

PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: June 18, 2021
Subject: **P.H.O. APPLICATION NO. PHO-2-21--Z-12-11-2** – Notice of Pending Actions
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **July 21, 2021**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **June 25, 2021**.

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Village Planner (Julianna Pierre, North Gateway Village)
Village Planning Committee Chair (Jason Stokes, North Gateway Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-21--Z-12-11

Council District: 2

Request For: Stipulation Modification

Reason for Request: Review of site plan and elevations by the Planning Hearing Officer per Stipulation 1. Review of site plan and elevations by the North Gateway Village Planning Committee per Stipulation 18.

| Owner | Applicant | Representative |
|-----------------------------|--------------------------------------|-----------------------------|
| The Novak Family, LLC | Miandra Cash, EMC Management LLC | Alan Beaudoin |
| PO Box 41368 | 6617 North Scottsdale Road Suite 101 | 901 East Madison Street |
| Phoenix AZ 85080 | Scottsdale AZ 85250 | Phoenix AZ 85034 |
| (602) 799-9881 | (540) 221-0843 | P: (602) 254-9600 F: |
| abeaudoin@norris-design.com | miandra@builtbyempire.com | abeaudoin@norris-design.com |

Property Location: Approximately 1,320 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive

Zoning Map: Q7 Quarter Section: 54-23 APN: 204-13-003N Acreage: 23.45

Village: North Gateway

Last Hearing: CC HEARING

Previous Opposition: No

Date of Original City Council Action: 11/02/2011 300 PM

Previous PHO Actions: 08/31/2016

Zoning Vested: _____

Supplemental Map No.: _____

Planning Staff: 071773

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

| Fee | Fee Waived | Fee Date | Receipt | Purpose |
|------------|------------|------------|------------|---------------------|
| \$1,080.00 | \$0.00 | 06/03/2021 | 21-0051680 | Original Filing Fee |

Signature of Applicant: _____ DATE: _____

Hearing Results

| Planning Hearing Officer | Planning Commission | City Council |
|---------------------------------|---------------------|------------------|
| Date: <u>07/21/2021 1000 AM</u> | Date: _____ | Date: _____ |
| Appealed?: _____ | Appealed?: _____ | Appealed?: _____ |
| Action: _____ | Action: _____ | Action: _____ |

Z-12-11-2

Modification of Stipulations

June 3, 2021

In 2011, approximately 402 acres located south of Sonoran Desert Drive and east and west of North Valley Parkway were rezoned under case number Z-12-11-2. The subject property ("Property") of this PHO Application represents approximately 23.46 gross acres (a portion of APN 204-13-003N) located south of the southeast corner of Sonoran Desert Drive and North Valley Parkway. The Property was zoned C-2 HGT/WVR NBCOD (Intermediate Commercial Height Waiver with North Black Canyon Overlay District) as part of the approved Z-12-11-2 zoning case. The property owner (The Novak Family, LLC) is in the process of selling the property to the applicant (EMC Management LLC) who wishes to explore the development of a multi-family residential development utilizing the current zoning for the property.

Since the zoning approval in 2011, two (2) parcels within the overall 402-acre rezoned area have been developed, one (1) as traditional single-family detached residential (Sonoran Commons) and one (1) as multi-family apartments (LIV North Valley Apartments). These two (2) existing developments are located west and north of the subject property. Continuing the path of development south of Sonoran Desert Drive, the proposed development looks to offer another residential option for the area in the form of a new residential community that offers for lease, single level units with private outdoor yards. The gated community would include approximately 240 units configured as 1, 2, and 3-bedroom units with floor plans ranging from 680 square feet to 1,282 square feet. In addition to private outdoor space for each unit, common area open space will include amenities such as a clubhouse, pool, gaming area, and dog park. Shaded walkways will provide direct access to amenity areas and parking, which will include garages, covered and uncovered spaces.

The proposed development is designed with a "neighborhood community" theme, where residents can enjoy a friendly neighborhood environment. The homes are arranged in architectural clusters to encourage interaction, while also maintaining personal privacy. The design of the homes is in a "desert bungalow" style which complements the Property's site and immediately surrounding area. This architectural style includes a variety of pitched roofs, muted desert colors and materials such as stucco and masonry veneer.

When the Property was rezoned in 2011, a total of eighteen (18) stipulations were provided as conditions of zoning approval. A Conceptual Site Plan and Elevations were not provided at the time of zoning approval, however, two (2) stipulations were provided which requires Conceptual Site Plans and Elevations to be reviewed and approved by the

Planning Hearing Officer as each parcel is developed, as well as reviewed by the North Gateway Village Planning Committee for recommendation.

Ordinance G-5664

Stipulation #1 - *Conceptual site plan(s) and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval as each parcel is to be developed. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.*

Stipulation #18 - *Conceptual site plan(s) and elevations shall be reviewed by the North Gateway Village Planning Committee for recommendation prior to review and approval by the Planning Hearing Officer.*

This PHO Application provides the necessary Conceptual Site Plan and Conceptual Elevations to satisfy these stipulations, as well as meets all other stipulations of approval of zoning case Z-12-11-2. Attached, please find a copy of Ordinance G-5664 that defines all of the 2011 conditions of zoning approval (stipulations).

ORDINANCE G-5664

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-12-11-2) FROM C-2 SP PCD NBCOD [INTERMEDIATE COMMERCIAL SPECIAL PERMIT PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT], PCD NBCOD (APPROVED C-2 PCD NBCOD) [PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT (APPROVED INTERMEDIATE COMMERCIAL PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT)], PCD NBCOD (APPROVED R-3A PCD NBCOD) [PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT (APPROVED MULTIPLE-FAMILY RESIDENCE PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT)], PCD NBCOD (APPROVED R1-8 PCD NBCOD) [PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT (APPROVED SINGLE-FAMILY PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT)], PCD NBCOD (APPROVED S-1 PCD NBCOD) [PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT (APPROVED RANCH OR FARM RESIDENCE PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT)], PCD NBCOD (APPROVED FH PCD NBCOD) [PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT (APPROVED FLOOD HAZARD AND EROSION MANAGEMENT DISTRICT PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT)], PCD NBCOD (APPROVED C-2/CP/GCP MR

PCD NBCOD) [PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT (APPROVED INTERMEDIATE COMMERCIAL/COMMERCE PARK/GENERAL COMMERCE PARK/MID-RISE PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT)], AND PCD NBCOD (APPROVED S-1 SP PCD NBCOD) [PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT (APPROVED RANCH OR FARM RESIDENCE SPECIAL PERMIT PLANNED COMMUNITY DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT)] TO C-2 SP NBCOD (INTERMEDIATE COMMERCIAL SPECIAL PERMIT WITH NORTH BLACK CANYON OVERLAY DISTRICT), C-2 NBCOD (INTERMEDIATE COMMERCIAL WITH NORTH BLACK CANYON OVERLAY DISTRICT), C-2 HGT/WVR NBCOD (INTERMEDIATE COMMERCIAL HEIGHT WAIVER WITH NORTH BLACK CANYON OVERLAY DISTRICT), R-3A NBCOD (MULTIPLE-FAMILY RESIDENCE WITH NORTH BLACK CANYON OVERLAY DISTRICT), R1-8 NBCOD (SINGLE-FAMILY RESIDENCE WITH NORTH BLACK CANYON OVERLAY DISTRICT), S-1 NBCOD (RANCH OR FARM RESIDENCE WITH NORTH BLACK CANYON OVERLAY DISTRICT), FH NBCOD (FLOOD HAZARD AND EROSION MANAGEMENT DISTRICT WITH NORTH BLACK CANYON OVERLAY DISTRICT), C-2 MR NBCOD (INTERMEDIATE COMMERCIAL MID-RISE WITH NORTH BLACK CANYON OVERLAY DISTRICT), AND S-1 SP NBCOD (RANCH OR FARM RESIDENCE SPECIAL PERMIT WITH NORTH BLACK CANYON OVERLAY DISTRICT).

