

## ATTACHMENT B



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-81-24-7

August 13, 2024

\*REVISED August 13, 2024

Estrella Village Planning Committee August 20, 2024

**Meeting Date:**

Planning Commission Hearing Date: September 5, 2024

**Request From:** R1-8 (Single-Family Residence District)  
(19.46 acres)

**Request To:** C-2 (Intermediate Commercial) (5.64 acres)  
and C-2 HGT/WVR DNS/WVR  
(Intermediate Commercial, Height Waiver,  
Density Waiver) (13.82 acres)

**Proposal:** Commercial and multifamily residential with  
a height and density waiver

**Location:** Northeast corner of 91st Avenue and  
Broadway Road

**Owner:** Walter Crutchfield, VP Hurley Legacy, LLC

**Applicant:** Jason Battista, St. Charles

**Representative:** Lindsay Schube, Gammage & Burnham,  
PLC

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

#### General Plan Conformity

<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	91st Avenue	Arterial	33-feet east half
	Broadway Road	Arterial	40-foot north half

**CONNECT PEOPLE & PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE:** *In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.*

Located adjacent to two arterial streets, the proposal, as stipulated, will provide elements for transit, pedestrians, and bicyclists in order to promote walking and alternative transportation. These elements include a multi-use trail, bus stop pad, and bicycle parking located on the multifamily and commercial portions of the site.

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

The proposal provides a reasonable level of intensity that is respectful to local conditions by proposing multifamily and commercial development adjacent to two arterial streets. The request will allow for increased commercial intensity that is sensitive to the scale of the surrounding neighborhoods and provide retail services to future and adjacent residences.

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

The proposal, as stipulated, includes shaded pedestrian walkways, and shaded bicycle and vehicle parking areas. These improvements will create a comfortable pedestrian environment and reduce the urban heat island affect.

#### Applicable Plans, Overlays, and Initiatives

[Estrella Village Plan](#): Background Item No. 6.

[Estrella Village Arterial Street Landscaping Program](#): Background Item No. 7.

[Complete Streets Guiding Principles](#): Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): Background Item No. 9.

[Tree and Shade Master Plan](#): Background Item No. 10.

[\*\*Monarch Butterfly Pledge\*\*](#): Background Item No. 11.

[\*\*Transportation Electrification Action Plan\*\*](#): Background Item No. 12.

[\*\*Conservation Measures for New Development\*\*](#): Background Item No. 13.

[\*\*Phoenix Climate Action Plan\*\*](#): Background Item No. 14.

[\*\*Housing Phoenix Plan\*\*](#): Background Item No. 15.

[\*\*Zero Waste PHX\*\*](#): Background Item No. 16.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Agricultural uses	R1-8
<b>North</b>	Single-family residential	R1-8
<b>East</b>	Dairy farm, agricultural uses	County (RU-43)
<b>South (across Broadway Road)</b>	Lift station, dairy farm	County (RU-43)
<b>West (across 91st Avenue)</b>	Agricultural uses	PCD (Approved R-2 PCD) and C-2 PCD

**C-2 HGT/WVR DNS/WVR**  
**(Stipulated to R-4 Planned Residential Development Option)**  
**Multifamily Residential Portion**

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	N/A	13.82 acres
Maximum Number of Units	421; 481	334 units (Met)
Maximum Density (dwelling unit/acre)	30.45; 34.80 with bonus	24.17 (Met)
Maximum Lot Coverage	50%, plus 10% for attached shade structures	26.4% (Met)
Maximum Building Height	3 stories or 40 feet for first 150 feet, one foot in five-foot increase to 48 feet	3 stories; 38 feet 9 inches (Met)

<b><i>Minimum Building Setbacks</i></b>		
North (adjacent to R1-8)	15 feet	30 feet (Met)
East (adjacent to RU-43)	15 feet	94 feet (Met)
South (adjacent to Broadway Road)	20 feet	20 feet (Met)
South (adjacent to C-2)	15 feet	27 feet (Met)
West (adjacent to C-2)	15 feet	30 feet (Met)
West (adjacent to 91st Avenue)	20 feet	25 feet (Met)

<b><i>Minimum Landscaped Setbacks</i></b>		
North (adjacent to R1-8)	5 feet	*Not specified
East (adjacent to RU-43)	5 feet	10 feet (Met)
South (adjacent to Broadway Road)	20 feet	23 feet (Met)
South (adjacent to C-2)	5 feet	*Not specified
West (adjacent to C-2)	5 feet	5 feet (Met)
West (adjacent to 91st Avenue)	20 feet	25 feet (Met)
Minimum Open Space	5%	12.1% (Met)
Minimum Parking Requirements	501 spaces	501 spaces (Met)

\*Variance or Site Plan modification may be needed

<b>C-2 Intermediate Commercial</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
Maximum Lot Coverage	50%	*Not specified
Maximum Building Height	2 stories and 30 feet	*Not specified
<b><i>MINIMUM BUILDING SETBACKS</i></b>		
North (adjacent to C-2 HGT/WVR DNS/WVR)	0 feet	0 feet (Met)
East (adjacent to C-2 HGT/WVR DNS/WVR)	0 feet	0 feet (Met)
South (adjacent to Broadway Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of the structure	*Not specified
West (adjacent to 91st Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the structure	*Not specified

<b>MINIMUM LANDSCAPE SETBACKS</b>		
North (adjacent to C-2 HGT/WVR DNS/WVR)	0 feet	*Not specified
East (adjacent to C-2 HGT/WVR DNS/WVR)	0 feet	*Not specified
South (adjacent to Broadway Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage	*Not specified
West (adjacent to 91st Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage	*Not specified
Parking	Depends on specific uses proposed	*Not specified

\*Variance or Site Plan modification may be needed

### Background/Issues/Analysis

#### SUBJECT SITE

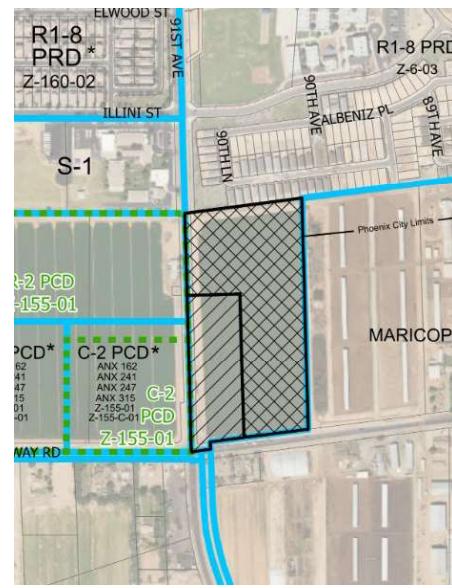
1. This request is to rezone 19.46 acres located at the northeast corner of 91st Avenue and Broadway Road from R1-8 (Single-Family Residence District) to 5.64 acres of C-2 (Intermediate Commercial) and 13.82 acres of C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow commercial and multifamily residential.

