BRONZE
E	VERALON OR APPROVED EQUAL PAINT: VERALON VERALON SOLAR BLUE

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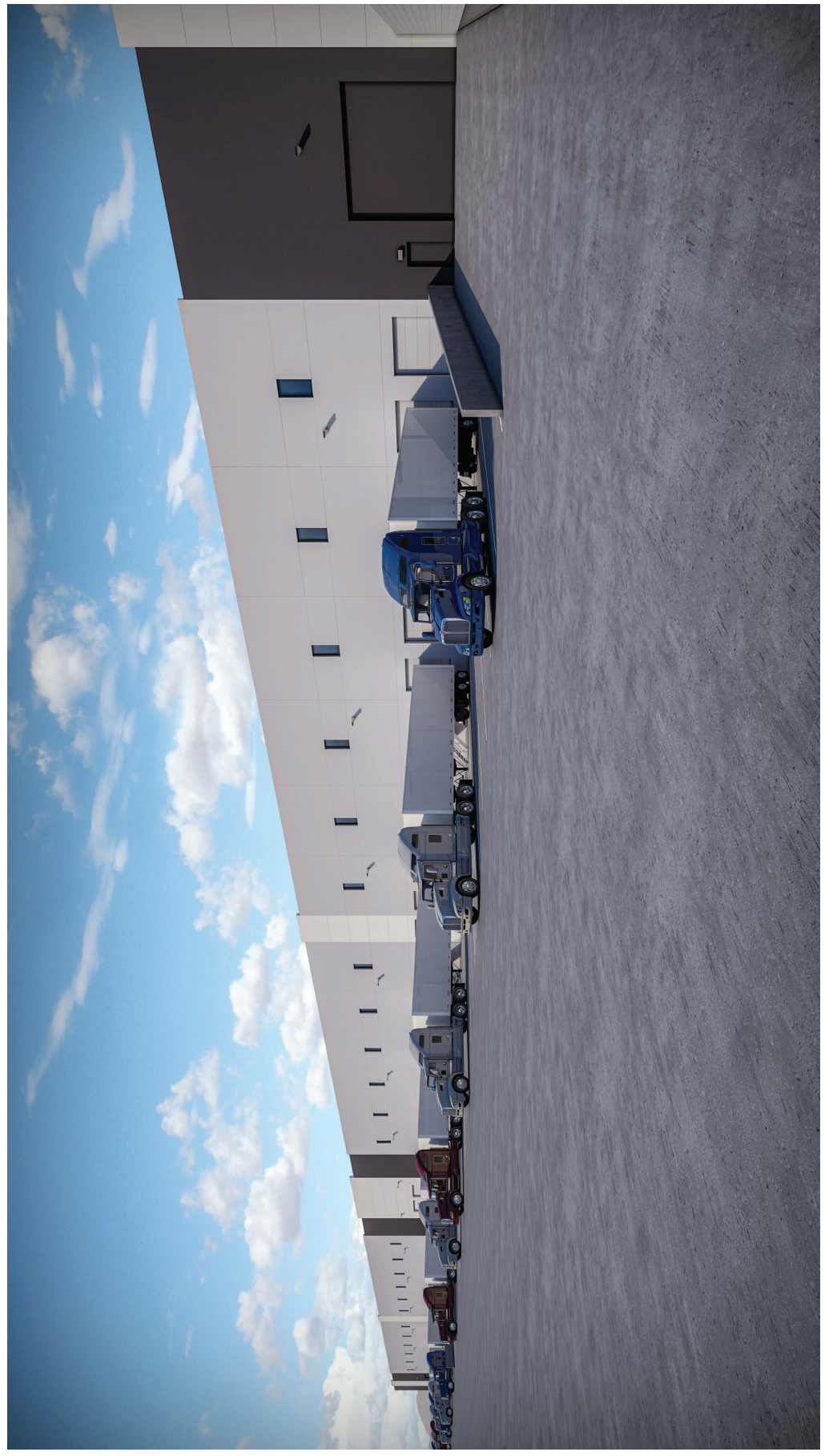


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1 2 3 4



**VICINITY MAP**  
SCALE: 1/8" = 1'-0"

**PLANT PALETTE**  
SYMBOL BOTANICAL NAME COMMON NAME

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	<i>Acacia salicina</i>	Wilder Acacia
	<i>Cassia bicolor</i>	Cassia
	<i>Prosopis juliflora</i>	"Desert Mulberry" Palo Verde
	<i>Quercus agrifolia</i>	Evergreen Elm
	<i>Quercus macrocarpa</i>	Red Palm Flatcane
	<i>Quercus virginiana</i>	"Live Oak" Magnolia
	<i>Quercus virginiana</i>	Southern Live Oak
<b>CACTI/SUCCULENTS</b>		
	<i>Agave schottlandii</i>	Medicinal Agave
	<i>Bougainvillea glabra</i>	Torch Candy Canevine
	<i>Chamaecrista nuttallii</i>	Medicinal Fan Palm
	<i>Dasylirion wheeleri</i>	Desert Spoon
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe
	<i>Hesperaloe parviflora</i>	"Bark Light" Red Yucca
	<i>Muhlenbergia rigida</i>	"Nashville" Grass
	<i>Opuntia 'Kelly's Choice'</i>	"Kelly's Choice" Prickly Pear
<b>SHRUBS</b>		
	<i>Encelia yuccifolia</i>	"Winter Blaze" Emu Bush
	<i>Dodonaea viscosa</i>	Hopseed Bush
	<i>Leucophyllum 'Rio Bravo'</i>	"Rio Bravo" Sage
	<i>Leucophyllum 'Lynns Legacy'</i>	"Lynns Legacy" Sage
	<i>Bauhinia speciosa</i>	Baja Bauhinia
	<i>Tecoma 'Orange Jubilee'</i>	"Orange Jubilee" Tecomara
<b>GROUND COVERS</b>		
	<i>Adiantum 'Casper'</i>	"Casper" Adiantum
	<i>Blue Flax</i>	Blue Flax
	<i>Boutanica 'Boutanica'</i>	Boutanica Boutanica
	<i>Callitriche 'Little John'</i>	"Little John" Bottlebrush
	<i>Encelia 'Outback Sunrise'</i>	"Outback Sunrise" Emu Bush
	<i>Encelia 'Lantana'</i>	Turquoise bush
	<i>Lantana 'New Gold'</i>	"New Gold" Lantana
<b>MISCELLANEOUS</b>		
	Decomposed Granite - Size 1/2" Screened - Color: Mangrove Brown by RoadPrep	
	2" depth in at parking areas (Typ)	

**STREET TREE REQUIREMENTS**  
63RD AVENUE STREET SCAPES  
TOTAL LENGTH OF 63RD AVENUE - 1,175 FEET (20' x 75' TYP)  
TOTAL LENGTH OF OLNEY AVENUE - 1,175 FEET (20' x 75' TYP)

AVA PROJECT #: 19-255  
PAPP #: 210738  
O.S. #:

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Conceptual Landscape Plan