



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-74-21-2
January 6, 2022

North Gateway [Village Planning Committee](#) Meeting Date: January 13, 2022
[Planning Commission](#) Hearing Date: February 3, 2022

Request From: [C-2 M-R NBCOD](#) (18.81 acres)
Request To: [C-2 HGT/WVR DNS/WVR NBCOD](#) (18.81 acres)

Proposed Use: Multifamily residential

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

Owner: Plas North Valley Land, LLC

Applicant: Bond Companies

Representative: Wendy Riddell, Berry Riddell, 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 560 multifamily units within the North Gateway Village Core. The proposal will provide additional housing opportunities in the Village within close proximity to an expanding W. L. Gore Campus and the proposed Taiwan Semiconductor Manufacturing Company site.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: 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 29th Avenue and the 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 pathways. 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. 5 and 6.

[North Black Canyon Corridor Plan](#): See Background Item No. 7.

[North Black Canyon Overlay District](#): See Background Item No. 8.

[Tree and Shade Master Plan](#): See Background Item No. 12.

[Complete Streets Guiding Principles](#): See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 14.

Housing Phoenix: See Background Item No. 15.

Zero Waste PHX: See Background Item No. 16.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 M-R NBCOD
North	Vacant	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
West	Skunk Creek Wash	FH PCD NBCOD
East	Vacant	CP/GCP M-R NBCOD
South	Vacant (proposed multifamily residential)	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) – proposed C-2 NBCOD, Z-59-21-2

C-2 HGT/WVR DNS/WVR NBCOD (Utilizing R-5 Development Standards – Planned Residential Development Option)		
<u>Standards</u>	<u>R-5 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	18.81 acres
Maximum Total Number of Units	859; 982 with bonus	560 units (Met)
Maximum Density (dwelling unit/acre)	45.68; 52.2 with bonus	29.77 (Met)
Maximum Lot Coverage	50%	24% (Met)
Maximum Building Height	4 stories and 48 feet	4 stories and 48 feet (Met)

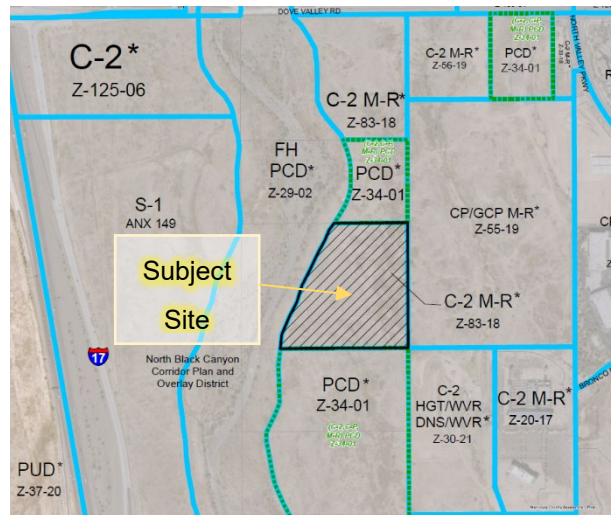
<u>Standards</u>	<u>R-5 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
MINIMUM BUILDING SETBACKS		
Perimeter Adjacent to a Public Street (East property line)	20 feet	East: 20 feet (Met)
Perimeter Adjacent to a Property Line (North, South, and West property lines)	10 feet	North: 10 feet (Met) South: 10 feet (Met) West: Setback varies along Skunk Creek Wash (Met)
MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Adjacent to Street (East)	20 feet	East: 20 feet (Met)
Adjacent to Property Line (North, South West)	5 feet	North: Not specified* South: Not specified* West: Not specified*
Minimum Open Space	5%	10% (Met)
Minimum Amenities Provided	2 amenities	8 amenities (Met)
MINIMUM PARKING REQUIREMENTS		
Parking	862 spaces	862 (Met)

*Variance or Site Plan modification needed.

Background/Issues/Analysis

REQUEST

1. This is a request to rezone an 18.81-gross acre site located at the northwest corner of the 29th Avenue and Bronco Butte Trail alignments from C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District) to C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) to allow multifamily residential development. The applicant intends to develop 560 multifamily units.



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

NORTH GATEWAY PCD AND MID-RISE OVERLAY

2. A Mid-Rise (M-R) Overlay was originally approved on this property through the North Gateway Planned Community District (PCD), a city-initiated PCD established in 2001 via Rezoning Case No. Z-34-01. The M-R designation was intended to promote high intensity development within the North Gateway Village Core. As recommended by staff, removal of the Mid-Rise Overlay is consistent with stipulated heights in the area and heights included with the proposal.

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is primarily Mixed Use (Commercial/Commerce/Business Park), while a portion along the west is designated as Preserves/Floodplain. A Commercial land use designation allows multifamily development at varying scales and intensities.

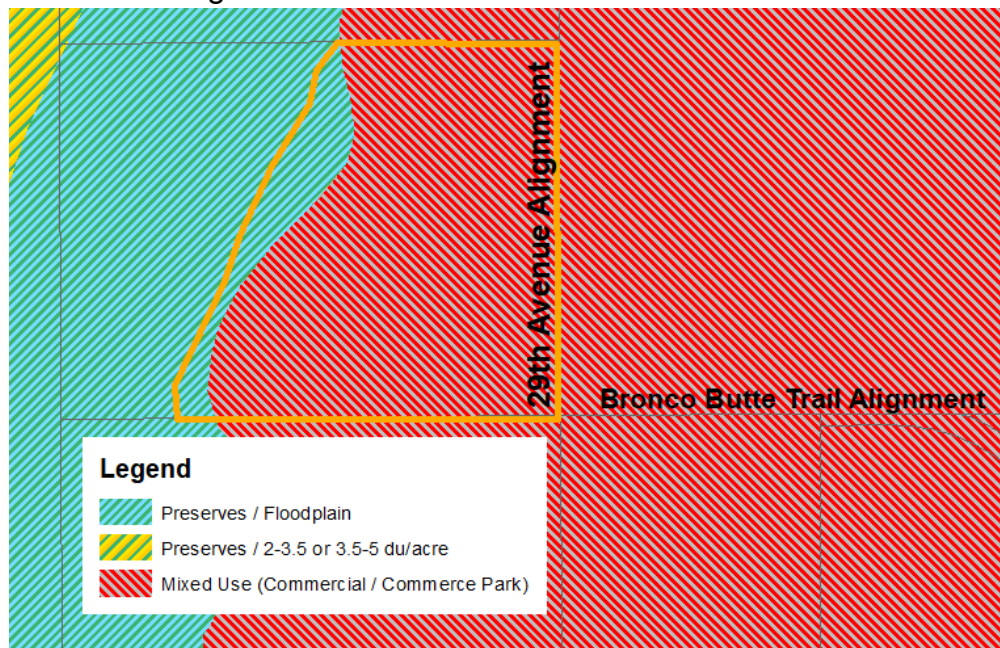
Additionally, the boundaries of the General Plan Land Use Map designation for Preserves/Floodplain west of the site do not align with the underlying Flood Hazard (FH) zoning boundary.

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

The subject site is also within the North Gateway Village Core and further discussed in Background Item No. 5.



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

SURROUNDING USES AND ZONING

4. North and south of the site are vacant parcels zoned 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). The property to the south is currently going through the entitlement process to be removed from the North Gateway PCD via Rezoning Case No. Z-59-21-2. The site is planned to develop as multifamily residential. The area to the east of the site is vacant and zoned CP/GCP M-R NBCOD (Commerce Park/General Commerce Park Option, Mid-Rise, North Black Canyon Overlay District). The area to the west of the site is vacant and 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

5. 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 will not only allow multifamily development, but also permit height and density waivers. This request aligns with the plan's principles of providing high density residential uses in the Village Core. The North Gateway Village Core Plan indicated that the site was envisioned to develop as Mixed Use, Commercial/Residential,

which encourages a variety of commercial, office, retail, and residential uses, minimizing travel distances between uses. The rezoning request proposes a multifamily residential development in close proximity to future and existing commercial and employment opportunities, promoting a functional community.

6. The majority of the North Gateway Village Core was within the North Gateway PCD. A Master Street Plan for the North Gateway PCD was never developed, thus the corresponding street alignments and cross sections for the Village Core were not incorporated into the Street Classification Map. Recent rezoning requests in the area have included stipulations for street dedications and improvements within the Core to promote a unified street pattern.

Several property owners and stakeholders within the Village Core have commenced a comprehensive traffic study. 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 been completed and submitted for review and comment at the time of this report and subsequent sections of this report outline



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

the requirements from the Street Transportation Department for this development.

NORTH BLACK CANYON CORRIDOR PLAN

7. 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 planned 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 a 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 provide access to Skunk Creek Wash to the west of the site. Skunk Creek Wash is an existing desert feature that provides character and identity to the Village.

NORTH BLACK CANYON OVERLAY DISTRICT

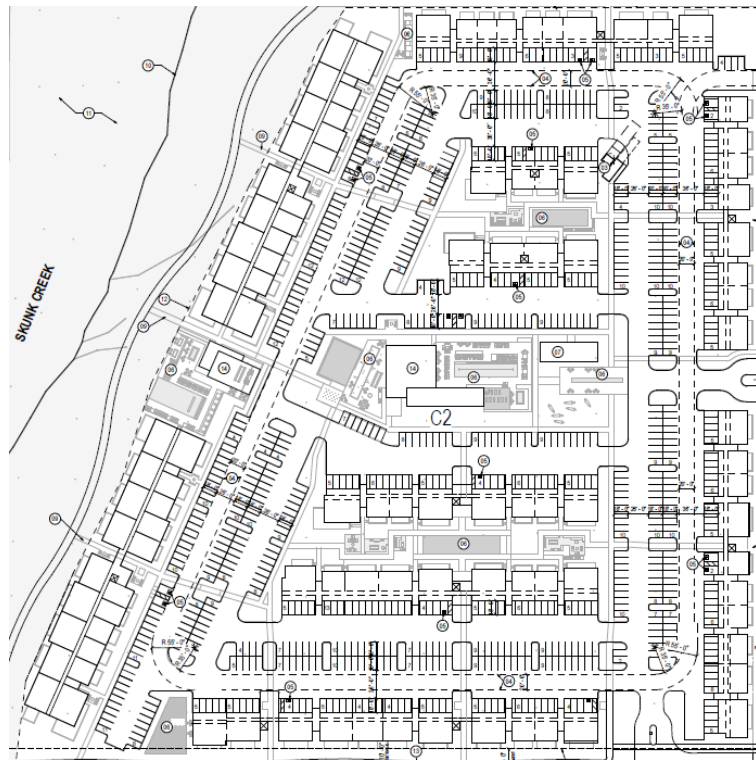
8. The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive 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. 10.

