

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: March 28, 2022
Subject: **P.H.O. APPLICATION NO. PHO-2-22--Z-48-07-1** – 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 **April 20, 2022**.
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 **April 4, 2022**.

DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Sina Matthes, Tony Motola), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Aaron Conway), 2nd Floor
Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Michael Pierce)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Julianna Pierre, Rio Vista Village)
Village Planning Committee Chair (Steven Scharboneau, Rio Vista Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-22--Z-48-07

Council District: 1

Request For: Stipulation Modification

Reason for Request: Review of conceptual site plan and elevations per Stipulation 1. Technical corrections to stipulations 2, 3, and 7.

Owner	Applicant	Representative
AV 203 LLC 6807 North Pepper Tree Lane Paradise Valley AZ 85253 (602) 382-6824 ngriemsmann@swlaw.com	Trammell Crow Residential 3889 Maple Avenue, Suite 200 Dallas TX 75219 (602) 382-6824 ngriemsmann@swlaw.com	Nick Wood, Snell & Wilmer LLP 400 East Van Buren Street, Suite 1900 Phoenix AZ 85004 P: (602) 382-6824 F: (602) 382-6070 ngriemsmann@swlaw.com

Property Location: Northeast and southeast corners of I-17 and Arroyo Norte Drive

Zoning Map: U-6 Quarter Section: 70-19 APN: 202-22-014M Acreage: 18.87

Village: Rio Vista

Last Hearing: CC HEARING

Previous Opposition: No

Date of Original City Council Action: 08/29/2007 0300 PM

Previous PHO Actions: 07/01/2021 1000 AM

Zoning Vested: C-2

Supplemental Map No.: _____

Planning Staff: 065957

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	03/04/2022	21-0021200	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>04/20/2022 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____

Snell & Wilmer

ONE ARIZONA CENTER
400 E. VAN BUREN, SUITE 1900
PHOENIX, AZ 85004-2202
602.382.6000 P
602.382.6070 F

Noel J. Griemsmann
(602) 382-6824
ngriemsmann@swlaw.com

March 18, 2022

Planning Hearing Officer
Planning and Development Department
City of Phoenix
200 West Washington Street
Phoenix, Arizona 85003

Re: Planning Hearing Officer Review Application Request for the Property at the Northeast and Southeast Corner of the I-17 Frontage Road and Arroyo Norte Drive in Phoenix, Arizona as Required by Case No. Z-48-07-1

Dear Planning Hearing Officer:

On behalf of Trammell Crow Residential (“Trammell Crow”), I am pleased to submit for your review and comment the enclosed Planning Hearing Officer Application request for the property located at the northeast and southeast corner of the I-17 frontage road and Arroyo Norte Drive, otherwise known as Maricopa County Assessor’s Office (“MCA”) Parcel Numbers (“APNs”) 202-22-014M and 202-22-014N (cumulatively, the “Site”).

The Site is approximately 17.99 gross acres in size and is currently zoned C-2 “Intermediate Commercial” District (Ordinance Section 623). The purpose of this letter is to provide a summary of the proposed request, as more detailed on the enclosed materials.

A. Project Overview.

The Site is currently undeveloped. Trammell Crow, a national developer of high-quality apartment communities, proposes to develop the Site as a multi-family residential community with approximately 306 dwelling units (the “Project”). In order to facilitate development of the Project, Trammell Crow will utilize the existing C-2 development rights and underlying residential zoning provisions thereof, which is discussed in more detail below.

The Project, as currently contemplated, will include a mix of one, two, and three-bedroom units. The proposed building height for the Project is two (2) stories. The Project will incorporate customary residential amenities, which may include a resident clubhouse, fitness center, large open space areas and a resort style pool.

Reviewer
March 18, 2022
Page 2

The Project will be developed on the north and south sides of Arroyo Norte Drive. As depicted on the conceptual site plan, there will be seven (7) residential buildings north of Arroyo Norte Drive and eight (8) residential buildings on the south side in addition to a clubhouse building. The primary vehicular entrance to the Project will be located along Arroyo Norte Drive with individual access points for the north and south portions of the Project.

B. PHO Request Overview.

The Site was included as part of a larger rezoning application (Case No. Z-48-07-1) in 2007 that rezoned an approximately 46.65-acre property from C-1 (Neighborhood Retail) and R1-8 (Single Family Residence) to C-2 (Intermediate Commercial) via the adoption of Ordinance G-4948. In accordance with Stipulation 1 of Ordinance G-4948, the purpose of this application request is for approval of the conceptual site plan and building elevations for the Project.

Stipulation 1 of the original rezoning approval for the Site identifies several criteria to be addressed in the site plan(s) and elevations for a development proposal. The following analysis justifies approval of this specific request.

1. *That conceptual site plan(s) and elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. The site plan(s) and elevations shall include the following:*
 - a. *Elevations which provide architectural consistency in building mass and style, wall treatments, lighting, and signage.*

As demonstrated on the enclosed conceptual building elevations, the architectural style of the Project is focused on a contemporary design vernacular with farmhouse style elements that complement the development context of the immediate surrounding area. As noted above, there will be seven (7) residential buildings north of Arroyo Norte Drive and eight (8) residential buildings on the south side in addition to a clubhouse building. Although the Project is bifurcated by Arroyo Norte Drive, the architectural detailing, building height and mass will be consistent between the two portions of the Project to establish a clear connection between the two developments. It is important to note that both northern and southern portions of the Project will operate as a singular development with shared residential amenities.

Enclosed with this application is also a copy of the conceptual landscape plan and wall/fence elevations, which establish a cohesive design between the northern and southern portions of the Project bifurcated between Arroyo Norte Drive, as well as pay homage to the natural, desert landscape north and east of

the Site by providing generous open spaces and native vegetation throughout the Project. Any future lighting and signage for the Project will be consistent between the northern and southern portions of the Project, as well as complementary to the characteristics of the existing developments in the immediate surrounding area.

b. The primary finishing materials for buildings shall consist of natural desert material or materials which are appropriate for the natural desert context.

The building elevations for the Project will consist of a neutral color palette with tan accents to complement the natural desert context of the surrounding area.

c. Drive-thru facilities shall be oriented so that drive-thru windows are not directly visible from adjacent public streets.

This condition is not applicable as the Project does not include any drive-thru facilities.

d. Landscaping, arcades, or overhangs which provide shaded walkways shall be utilized.

Based on the design on the conceptual site plan, the Project will provide walkways throughout the Site which are designed to create shaded walkways and connections between residential buildings to the primary clubhouse and residential amenities.

e. That parking areas shall be designed with landscaped areas to break up the large expanses of parking.