WHEREAS, on April 13, 2011, the City of Phoenix Planning and Development Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Lazarus and Associates, P.C., having authorization to represent the owners, North Valley Sonoran LLC, The Novak Family LLC, NB Equipment Leasing Company LLC, Madison Granite Supplies Inc., Roth Investment Partners LTD, and the City of Phoenix of an

approximately 401.86 acre property located South of Sonoran Desert Drive, East and West of North Valley Parkway in a portion of Section 24, Township 5 North, Range 2 East, as described more specifically in Attachment "A", attached hereto and incorporated herein by this reference; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on October 12, 2011, and at this hearing recommended that the City Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on November 2, 2011, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 401.86 acre property located South of Sonoran Desert Drive, East and West of North Valley Parkway in a portion of Section 24, Township 5 North, Range 2 East, as described more specifically in Attachment "A", is hereby changed from 5.04 acres of "C-2 SP PCD NBCOD" [Intermediate Commercial Special Permit Planned Community District with North Black Canyon Overlay District], 70.81 acres of "PCD NBCOD (Approved C-2 PCD NBCOD)" [Planned Community District with North Black Canyon Overlay District (Approved

Intermediate Commercial Planned Community District with North Black Canyon Overlay District]], 9.64 acres of "PCD NBCOD (Approved R-3A PCD NBCOD)" [Planned Community District with North Black Canyon Overlay District (Approved Multiple-Family Residence Planned Community District with North Black Canyon Overlay District)], 12.21 acres of "PCD NBCOD (Approved R1-8 PCD NBCOD)" [Planned Community District with North Black Canyon Overlay District (Approved Single-Family Planned Community District with North Black Canyon Overlay District)], 215.12 acres of "PCD NBCOD (Approved S-1 PCD NBCOD)" [Planned Community District With North Black Canyon Overlay District (Approved Ranch or Farm Residence Planned Community District with North Black Canyon Overlay District)], 43.14 acres of "PCD NBCOD (Approved FH PCD NBCOD)" [Planned Community District with North Black Canyon Overlay District (Approved Flood Hazard and Erosion Management District Planned Community District with North Black Canyon Overlay District)], 35.91 acres of "PCD NBCOD (Approved C-2/CP/GCP MR PCD NBCOD)" [Planned Community District with North Black Canyon Overlay District (Approved Intermediate Commercial/Commerce Park/General Commerce Park/Mid-Rise Planned Community District with North Black Canyon Overlay District)], and 9.99 acres of "PCD NBCOD (Approved S-1 SP PCD NBCOD)" [Planned Community District with North Black Canyon Overlay District (Approved Ranch or Farm Residence Special Permit Planned Community District with North Black Canyon Overlay District)] to 5.04 acres of "C-2 SP NBCOD" (Intermediate Commercial Special Permit with North Black Canyon Overlay District), 4.87 acres of "C-2 NBCOD" (Intermediate Commercial with North Black Canyon Overlay District), 65.94 acres of "C-2 HGT/WVR NBCOD" (Intermediate Commercial Height Waiver with North

Black Canyon Overlay District), 9.64 acres of "R-3A NBCOD" (Multiple-Family Residence with North Black Canyon Overlay District), 12.21 acres of "R1-8 NBCOD" (Single-Family Residence with North Black Canyon Overlay District), 207.92 acres of "S-1 NBCOD" (Ranch or Farm Residence with North Black Canyon Overlay District), 43.14 acres of "FH NBCOD" (Flood Hazard and Erosion Management District with North Black Canyon Overlay District), 43.11 acres of "C-2 MR NBCOD" (Intermediate Commercial Mid-Rise with North Black Canyon Overlay District), and 9.99 acres of "S-1 SP NBCOD" (Ranch or Farm Residence Special Permit with North Black Canyon Overlay District) and that the Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B".

SECTION 2. The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-12-11-2, on file with the Planning and Development Department. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

SITE PLAN AND ELEVATIONS

1. Conceptual site plan(s) and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval as each parcel is to be developed. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.

- a. For development of parcel 204-13-003T the following shall be notified:

- Sonoran Foothills Homeowners Association
c/o Capital Consultants Management Company
Attn: Board President
8360 East Via De Ventura
Scottsdale, AZ 85258
- Property Owners within one mile

TRAILS AND OPEN SPACE

2. A 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with City of Phoenix MAG Supplemental detail P1130 & P1131 and Section 429 of the Supplemental Specifications along Sonoran Desert Drive as approved by the Parks and Recreation Department and Planning and Development Department.
3. A 10-foot shared use path shall be constructed within a 20-foot public sidewalk easement on the east side of North Valley Parkway as approved by the Parks and Recreation Department and Planning and Development Department.
4. Property owners shall dedicate all rights-of-way and required easements (for streets, utilities, trail systems, and other open space where required). A multi-use trail easement shall be dedicated along the Skunk Creek Wash and Sonoran Wash as approved by the Parks and Recreation Department and the Planning and Development Department to provide connectivity through the site to adjacent open space and trail connections.

STREET TRANSPORTATION

5. The developer shall dedicate right-of-way totaling 70 feet for the south half of Sonoran Desert Drive as approved by the Planning and Development Department.
6. The developer shall dedicate right-of-way totaling 70 feet for the west and east halves of North Valley Parkway as approved by the Planning and Development Department.
7. A 25-foot by 25-foot right-of-way triangle shall be dedicated at all corners of arterial/arterial and arterial/collector intersections as approved by the Planning and Development Department.

8. 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 or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.
9. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved Traffic Impact Study and as approved or modified by Planning and Development Department and the Street Transportation Department.
10. Sufficient right-of-way shall be dedicated to accommodate bus-bays at all arterial/arterial intersections as approved by the Planning and Development Department.
11. The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department at (602) 262-6193. This form is a requirement of the EPA to meet clean air quality requirements.

**SPECIAL PERMIT FOR THE DRIVEWAY ACCESS, MINE
MAINTENANCE BUILDING, SCALE HOUSE (NOVAK GRANITE MINE)**

12. The scale house and mine maintenance building shall be buffered from view of adjacent parcels, wash locations, proposed Sonoran Preserve and North Valley Parkway through the use of indigenous, drought tolerant trees a minimum of 2-inch caliper size and shrubs. The landscape shall be installed as recommended in the North Black Canyon Corridor Design Guidelines, and as approved by the Planning and Development Department.
13. The approval of the Special Permit shall be removed through the legislative process and the use of the driveway access, scale house and the mine maintenance building shall be demolished and removed once the current non-conforming use (rock quarrying operation/granite mine) is terminated.

OTHER

14. The developer shall show the planned 69kV underground power lines on the site, landscape, and grading and drainage plans. All utilities and other construction shall be coordinated with the City and APS so as to not conflict with the planned power lines.
15. The applicant shall submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading. Further archaeological monitoring and/or testing (trenching) may be necessary based on the results of the survey.
16. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of the mining operation near the development, that it is an active mine, has the potential to be active seven days a week, 24 hours a day, and is anticipated to continue until the rock resources are exhausted, which could be for 20 or more years. The form and content of such documents shall be reviewed and approved by the Law Department.
17. Access for the Novak mine operation shall be directed west through the City of Phoenix Transfer Station site to the Interstate 17 frontage road per a development agreement between all affected parties.
18. Conceptual site plan(s) and elevations shall be reviewed by the North Gateway Village Planning Committee for recommendation prior to review and approval by the Planning Hearing Officer.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November,
2011.