The subject site is directly adjacent to Skunk Creek Wash and, per the NBCOD, the developer will allow the wash to serve multiple functions. In addition to drainage, the wash system will contain trails which function as a recreational and visual amenity.

PROPOSAL

9. The conceptual site plan proposes 560 multifamily units across multiple buildings up to a maximum height of 48 feet. These units are composed of 272 one-bedroom units, 244 two-bedroom units, and 44 three-bedroom units.

There are three entry points to the site from the future 29th Avenue, including a main entrance at the center of the site and two secondary driveways on the north and south side of the site. All entryways will provide ingress and egress to 29th Avenue, once the roadway is developed. In regard to vehicular parking, there are 268 carport parking spaces and 594 surface parking spaces, distributed equitably throughout the site.



Proposed Site Plan; Source: Gensler, Bond Companies

There are various open space and amenity areas dispersed throughout the site. The development is proposed to have a clubhouse, pools, outdoor lounge, barbeque area, community garden, children's play area, dog wash, library, and sunset terraces overlooking Skunk Creek Wash. The trail along Skunk Creek Wash 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 to avoid future conflicts with a Street Transportation Department stipulation requiring the developer to align driveways with the site(s) on the east side of 29th Avenue.

Staff is recommending Stipulation No. 1 regarding utilization of the R-5 Planned Residential Development Option. Staff is also recommending Stipulation No. 2

to limit the maximum number of dwelling units to 560 as depicted in the conceptual site plan. Furthermore, staff is recommending Stipulation Nos. 3 and 4 regarding landscape setback enhancements along the western side of the site and a greater open space percentage given the absence of public parks in the immediate area. Staff is also recommending Stipulation No. 5 to ensure the development provides a greater number of amenities due to the number of units proposed on the site. Lastly, staff recommends Stipulation No. 6 to ensure no parking is located directly adjacent to Skunk Creek Wash to help create a pedestrian environment along the wash corridor.

10. The conceptual building elevations depict three residential building types. The elevations include a variety of exterior colors and materials including wood composite, metals, and plaster. Each building type creates architectural interest with textural changes, various window sizes, offsets, and recesses. The conceptual building elevations depict a maximum height of four stories and 44 feet to the top of the roof.



Courtyard Building, North Elevation; Source: Gensler, Bond Companies



Perimeter Building, East Elevation; Source: Gensler, Bond Companies



Building Along Wash, West Elevation; Source: Gensler, Bond

Staff is not recommending general conformance to the conceptual building elevations provided by the applicant, as building elevations are still being evaluated by the architect.

However, to ensure that future building elevations contain building enhancements such as detailing and textural changes, staff recommends Stipulation No. 7. Furthermore, staff recommends Stipulation No. 8 to ensure colors and materials are in compliance with the NBCOD to promote consistency with other developments in the Village Core.



Courtyard Building, West Elevation;
Source: Gensler, Bond Companies



Perimeter Building, South Elevation;
Source: Gensler, Bond Companies

11. The conceptual site plan depicts various pedestrian connections throughout the development, including connections to the shared use path along Skunk Creek Wash. Staff is 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. Staff also recommends Stipulation No. 21 to require a minimum of three shaded pedestrian connections from the development to the shared use path along Skunk Creek Wash.



Building rendering along Skunk Creek Wash;
Source: Gensler, Bond Companies

Stipulation No. 10 requires walkways, including public sidewalks, be shaded 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 pedestrian safety. Stipulation

No. 12 requires pedestrian pathway be connected using the most direct route for pedestrians.

CITYWIDE STUDIES AND POLICIES

12. 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, be shaded by a structure or trees at maturity, which is addressed in Stipulation No. 10.

13. 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.

14. 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.

15. 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 560 multifamily units, 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.

16. 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 application documents submitted by the applicant did not address recycling facilities for this project.

COMMUNITY INPUT SUMMARY

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

INTERDEPARTMENTAL COMMENTS

18. The Street Transportation Department provided the following comments:

- The developer shall provide detached sidewalks along all public right-of-way. The detached sidewalks along 29th Avenue will be minimum five-foot-wide with a minimum 10-foot-wide landscape area between the back of curb and back of sidewalk 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 22.
- The development shall provide shaded pedestrian connections from the development to Skunk Creek Wash and any designated trails. This is addressed in Stipulation No. 21.

19. 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.

20. The Fire Department indicated that the site, buildings, and water supply will comply with the Phoenix Fire Code.
21. The Public Transit Department had no comments regarding the request.

OTHER

22. 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 No. 23.
23. 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 General Plan Land Use Map designation of Mixed Use (Commercial/Commerce/Business Park).
2. The C-2 HGT/WVR DNS/WVR NBCOD zoning district 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 opportunities.

Stipulations

1. The development shall utilize the R-5 Planned Residential Development option.
2. The development shall be limited to a maximum of 560 dwelling units.
3. A minimum of 10 percent of the gross site area shall be retained as open space.
4. A development shall provide a minimum landscape setback of 10 feet between the shared use path (SUP) along Skunk Creek Wash and any fencing or buildings on the west side of the site, as approved by the Planning and Development Department.

5. A minimum of eight amenities shall be provided and dispersed throughout the development, as approved by the Planning and Development Department.
6. Surface parking shall be located a minimum of 50 feet from the western limits of the development along Skunk Creek Wash, as approved by the Planning and Development Department.
7. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and/or overhang canopies, as approved by the Planning and Development Department.
8. All building and 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, with the surrounding desert environment, as approved by the Planning and Development Department.
9. A minimum 10-foot-wide shared use path (SUP) shall be constructed within a 25-foot-wide public trail easement (PTE) along the east side of Skunk Creek Wash on this site or the adjacent FH property per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
10. Pedestrian pathways, including public sidewalks and excluding the shared use path along Skunk Creek Wash, shall be shaded a minimum of 75 percent by a structure and/or trees at maturity, as approved by the Planning and Development Department.
11. Where pedestrian pathways cross drive aisles, the pathways 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 be provided to connect building entrances, public sidewalks, and amenity areas, using the most direct route for pedestrians, as approved by the Planning and Development Department.
13. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 10-foot-wide landscape area between the back of curb and sidewalk along 29th Avenue and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings.

- b. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
14. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 28 inverted U-bicycle racks 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 streets, as approved by the Street Transportation Department.
17. The developer shall dedicate and construct the west half of 29th Avenue, as required by the approved Traffic Impact Study and as approved by the Street Transportation Department.
18. The developer shall provide traffic signal conduit and junction boxes at the northwest corner of 29th Avenue and Bronco Butte Trail and deposit a 25% escrow contribution for the future traffic signal prior to final 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 204-11-002M 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 accesses on the east side of 29th Avenue, as approved by the Street Transportation Department.
21. The developer shall provide a minimum of three shaded pedestrian connections from the development to the shared-use path along the east side of Skunk Creek Wash, as approved by the Planning and Development Department.

22. 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.
23. 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

January 6, 2022

Team Leader

Samantha Keating

Exhibits

Sketch map

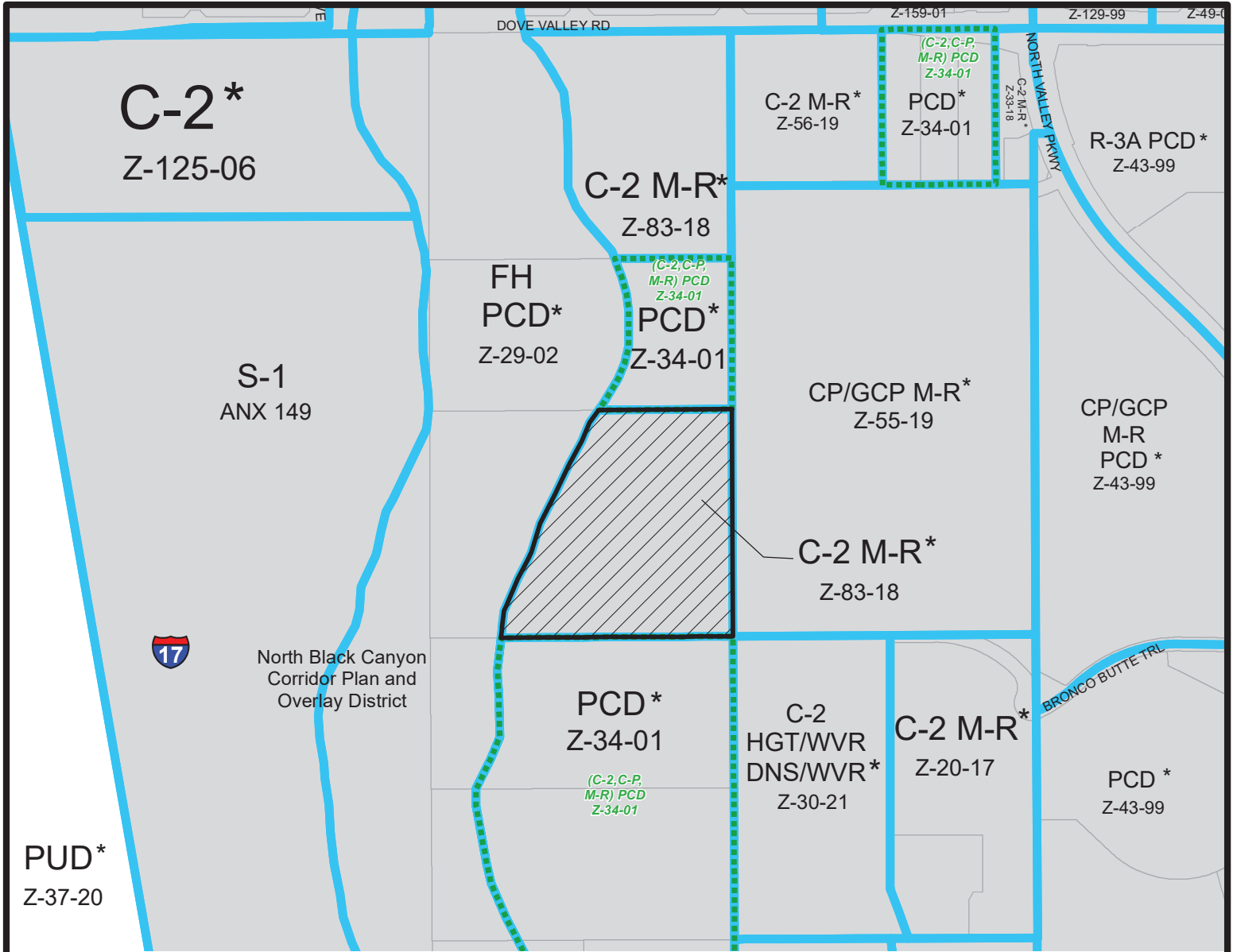
Aerial sketch map

Conceptual site plan date stamped November 15, 2021

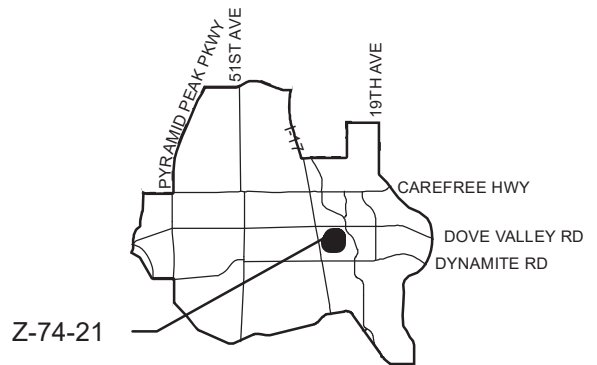
Conceptual building elevations date stamped November 15, 2021 (3 pages)