Parking for the Project is provided as a mix of surface parking and individual garages for residents. The parking field is located on the periphery of the Site with landscape areas throughout to break up expansive areas of surface parking and provide shade to minimize impacts of urban heat island effect.

f. Special consideration shall be given to site design for residential uses to adequately mitigate the impacts of the proximity to Interstate 17, such innovative site design, increased setbacks, sound barriers, and increasing landscaping.

The Project features substantial setbacks for a majority of the buildings within the development. Buildings that are located closer to the minimum required setbacks are oriented east/west to reduce exposure to noise from Interstate 17 and the Interstate 17 Frontage Road.

g. An architectural plan shall be approved with the elevations. The architectural plan shall convey a sense of continuity throughout the development and at a minimum include the following:

i. Natural accent materials such as brick, stone, or tile for buildings and signage.

The elevation for the residential clubhouse will include a mixture of lap siding, stone, and concrete tile roofing with an architectural style that distinguishes the structure as the main destination within the Project for residents and visitors.

ii. Architectural detailing such as recesses, pop outs, shade walls, parapets, artistic insets, or pilasters.

As depicted on the building elevations, the design for the Project incorporates architectural detailing, such as recessed patios, articulated rooflines, and variation in materials, to create visual interest for those passing by the Site.

iii. Street appurtenances such as benches, seat-walls, ramadas, shade structures, trash enclosures, lighting and wayfinding signage.

The proposed Project will incorporate well designed interior loops that will provide access to the individual units, clubhouse/amenity areas, and open space areas.

iv. Detail sections for screening and perimeter walls as well as walls interior to the site; said walls shall be designed and finished with materials similar to those of the buildings' architectural detailing.

The perimeter walls will be designed and finished in a complementary manner to the building architecture. Specifically, the Project will incorporate a mixture of 6-foot ornamental fence with columns, as well as 6-foot perimeter screen walls to buffer the Site from noise generated by the adjacent roadways.

Reviewer
March 18, 2022
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In conclusion, the Project is designed with a uniform architectural theme using desert tones that are complemented by lush landscape design—both of which are designed in conformance with the stipulations set forth per Ordinance G4849, as described above.

Please feel free to contact me should you have any questions or need any additional information to review this request.

Respectfully submitted,

Snell & Wilmer

A handwritten signature in black ink, appearing to be 'N. Griemsmann', written over the printed name.

Noel J. Griemsmann, AICP
Senior Urban Planner

ORDINANCE G-4948

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-48-07-1) FROM C-1 (NEIGHBORHOOD RETAIL) AND R1-8 (SINGLE-FAMILY RESIDENCE) TO C-2 (INTERMEDIATE COMMERCIAL).

WHEREAS, on April 11, 2007, the City of Phoenix Planning Commission, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, initiated a request for rezoning of an approximately 46.65 acre property located at the southeast corner of Interstate 17 and Teresa Lane in a portion of Section 10, Township 6 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 June 25, 2007, 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 July 2, 2007, 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 II, 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.

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

SECTION 1: The zoning of an approximately 46.65 acre property located at the southeast corner of Interstate 17 and Teresa Lane in a portion of Section 10, Township 6 North, Range 2 East, as described more specifically in Attachment "A", is hereby changed from "C-1" (Neighborhood Retail) and "R1-8" (Single-Family Residence), to "C-2" (Intermediate Commercial) and that the Planning 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-48-07-1, on file with the Planning 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. Building permits shall not be issued for the subject site until the following conditions are met and/or complied with:

1. That conceptual site plan(s) and elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. The site plan(s) and elevations shall include the following:
 - a. Elevations which provide architectural consistency in building mass and style, wall treatments, lighting, and signage.
 - b. The primary finishing materials for buildings shall consist of natural desert materials or materials which are appropriate for the natural

desert context.

- c. Drive-thru facilities shall be oriented so that drive-thru windows are not directly visible from adjacent public streets.
 - d. Landscaping, arcades or overhangs which provide shaded walkways shall be utilized.
 - e. That parking areas shall be designed with landscaped areas to break up the large expanses of parking.
 - f. Special consideration shall be given to site design for residential uses to adequately mitigate the impacts of the proximity to Interstate 17, such innovative site design, increased setbacks, sound barriers, and increased landscaping.
 - g. An architectural plan shall be approved with the elevations. The architectural plan shall convey a sense of continuity throughout the development and at a minimum include the following:
 - i) Natural accent materials such as brick, stone, or tile for buildings and signage.
 - ii) Architectural detailing such as recesses, pop outs, shade walls, parapets, artistic insets, or pilasters.
 - iii) Street appurtenances such as benches, seat-walls, ramadas, shade structures, trash enclosures, lighting and wayfinding signage.
 - iv) Detail sections for screening and perimeter walls as well as walls interior to the site; said walls shall be designed and finished with materials similar to those of the buildings' architectural detailing.
2. That a comprehensive sign plan for the entire property shall be approved by the Zoning Administrator in accordance with Section 705 of the Zoning Ordinance prior to Development Services Department final site plan approval for the first phase of development.
3. That 25 feet of right-of-way shall be dedicated for the south half of Teresa Lane or as otherwise approved by the Development Services Department.
4. That additional right-of-way shall be dedicated for the future expansion of the freeway/frontage road as approved by the Street Transportation Department.
5. That 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 Street Transportation Department.

6. That 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.
7. That the following persons, organizations and associations shall be notified by the applicant at least 15 days before the meeting or hearing of any Development Services Department preliminary site plan meetings; Zoning Adjustment hearings; or Planning Hearing Officer hearings:
 - a. New River Desert Hills Community Association, Inc.
515 E. Carefree Highway, #300
Phoenix, AZ 85085-8839
 - b. Shareen Goodroad
scgoodroad@msn.com
623-742-0150
 - c. Terry Marron
t.marron@yahoo.com
623-587-7039

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 29th day of August,

2007.