#### SURROUNDING LAND USES AND ZONING

2. A single-family residential subdivision is located north of the subject site, zoned R1-8 (Single-Family Residence District).

A dairy farm and agricultural uses are located east of the subject site and south of the site, across Broadway Road. They are located within Maricopa County and zoned RU-43 (One Acre Per Dwelling Unit). A lift station is also located to the south.

West of the subject site, across 91st Avenue, is agricultural land zoned PCD (Approved R-2 PCD) (Planned



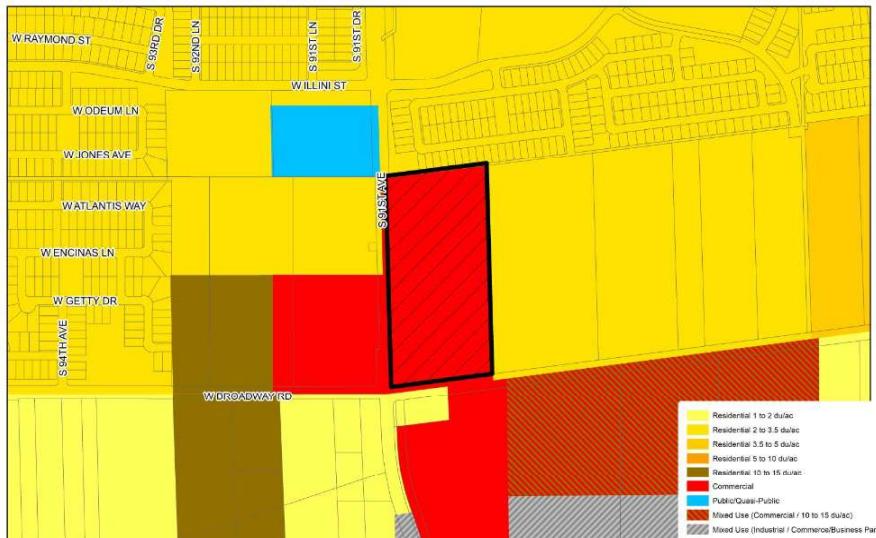
Existing Zoning Aerial Map

Source: Planning and Development Department

Community District, Approved Multifamily Residence District, Planned Community District), and C-2 PCD (Intermediate Commercial, Planned Community District).

## GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as a portion of the surrounding area to the west and south are designated Commercial on the General Plan Land Use Map. The area to the north, east, and a portion of the property west of the site is designated Residential 2 to 3.5 dwelling units per acre. A portion south of the subject site is designated Residential 1 to 2 dwelling units per acre. The requested C-2 and C-2 HGT/WVR DNS/WVR are consistent with the General Plan Land Use Map designation.



General Plan Land Use Map

Source: *Planning and Development Department*

## PROPOSAL

### 4. Site Plan

The conceptual site plan, attached as an exhibit, depicts numerous multifamily residential buildings along the north and east portion of the site. There are 334 units proposed. The proposed multifamily residential development has access via 91st Avenue and Broadway Road. An enhanced building setback is proposed along the north and east portion of the subject site, adjacent to single-family residential development to the north and existing dairy farm uses to the east. A drive aisle with parking is proposed along the east and north portion of the site, acting as an additional buffer. Furthermore, numerous landscaping areas are located between the buildings along with several pedestrian connections. As a result, staff recommends pedestrian walkways to be shaded by landscaping or structures. This is addressed in Stipulation No. 26. The proposal does not meet landscaping setbacks along the north and adjacent to the proposed commercial development. As a result, staff does not recommend general conformance to the

site plan. Stipulation No. 22 will require the multifamily residential development to conform to the R-4 PRD development standards.

The site plan depicts a multi-use trail along Broadway Road along with enhanced landscaping adjacent to the vehicular entrance and numerous open spaces. Staff recommends Stipulation No. 23 and Stipulation No. 25 which would require a minimum of three landscape materials to be located at each entrance to the multifamily development and 10 percent of open space dispersed throughout the multifamily site.

Existing dairy farm and animal uses are located along the east and south side of the proposed development. As a result, staff recommends signage to be posted in the leasing/sales office which discloses the existence of those uses. This is addressed in Stipulation No. 31.

The applicant states in their submittal materials that the proposal will provide affordable housing. So that the site develops as proposed and to address the goals of the Housing Phoenix Plan, staff recommends Stipulation No. 21 which allows up to 40 feet in height for multifamily residential development if affordable housing is provided.

Commercial C-2 zoning is proposed on the southwest corner of the site, immediate adjacent to 91st Avenue and Broadway Road. There is no defined user or site plan for the commercial portion of the subject site at this time. However, any future development is subject to the approved stipulations for this case and the Zoning Ordinance requirements. Staff recommends that site plans and elevations for any future development on the C-2 portion of the subject site be reviewed and approved by the Planning Hearing Officer through the public hearing process with specific regard to accessible pedestrian pathways, and pedestrian connections between the commercial development and future bus stop. This is addressed in Stipulation No. 32.