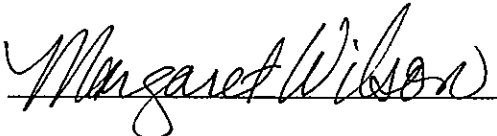
ACTING MAYOR

ATTEST:



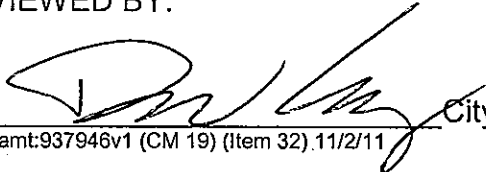
City Clerk

APPROVED AS TO FORM:



Acting City Attorney

REVIEWED BY:



City Manager
MLW:amt:937946v1 (CM 19) (Item 32).11/2/11

Attachments:

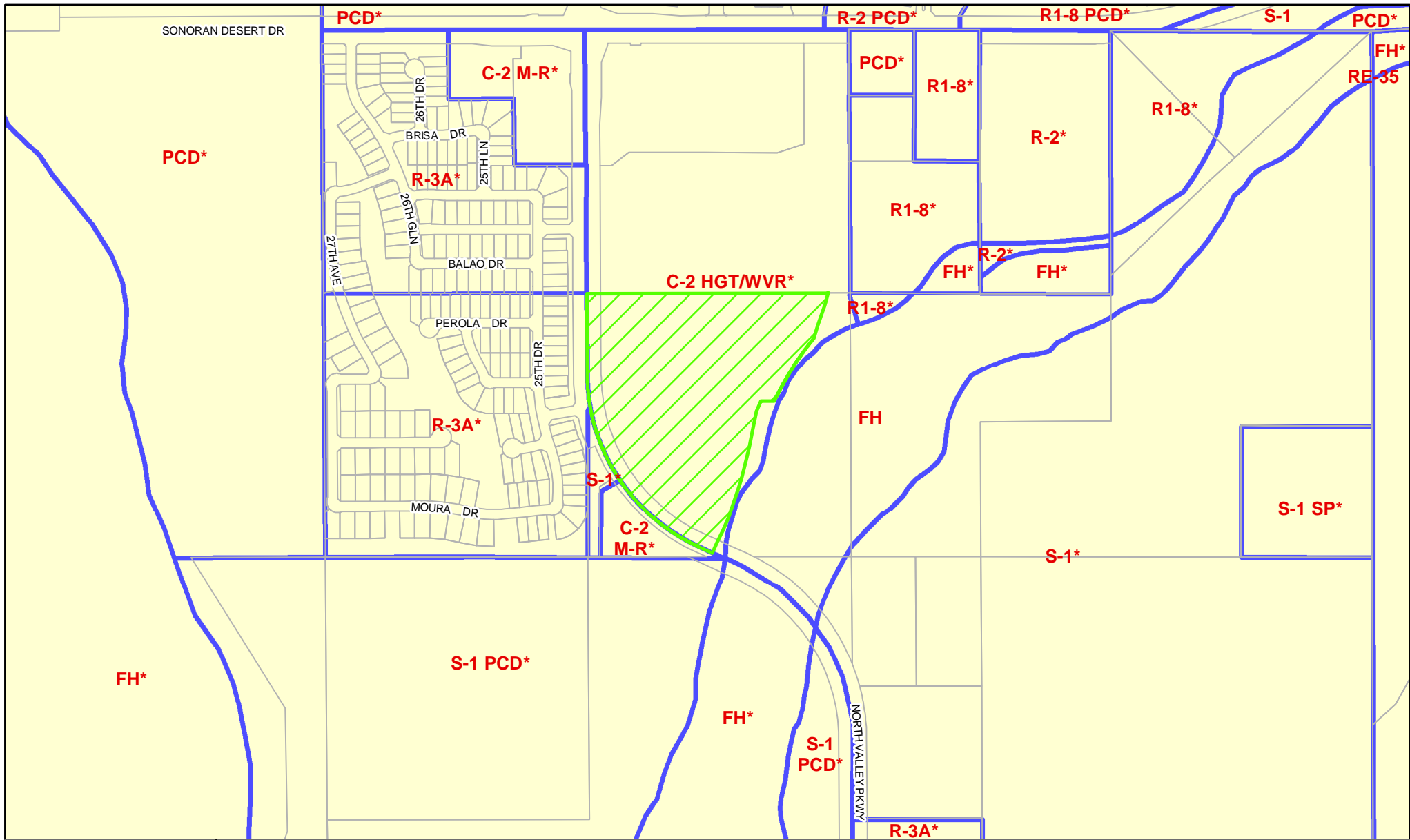
- A - Legal Description (13 Pages)
- B - Ordinance Location Map (1 Page)



mapservices@phoenix.gov

PHO-2-21-Z-12-11-2

Property Location: Approximately 1,320 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive



PHO-2-21--Z-12-11-2

Property Location: Approximately 1,320 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E. MCKELLIPS RD. SUITE 131
MESA, AZ 85203
CONTACT: NICK ADAMSON, RLA
(602) 997-9093
NICKA@MG-AZ.COM

OWNER/DEVELOPER

EMC MANAGEMENT LLC
6617 N. SCOTTSDALE RD. STE 101
SCOTTSDALE, AZ 85250
CONTACT: MIANDRA CASH
(540) 221-0843
MIANDRA@BULTBYEMPIRE.COM

SITE DATA SUMMARY

APN: A PORTION OF 204-13-003N
ZONING: C-2 HGT/WVR*
RELATED ZONING CASE: Z-12-11-2
VILLAGE: NORTH GATEWAY
OVERLAY: NORTH BLACK CANYON CORRIDOR
PLAN AND OVERLAY DISTRICT
ADDRESS: S OF SEC OF NORTH VALLEY PARKWAY
AND SONORAN DESERT DRIVE

TOTAL SITE AREA: ≈ 23.46 AC (GROSS) / 21.00 AC (NET)

UNITS: UNITS: 240 UNITS (10.23 DU/ GROSS AC)
- BUILDING HEIGHT: 1-STORY / 20'

PARKING SPACES REQUIRED: 376

PARKING SPACE PROVIDED: 476 (1.98 / UNIT)
- SPACE DIMENSIONS: 9' X 19'
- 40 GARAGE UNITS (60 STORAGE)
- 254 RESERVED/COVERED SPACES
- 175 UNRESERVED SURFACE SPACES
- ACCESSIBLE: 7 SPACES

LOT COVERAGE: 289,018 SQ FT (31.6%)
(NET BUILDING SQ FT (289,018) / NET LAND AREA (914,728) = 31.6%)

COMMON AREA: 105,059 SQ FT (10.3%)

TOTAL OPEN SPACE*: 380,194 SQ FT (37.2%)
*EXCLUDES LANDSCAPE SETBACKS AND PRIVATE YARDS.

PROJECT DESCRIPTION

THE SITE IS PLANNED FOR THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY THAT OFFERS FOR LEASE, SINGLE STORY UNITS WITH PRIVATE OUTDOOR YARDS. THE GATED COMMUNITY WILL INCLUDE 240 UNITS CONFIGURED AS 1, 2, AND 3-BEDROOM UNITS. COMMON AREA OPEN SPACE WILL INCLUDE AMENITIES SUCH AS A CLUBHOUSE, POOL, GAMING AREA, AND DOG PARK. SHADED WALKWAYS WILL PROVIDE DIRECT ACCESS TO AMENITY AREAS AND PARKING, WHICH WILL INCLUDE GARAGE, COVERED AND UNCOVERED OPTIONS.