MAYOR

ATTEST:


City Clerk

2007 AUG 24 PM 4:19
CITY CLERK

APPROVED AS TO FORM:

William Beck Acting City Attorney *MLW*

REVIEWED BY:

[Signature] City Manager

MLW:cz:704137v1
8/29/07:CM#27

MARICOPA

MARICOPA

COUNTY

BLACK CANYON AC

TERESA LN

(39TH AVE)

OLD WEST TRAIL



Phoenix City Limits

APP
S-1
Z-160-05

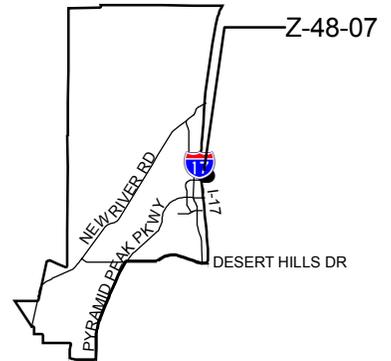


400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

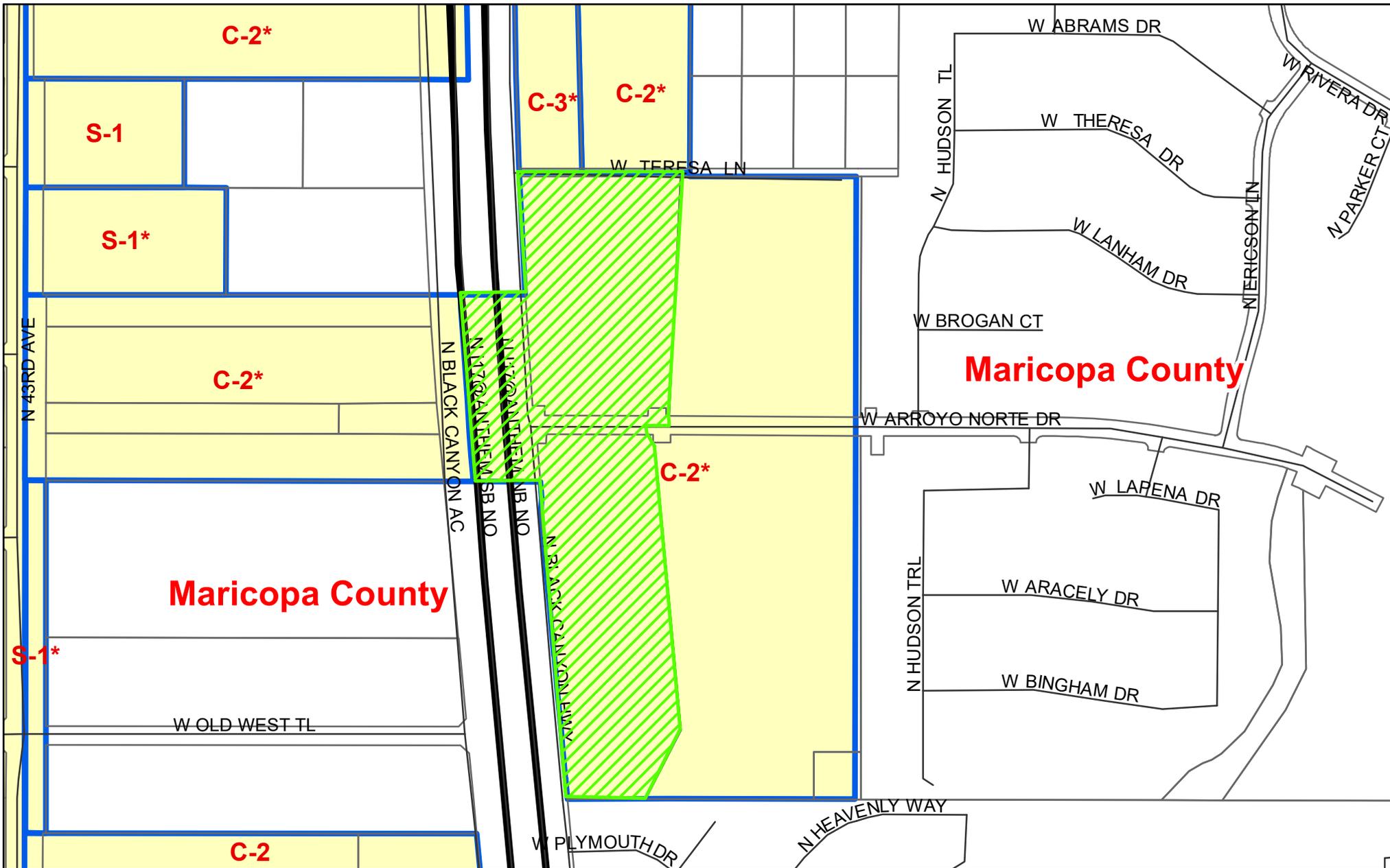
NEW VILLAGE VILLAGE

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: CITY OF PHOENIX PLANNING COMMISSION		REQUESTED CHANGE: FROM: C-1, (20.93 ac) Pending R1-8, (25.73 ac) Pending TO: C-2, (46.66 ac)	
APPLICATION NO. Z-48-07	DATE: 04-19-2007 REVISION DATES: 06-11-2007		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 46.66 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q70-19	<small>ZONING MAP</small> U6	
MULTIPLES PERMITTED C-1 / R1-8 C-2	CONVENTIONAL OPTION 303 / 103 676	* UNITS P.R.D. OPTION 364 / 133 812	