Conceptual landscape plans date stamped November 15, 2021 (5 pages)

Conceptual renderings date stamped November 15, 2021 (2 pages)

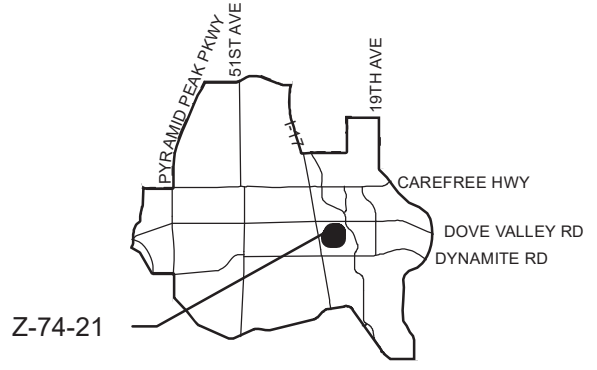
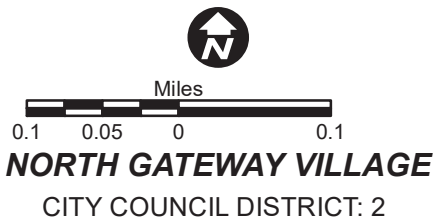
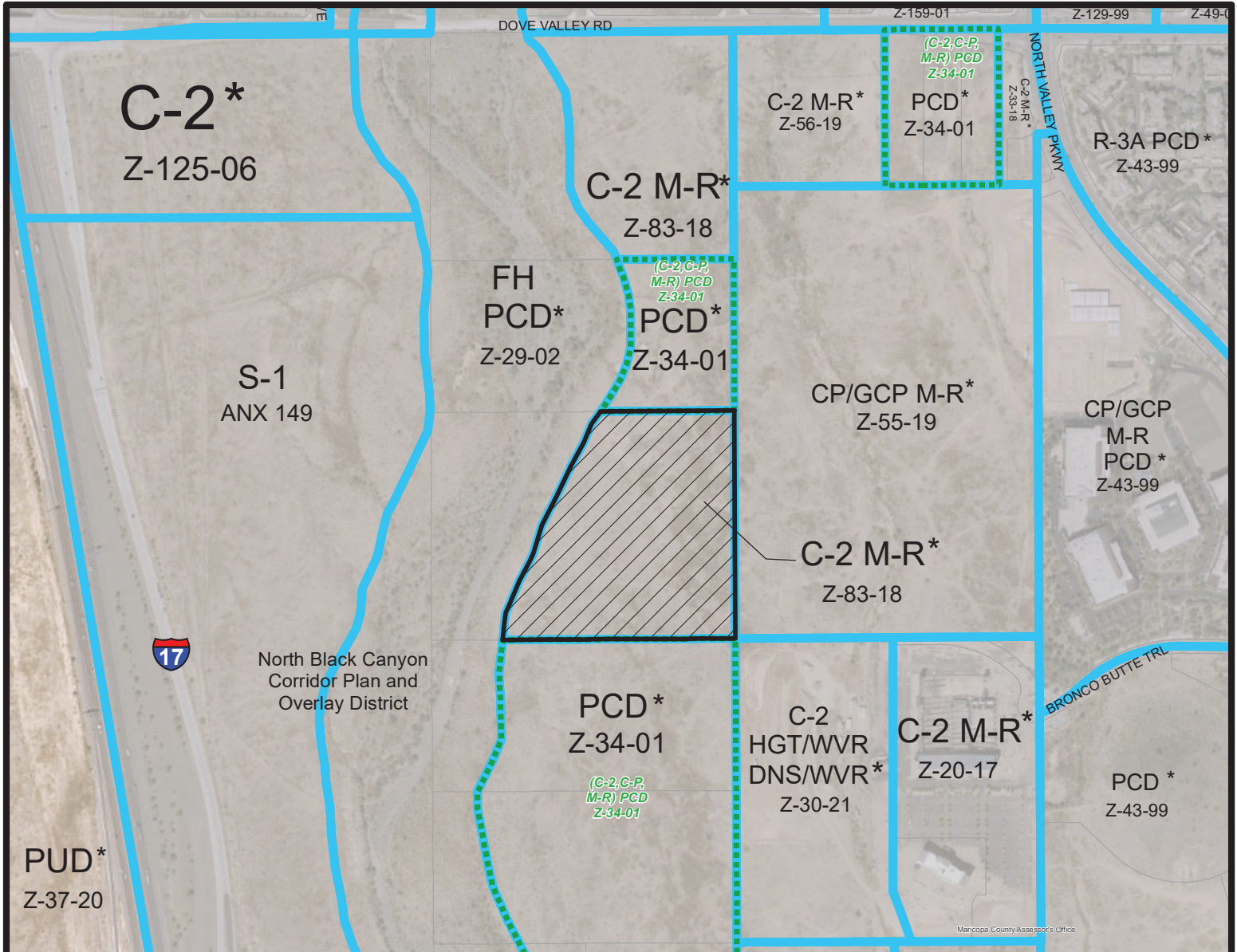


NORTH GATEWAY VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Bond Companies		REQUESTED CHANGE: FROM: C-2 M-R NBCOD (18.81 a.c.) TO: C-2 HGT/WVR DNS/WVR NBCOD (18.81 a.c.)	
APPLICATION NO. Z-74-21	DATE: 12/20/2021 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 18.81 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 56-22	ZONING MAP R-7	
MULTIPLES PERMITTED C-2 M-R NBCOD C-2 HGT/WVR DNS/WVR NBCOD	CONVENTIONAL OPTION 272 272		* UNITS P.R.D. OPTION 327 327

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



APPLICANT'S NAME: Bond Companies		REQUESTED CHANGE: FROM: C-2 M-R NBCOD (18.81 a.c.) TO: C-2 HGT/WVR DNS/WVR NBCOD (18.81 a.c.)	
APPLICATION NO. Z-74-21	DATE: 12/20/2021 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 18.81 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 56-22	ZONING MAP R-7	
MULTIPLES PERMITTED C-2 M-R NBCOD C-2 HGT/WVR DNS/WVR NBCOD	CONVENTIONAL OPTION 272 272	* UNITS P.R.D. OPTION 327 327	
* Maximum Units Allowed with P.R.D. Bonus			

Bond Companies - North Valley Apartments

NWC BRONCO BUTTE TR. AND
N. 29TH AVENUE
PHOENIX, AZ 85085

Gensler

201 East Washington St
Suite 170
Chicago, IL 60604
Tel: 602.523.4800
Fax: 602.523.4949



Tel: 312.853.0070

35019 Hubbard St.
Chicago, IL 60664

△ Date Description

Steel Signature

**NOT FOR
CONSTRUCTION**

Project Name
Bond Companies - North
Valley Apartments

Project Number
57.8302.000

Description
ELEVATIONS - COURTYARD
BUILDING

Scale
As indicated

P\$5.000

CITY OF PHOENIX
NOV 15 2021
Planning & Development
Department

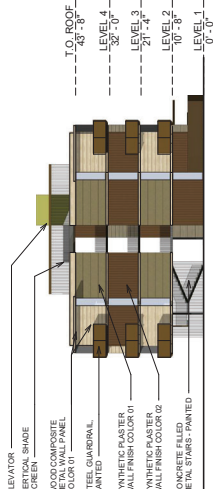
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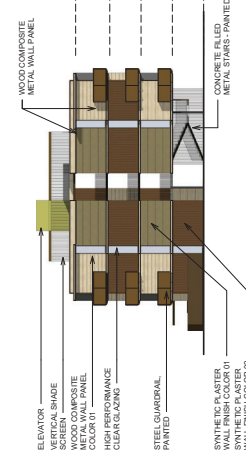
01 ELEVATION - COURTYARD BUILDING SOUTH
SCALE: 1/4"=2'-0"



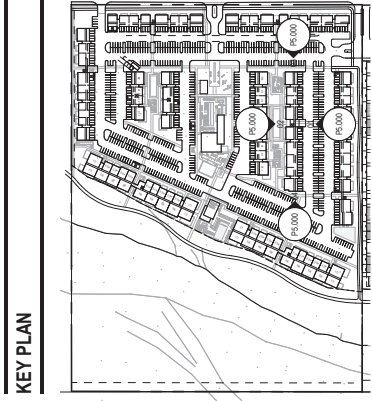
02 ELEVATION - COURTYARD BUILDING NORTH
SCALE: 1/4"=2'-0"



03 ELEVATION - COURTYARD BUILDING EAST
SCALE: 1/4"=2'-0"



04 ELEVATION - COURTYARD BUILDING WEST
SCALE: 1/4"=2'-0"



KEY PLAN

Bond Companies - North Valley Apartments

NWC BRONCO BUTTE TR. AND
N. 29TH AVENUE
PHOENIX, AZ 85085

Gensler

201 East Washington St
Suite 1700
Chicago, IL 60604
United States
Tel: 602.523.4800
Fax: 602.523.6949



Tel: 312.853.0070

350 W Hubbard St
Chicago, IL 60604

Date Description

Steel Signature

**NOT FOR
CONSTRUCTION**

Project Name
Bond Companies - North
Valley Apartments

Project Number
57.8302.000

Description
ELEVATIONS-BUILDING ALONG WASH

Scale
As indicated

P5.001
CITY OF PHOENIX
107.1.5 (201)
Planning & Development
Department

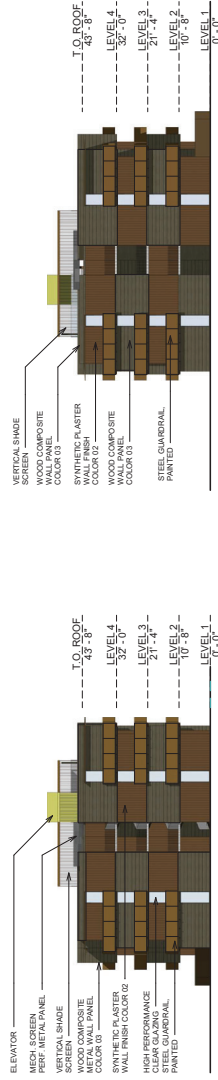
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01 ELEVATION - BUILDING ALONG WASH / WEST
SCALE: 1" = 20'-0"