THE MAIN COMMUNITY ENTRY OFF NORTH VALLEY PARKWAY WILL LINE UP WITH RANCHO LAREDO DRIVE TO THE WEST, PROVIDING A FULL ACCESS INTERSECTION. A SECONDARY ACCESS IN THE NORTHWEST CORNER OF THE SITE WILL PROVIDE RIGHT IN/ RIGHT OUT ACCESS FROM NORTH VALLEY PARKWAY. ONSITE STORMWATER WILL BE MANAGED THROUGH A COMBINATION OF SURFACE AND UNDERGROUND RETENTION.

VICINITY MAP



LEGEND



CIVIL ENGINEER

TERRASCAPE
645 E. MISSOURI AVE., SUITE 160
PHOENIX, AZ 85012
CONTACT: PIM VAN DER GIESSEN
(480) 454-8001
PVANDERGIESSEN@TERRASCAPE.US

PLANNING REPRESENTATION

NORRIS DESIGN
901 E. MADISON ST.
PHOENIX, AZ 85034
CONTACT: ALAN BEAUDOIN
602.254.9600
ABEAUDOIN@NORRIS-DESIGN.COM

PHO-2-21--Z-12-11-2

Proposed Site Plan

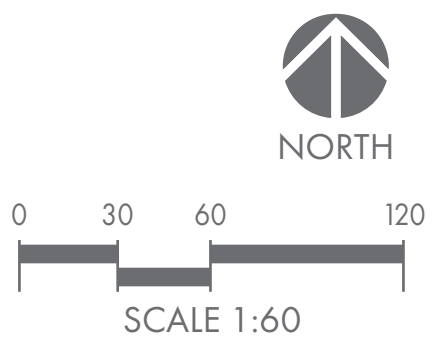
Hearing Date: 7/21/2021



VILLAGE AT SONORAN VISTA | CONCEPTUAL SITE PLAN

CITY OF PHOENIX PLANNING HEARING OFFICE PROCESS | JUNE 3, 2021

CITY OF PHOENIX
JUN 03 2021
Planning & Development
Department



| LINE TABLE | | |
|------------|-------------|----------|
| LINE NO. | DIRECTION | LENGTH |
| L1 | S15°55'34"W | 54.04' |
| L2 | S15°58'20"W | 22.73' |
| L3 | S18°55'37"W | 100.64' |
| L4 | S17°26'37"W | 54.45' |
| L5 | S17°30'51"W | 16.18' |
| L6 | S23°51'24"W | 28.69' |
| L7 | N90°00'00"W | 66.70' |
| L8 | S23°51'24"W | 55.03' |
| L9 | S12°12'44"W | 100.72' |
| L10 | S10°12'08"W | 81.54' |
| L11 | S14°05'59"W | 85.15' |
| L12 | S13°34'35"W | 81.25' |
| L13 | S18°47'12"W | 60.19' |
| L14 | S19°31'12"W | 47.69' |
| L15 | S18°28'44"W | 89.39' |
| L16 | S21°58'44"W | 80.53' |
| L17 | S28°18'49"W | 54.75' |
| L18 | S24°30'42"W | 70.00' |
| L19 | N00°28'09"W | 411.51' |
| L20 | N89°49'59"E | 1214.82' |
| L21 | N65°29'18"W | 75.43' |

| CURVE TABLE | | | |
|-------------|----------|-----------|----------|
| CURVE NO. | RADIUS | DELTA | LENGTH |
| C1 | 1568.80' | 12°36'33" | 345.25' |
| C2 | 955.00' | 65°01'09" | 1083.73' |