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

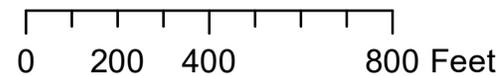


PHO-2-22--Z-48-07-1

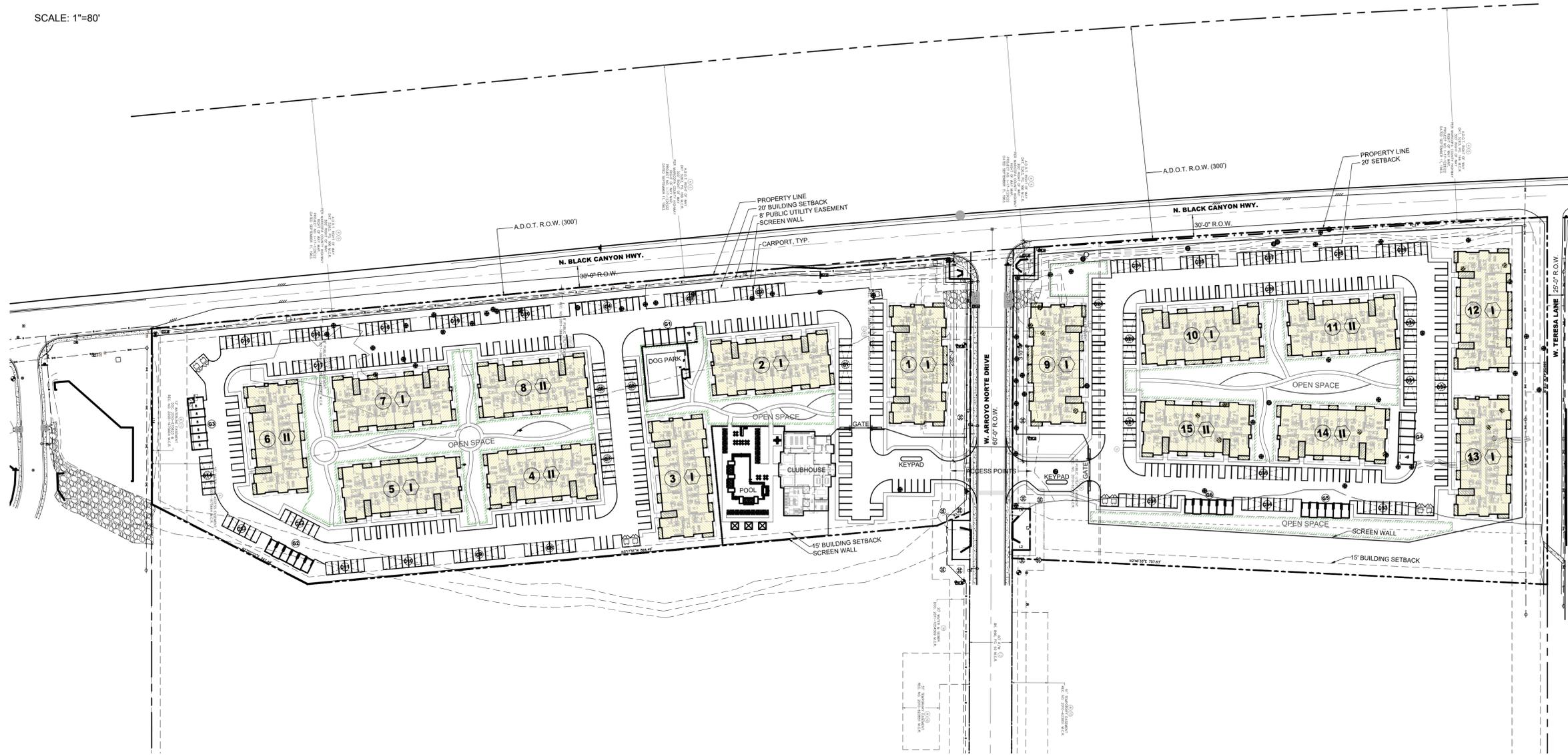
Property Location: Northeast and southeast corners of I-17 and Arroyo Norte Drive



Planning & Development Department



SCALE: 1"=80'

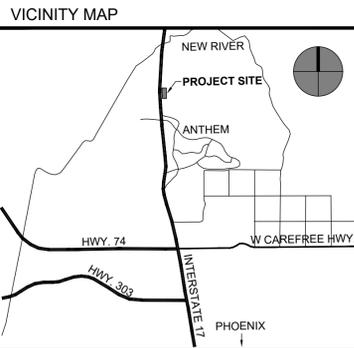


LEGEND

● FOUND 1/2" REBAR	M.C.R. MARICOPA COUNTY RECORDS
○ SET 1/2" REBAR WITH CAP 60370	BK./PG. BOOK & PAGE
○ FOUND BRASS CAP FLUSH	DOC. DOCUMENT NUMBER
○ FOUND BRASS CAP IN HANDHOLE	DKT. DOCKET NUMBER
○ FOUND G.L.O. CAP	APN ASSESSOR PARCEL NUMBER
□ CABLE TV JUNCTION BOX	R/W RIGHT OF WAY
○ CABLE TV RISER	REC. RECORDING
→ DOWN GUY	NO. NUMBER
□ ELECTRIC JUNCTION BOX	E.P. EDGE OF PAVEMENT
□ ELECTRIC TRANSFORMER	E.C. ELECTRIC CABINET
□ ELECTRIC METER	E.V. ELECTRIC VAULT
□ FIRE HYDRANT	G.R. GUARD RAIL
□ STORM DRAIN MANHOLE	S.W. SIDEWALK
□ SEWER MANHOLE	BOUNDARY LINE
□ WATER MANHOLE	SECTION LINE
□ WATER VALVE	CENTER LINE
□ GAS VALVE	EASEMENT LINE
□ IRONWOOD TREE	ADJACENT BOUNDARY LINE
□ LIGHT POLE W/MAST	CHAIN LINK FENCE
□ MESQUITE TREE	GUARD RAIL LINE
□ GAS MARKER	WATER LINE
□ WATER MARKER	GAS BLUE STAKE LINE
□ PALO VERDE TREE	UNDERGROUND ELECTRIC LINE
□ SAGUARO	OVERHEAD ELECTRIC LINE
□ SIGN	CONCRETE AREA
□ SEWER SERVICE POINT	RIP AREA
□ TRAFFIC SIGNAL JUNCTION BOX	
□ UTILITY POLE	
□ WATER BLOW-OFF	
① SCHEDULE "B" ITEM PER TILE REPORT	

LINE TABLE			
LINE	DIRECTION	LENGTH	
L1	N89°48'12"W	11.87'	
L2	N0°11'48"E	25.00'	
L3	N89°48'12"W	58.00'	
L4	S0°11'48"W	25.00'	
L5	N89°48'12"W	328.00'	
L6	N0°11'48"E	30.00'	
L7	N89°48'12"W	39.91'	
L8	N23°01'36"W	50.18'	
L9	N89°48'12"W	327.55'	
L10	S0°11'48"W	30.00'	
L11	N89°48'12"W	28.99'	
L12	N2°11'21"E	47.41'	
L13	S5°28'24"E	774.64'	
L14	N89°59'13"E	247.06'	

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	0°26'33"	22708.32'	175.42'	S4°48'02"E 175.42'
C2	0°20'34"	22714.32'	135.89'	S5°18'43"E 135.89'
C3	1°49'56"	22714.32'	726.34'	S3°21'29"E 726.31'



PROJECT DESCRIPTION
2-STORY MULTIFAMILY BUILDINGS WITH 306 DWELLING UNITS, CLUBHOUSE, AND SITE AMENITIES.