## 5. **Elevations**

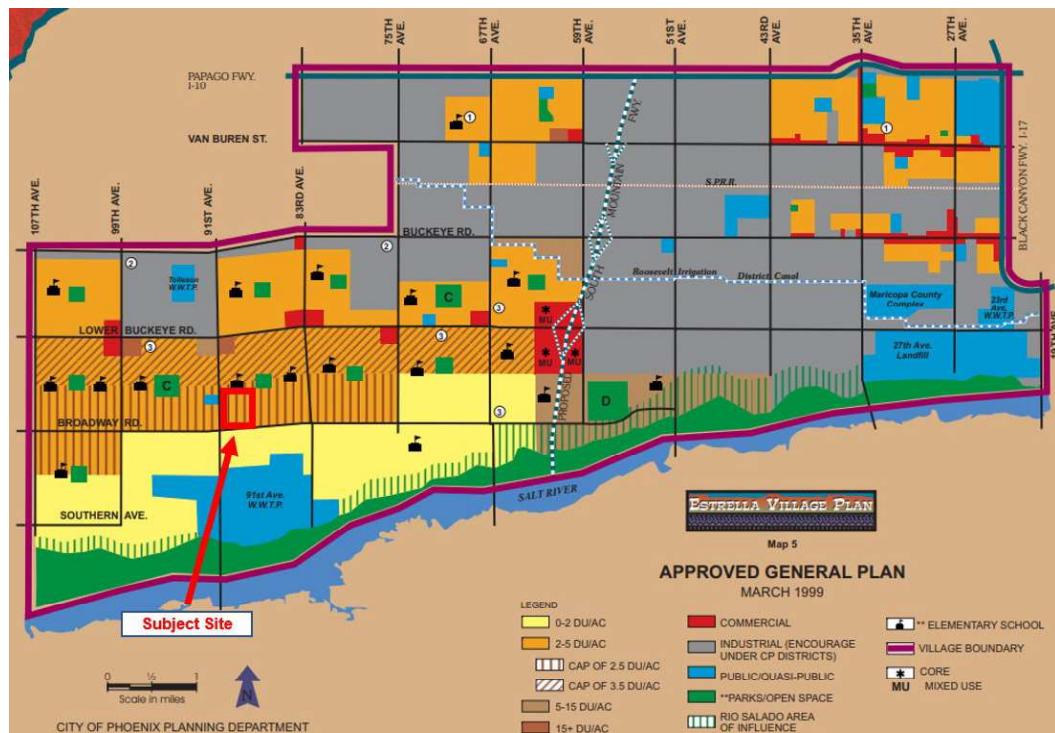
\*The conceptual building elevations, attached as an exhibit, depict two- and three-story buildings that are approximately 19 to 39 feet tall. The elevations depict architectural features that include variation in colors, street frontages and building articulation. Elevation materials are not provided on the building elevations; as a result, staff does not recommend general conformance to proposed elevations.

## PLANS, OVERLAYS, AND INITIATIVES

6. Estrella Village Plan

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



*Estrella Land Use Map*  
Source: Planning and Development Department

Goal 3 of the Estrella Village Plan, "Protection of Residential Neighborhoods", Objective D, "Residential Area in Transition" recommends lessening the impacts to residential areas when properties transition to non-residential uses. Staff recommends Stipulation No. 24 to ensure that privacy is maintained on adjacent properties by providing evergreen trees on the north perimeter.

Goal 5, "Urban Design", recommends for streetscape and trail systems to be uniform and consistent to provide identity and linkage between neighborhoods and with activity centers. Several stipulations as recommended by staff would promote enhanced urban design along the streetscapes. Stipulation No. 11 requires a multi-use trail along the south portion of the subject site, on the north

side of Broadway Road. Furthermore, a detached sidewalk will be required on the east side of 91st Avenue. This is addressed in Stipulation No. 10.

7. **Estrella Village Arterial Street Landscaping Program**

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planning guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

The subject site is adjacent to 91st Avenue and Broadway Road, arterial streets. Thus, staff recommends Stipulation No. 1 to require adherence with the Estrella Village Arterial Street Landscaping Program requirements along the street frontage to promote the community's character.

8. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To 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. 2. Furthermore, a minimum of three pedestrian connections shall be provided between the commercial and residential portions of the site. This is addressed in Stipulation No. 3. Stipulation No. 10 will help pedestrianize the immediate street frontage by providing a detached sidewalk along 91st Avenue. In addition, any street improvements must comply with City of Phoenix and ADA standards. This is addressed in Stipulation No. 17.

9. **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 proposal will provide bicycle parking per the City's Walkable Urban Code for both the commercial and multifamily portions. The multifamily development will contain shaded parking spaces, a bicycle fix it station, and parking spaces for electric bicycle charging capabilities. Furthermore, the commercial portion of the site will have bicycle parking per the City's Walkable Urban Code and parking spaces for electric bicycle charging. This is addressed in Stipulation Nos. 27 and 33.

10. **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 enhanced shade within the development as follows:

- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper, drought tolerant, shade trees or shade structures to achieve a minimum of 25 percent shade (Stipulation No. 8);
- Evergreen trees shall be provided along the north landscape setback (Stipulation No. 24);
- A minimum 10 percent of the gross site shall be retained as open space (Stipulation No. 25);
- Pedestrian walkways shall be shaded by structures or trees to active a minimum of 75 percent shade (Stipulation No. 26);
- Bicycle parking spaces in the multifamily development shall be shaded by a structure or landscaping to achieve a minimum of 75 percent shade (Stipulation No. 27.d); and
- Landscape areas in the multifamily development shall be planted with minimum two-inch caliper, drought tolerant, shade trees (Stipulation No. 30).

11. **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. 4 requires the planting of milkweed shrubs, or other native nectar plant species on the subject site.

12. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are

signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation Nos. 28 and 34. Additionally, Stipulation Nos. 27.e and 33.b would require electrical receptacles for electric bicycle charging capabilities.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to *- Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 5 through 9, 29, and 35.

14. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 9, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

15. **Housing Phoenix Plan:**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a

need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

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

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 development narrative has stated that recycling bins will be provided for residents to use.

**COMMUNITY INPUT SUMMARY**

17. As of the writing of this report no letters of support or opposition have been received for the request.

**INTERDEPARTMENTAL COMMENTS**

18. The Street Transportation Department has requested the following:

- A 55-foot right-of-way flared intersection on the east side of 91st Avenue with improvements on 91st Avenue to include a detached sidewalk.
- A 20-foot multi-use trail adjacent to Broadway Road.
- A 55-foot right-of-way dedication on the north half of Broadway Road.
- All street improvements on Broadway Road must be reviewed and approved by Maricopa County.
- All existing electrical utilities shall be undergrounded and relocated outside of the City right-of-way.
- A traffic signal at 91st Avenue and Broadway Road.
- The replacement of unused driveways with sidewalk, curb, and gutter.
- All streets shall be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 10 through 17.

19. The Public Transit Department has requested a bus stop pad on northbound of 91st Avenue. The proposed bus stop pad must meet the City of Phoenix Standard Detail P1258. This is addressed in Stipulation No. 18.

## OTHER

20. 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. 19.
21. 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 final site plan approval. This is addressed in Stipulation No. 20.
22. 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 is compatible with the General Plan Land Use Map designation and will provide commercial and residential opportunities within the Estrella Village.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. The development, as stipulated, will provide an opportunity for affordable housing, and incorporates design and landscaping features that enhance the location which helps to advance several city goals and policies within the Housing Phoenix Plan, the Estrella Village Plan, and Estrella Village Arterial Street Landscaping Program.