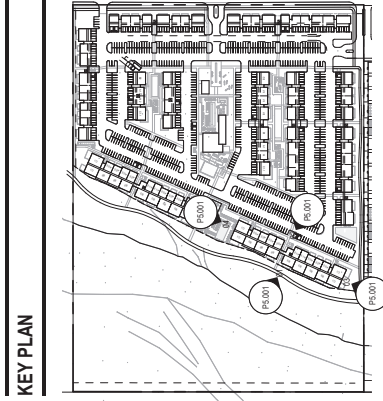
02 ELEVATION - BUILDING ALONG WASH / EAST
SCALE: 1" = 20'-0"



03 ELEVATION - BUILDING ALONG WASH / SOUTH
SCALE: 1" = 20'-0"



04 ELEVATION - BUILDING ALONG WASH / NORTH
SCALE: 1" = 20'-0"



KEY PLAN

Bond Companies - North Valley Apartments

NWC BRONCO BUTTE TR. AND
N. 29TH AVENUE
PHOENIX, AZ 85085

Gensler

201 East Washington St
Suite 750
Chicago, IL 60604
Tel: 602.523.4800
Fax: 602.523.6949



3509 Hubbard St.
Chicago, IL 60664
Tel: 312.863.0070

△ Date Description

Steel Signature

**NOT FOR
CONSTRUCTION**

Project Name
**Bond Companies - North
Valley Apartments**

Project Number
57.8302.000

Description
ELEVATIONS - PERIMETER

Scale
As indicated

P5.002

CITY OF PHOENIX
1071 S 1ST
Planning & Development
Department

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01 ELEVATION - PERIMETER BUILDING / EAST
SCALE: 1/4"=20'-0"

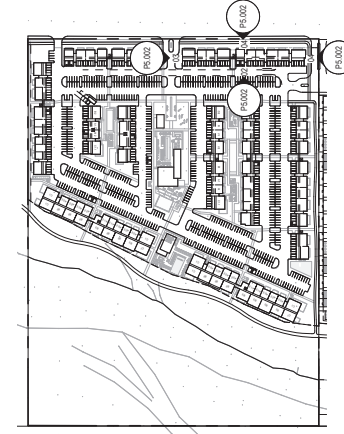


02 ELEVATION - PERIMETER BUILDING / WEST
SCALE: 1/4"=20'-0"



03 ELEVATION - PERIMETER BUILDING / NORTH
SCALE: 1/4"=20'-0"

KEY PLAN



04 ELEVATION - PERIMETER BUILDING / SOUTH
SCALE: 1/4"=20'-0"



Bond Companies - North Valley Apartments

2840 West Chisley Drive
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COLWELL SHIELDS LANDSCAPE ARCHITECTURE
1000 NORTH CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
Tel: 602.254.1100

△ Date Description

CITY OF PHOENIX
NOV 15 2021
Planning & Development
Department

Seal Signature



Project Name
Bond Companies - North Valley
Project Number
57.8302.000
Description
OVERALL LANDSCAPE PLAN

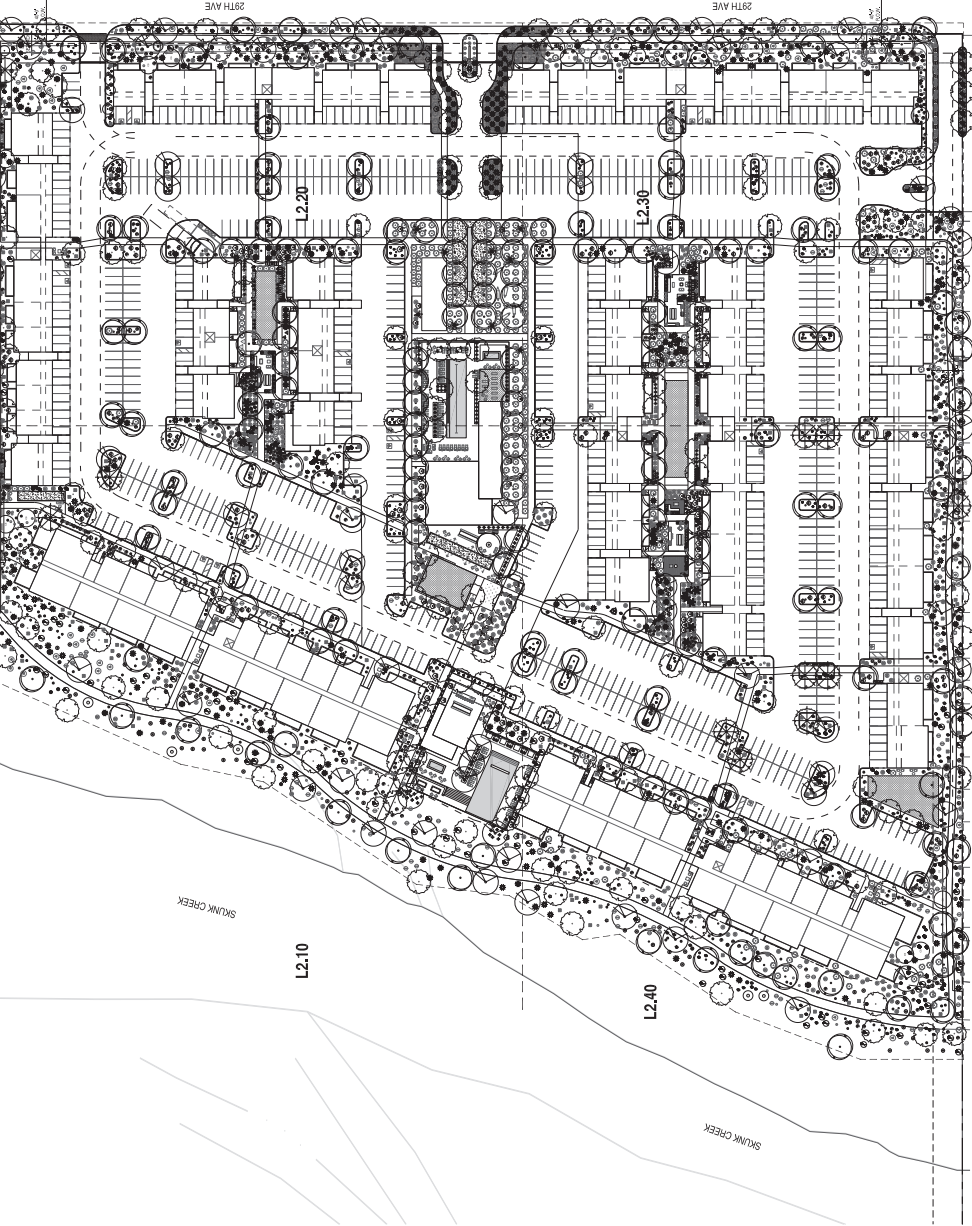
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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
○	VALVE EXISTING TREE		-	-	TDB
○	ACACIA CONGESTA	7-9' x 4.5' x 1.5"	3P BOX	5	STANDARD
○	ACACIA PARVIFLORA	7-9' x 4.0' x 1.5"	3P BOX	3	STANDARD
○	SWEET ACACIA	7-9' x 4.5' x 1.5"	3P BOX	16	STANDARD
○	CAESALPINIA CALALICO SMOOTHIE	3.5' x 3.5' x 1.0" x 1.25"	4P BOX	174	MULTIPLANT
○	THORNLESS CASCALETE	8-9' x 6.75' x 1.75" x 2.25"	4P BOX	14	STANDARD
○	CERODIUM MICROPHYLLUM	8-9' x 6.75' x 1.75" x 2.25"	4P BOX	65	STANDARD
○	FOOTBALL PALM VERDE	8-9' x 6.75' x 1.75" x 2.25"	4P BOX	189	STANDARD
○	EBENOPSIS BRAND				
○	TEAGUS EBONY				
○	DESERT REDWOOD				
○	PROSPERUS YULIINA				
○	NATIVE MESQUITE				

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
○	AMBROSIA DELTOIDEA	CAN FULL	5 GAL	64	
○	TRIANGLE LEAF BURSDAG	CAN FULL	5 GAL	219	
○	ASCLEPIAS SUBULATA	CAN FULL	5 GAL	459	
○	RUSH MILKWEED	CAN FULL	15 GAL	5	
○	CALAMANDRA ERIOPHYLLA	CAN FULL	5 GAL	179	
○	FERRY DUSTER	CAN FULL	5 GAL	375	
○	CETIF PALMIDA	CAN FULL	5 GAL	155	
○	ESPERALOE PARVIFLORA 'YERBA BRAWELIGHTS'	CAN FULL	5 GAL	183	
○	'BRAWELIGHTS' RED YUCCA	CAN FULL	5 GAL	105	
○	HYPTIS EMORYI	CAN FULL	5 GAL	105	
○	DESERT LAVENDER	CAN FULL	5 GAL	384	
○	JUSTICE CALIFORNICA	CAN FULL	5 GAL	516	
○	CHUPAROSA	CAN FULL	5 GAL	1	
○	LARREA TRIDENTATA	CAN FULL	5 GAL	97	
○	CREOSOTE BUSH	CAN FULL	15 GAL	17	
○	MULLEBERGIA RIGENS	CAN FULL	5 GAL	214	
○	SEVEN O'CLOCK CHICKENSS 'NISTA'	CAN FULL	5 GAL	17	
○	COMPACT JOUBA	CAN FULL	1 GAL	228	
○	SIMONDSIA CHENSIS	CAN FULL	4.5"	23	
○	JOUBA	CAN FULL	5 GAL	316	
○	VIGUERA DEL TOBEA	CAN FULL	5 GAL	151	
○	DESERT SUNFLOWER	CAN FULL	7-10" MIN	9	
○	ACCENT				
○	ASAVE FRANZOSINI				
○	MALESTIC AGAVE				
○	AGAVE PARRITI				
○	PARRY'S AGAVE				
○	WEBER AGAVE				
○	ALOE BARBADENSIS				
○	YELLOW MEDICAL ALOE VERA				
○	CEREUS PERUVIANUS				
○	PERUVIAN APPLE CACTUS				
○	DESERT SPOON				
○	DASYLIRION WHEELERII				
○	FEROCACTUS CYLINDRACEUS				
○	BARREL CACTUS				
○	FOUR O'CLOCK CACTUS				
○	COOTILLO				
○	FRANCIS SCHOTTII MONSTROSE'				
○	TOBEA CACTUS				
○	ORPUNTA BEGONI				
○	TEDDY BEAR CHOLA				
○	ORPUNTA ENGELEMANNI				
○	ENGELMANN'S PRICKLY PEAR				
○	ORPUNTA GOMEZ TOLE MEXICO'				
○	OLD MEXICO PRICKLY PEAR				
○	BLIND PRICKLY PEAR				
○	ORPUNTA MICRODASYS				
○	ORPUNTA MICRODASYS VAR RUFIDA				
○	BUNNY EAR CACTUS				
○	ORPUNTA MICRODASYS				
○	MEXICAN FENCE POST CACTUS				
○	SUPPER PLANT				
○	RESISTANTUS MICROCARPA				
○	STENOCEPHALUS THURBERII				
○	ORGAN PIPE CACTUS				
○	YUCCA ELATA				
○	SOAP TREE YUCCA				
○	YUCCA ROSTRATA				
○	BEAMED YUCCA				