SITE DATA - OVERALL

SITE LOCATION
ANHEM, AZ

STRUCTURE
2 STORY GARDEN APARTMENTS AND CLUB

SITE DENSITY
GROSS SITE AREA +/- 20.16 GROSS ACRES
NET SITE AREA +/- 16.79 GROSS ACRES
TOTAL UNITS 306
PROPOSED DENSITY +/- 15.17 UNITS/GROSS AC

UNIT MIX		
TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	204	66.7%
TWO BEDROOM	90	29.4%
THREE BEDROOM	12	3.9%
TOTAL UNITS	306	100%
NUMBER OF BEDS	420	

MINIMUM PARKING REQUIRED		
TYPE OF UNIT	SPACES/UNIT	TOTAL
ONE BEDROOM	1.5	306
TWO BEDROOM	1.5	135
THREE BEDROOM	2	24
TOTAL REQUIRED		465

PARKING PROVIDED (PER UNIT)		
TYPE	PER UNIT	TOTAL
UNCOVERED	0.71	215
COVERED (CARPORT)	0.89	272
COVERED (GARAGE)	0.11	35
TOTAL PROVIDED		522

PROPERTY OWNER
MAPLE MULTI-FAMILY LAND TX, L.P.
ELIZABETH MCFARLAND
3889 MAPLE AVENUE, SUITE 200
DALLAS, TX 75219
EMCFARLAND@TCR.COM
C: 817.401.8434

ARCHITECT
HENSLEY LAMKIN RACHEL, INC.
BRUCE W. RACHEL, AIA, NCARB
14881 QUORUM DRIVE, SUITE 550
DALLAS, TX 75254
BRUCE@HLRINC.NET
O: 972.726.9400

BUILDING SCHEDULE - SOUTH SITE					
NO.	TYPE	STORIES	HEIGHT	FOOTPRINT	GROSS SF
1	I	2	31'-4"	12,332	24,232
2	I	2	31'-4"	12,332	24,232
3	I	2	31'-4"	12,332	24,232
4	II	2	31'-4"	11,128	21,826
5	I	2	31'-4"	12,332	24,232
6	II	2	31'-4"	11,128	21,826
7	I	2	31'-4"	12,332	24,232
8	II	2	31'-4"	11,128	21,826
CLUB CLUB	1	25'		6,698	6,698

BUILDING SCHEDULE - NORTH SITE					
NO.	TYPE	STORIES	HEIGHT	FOOTPRINT	GROSS SF
9	I	2	31'-4"	12,332	24,232
10	I	2	31'-4"	12,332	24,232
11	II	2	31'-4"	11,128	21,826
12	I	2	31'-4"	12,332	24,232
13	I	2	31'-4"	12,332	24,232
14	II	2	31'-4"	11,128	21,826
15	II	2	31'-4"	11,128	21,826



CONCEPTUAL SITEPLAN - MASTER
1"=80'-0" OVERALL PLAN

CITY OF PHOENIX
MAR 04 2022
Planning & Development Department

KIVA # :
SDEV # :
PAPP # :
Q.S. # :
PRLM # :

CONCEPTUAL SITEPLAN

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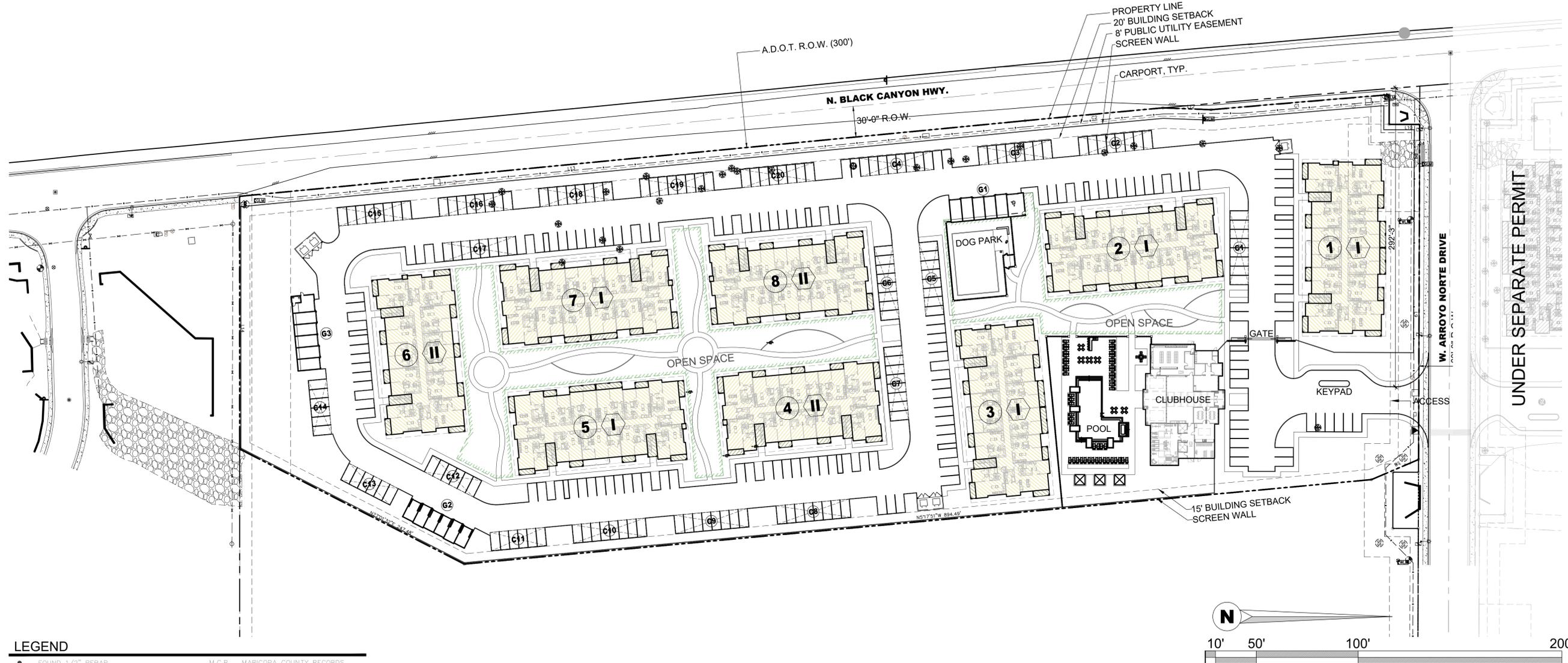
Project Title:
ALEXAN ANTHEM
43775 BLACK CANYON HIGHWAY
PHOENIX, AZ 85087

Issue Set: 03.03.2022

Project ID: **21540**

Drawing No. **SITE 1 OF 3**

SCALE: 1"=50'