## **Stipulations**

### ***Overall Development***

1. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.

2. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, striped, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of three pedestrian connections shall be provided between the multifamily and commercial development, as approved by the Planning and Development Department.
4. 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.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized on site, as approved or modified by the Planning and Development Department.
6. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
9. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
10. A minimum 55-foot right-of-way shall be dedicated for a modified flared intersection at the east side of 91st Avenue at the Broadway Road intersection. Additional dedications to accommodate the intersection flare may be required, as approved by the Street Transportation Department. The improvements shall be consistent with the Arterial CM cross section including a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk.

11. A 20-foot-wide multi-use trail easement (MUTE) shall be dedicated along Broadway Road 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 or modified by the Planning and Development Department.
12. A total of 55-feet of right-of-way shall be dedicated to Maricopa County for the north half of Broadway Road, or as otherwise approved by the Maricopa County Department of Transportation.
13. All street improvements to Broadway Road are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided prior to preliminary site plan approval.
14. A traffic signal shall be installed at the 91st Avenue and Broadway Road intersection. The developer shall fund 100% of the cost and construct the traffic signal to an interim design, as approved by the Street Transportation Department. If the signal is installed by others, the development shall be responsible for 100% of the cost for signal relocation and/or modifications.
15. All existing or relocated electrical utilities, 12 kv or smaller, within the 91st Avenue right-of-way shall be undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation Department. The developer shall coordinate with the affected utility companies for their review and permitting.
16. Existing SRP facilities within the 91st Avenue and Broadway Road right-of-way are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
17. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
18. The developer shall construct a bus pad that conforms with City of Phoenix Standard Detail P1260 on northbound 91st Avenue, north of Broadway Road. The pad shall be located from the intersection following the standards established in P1258.

19. 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.
20. Prior to final 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.

***Multifamily Development as depicted on the site plan date stamped July 30, 2024***

21. The maximum building height shall not exceed 30 feet. If 100 percent of the housing units are provided as affordable housing, the maximum height shall be 40 feet.
  - a. The applicant shall submit a copy of the draft Declaration of Affirmative Land Use and Restrictive Covenants agreement (LURA), for review and verification by the Phoenix Housing Department, prior to or in conjunction with Preliminary Site Plan Approval.
  - b. The applicant shall submit a copy of the Determination of Qualification of Tax Credits issued by the Arizona Department of Housing, or other documentation of low-income housing tax credit allocation, prior to or in conjunction with Final Site Plan Approval.
  - c. The applicant shall submit a copy of the recorded Declaration of Affirmative Land Use and Restrictive Covenants agreement (LURA), as approved by the Arizona Department of Housing, to the Planning and Development Department.
22. The R-4 Planned Residential Development Option shall be utilized for the development.
23. The entry drives shall incorporate landscaping on both sides, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
24. The north landscape setback shall be planted with evergreen trees, as approved by the Planning and Development Department.
25. A minimum of 10% of the gross site area shall be retained as open space.

26. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
27. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department.
  - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.
  - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces. Parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
  - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
  - e. A minimum of 10% of the required bicycle parking spaces shall be include standard electrical receptacles for electric bicycle charging capabilities.
28. A minimum of 5% of the required vehicle parking spaces shall include EV Installed infrastructure. A minimum of 10% of the required vehicle parking spaces shall include EV Capable spaces.
29. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup for a minimum of 10 years, or as approved by the Planning and Development Department.

30. Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 25 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
31. Prior to certificate of occupancy, signage shall be posted within the development's sales/leasing office (or equivalent signage) that is visible to prospective renters or purchases, and which discloses the proximity and existence of nearby existing dairy farms and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities, as approved by Planning and Development Department.

***Commercial Development as depicted on the site plan date stamped July 30, 2024.***

32. The conceptual site plan and elevations for the future commercial development as depicted on the site plan date stamped July 30, 2024, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modifications prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department. The site plan shall incorporate the following elements:
  - a. Accessible pedestrian pathways that connect building entrances and the public bus pad using the most direct route for pedestrians.
  - b. Pedestrian connections between adjacent commercial developments (if developed across multiple phases).
33. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department
  - a. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the building entrances and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - b. A minimum of 5% of the required bicycle parking spaces shall include standard electrical receptables for electric bicycle charging capabilities.

34. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure and a minimum of 5% shall include EV Capable infrastructure.
35. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