OVERALL LANDSCAPE PLAN 01

SYMBOL	DESCRIPTION
○	BAILEYA MULTIRADATA
○	DESERT AMARANTH
○	MICHON SOD
○	DESERT PAVEMENT TO MATCH SITE COLOR
○	STABILIZED DG
○	3-4" FRACTURED RIF RAP TO MATCH DECOMPOSED GRANITE

- NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MARK AND CORRECT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.

- PLANTING GENERAL NOTES:**
- PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
 - AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUND COVER, UNLESS NOTED OTHERWISE.
 - ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING UNPAVED AREAS, SHALL BE REVEGETATED WITH PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES AND PLANTING LOCATIONS, TYPES, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT.

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3509 N. 16th St.
Phoenix, AZ 85016
COLWELL SHIELDS LANDSCAPE ARCHITECTURE
PHOTOGRAPHY



Date Description

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

Seal Signature



Project Name

Bond Companies - North
Valley

Project Number

57.8302.000

Description

PARTIAL LANDSCAPE PLAN

Scale

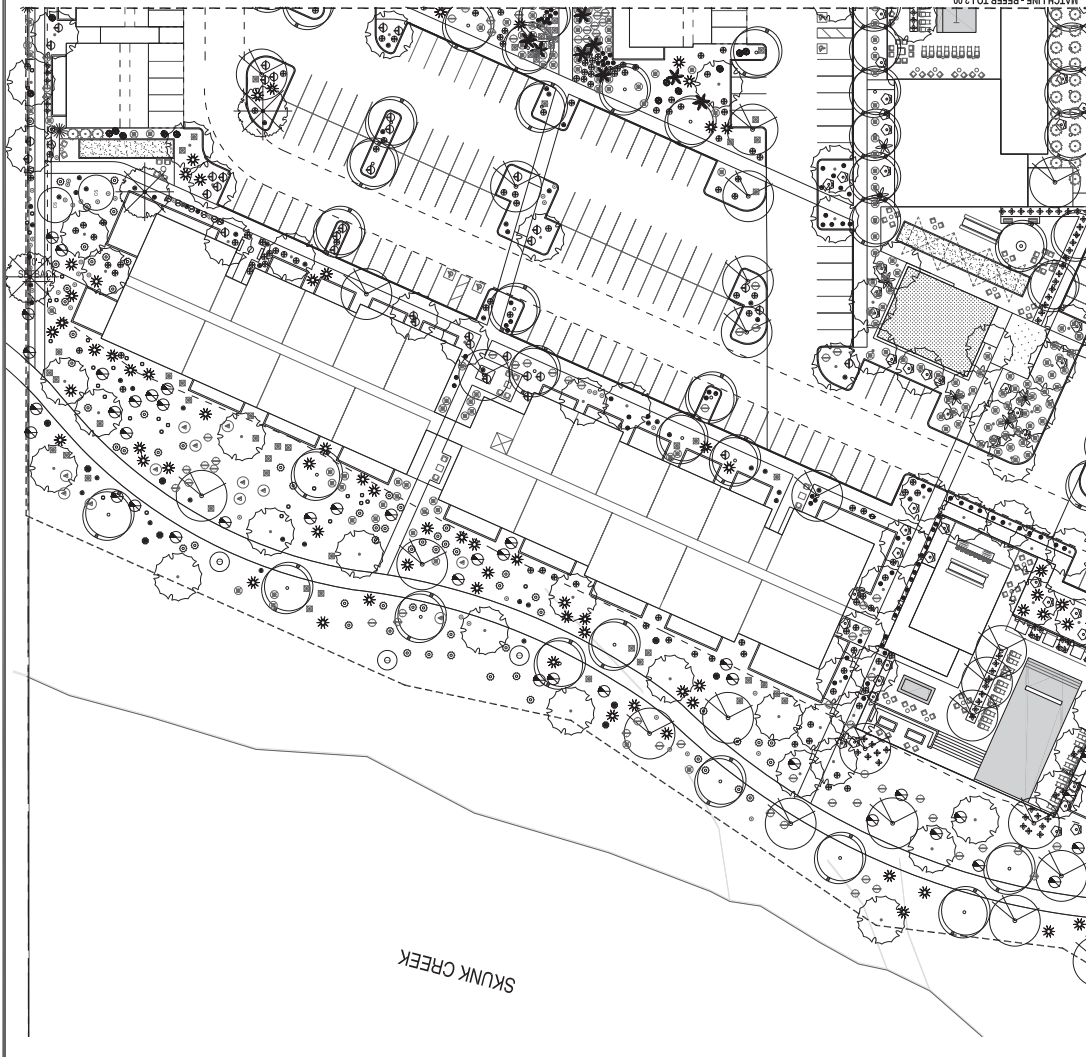
As indicated

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PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES (ft x W x CAL)
(Tree symbol)	SALVAGED EXISTING TREE	-	-	T&B
(Tree symbol)	ACACIA CONGESTA	3P' BOX	5	7.5" x 4.9" x 1.5'-2"
(Tree symbol)	ACACIA PARVIFLORA	3P' BOX	3	7.5" x 4.9" x 1.5'-2"
(Tree symbol)	ACACIA SWEET	3P' BOX	16	7.5" x 4.9" x 1.5'-2"
(Tree symbol)	CAESALPINIA CALACADO SMOOTHIE	4P' BOX	174	3.65" x 3.54" x 0.75" x 1.25"
(Tree symbol)	CERODIUM MICROPHYLLUM	4P' BOX	14	4.7" x 1.7" x 1.5'-2.25"
(Tree symbol)	FOOTBALL PALM PERDE	4P' BOX	65	4.5" x 2.3"
(Tree symbol)	OLIVEA TESSOTA	4P' BOX	189	8.1" x 7.5" x 1.75'-2.25"
(Tree symbol)	DESSERT IRONWOOD	3P' BOX	189	STANDARD
(Tree symbol)	PROSPERS VELUTINA	3P' BOX	189	STANDARD
(Tree symbol)	NATIVE MESQUITE	3P' BOX	189	STANDARD
(Shrub symbol)	AMBROSIA DELTOIDEA	5 GAL	64	CAN FULL
(Shrub symbol)	TRINAGLEAF BURSDOGE	5 GAL	219	CAN FULL
(Shrub symbol)	RUSH MILKWEED	5 GAL	459	CAN FULL
(Shrub symbol)	CALLADORA ENOPHYLLA	15 GAL	5	CAN FULL
(Shrub symbol)	CELEST PALM	5 GAL	179	CAN FULL
(Shrub symbol)	EXCELIA FANOSA	5 GAL	375	CAN FULL
(Shrub symbol)	BRITTBUSH	5 GAL	155	CAN FULL
(Shrub symbol)	HESPERALOE PARVIFLORA 'PERRA BRAKELIGHTS'	5 GAL	183	CAN FULL
(Shrub symbol)	'BRAKELIGHTS' RED YUCCA	5 GAL	105	CAN FULL
(Shrub symbol)	HYPTIS EMORYI	5 GAL	354	CAN FULL
(Shrub symbol)	JUSTICA CALIFORNICA	5 GAL	516	CAN FULL
(Shrub symbol)	CHUPAROSA	5 GAL	1	CAN FULL
(Shrub symbol)	ARBEA TRIBISTATA	5 GAL	97	CAN FULL
(Shrub symbol)	MULHAMBEGRA ARGENT	5 GAL	17	CAN FULL
(Shrub symbol)	DEER GRASS	5 GAL	214	CAN FULL
(Shrub symbol)	SIMMONSIA CHINENSIS 'NISTIA'	5 GAL	17	CAN FULL
(Shrub symbol)	COMPACT JOJOBA	5 GAL	17	CAN FULL
(Shrub symbol)	JOJOBA	5 GAL	17	CAN FULL
(Shrub symbol)	VIQUERA DELTOIDEA	5 GAL	17	CAN FULL
(Shrub symbol)	DESSERT SUNFLOWER	5 GAL	17	CAN FULL
(Accent symbol)	AGAVE FRANZOSINI	19 GAL	17	CAN FULL
(Accent symbol)	MAGNIFIC AGAVE	5 GAL	214	CAN FULL
(Accent symbol)	PARV'S AGAVE	5 GAL	17	CAN FULL
(Accent symbol)	WEBER AGAVE	5 GAL	17	CAN FULL
(Accent symbol)	ALOE BARBADENSIS	1 GAL	226	CAN FULL
(Accent symbol)	YELLOW MEDICAL ALOE VERA	4.5"	23	3 ARMS MIN
(Accent symbol)	CEREUS PERUVIANUS	5 GAL	316	CAN FULL
(Accent symbol)	PERUVIAN APPLE CACTUS	5 GAL	151	CAN FULL
(Accent symbol)	DASYLIRION WHEELER	7.4" MIN	9	BARE FOOT
(Accent symbol)	DESSERT SPOON	5 GAL	3	CAN FULL
(Accent symbol)	FERO CACTUS CYLINDRACEUS	5 GAL	32	CAN FULL
(Accent symbol)	BARREL CACTUS	5 GAL	57	CAN FULL
(Accent symbol)	OPUNTIA BIELLOTTI	5 GAL	98	CAN FULL
(Accent symbol)	OPUNTIA ENKELMANNII	5 GAL	88	CAN FULL
(Accent symbol)	OPUNTIA GOMEZ TOLD MEXICO	5 GAL	88	CAN FULL
(Accent symbol)	OPUNTIA MEXICO PRICKLEY PEAR	5 GAL	88	CAN FULL
(Accent symbol)	OPUNTIA MICROSAIS VARI RUFIDA	5 GAL	88	CAN FULL
(Accent symbol)	BUNG PRICKLEY PEAR	5 GAL	88	CAN FULL
(Accent symbol)	BUNNY EAR CACTUS	5 GAL	88	CAN FULL
(Accent symbol)	PACHYCEBUS MARGINATUS	15 GAL	23	4.0" MIN
(Accent symbol)	MEXICAN FENCE POST CACTUS	5 GAL	136	CAN FULL
(Accent symbol)	PEDUNTHUS MICROCARPA	3P' BOX	4	6.4" MIN
(Accent symbol)	SLIPPER PLANT	3P' BOX	4	6.4" MIN
(Accent symbol)	STENOCEBUS THURBER	3P' BOX	59	4.5"
(Accent symbol)	ORANGE PIPE CACTUS	5 GAL	17	CAN FULL
(Accent symbol)	YUCCA ELATA	5 GAL	17	CAN FULL
(Accent symbol)	SOAP TREE YUCCA	5 GAL	17	CAN FULL
(Accent symbol)	YUCCA ROSTRATA	5 GAL	17	CAN FULL
(Accent symbol)	BENKED YUCCA	5 GAL	17	CAN FULL