Right Elevation

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



Rear Elevation

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



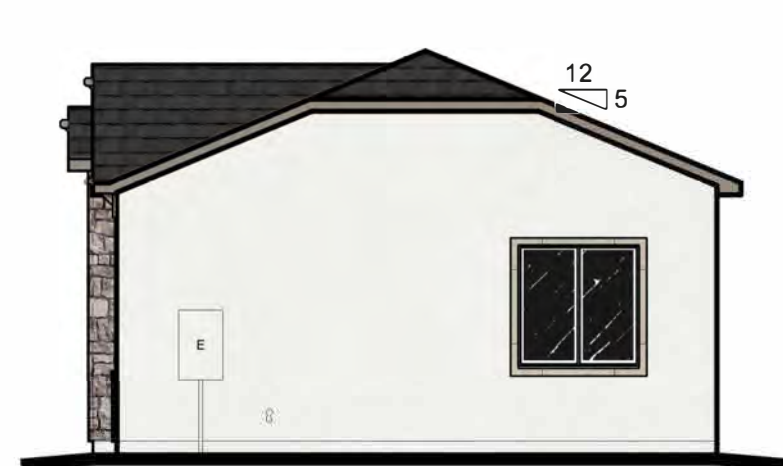
Left Elevation

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



Front Elevation

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



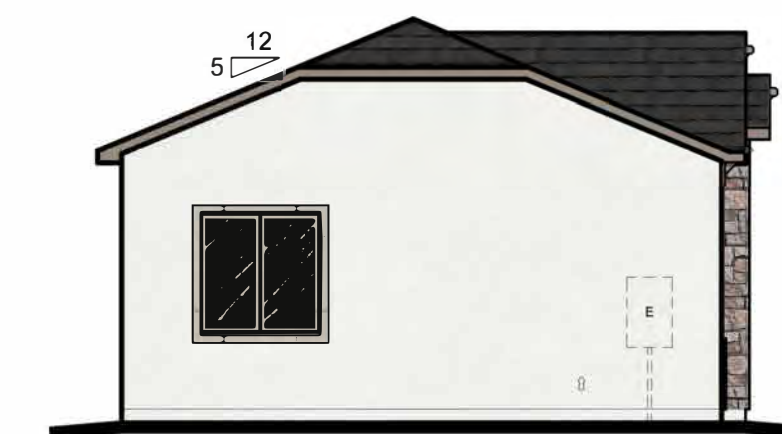
Right Elevation

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



Rear Elevation

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



Left Elevation

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



Front Elevation

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

Empire Village Product | Plan 1

4-1-2021



6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

CITY OF PHOENIX
JUN 03 2021
Planning & Development
Department

FELTENGROU
ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROU.COM

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Hearing Date: 7/21/2021

Proposed Elevations

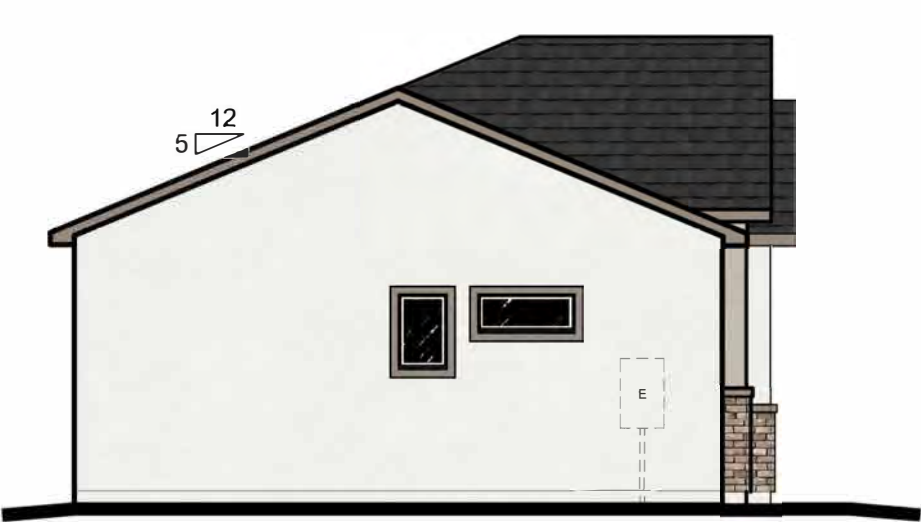
PHO-2-21--Z-12-11-2



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



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



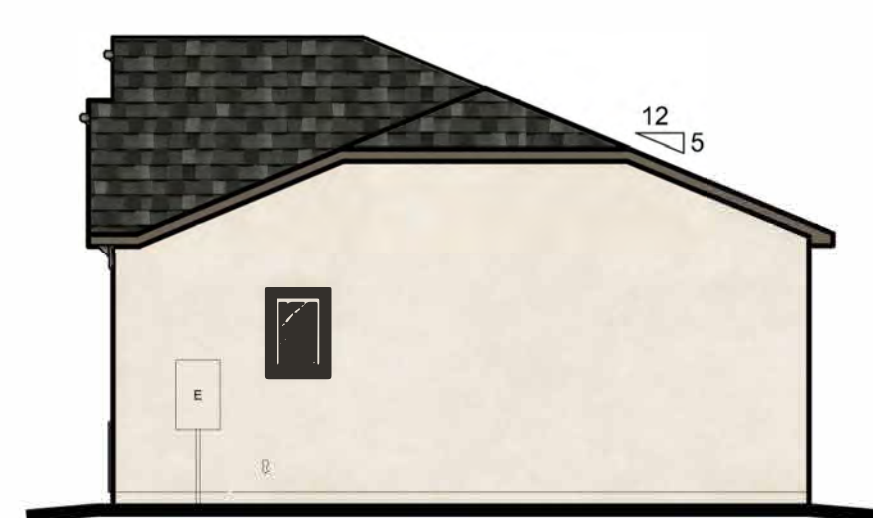
Left Elevation
Elevation A 1/8" = 1'-0"



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

Empire Village Product | Plan 2

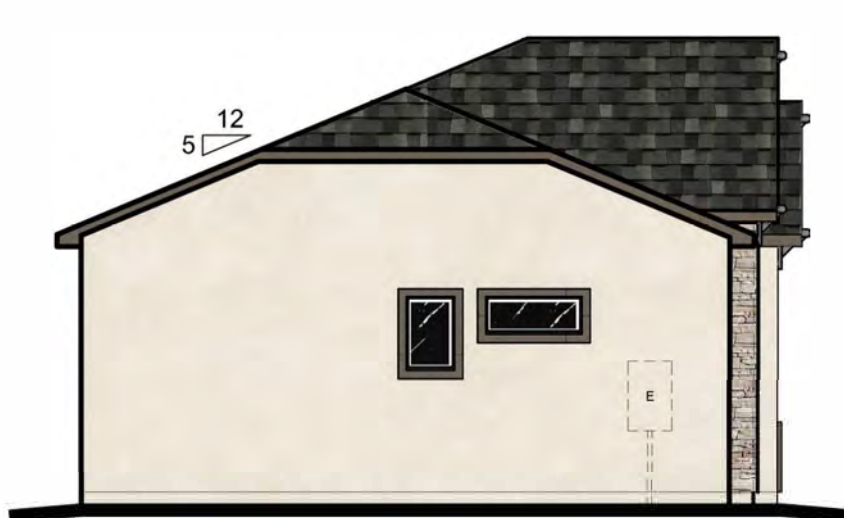
4-1-2021



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



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



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



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

Empire Village Product | Plan 2

4-1-2021



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



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



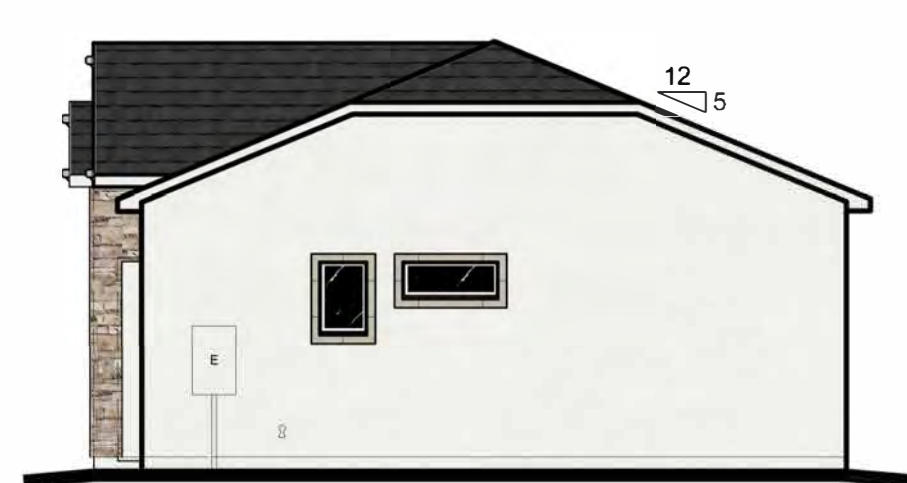
Left Elevation
Elevation A 1/8" = 1'-0"



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

Empire Village Product | Plan 3

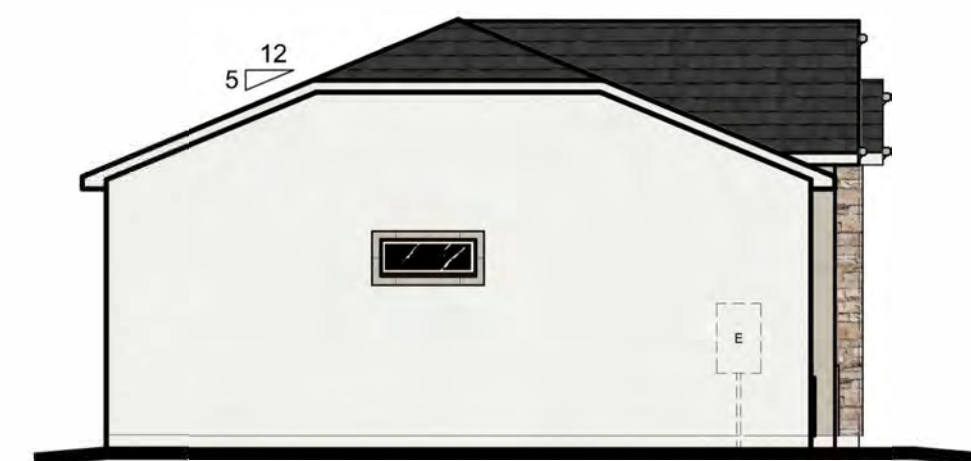
4-1-2021



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



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



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



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

Empire Village Product | Plan 3

4-1-2021



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



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



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



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

Empire Village Product | Leasing Office

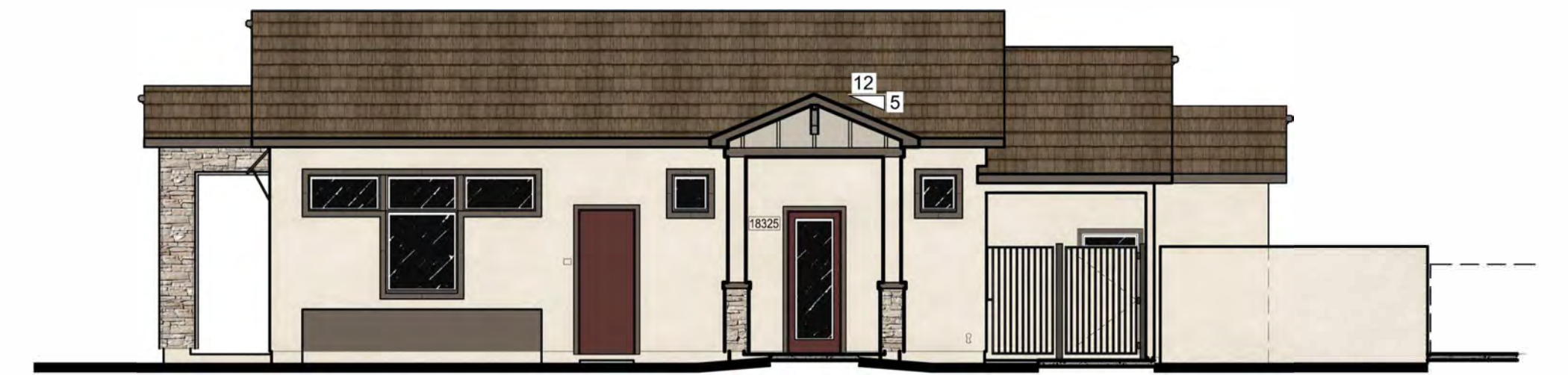
4-1-2021



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



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



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



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

Empire Village Product | Community Center

4-6-2021



6617 N Scottsdale Rd #101, Scottsdale, AZ 85258
(480) 951-2207

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JUN 03 2021
Planning & Development
Department