**Writer**

Nayeli Sanchez Luna

August 13, 2024

**Team Leader**

Racelle Escolar

**Exhibits**

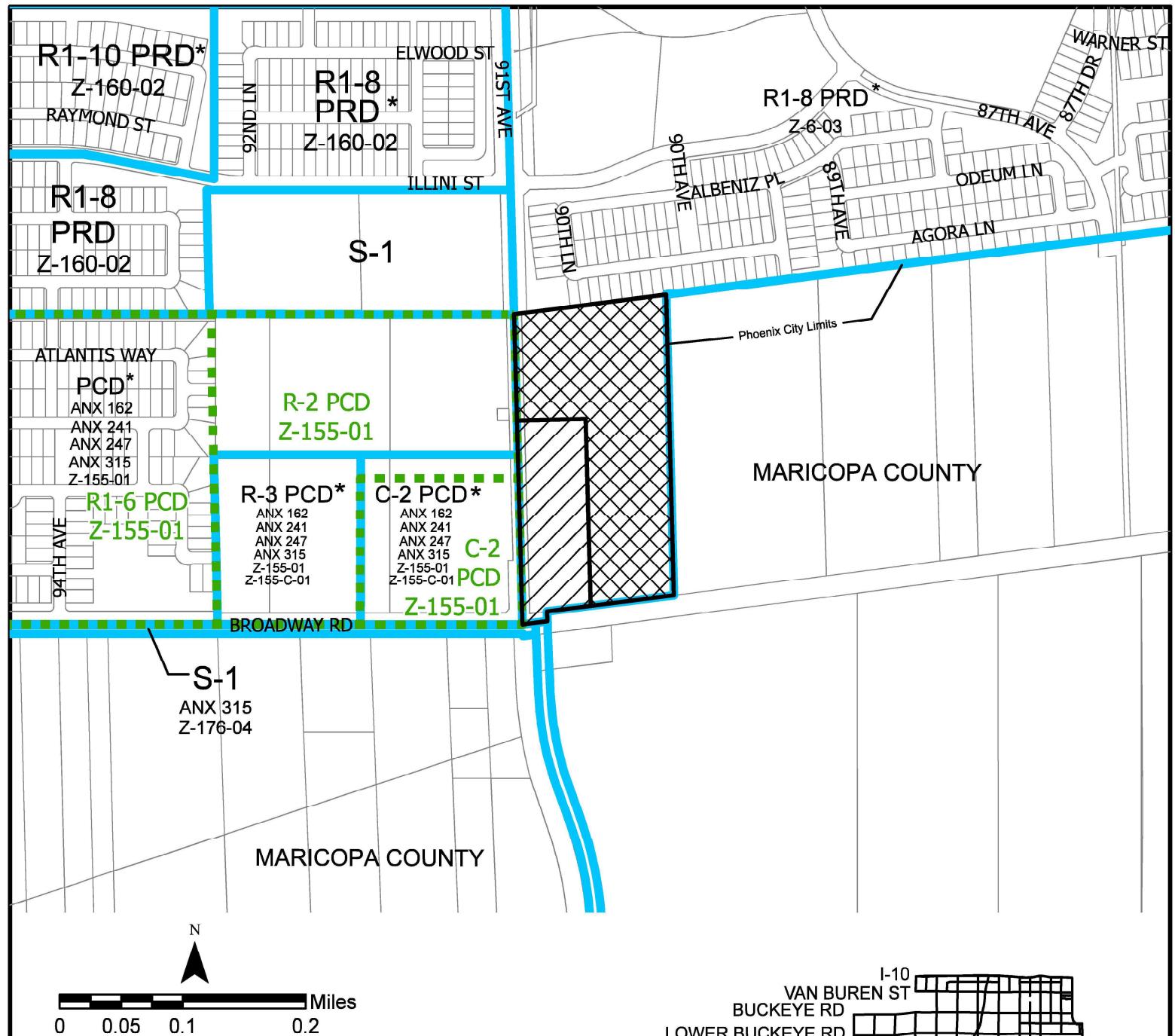
Sketch map

Aerial map

Conceptual site plan date stamped July 30, 2024

\*Conceptual elevations date stamped August 7, 2024 (7 pages)

\*Conceptual building renderings date stamped August 7, 2024 (2 pages)



## **City of Phoenix**

## City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

**APPLICANT'S NAME:**

## Gammage & Burnham, PLC

**REQUESTED CHANGE:**

APPLICATION NO: 7-81-24

DATE: 6/25/2024

FROM: R1-8 ( 19.46 a.c.)

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

AERIAL PHOTO &  
QUARTER SEC. NO.  
OS 57

## ZONING MAP

TO: C-2 ( 5.64 ac.)   
C-2 HGT/WVR DNS/WVR ( 13.82 ac.) 