PARTIAL LANDSCAPE PLAN 01

SCALE: 1"=30'-0"

GROUNDCOVERS

- BALEVA MULTIFLORA
- DESERT TARRAGON

TURF

- MICHON SOD

INERT MATERIALS

- DESERT PAVEMENT TO MATCH SITE COLOR
- STABILIZED DG
- EXISTING UTILITY
- 3.5" FRACTURED RIP RAP TO MATCH DECOMPOSED GRANITE

PLANTING GENERAL NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION BEYOND WHAT IS SHOWN ON PLANS. SHALL BE REPLANTED AS INDICATED ON THESE PLANS. TREE AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.
- THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY THE QUANTITY OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.

LEGEND:

- SKUNK CREEK
- MATCHLINE - REFER TO L2.00
- MATCHLINE - REFER TO L2.00

Bond Companies - North Valley Apartments

2840 West Christy Drive
Phoenix AZ, 85085



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COLWELL SHIELDS LANDSCAPE ARCHITECTURE
A DIVISION OF COLWELL SHIELDS & ASSOCIATES
1000 N. CENTRAL EXPRESSWAY, SUITE 100
PHOENIX, AZ 85004



Date Description

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

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Date Description

Project Name
Bond Companies - North Valley

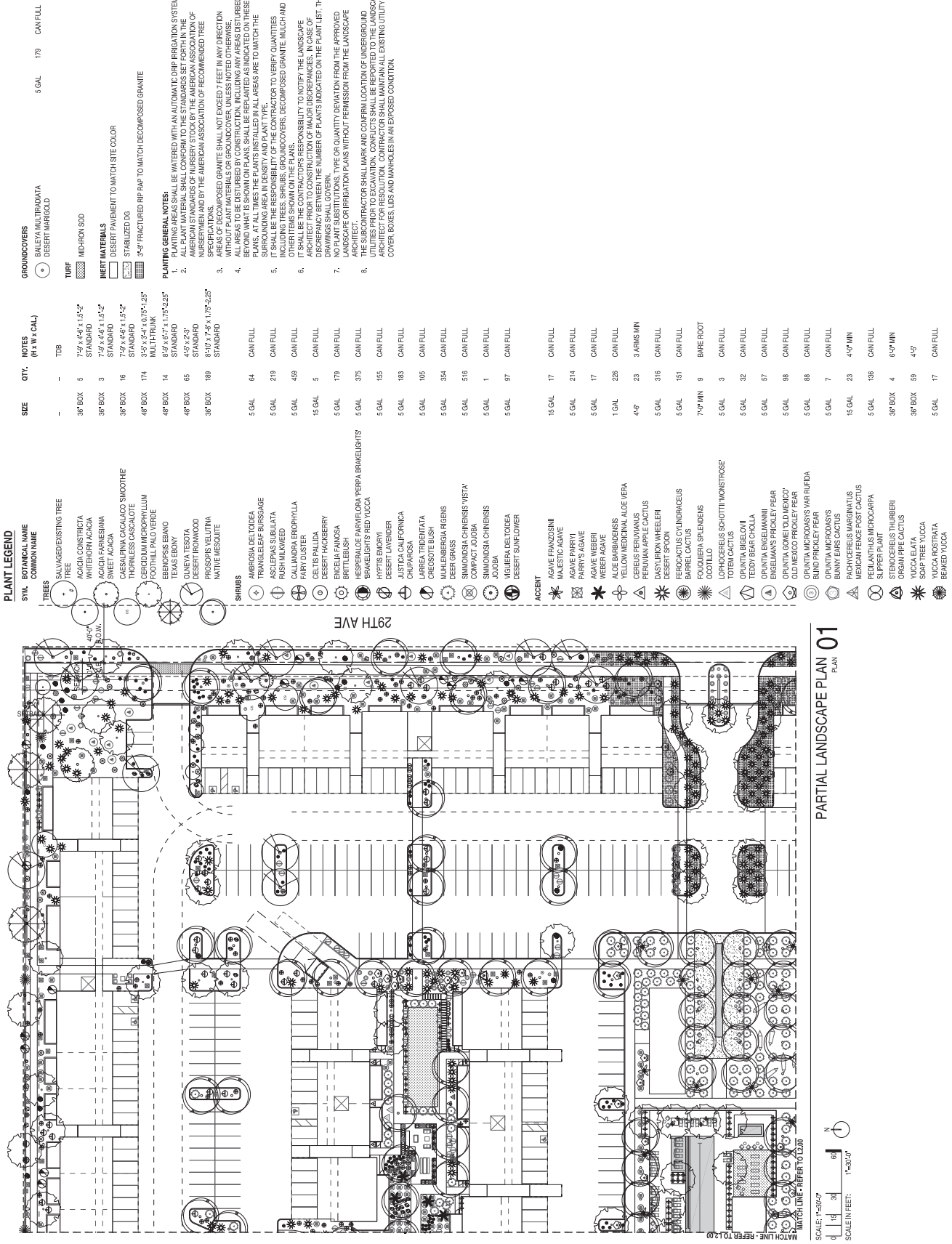
Project Number
57.8302.000

Description
PARTIAL LANDSCAPE PLAN

Scale
As Indicated

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PARTIAL LANDSCAPE PLAN 01
PLAN

SCALE: 1/8"=1'-0"
SCALE IN FEET: 1"=30'-0"

PLANT LEGEND

SYMBOL	POTENTIAL NAME	COMMON NAME
(Tree symbol)	SAVAGED/EXISTING TREE	TREE
(Tree symbol)	ACACIA CONstricta	ACACIA
(Tree symbol)	WHITEFLOrN ACACIA	ACACIA
(Tree symbol)	ACACIA FARNESIANA	SWEET ACACIA
(Tree symbol)	CAESALPINIA CALCALCO SMOOTHIE	THORNLESS CASALDIE
(Tree symbol)	35'5" x 3.4" x 1.075" x 1.25"	MULTI TRUNK
(Tree symbol)	35'5" x 3.4" x 1.075" x 1.25"	SPREAD
(Tree symbol)	45'5" x 2.3"	STANDARD
(Tree symbol)	8'5" x 7.3" x 11.75" x 2.25"	STANDARD
(Shrub symbol)	AMBROSIA DELTOIDA	TRIANGLE LEAF BURSAGE
(Shrub symbol)	ASCLEPIAS SUBULATA	RUSH MILKWEEED
(Shrub symbol)	CALLINDORA ERIOPHYLLA	PART DOUSTER
(Shrub symbol)	DESERT HACKBERRY	BRITTLEBUSH
(Shrub symbol)	ENCELIA FANIOSA	HESPERALOE PARVIFLORA
(Shrub symbol)	'BRANKELIGHTS' RED YUCCA	HYPTIS ENORYN
(Shrub symbol)	DESERT LAVENDER	JUSTICE CALIFORNICA
(Shrub symbol)	CAIPAROSA	LARREA TRIDENTATA
(Shrub symbol)	CREOSOTE BUSH	CREOSOTE BUSH
(Shrub symbol)	DEER GRASS	DEER GRASS
(Shrub symbol)	SIMMONSIA CHINENSIS 'RSTK'	COMPACT JOOBA
(Shrub symbol)	SIMMONSIA CHINENSIS	JOOBA
(Shrub symbol)	VIGUERA DELTOIDA	DESERT SUNFLOWER
(Accent symbol)	AGAVE FRANZOSINI	MAJESTIC AGAVE
(Accent symbol)	AGAVE PARVIFLORA	AGAVE
(Accent symbol)	AGAVE NEBBI	WEBER AGAVE
(Accent symbol)	ALOE BARBADENSIS	YELLOW MEDICINAL ALOE VERA
(Accent symbol)	CEREUS PERUVIANUS	PERUVIAN APPLE CACTUS
(Accent symbol)	DASYLIRION WHEELERI	DESERT SPOON
(Accent symbol)	FEROCACIUS CYLINDRICEUS	BARREL CACTUS
(Accent symbol)	FOCUDERIA SPLENDENS	TOYEN CACTUS
(Accent symbol)	LOPHOCEREUS SCHOTTII 'MONSIEUR ROSE'	MONSIEUR ROSE
(Accent symbol)	OPUNTIA BREVILIV	TEDDY BEAR CHOLA
(Accent symbol)	OPUNTIA ENKELMANNII	ENKELMANN'S PRICKLELY PEAR
(Accent symbol)	OPUNTIA GOMETI 'OLD MENDO'	OLD MEXICO PRICKLELY PEAR
(Accent symbol)	OPUNTIA MICRODASYS VAR RUFIDA	BLIND PRICKLELY PEAR
(Accent symbol)	OPUNTIA MICRODASYS	BLIND PRICKLELY PEAR
(Accent symbol)	PACHYPLEURIS MARGINALIS	MEXICAN FENCE POST CACTUS
(Accent symbol)	PELIDANTHUS MICROCARPA	SLIPPER PLANT
(Accent symbol)	STENOCLEREUS THURBERTI	ORGAN PIPE CACTUS
(Accent symbol)	YUCCA ELATA	SOAP TREE / YUCCA
(Accent symbol)	YUCCA ROSTRATA	BEARDED YUCCA

Bond Companies - North Valley Apartments

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Tel: 803.782.8070
www.gensler.com