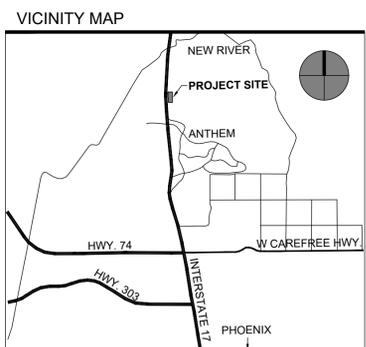


LEGEND

- FOUND 1/2" REBAR
 - SET 1/2" REBAR WITH CAP 60370
 - FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP IN HANDHOLE
 - FOUND G.L.O. CAP
 - CABLE TV JUNCTION BOX
 - CABLE TV RISER
 - DOWN GUY
 - ELECTRIC JUNCTION BOX
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - WATER MANHOLE
 - WATER VALVE
 - GAS VALVE
 - IRONWOOD TREE
 - LIGHT POLE W/MAST
 - MESQUITE TREE
 - GAS MARKER
 - WATER MARKER
 - PALO VERDE TREE
 - SAGUARO
 - SIGN
 - SEWER SERVICE POINT
 - TRAFFIC SIGNAL JUNCTION BOX
 - UTILITY POLE
 - WATER BLOW-OFF
 - SCHEDULE "B" ITEM PER TITLE REPORT
- M.C.R. MARICOPA COUNTY RECORDS
 - BK./PG. BOOK & PAGE
 - DOC. DOCUMENT NUMBER
 - DKT. DOCKET NUMBER
 - APN ASSESSOR PARCEL NUMBER
 - R/W RIGHT OF WAY
 - REC. RECORDING
 - NO. NUMBER
 - E.P. EDGE OF PAVEMENT
 - E.C. ELECTRIC CABINET
 - E.V. ELECTRIC VAULT
 - G.R. GUARD RAIL
 - S.W. SIDEWALK
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - ADJACENT BOUNDARY LINE
 - CHAIN LINK FENCE
 - GUARD RAIL LINE
 - WATER LINE
 - GAS BLUE STAKE LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - CONCRETE AREA
 - RIP AREA

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°48'12"W	11.87'
L2	N0°11'48"E	25.00'
L3	N89°48'12"W	58.00'
L4	S0°11'48"W	25.00'
L5	N89°48'12"W	328.00'
L6	N0°11'48"E	30.00'
L7	N89°48'12"W	39.91'
L8	N23°01'36"W	50.18'
L9	N89°48'12"W	327.55'
L10	S0°11'48"W	30.00'
L11	N89°48'12"W	28.99'
L12	N2°11'21"E	47.41'
L13	S5°28'24"E	774.64'
L14	N89°59'13"E	247.06'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°26'33"	22708.32'	175.42'
C2	0°20'34"	22714.32'	135.89'
C3	1°49'56"	22714.32'	726.34'



PROJECT DESCRIPTION
2-STORY MULTIFAMILY BUILDINGS WITH 164 DWELLING UNITS, CLUBHOUSE, AND SITE AMENITIES.

SITE DATA - SOUTH

SITE LOCATION
ANthem, AZ

STRUCTURE
2 STORY GARDEN APARTMENTS AND CLUB

SITE DENSITY
GROSS SITE AREA +/- 10.869 GROSS ACRES
NET SITE AREA +/- 9.80 NET ACRES
TOTAL UNITS 164
PROPOSED DENSITY +/- 15.08 UN/GROSS AC

OPEN SPACE 1.02 AC
OPEN SPACE PERCENTAGE 9.38%

UNIT MIX

TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	110	67.1%
TWO BEDROOM	48	29.3%
THREE BEDROOM	6	3.7%
TOTAL UNITS	164	100%
NUMBER OF BEDS	224	

MINIMUM PARKING REQUIRED

TYPE OF UNIT	SPACES/UNIT	TOTAL
ONE BEDROOM	1.5	165
TWO BEDROOM	1.5	72
THREE BEDROOM	2	12
TOTAL REQUIRED		249

PARKING PROVIDED (PER UNIT)

UNCOVERED	124	(0.76)
COVERED (CARPORT)	150	(0.91)
COVERED (GARAGE)	17	(0.10)
TOTAL PROVIDED	291	(1.77)

PROPERTY OWNER
MAPLE MULTI-FAMILY LAND TX, L.P.
ELIZABETH MCFARLAND
3889 MAPLE AVENUE, SUITE 200
DALLAS, TX 75219
EMCFARLAND@TCR.COM
C: 817.401.8434

ARCHITECT
HENSLEY LAMKIN RACHEL, INC.
BRUCE W. RACHEL, AIA, NCARB
14881 QUORUM DRIVE, SUITE 550
DALLAS, TX 75254
BRUCE@HLRINC.NET
C: 972.726.9400

BUILDING SCHEDULE - SOUTH SITE					
NO.	TYPE	STORIES	HEIGHT	FOOTPRINT	GROSS SF
1	I	2	31'-4"	12,332	24,232
2	I	2	31'-4"	12,332	24,232
3	I	2	31'-4"	12,332	24,232
4	I	2	31'-4"	11,128	21,826
5	I	2	31'-4"	12,332	24,232
6	II	2	31'-4"	11,128	21,826
7	I	2	31'-4"	12,332	24,232
8	II	2	31'-4"	11,128	21,826
CLUB	CLUB	1	25'	6,698	6,698