---

**MULTIPLIES PERMITTED**

#### CONVENTIONAL OPTION

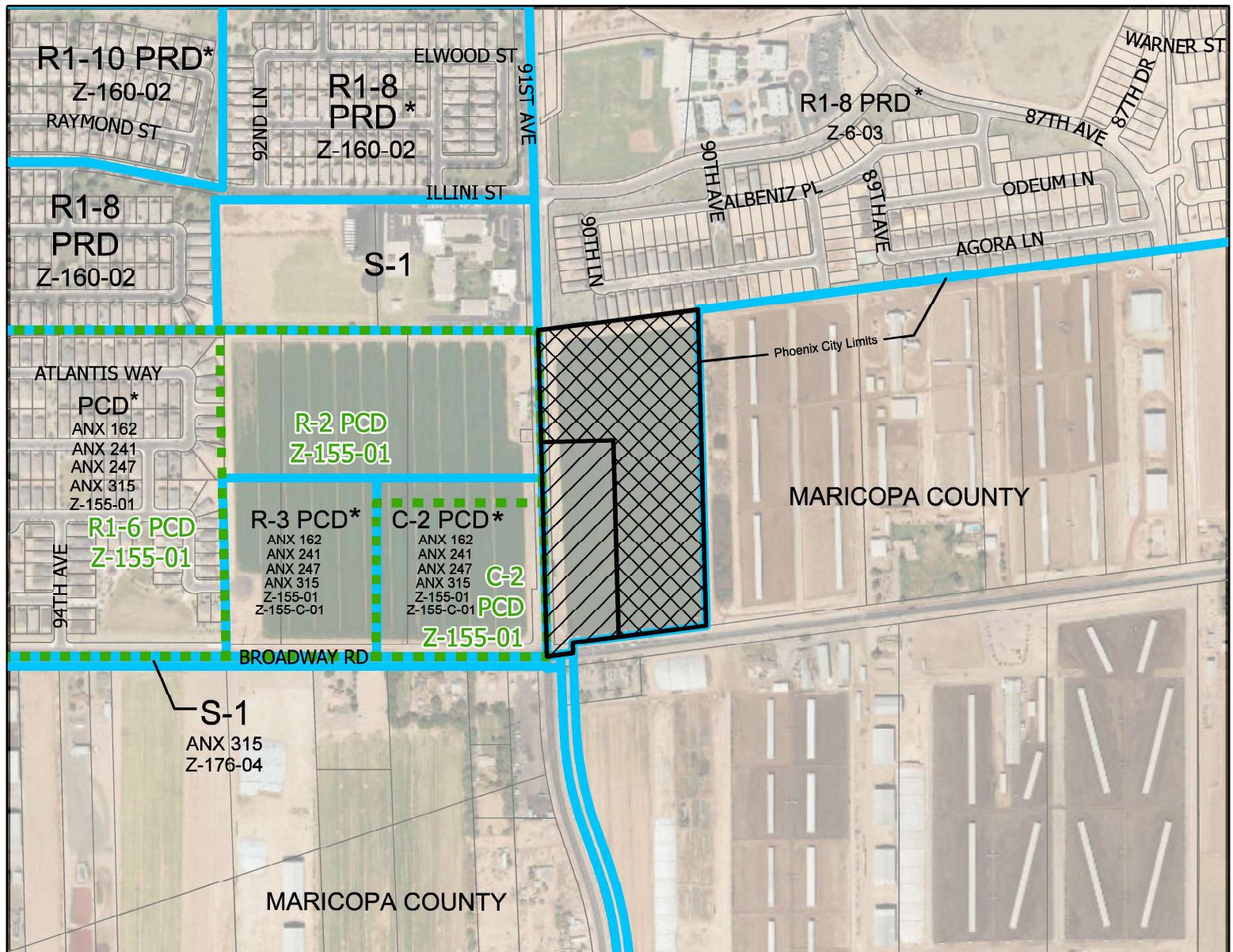
**\* UNITS BB D OBTION**

MULTIPLES PERMITTED  
**R1-8**

83

P.R.D.U.P  
107

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

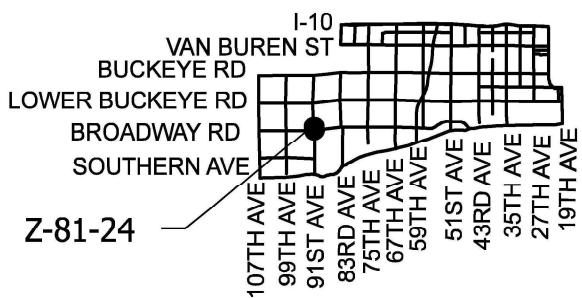


0 0.05 0.1 0.2 Miles

### ESTRELLA VILLAGE COUNCIL DISTRICT: 7



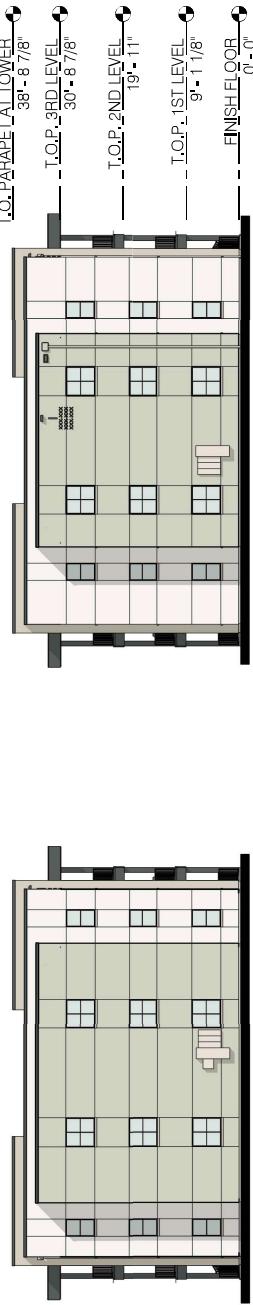
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Gammage & Burnham, PLC		REQUESTED CHANGE:
APPLICATION NO:	Z-81-24	DATE: 6/25/2024	FROM: R1-8 ( 19.46 a.c.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES: 7/16/2024	TO: C-2 ( 5.64 ac.) <input checked="" type="checkbox"/>
19.46 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 5-7	C-2 HGT/WVR DNS/WVR ( 13.82 ac.) <input checked="" type="checkbox"/>
MULTIPLES PERMITTED R1-8 C-2, C-2 HGT/WVR DNS/WVR		CONVENTIONAL OPTION 83 82, 601	* UNITS P.R.D OPTION 107 98, 721

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





NORTH



WEST



EAST

**CITY OF PHOENIX**  
AUG 07 2024  
Planning & Development  
Department

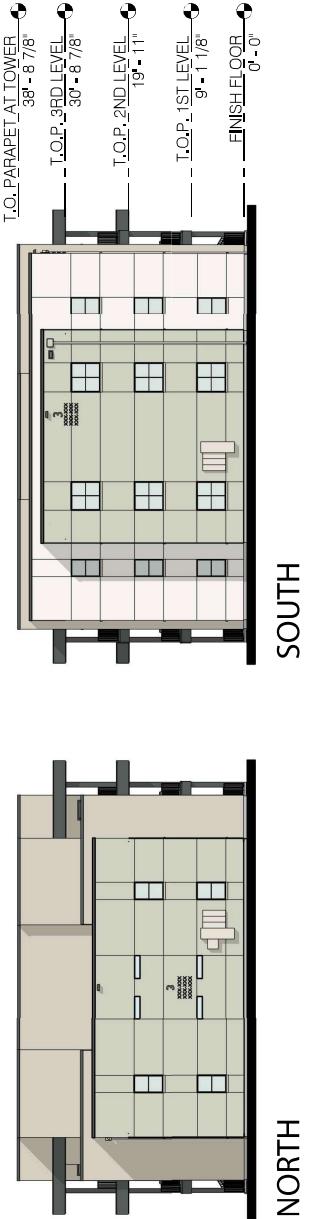
# BROADWAY FARMS



**Perlman**  
Architects of Arizona

Building Type 1 - Elevations

scale : 3/64" = 1'-0"  
12/12/23



# BROADWAY FARMS

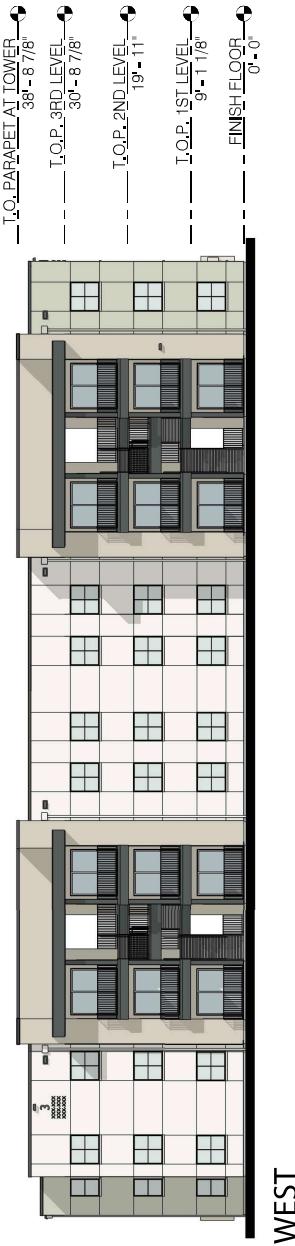
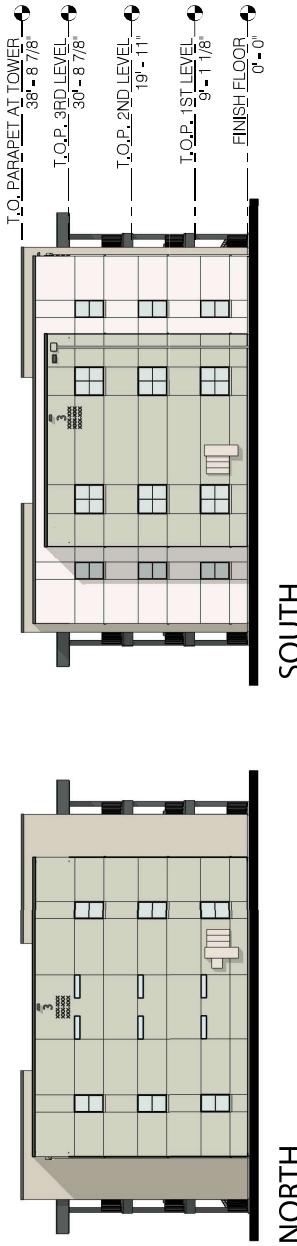