Date Description

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

Seal Signature



Project Name

Bond Companies - North
Valley

Project Number

57.8302.000

Description

PARTIAL LANDSCAPE PLAN

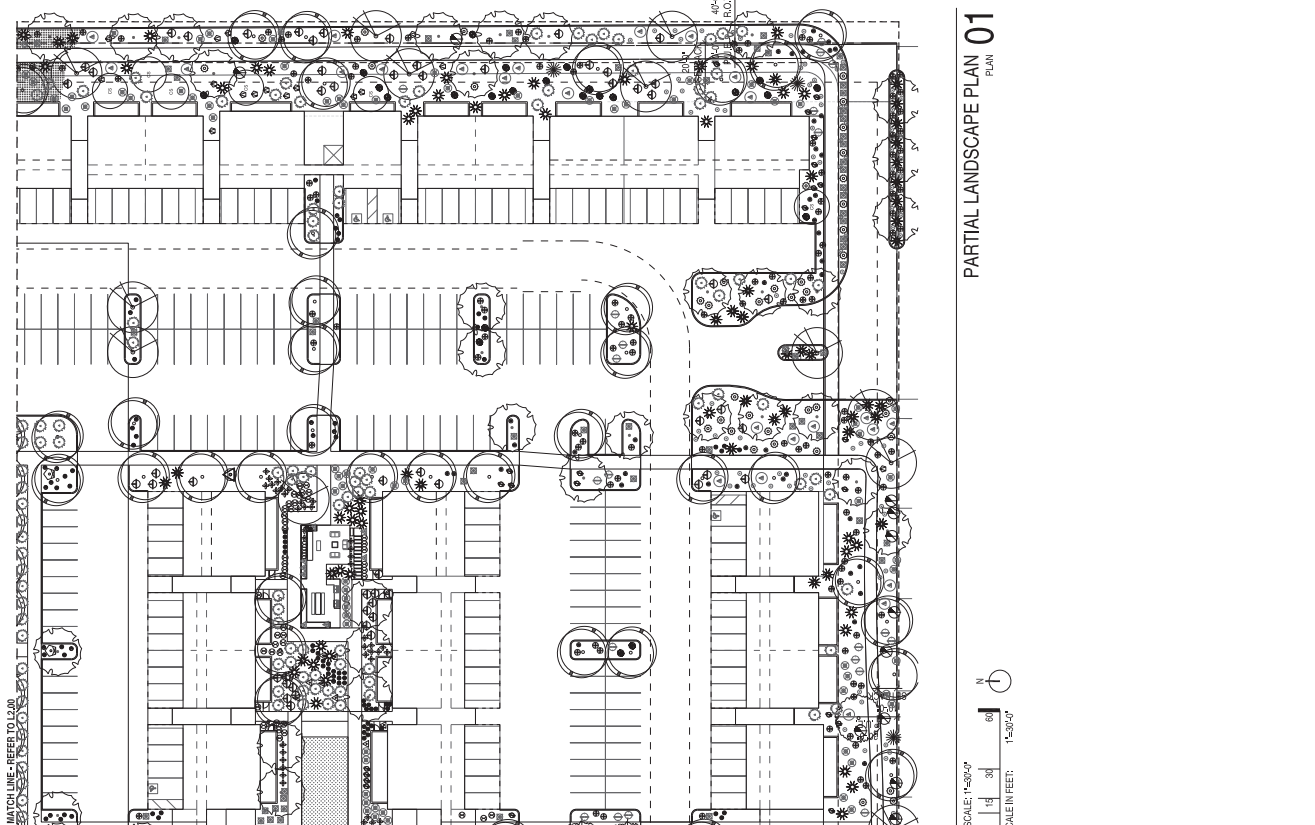
Scale

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SIZE	QTY.	NOTES (R.W.X.C.H.)	GROUNDCOVERS (R.W.X.C.H.)	QTY.	NOTES (R.W.X.C.H.)
-	-	TUB	SALVEA MULTIRADIATA DESERT MARIGOLD	5	5 GAL
36" BOX	5	7'9" x 4'6" x 1.5'-2"	MICHIRON SOO	179	179 CAN FULL
36" BOX	3	7'9" x 4'6" x 1.5'-2"	DESERT PANBENT TO MATCH SITE COLOR		
36" BOX	3	7'9" x 4'6" x 1.5'-2"	STABILIZED DG		
36" BOX	16	7'9" x 4'6" x 1.5'-2"	2.5" FRACTURED RIP PAW TO MATCH DECOMPOSED GRANITE		
48" BOX	174	35" x 34" x 0.75'-1.25"			
48" BOX	14	45" x 45" x 2.5"			
48" BOX	65	45" x 45" x 2.5"			
36" BOX	189	31" x 29" x 1.75'-2.25"			
5.6AL	64	CAN FULL			
5.6AL	219	CAN FULL			
5.6AL	459	CAN FULL			
16.6AL	5	CAN FULL			
5.6AL	179	CAN FULL			
5.6AL	375	CAN FULL			
5.6AL	155	CAN FULL			
5.6AL	183	CAN FULL			
5.6AL	105	CAN FULL			
5.6AL	354	CAN FULL			
5.6AL	516	CAN FULL			
5.6AL	1	CAN FULL			
5.6AL	97	CAN FULL			
16.6AL	17	CAN FULL			
5.6AL	214	CAN FULL			
5.6AL	17	CAN FULL			
1.6AL	226	CAN FULL			
4'-8"	23	3.8MIS MIN			
5.6AL	316	CAN FULL			
5.6AL	151	CAN FULL			
7'-0" MIN	9	BARE ROOT			
5.6AL	3	CAN FULL			
5.6AL	32	CAN FULL			
5.6AL	57	CAN FULL			
5.6AL	98	CAN FULL			
5.6AL	88	CAN FULL			
5.6AL	7	CAN FULL			
16.6AL	23	4'-0" MIN			
5.6AL	106	CAN FULL			
36" BOX	4	6'-0" MIN			
36" BOX	59	4'-8"			
5.6AL	17	CAN FULL			



PARTIAL LANDSCAPE PLAN 01

SCALE: 1"=30'-0"
SCALE IN FEET: 15'-0"=1"

Bond Companies - North Valley Apartments

2840 West Christy Drive
Phoenix AZ, 85005



201 East Washington St
Suite 750
Phoenix, AZ 85004
Tel: 602.525.4600
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3509 Robbins St.
COLUMBIA SHELOR LANDSCAPE ARCHITECTURE
ARCHITECTS AND PLANNERS
PHOENIX, AZ 85018
Tel: 312.883.0070