CONCEPTUAL SITEPLAN - SOUTH
1"=50'-0" ENLARGED PLAN

KIVA :A
SDEV :A
PAPP :A
Q.S. :A
PRLM :A

CITY OF PHOENIX
MAR 04 2022
Planning & Development
Department

CONCEPTUAL SITEPLAN

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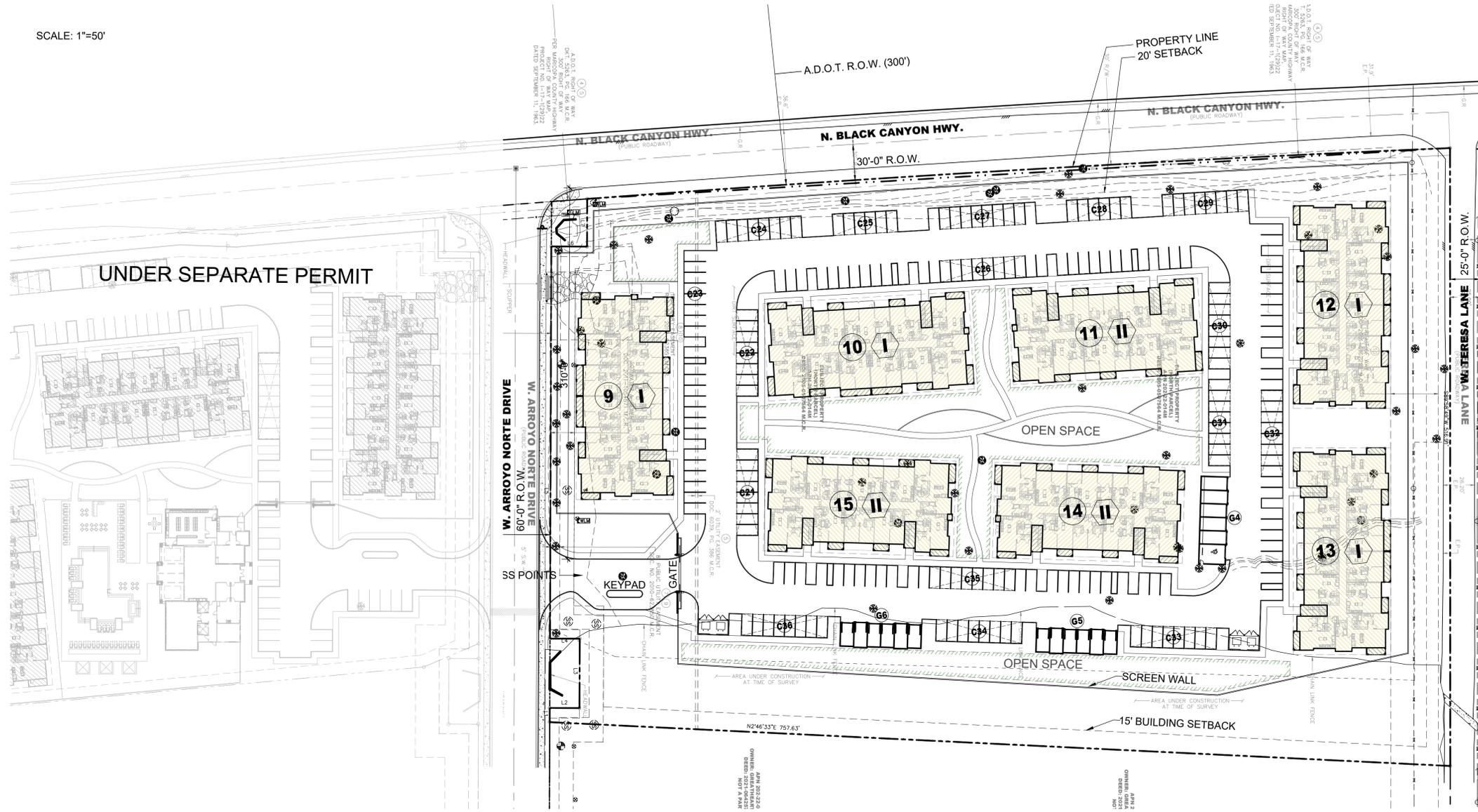
Project Title:
ALEXAN ANTHEM
43775 BLACK CANYON HIGHWAY
PHOENIX, AZ 85087

Issue Set: 03.03.2022

Project ID: **21540**

Drawing No.: **SITE 2 OF 3**

SCALE: 1"=50'



LEGEND

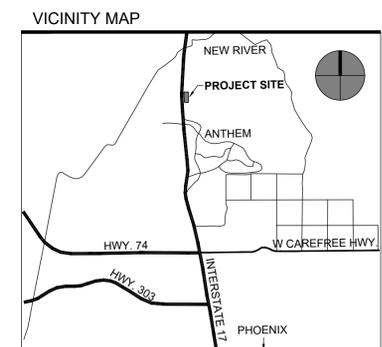
○ FOUND 1/2" REBAR	M.C.R. MARICOPA COUNTY RECORDS
○ SET 1/2" REBAR WITH CAP 60370	BK./PG. BOOK & PAGE
○ FOUND BRASS CAP FLUSH	DOC. DOCUMENT NUMBER
○ FOUND BRASS CAP IN HANDHOLE	DKT. DOCKET NUMBER
○ FOUND G.L.O. CAP	APN ASSESSOR PARCEL NUMBER
▭ CABLE TV JUNCTION BOX	R/W RIGHT OF WAY
⊕ CABLE TV RISER	REC. RECORDING
↓ DOWN GUY	NO. NUMBER
⊕ ELECTRIC JUNCTION BOX	E.P. EDGE OF PAVEMENT
⊕ ELECTRIC TRANSFORMER	E.C. ELECTRIC CABINET
⊕ ELECTRIC METER	E.V. ELECTRIC VAULT
⊕ FIRE HYDRANT	G.R. GUARD RAIL
⊕ STORM DRAIN MANHOLE	S.W. SIDEWALK
⊕ SEWER MANHOLE	BOUNDARY LINE
⊕ WATER MANHOLE	SECTION LINE
⊕ WATER VALVE	CENTER LINE
⊕ GAS VALVE	EASEMENT LINE
⊕ IRONWOOD TREE	ADJACENT BOUNDARY LINE
⊕ LIGHT POLE W/MAST	CHAIN LINK FENCE
⊕ MESQUITE TREE	GUARD RAIL LINE
⊕ GAS MARKER	WATER LINE
⊕ WATER MARKER	GAS BLUE STAKE LINE
⊕ PALO VERDE TREE	UNDERGROUND ELECTRIC LINE
⊕ SAGUARO	OVERHEAD ELECTRIC LINE
⊕ SIGN	CONCRETE AREA
⊕ SEWER SERVICE POINT	RIP AREA
⊕ TRAFFIC SIGNAL JUNCTION BOX	
⊕ UTILITY POLE	
⊕ WATER BLOW-OFF	
① SCHEDULE "B" ITEM PER TITLE REPORT	

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N89°48'12"W	11.87'
L2	N0°11'48"E	25.00'
L3	N89°48'12"W	58.00'
L4	S0°11'48"W	25.00'
L5	N89°48'12"W	328.00'
L6	N0°11'48"E	30.00'
L7	N89°48'12"W	39.91'
L8	N23°01'36"W	50.18'
L9	N89°48'12"W	327.55'
L10	S0°11'48"W	30.00'
L11	N89°48'12"W	28.99'
L12	N2°11'21"E	47.41'
L13	S5°28'24"E	774.64'
L14	N89°59'13"E	247.06'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	0°26'33"	22708.32'	175.42'	S4°48'02"E 175.42'
C2	0°20'34"	22714.32'	135.89'	S5°18'43"E 135.89'
C3	1°49'56"	22714.32'	726.34'	S3°21'29"E 726.31'



PROJECT DESCRIPTION
2-STORY MULTIFAMILY BUILDINGS WITH 142 DWELLING UNITS, COMPLEMENTING SOUTH SITE.