## Building Type 2 - Elevations

scale : 3/64" = 1'-0"  
12/12/23

**Perlman**  
Architects of Arizona

**CITY OF PHOENIX**  
AUG 07 2024  
Planning & Development  
Department



CITY OF PHOENIX

AUG 07 2024

Planning & Development  
Department

# BROADWAY FARMS

**Perlman**  
Architects of Arizona



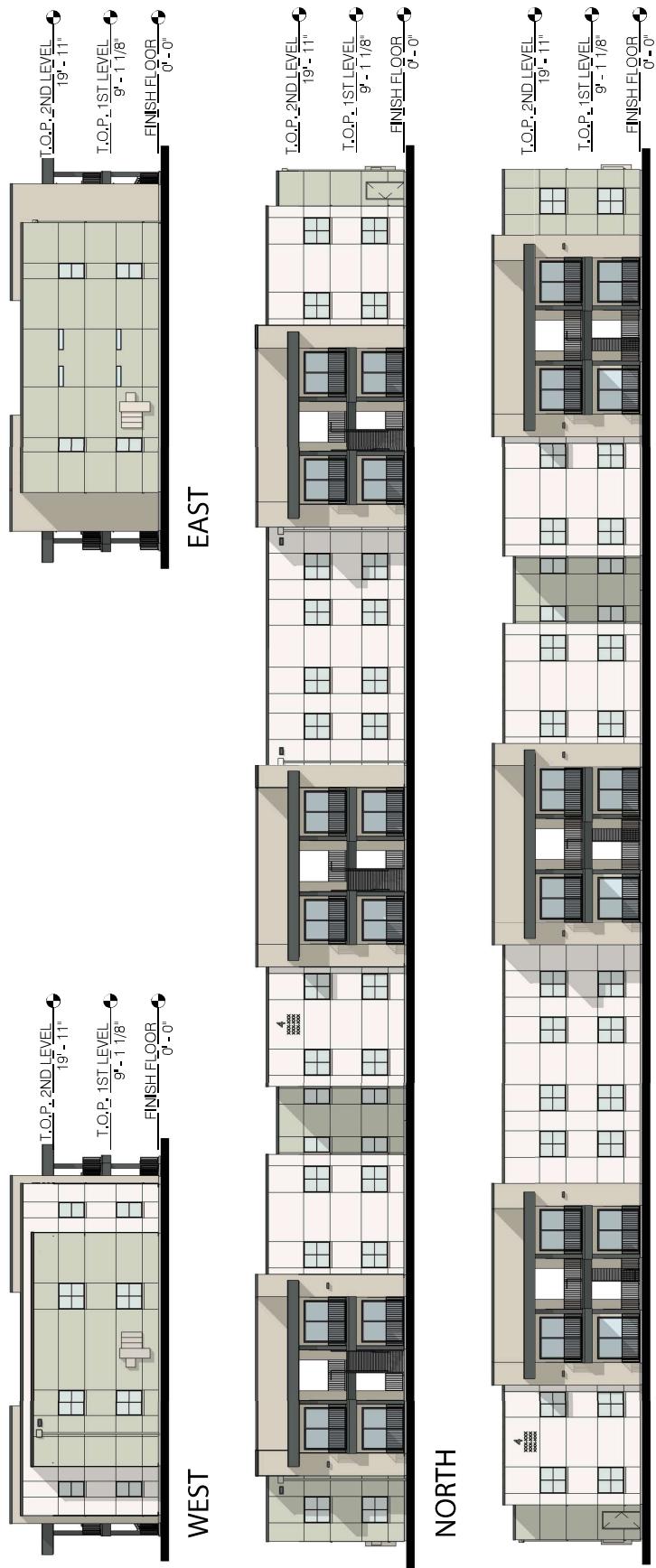
Building Type 3 - Elevations

scale : 3/64" = 1'-0"  
12/12/23

# CITY OF PHOENIX

AUG 07 2024

Planning & Development  
Department



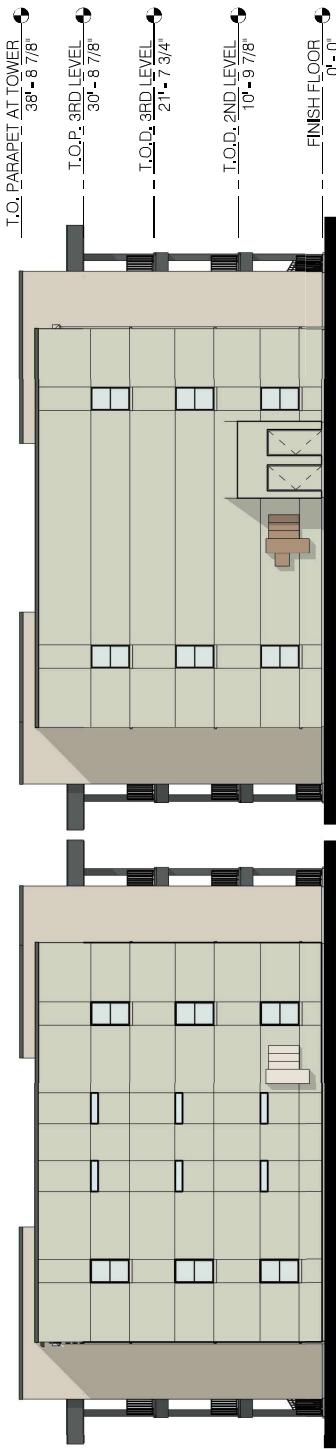
## BROADWAY FARMS



## Building Type 4 - Elevations

scale : 3/64" = 1'-0"  
04/30/24

**Perlman**  
Architects of Arizona

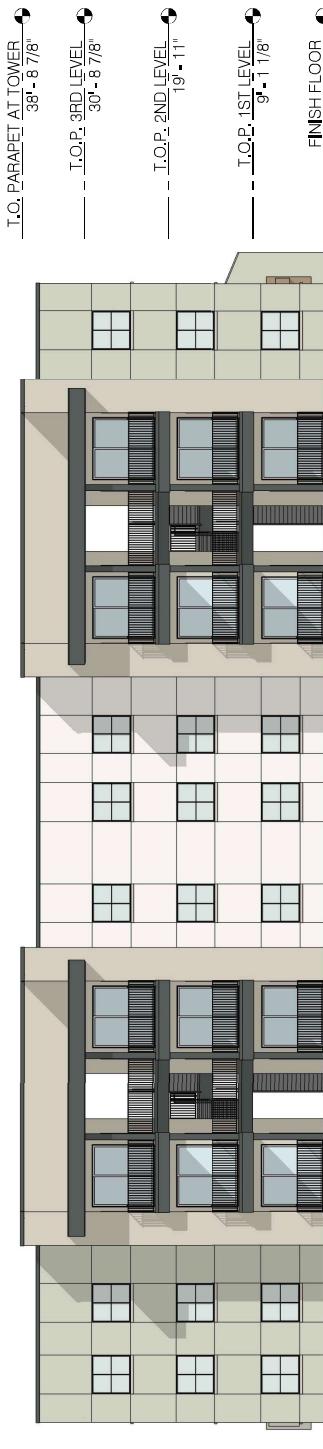


EAST

WEST



NORTH



COLL

# BROADWAY FARMS

The logo for St. Charles Town Company is a detailed line drawing of a multi-story building with a prominent dome on top. The building has several windows and a decorative base. To the right of the building, the words "ST. CHARLES" are written vertically in large, bold, serif capital letters. Below "ST. CHARLES", the words "TOWN COMPANY" are written in a smaller, all-caps serif font.