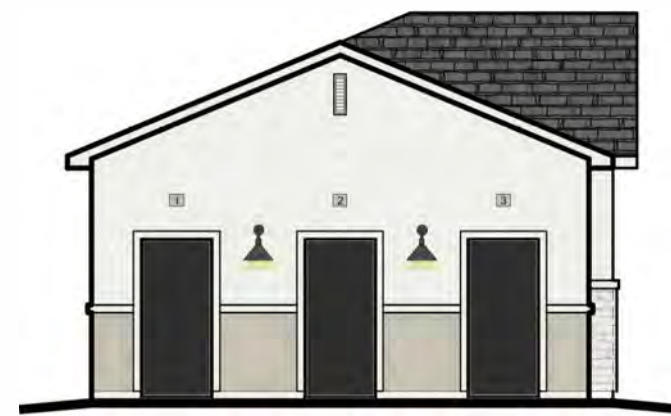
FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROUP.COM

www.feltengroup.com copyright 2021

Hearing Date: 7/21/2021

Proposed Elevations



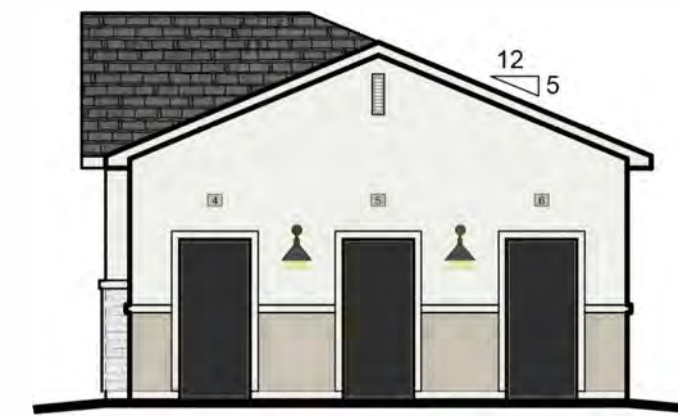
Left Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Empire Village Product | Garage w/ Storage

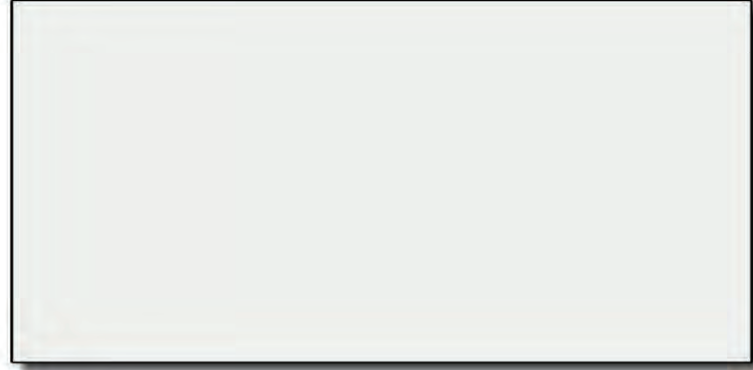
4-1-2021



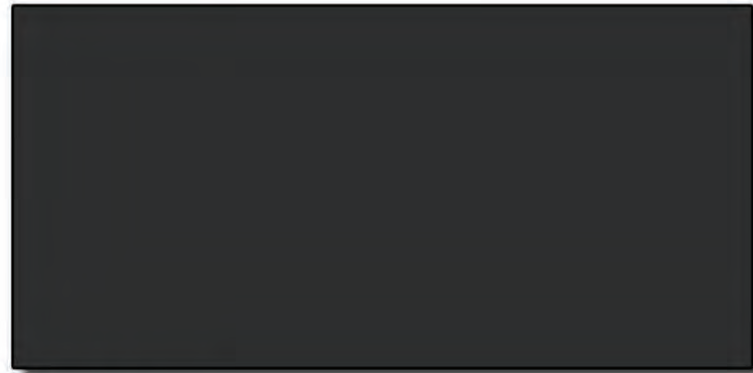
Body
Manuf: Sherwin Williams -Extra White
(SW 7006)



Accent Body
Manuf: Sherwin Williams -Skyline Steel
(SW 1015)



Trim
Manuf: Sherwin Williams -Extra White
(SW 7006)



Front Door
Manuf: Sherwin Williams -Tricorn Black
(SW 6258)



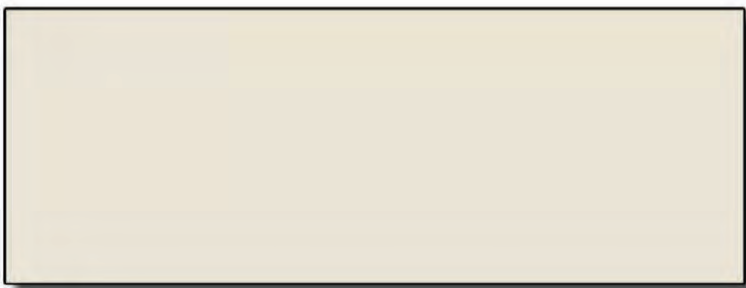
Eagle Roofing- Ponderosa- 303 Sierra Madre



Eldorado- TundraBrick - Chalkdust
(Elevation A)



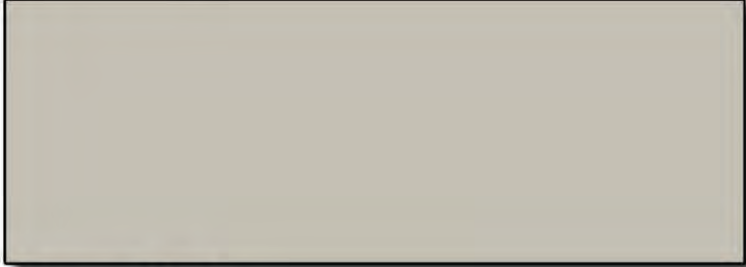
Eldorado - Cut Coarse Stone - Seashell
(Elevation B)



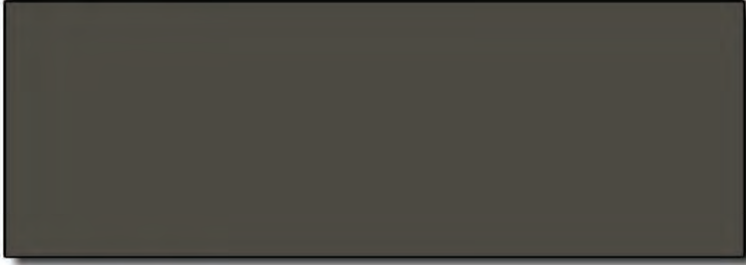
Body
Manuf: Sherwin Williams -Panda White
(SW 6147)