Date Description

CITY OF PHOENIX
NOV 15 2021
Planning & Development
Department

Seal Signature



Project Name
Bond Companies - North Valley

Project Number
57.8302.000

Description
PARTIAL LANDSCAPE PLAN

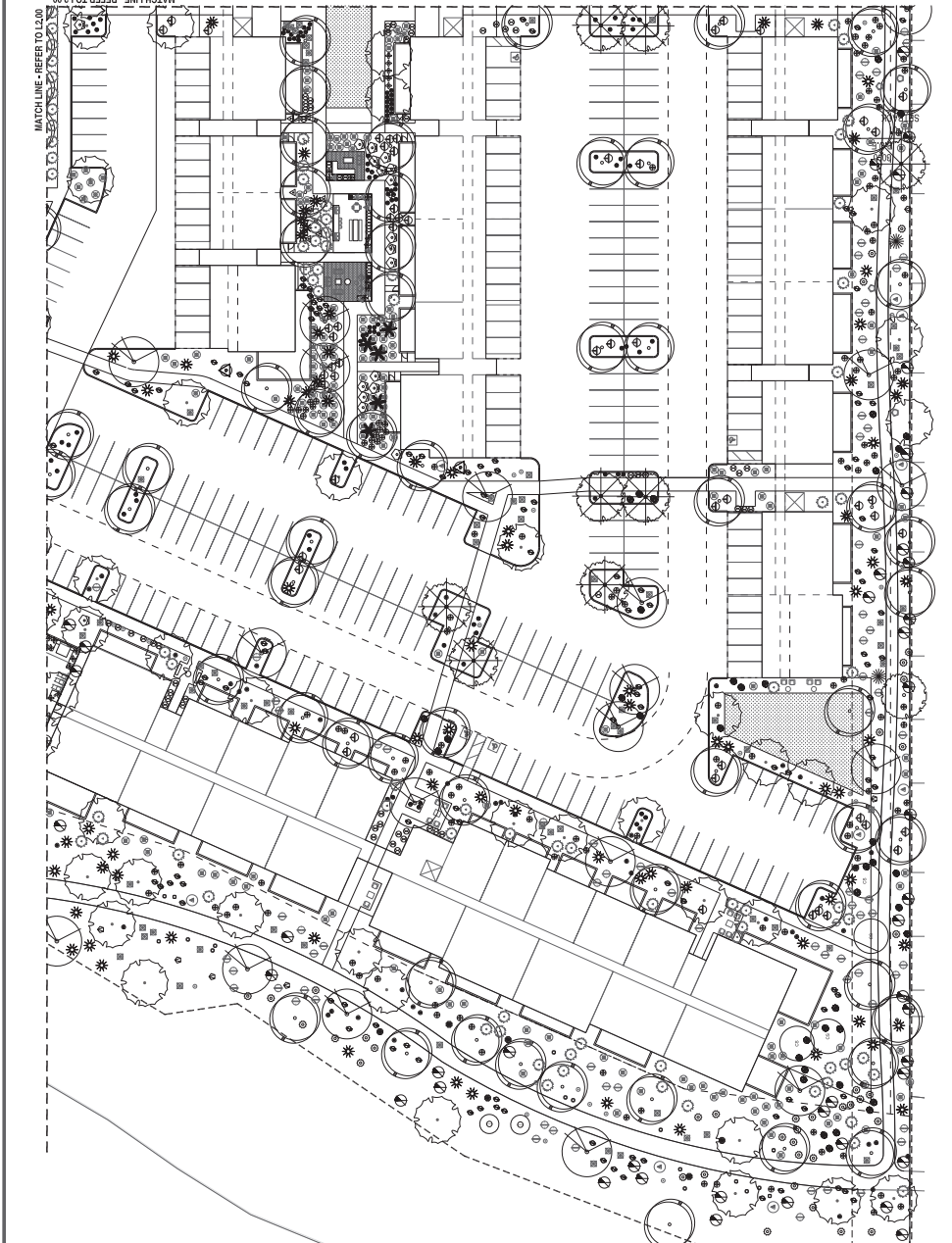
Scale
As indicated

L-1.40

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SYMBOL	COMMON NAME	SIZE	QTY.	NOTES
(Symbol)	SALVAGE EXISTING TREE	-	-	TDB
(Symbol)	ACACIA CONSTRUCTA TREE	36" BOX	5	7'-9" x 4'-5" x 1'-5" 2"
(Symbol)	WHITEHORN ACACIA	36" BOX	3	7'-9" x 4'-5" x 1'-5" 2"
(Symbol)	SWEET ACACIA	36" BOX	16	7'-9" x 4'-5" x 1'-5" 2"
(Symbol)	THORNLESS CALCATOTE	48" BOX	174	9'-5" x 5'-4" x 0.75" x 1.25"
(Symbol)	CECIDIUM MICROPHYLUM	48" BOX	14	8'-9" x 5'-7" x 1.75" x 2.25"
(Symbol)	BEANPOLE EBANO	48" BOX	65	8'-9" x 5'-7" x 1.75" x 2.25"
(Symbol)	DESERT PALM	48" BOX	65	8'-9" x 5'-7" x 1.75" x 2.25"
(Symbol)	DESERT BOMBOOD	36" BOX	188	8'-10" x 7'-9" x 1.75" x 2.25"
(Symbol)	PROSCYRUS VULGINA NATIVE MESQUITE	5 GAL	64	CAN FILL
(Symbol)	AMBRICIA DELTOIDEA	5 GAL	219	CAN FILL
(Symbol)	TRINOLEAF BURSEAGE	5 GAL	459	CAN FILL
(Symbol)	ASCLEPIAS SUBULATA	5 GAL	5	CAN FILL
(Symbol)	RUSH MILKWEEED	15 GAL	179	CAN FILL
(Symbol)	CALAMINDRA ERIOPHYLLA	5 GAL	375	CAN FILL
(Symbol)	FAIRY DUSTER	5 GAL	155	CAN FILL
(Symbol)	DESERT FALLOBERBERRY	5 GAL	183	CAN FILL
(Symbol)	ENGELM FINIKSIA	5 GAL	105	CAN FILL
(Symbol)	BRITTLEBUSH	5 GAL	354	CAN FILL
(Symbol)	HESPERALOE PARVIFLORA PERRA BRAKELIGHTS	5 GAL	516	CAN FILL
(Symbol)	'BRAKELIGHTS' RED YUCCA	5 GAL	1	CAN FILL
(Symbol)	HYFFITS ENORHI	5 GAL	97	CAN FILL
(Symbol)	DESERT LAVENDER	5 GAL	105	CAN FILL
(Symbol)	JUSTICE CALIFORNICA	5 GAL	105	CAN FILL
(Symbol)	CHUPAROSA	5 GAL	354	CAN FILL
(Symbol)	LARREA TRIDENTATA	5 GAL	516	CAN FILL
(Symbol)	CREOSOTE BUSH	5 GAL	1	CAN FILL
(Symbol)	DESERT CEREUS RHIBENS	5 GAL	1	CAN FILL
(Symbol)	SIAMONSIUM CHINENSIS 'NISTA'	5 GAL	1	CAN FILL
(Symbol)	COMPACT JOUGBA	5 GAL	1	CAN FILL
(Symbol)	SIAMONSIUM CHINENSIS	5 GAL	1	CAN FILL
(Symbol)	JOUGBA	5 GAL	1	CAN FILL
(Symbol)	VELIERIA DELTOIDEA	5 GAL	1	CAN FILL
(Symbol)	DESERT SNIFLOWER	5 GAL	1	CAN FILL

SYMBOL	COMMON NAME	SIZE	QTY.	NOTES
(Symbol)	AGAVE FRAZOSINI	15 GAL	17	CAN FILL
(Symbol)	MAJESTIC AGAVE	5 GAL	214	CAN FILL
(Symbol)	AGAVE PARVIFLORA	5 GAL	17	CAN FILL
(Symbol)	PARVIFLORA	5 GAL	17	CAN FILL
(Symbol)	WEBER AGAVE	1 GAL	28	CAN FILL
(Symbol)	ALOE BARBADENSIS	4-5"	23	3 APRIG MIN
(Symbol)	YELLOW MEDICINAL ALOE VERA	5 GAL	316	CAN FILL
(Symbol)	CEREUS PERUVIANUS	5 GAL	151	CAN FILL
(Symbol)	PERUVIAN APPLE CACTUS	7-7" MIN	9	BARE ROOT
(Symbol)	DESERT SPOON	5 GAL	3	CAN FILL
(Symbol)	FEROCACTUS CYNDRACEUS	5 GAL	32	CAN FILL
(Symbol)	BARREL CACTUS	5 GAL	57	CAN FILL
(Symbol)	FOUQUIERA SPENDENS	5 GAL	98	CAN FILL
(Symbol)	COOTILO	5 GAL	88	CAN FILL
(Symbol)	SCOTTII MONISTROSE	5 GAL	7	CAN FILL
(Symbol)	TOPEA CACTUS	15 GAL	23	4-4" MIN
(Symbol)	OPUNTIA BEARLOVE	5 GAL	138	CAN FILL
(Symbol)	TEDDY BEAR CHolla	5 GAL	4	6-4" MIN
(Symbol)	OPUNTIA ENGELMANNI	5 GAL	59	4-5"
(Symbol)	ENGELMANN'S PRICKLEY PEAR	5 GAL	17	CAN FILL
(Symbol)	OPUNTIA GOMEZ OLD MEXICO	5 GAL	17	CAN FILL
(Symbol)	OLD MEXICO PRICKLEY PEAR	5 GAL	17	CAN FILL
(Symbol)	BLIND PRICKLEY PEAR	5 GAL	17	CAN FILL
(Symbol)	OPUNTIA MICRODASTYS VAR RUPIA	5 GAL	17	CAN FILL
(Symbol)	BUNNY EAR CACTUS	5 GAL	17	CAN FILL
(Symbol)	AMERICAN FENCE POST CACTUS	5 GAL	17	CAN FILL
(Symbol)	MECAN FENCE POST CACTUS	5 GAL	17	CAN FILL
(Symbol)	REDJANTHUS MICROCARPA	5 GAL	17	CAN FILL
(Symbol)	SUPPER PLANT	5 GAL	17	CAN FILL
(Symbol)	STENOCEPHALUS THURBERI	5 GAL	17	CAN FILL
(Symbol)	ORGAN PIPE CACTUS	5 GAL	17	CAN FILL
(Symbol)	YUCCA ELATA	5 GAL	17	CAN FILL
(Symbol)	SOAP TREE YUCCA	5 GAL	17	CAN FILL
(Symbol)	YUCCA ROSTRATA	5 GAL	17	CAN FILL
(Symbol)	BECKED YUCCA	5 GAL	17	CAN FILL



PARTIAL LANDSCAPE PLAN 01

- PLANTING GENERAL NOTES:**
- PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
 - ALL PLANTS SHALL BE PROVIDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
 - AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION.
 - ALL AREAS TO BE DISTURBED BY CONSTRUCTION INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE PLANTS INSTALLED IN THE AREAS TO BE MATCHED.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANS LIST, DRAWINGS SHALL GOVERN.
 - NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED PLANS OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
 - THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN A PROTECTED CONDITION.

GROUNDCOVERS

- BAILEYA MULTIRADATA
- DESERT MARIGOLD

TURF

- MID-RON SOD

INERT MATERIALS

- DECOMPOSED GRANITE TO MATCH SITE COLOR
- STABILIZED DG
- 3/4" FRACTURED RIP RAP TO MATCH DECOMPOSED GRANITE

SCALE: 1"=30'-0"
SCALE IN FEET: 1"=30'-0"

Bond Companies - North Valley Apartments

NWC BRONCO BUTTE TR. AND
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Fax: 602.523.6449



Tel: 312.853.0070

350 W Hubbard St.
Chicago, IL 60604

Date Description

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

Scale

**NOT FOR
CONSTRUCTION**

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Bond Companies - North
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PERSPECTIVES

Scale

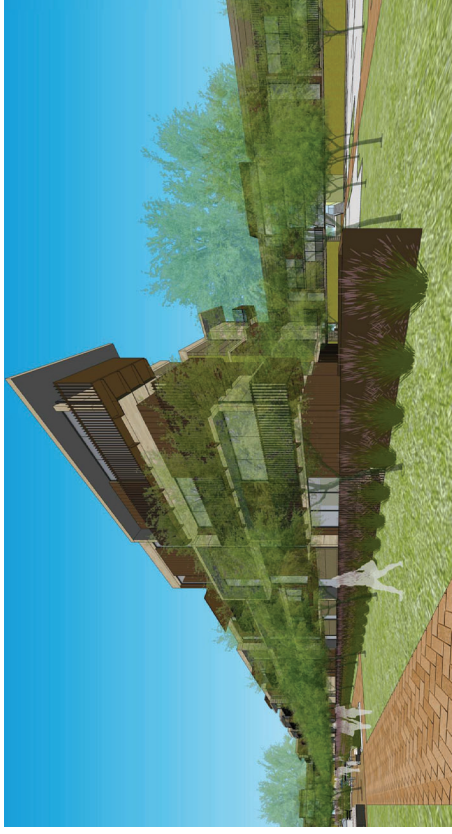
1" = 30'-0"

P6.000

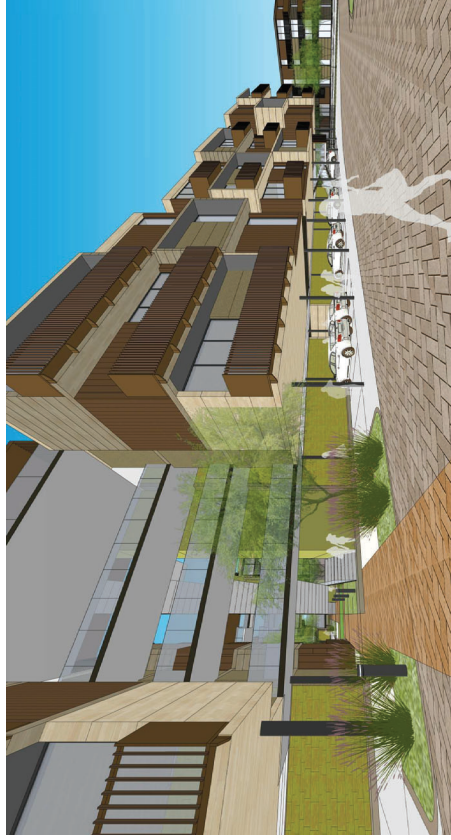
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GROUND LEVEL UNIT PATIO



COURTYARD CORNER



PEDESTRIAN CONNECTION



AMENITY AREA

Bond Companies - North Valley Apartments

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Chicago, IL 60604
Tel: 312.853.0070

Date Description

AERIAL VIEW



PUBLIC PEDESTRIAN PATH - WASH FACING BUILDING

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

Staff Signature

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