**Perlman**  
Architects of Arizona

CITY OF PHOENIX

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Planning & Development

# CITY OF PHOENIX

AUG 07 2024

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Department



# BROADWAY FARMS



**Perlman**  
Architects of Arizona

Building Type 6 - Elevations  
scale : 1/8" = 1'-0"  
12/12/23



scale : 3/16" = 1'-0"

12/12/23

## Hurley Station

**■ Perlmman**  
Architects of Arizona  
30 VINTAGE  
SCHARLES

CITY OF PHOENIX

Aug 07 2024

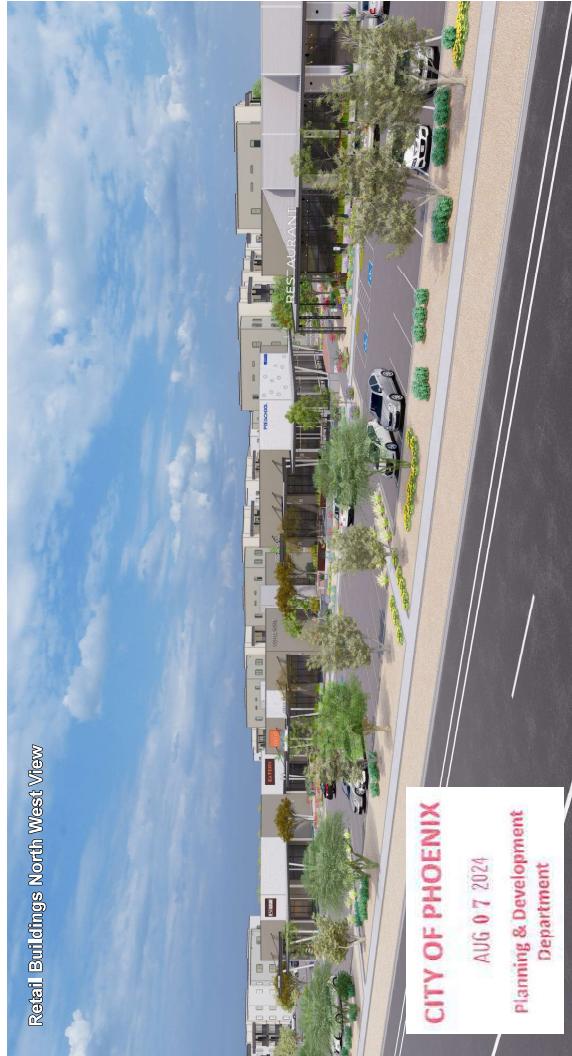
Planning & Development  
Department



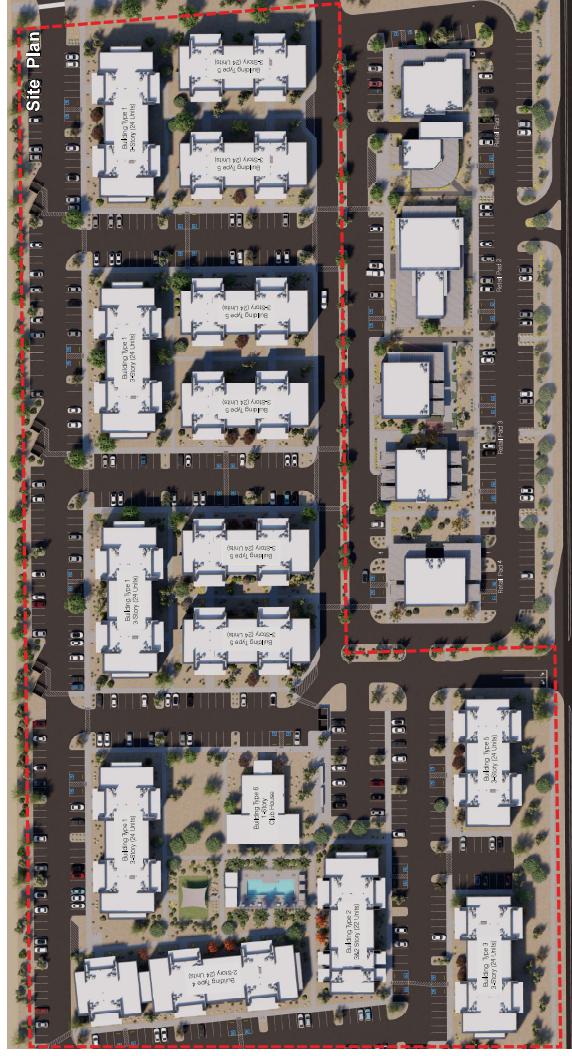
Retail Building Front View



Retail Buildings North West View



**CITY OF PHOENIX**  
AUG 07 2024  
Planning & Development  
Department



**Hurley Station**

**V**  
30  
ST CHARLES  
SCHIARISI  
VINTAGE

**Perlmans**  
Architects of Arizona