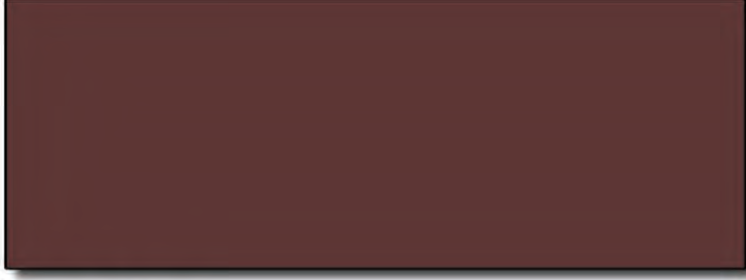
Trim
Manuf: Sherwin Williams -Griffin
(SW 7026)



Accent Body
Manuf: Sherwin Williams -Skyline Steel
(SW 1015)



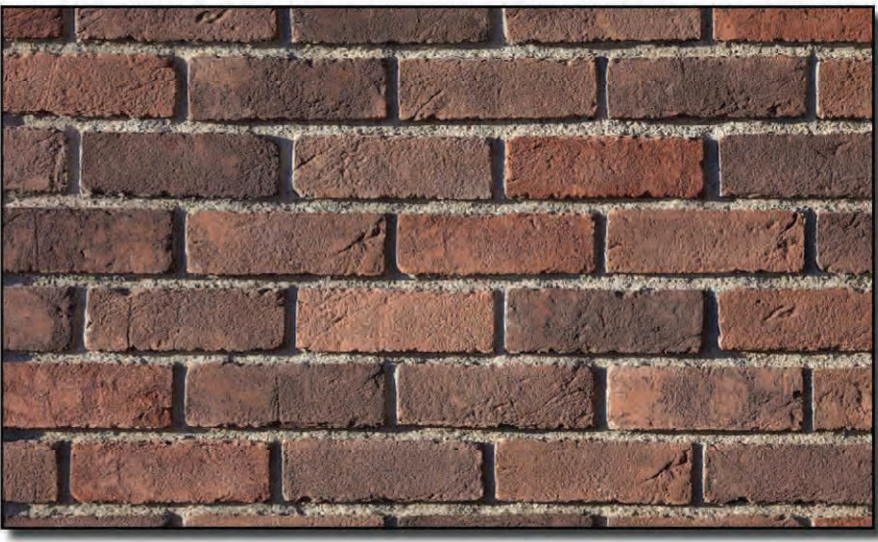
Metal Roof
Manuf: Sherwin Williams -Urbane Bronze
(SW 7048)



Front Door
Manuf: Sherwin Williams -Sommelier
(SW 7595)



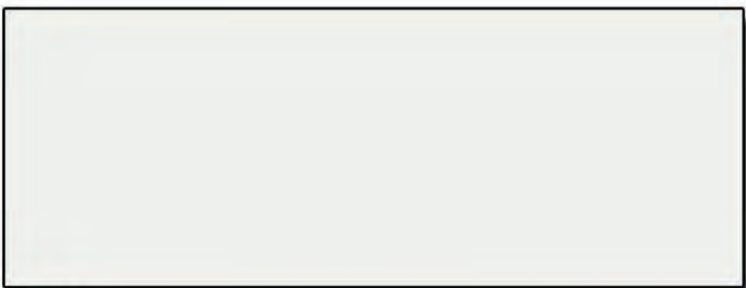
Eagle Roofing- Double Eagle Ponderosa
901 Oakwood



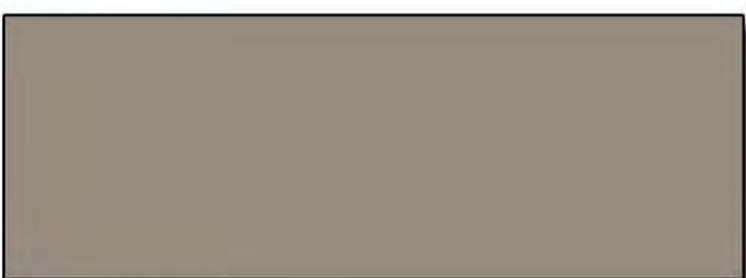
Eldorado - TundraBrick - Hartford
(Elevation A)



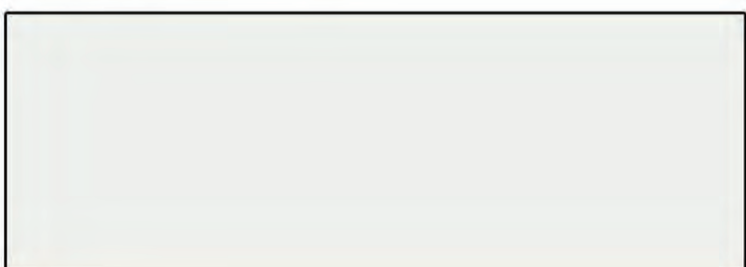
Eldorado - Stacked Stone - Nantucket
(Elevation B)



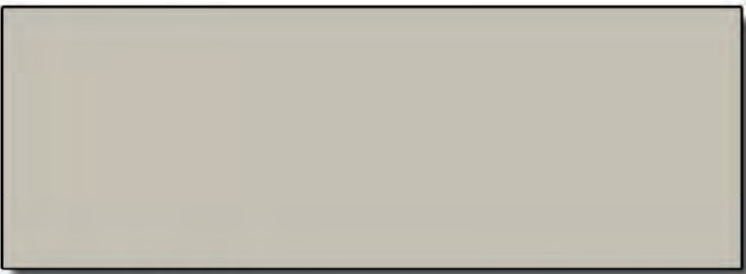
Body
Manuf: Sherwin Williams -Extra White
(SW 7006)



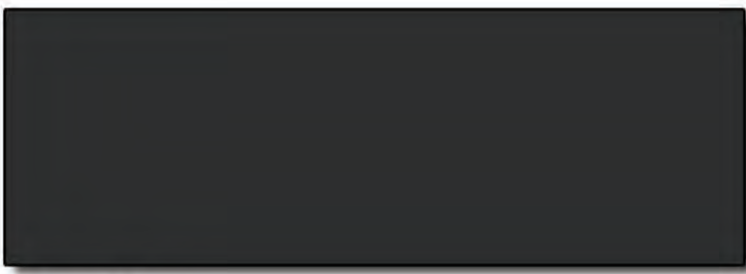
Accent Body
Manuf: Sherwin Williams -Hammered
Silver (SW 2840)



Trim
Manuf: Sherwin Williams -Extra White
(SW 7006)



Accent Body
Manuf: Sherwin Williams -Skyline Steel
(SW 1015)



Front Door
Manuf: Sherwin Williams -Tricorn Black
(SW 6258)



Eagle Roofing- Ponderosa- 303 Sierra Madre



Eldorado - TundraBrick - Latigo
(Elevation A)



Eldorado - RoughCut - Moonlight
(Elevation B)



Empire Village Product

Scheme 1

Empire Village Product

Scheme 2

Empire Village Product

Scheme 3

04/06/2021



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Department

Village at Sonoran Vista

November 2, 2011

Location: Approximately 220 feet south of the southeast corner of Sonoran Desert Drive and North Valley Parkway
 Proposal: Clean up the General Plan Land Use Map in accord with the site's existing approved zoning.
 Applicant: City of Phoenix Planning Commission
 Staff: Approved.
 VPC Action: North Gateway - September 8, 2011 - Approved. Vote 8-0
 PC Action: October 12, 2011 - Approved. Vote 9-0



ITEM 32

DISTRICT 2

**ORDINANCE G-5664 -
PUBLIC HEARING -
Z-12-11-2 -
**SONORAN DESERT DRIVE
 AND NORTH VALLEY
 PARKWAY****

The Council heard request to hold a public hearing and approve the rezoning for the following item by adopting the Planning Commission's recommendation and the related ordinance.

Application: Z-12-11-2 - (Companion Case GPA-NG-1-11-2)
 From: C-2 SP PCD NBCOD, PCD NBCOD (Approved C-2 PCD NBCOD), PCD NBCOD (Approved R-3A PCD NBCOD), PCD NBCOD (Approved R1-8 PCD NBCOD), PCD NBCOD (Approved S-1 PCD NBCOD), PCD NBCOD (Approved FH PCD NBCOD), PCD NBCOD (Approved C-2/CP/GCP MR PCD NBCOD), and PCD NBCOD (Approved S-1 SP PCD NBCOD)
 To: C-2 SP NBCOD, C-2 NBCOD, C-2 HGT/WVR NBCOD, R-3A NBCOD, R1-8 NBCOD, S-1 NBCOD, FH NBCOD, C-2 MR NBCOD, and S-1 SP NBCOD
 Acreage: 401.86
 Location: South of Sonoran Desert Drive, east and west of North Valley Parkway
 Proposal: To remove the PCD designation (North Gateway PCD) and allow a commercial development with additional height.
 Applicant: Lazarus and Associates, P.C.
 Owner: Various
 Representative: Lazarus and Associates, P.C.

November 2, 2011

Staff: Approved, subject to stipulations.
VPC Action: North Gateway - September 8, 2011 - Approved, subject to staff stipulations as modified and additional stipulations. Vote 8-0
PC Action: October 12, 2011 - Approved per the North Gateway Village Planning Committee recommendation with the modified stipulations as recommended by staff in the North Gateway Village Planning Committee summary. Vote 9-0

The following stipulations were subject to discussion at the meeting, and the City Council might add, delete, or amend stipulations.

SITE PLAN AND ELEVATIONS

1. Conceptual site plan(s) and elevations shall be reviewed and approved by the ~~NORTH GATEWAY VILLAGE PLANNING COMMITTEE AND~~ Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval as each parcel is to be developed. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
 - A. FOR DEVELOPMENT OF PARCEL 204-13-003T, THE FOLLOWING SHALL BE NOTIFIED:
 - SONORAN FOOTHILLS HOMEOWNERS ASSOCIATION
C/O CAPITAL CONSULTANTS MANAGEMENT COMPANY
ATTN: BOARD PRESIDENT
8360 EAST VIA DE VENTURA
SCOTTSDALE, AZ 85258
 - PROPERTY OWNERS ~~RESIDENTS~~ WITHIN ONE MILE

TRAILS AND OPEN SPACE

2. A 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with City of Phoenix Maricopa Association of Governments (MAG) Supplemental Detail P1130 and P1131 and Section 429 of the Supplemental Specifications along Sonoran Desert Drive, as approved by the Parks and Recreation Department, and Planning and Development Department.

November 2, 2011

3. A 10-foot shared use path shall be constructed within a 20-foot public sidewalk easement on the east side of North Valley Parkway, as approved by the Parks and Recreation Department, and Planning and Development Department.
4. Property owners shall dedicate all rights-of-way and required easements (for streets, utilities, trail systems, and other open space where required). A multi-use trail easement shall be dedicated along the Skunk Creek Wash and Sonoran Wash, as approved by the Parks and Recreation Department, and Planning and Development Department to provide connectivity through the site to adjacent open space and trail connections.

STREET TRANSPORTATION

5. The developer shall dedicate right-of-way totaling 70 feet for the south half of Sonoran Desert Drive, as approved by the Planning and Development Department.
6. The developer shall dedicate right-of-way totaling 70 feet for the west and east halves of North Valley Parkway, as approved by the Planning and Development Department.
7. A 25-foot by 25-foot right-of-way triangle shall be dedicated at all corners of arterial/arterial and arterial/collector intersections, as approved by the Planning and Development Department.
8. 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 or modified by the Planning and Development Department. All improvements shall comply with Americans with Disabilities Act accessibility requirements.
9. The applicant shall submit a Traffic Impact Study to the Street Transportation Department, and Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved Traffic Impact Study, and as approved or modified by the Planning and Development Department, and Street Transportation Department.
10. Sufficient right-of-way shall be dedicated to accommodate bus bays at all arterial/arterial intersections, as approved by the Planning and Development Department.

November 2, 2011

11. The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department at (602) 262-6193. This form is a requirement of the Environmental Protection Agency to meet clean air quality requirements.

SPECIAL PERMIT FOR THE DRIVEWAY ACCESS, MINE MAINTENANCE BUILDING, SCALE HOUSE (NOVAK GRANITE MINE)

12. The scale house and mine maintenance building shall be buffered from view of adjacent parcels, wash locations, proposed Sonoran Preserve, and North Valley Parkway through the use of indigenous, drought tolerant trees a minimum of 2-inch caliper size and shrubs. The landscape shall be installed as recommended in the North Black Canyon Corridor Design Guidelines, and as approved by the Planning and Development Department.
13. The approval of the Special Permit shall be removed through the legislative process and the use of the driveway access, scale house, and the mine maintenance building shall be demolished and removed once the current non-conforming use (rock quarrying operation/granite mine) is terminated.

OTHER

14. The developer shall show the planned 69kV underground power lines on the site, landscape, and grading and drainage plans. All utilities and other construction shall be coordinated with the City and Arizona Public Service so as to not conflict with the planned power lines.
15. The applicant shall submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading. Further archaeological monitoring and/or testing (trenching) may be necessary based on the results of the survey.

November 2, 2011

16. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of the mining operation near the development, that it is an active mine, has the potential to be active seven days a week, 24 hours a day, and is anticipated to continue until the rock resources are exhausted, which could be for 20 or more years. The form and content of such documents shall be reviewed and approved by the Law Department.
17. Access for the Novak mine operation shall be directed west through the City of Phoenix Transfer Station site to the Interstate 17 frontage road per a development agreement between all affected parties.
18. CONCEPTUAL SITE PLAN(S) AND ELEVATIONS SHALL BE REVIEWED BY THE NORTH GATEWAY VILLAGE PLANNING COMMITTEE FOR RECOMMENDATION PRIOR TO REVIEW AND APPROVAL BY THE PLANNING HEARING OFFICER.

Assistant Planning and Development Director Derek Horn stated Item 31 was a General Plan Amendment to make the General Plan Land Use Map consistent with underlying zoning and rezoning proposals in the companion case which was the next item. This application requested to change the residential designation to commercial and flood plain, and involved about 94.5 acres. He conveyed Item 32 was a rezoning request to remove approximately 402 acres from the North Gateway Planned Community Development but retain the underlying zoning, with exception to add a height waiver to about 65 acres of existing C-2. This application also requested to rezone approximately 6 acres of S-1 to C-2 mid-rise. The site plans and elevations had been submitted so a stipulation was included to have them presented to the Planning Hearing Officer for review and approval then to the Council prior to development review.

Mr. Horn remarked both cases were reviewed and approved by the North Gateway Village Planning Committee on September 8, 2011. Further, the applications were heard and unanimously approved by the Planning Commission on October 12, 2011, noting staff also recommended approval.

Acting Mayor Williams declared the public hearings open. Noting there was no one present wishing to speak, Acting Mayor Williams declared the public hearings closed.

November 2, 2011

MOTION was made by Mr. Nowakowski, **SECONDED** by Mr. Johnson, that Items 31 and 32 be granted.

| | | |
|------------|---------|---|
| Roll Call: | Ayes: | Gates, Johnson, Mattox, Nowakowski, Waring, and Acting Mayor Williams |
| | Nays: | None |
| | Absent: | Simplot and Mayor Gordon |

MOTION CARRIED.