SITE DATA - NORTH

STRUCTURE
2 STORY GARDEN APARTMENTS

SITE DENSITY
GROSS SITE AREA +/- 9.291 GROSS ACRES
NET SITE AREA +/- 6.99 NET ACRES
TOTAL UNITS 142
PROPOSED DENSITY +/- 15.28 UN/GROSS AC
OPEN SPACE 0.90 AC
OPEN SPACE PERCENTAGE 9.69%

UNIT MIX

TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	94	66.2%
TWO BEDROOM	42	29.6%
THREE BEDROOM	6	4.2%
TOTAL UNITS	142	100%
NUMBER OF BEDS	196	

MINIMUM PARKING REQUIRED

TYPE OF UNIT	SPACES/UNIT	TOTAL
ONE BEDROOM	1.5	141
TWO BEDROOM	1.5	63
THREE BEDROOM	2	12
TOTAL REQUIRED		216

PARKING PROVIDED (PER UNIT)

TYPE	PER UNIT	TOTAL
UNCOVERED	91 (0.64)	91
COVERED (CARPORT)	122 (0.86)	122
COVERED (GARAGE)	18 (0.13)	18
TOTAL PROVIDED		231 (1.63)

PROPERTY OWNER
MAPLE MULTI-FAMILY LAND TX, L.P.
ELIZABETH MCFARLAND
3889 MAPLE AVENUE, SUITE 200
DALLAS, TX 75219
EMCFARLAND@TCR.COM
C: 817.401.8434

ARCHITECT
HENSLEY LAMKIN RACHEL, INC.
BRUCE W. RACHEL, AIA, NCARB
14881 QUORUM DRIVE, SUITE 550
DALLAS, TX 75254
BRUCE@HLRINC.NET
C: 972.726.9400

BUILDING SCHEDULE - NORTH SITE

NO.	TYPE	STORIES	HEIGHT	FOOTPRINT	GROSS SF
9	I	2	31'-4"	12,332	24,232
10	I	2	31'-4"	12,332	24,232
11	II	2	31'-4"	11,128	21,826
12	II	2	31'-4"	12,332	24,232
13	I	2	31'-4"	12,332	24,232
14	II	2	31'-4"	11,128	21,826
15	II	2	31'-4"	11,128	21,826



CONCEPTUAL SITEPLAN - NORTH
1"=50'-0" ENLARGED PLAN

KIVA :A
SDEV :A
PAPP :A
Q.S. :A
PRLM :A

CITY OF PHOENIX
MAR 04 2022
Planning & Development
Department

CONCEPTUAL SITEPLAN

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Project Title:
ALEXAN ANTHEM
43775 BLACK CANYON HIGHWAY
PHOENIX, AZ 85087

Issue Set: 03.03.2022

Project ID: **21540**

Drawing No.: **SITE 3 OF 3**

CITY OF PHOENIX
 MAR 18 2022
 Planning & Development
 Department

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 AZ LICENSE NO. 47352

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Project Title:

**ALEXAN
 ANTHEM**

43775 BLACK CANYON HIGHWAY
 PHOENIX, AZ 85087

Issue Set: 03.16.2022

Permit Set Issue:

Construction Set Issue:

Project ID
21540

Drawing No.

A1.1B

BUILDING TYPE I OPT B
 EXTERIOR ELEVATIONS
 CASE NUMBER FS21-905



04 SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



02 REAR ELEVATION
 SCALE: 3/32" = 1'-0"



03 SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



01 FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

CITY OF PHOENIX
 MAR 18 2022
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Project Title:

**ALEXAN
 ANTHEM**

43775 BLACK CANYON HIGHWAY
 PHOENIX, AZ 85087

Issue Set: 03.16.2022

Permit Set Issue:

Construction Set Issue:

Project ID
21540

Drawing No.

A1.2B

BUILDING TYPE II OPT B
 EXTERIOR ELEVATIONS
 CASE NUMBER FS21-905



04 SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



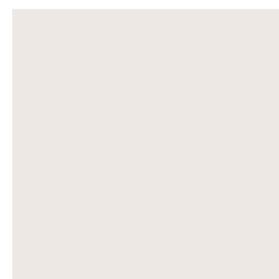
02 REAR ELEVATION
 SCALE: 3/32" = 1'-0"



03 SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



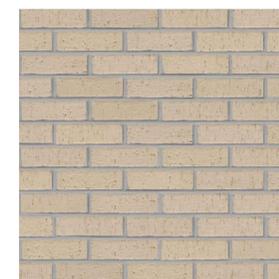
01 FRONT ELEVATION
 SCALE: 3/32" = 1'-0"



A.-
CEMENTITIOUS PANEL
SW 7035 AESTHETIC WHITE



B.-
LAP SIDING
SW 6073 PERFECT GREIGE



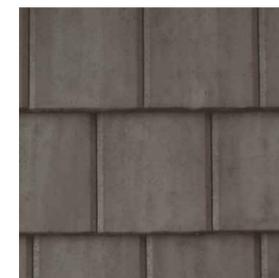
C.-
BRICK
ACME - DOVE GRAY



D.-
METAL RAILING
SW 6991 BLACK MAGIC



E.-
FASCIA
SW 7040 SMOKEHOUSE



F.-
CONCRETE ROOF TILE
WESTLAKE ROYAL SHADOW GREY

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MAR 18 2022
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Project Title:

**ALEXAN
ANTHEM**

43775 BLACK CANYON HIGHWAY
PHOENIX, AZ 85087

Issue Set: 03.16.2022

Permit Set Issue:

Construction Set Issue:

Project ID
21540

Drawing No.

A1.3B

MATERIAL BOARD

CASE NUMBER FS21-905



01 TYPICAL ELEVATION - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

July 2, 2007

Proposal: Commercial Development
Staff: Approved, subject to stipulations.
VPC Action: North Gateway - May 10, 2007 - Approved, subject to staff stipulations. Vote 5-0
PC Action: June 13, 2007 - Continued to June 25, 2007
June 25, 2007 - Recommendation would be verbal

ITEM 16

DISTRICT 1

Z-48-07-1 -

I-17 AND TERESA LANE

**APPLICANT: CITY OF
PHOENIX PLANNING
COMMISSION**

OWNER: AV 203, LLC

**REPRESENTATIVE: STEPHEN
EARL - EARL, CURLEY, AND
LAGARDE**

Application: Z-48-07-1 : (Companion case to GPA-NWPA-1-06-1)
From: C-1 and R1-8 (pending)
To: C-2
Acreage: 46.65
Location: Southeast corner of I-17 and Teresa Lane
Proposal: Commercial Development
Staff: Approved, subject to stipulations.
VPC Action: North Gateway - May 10, 2007 - Approved, subject to staff stipulations with an additional stipulation. Vote 5-0
PC Action: June 13, 2007 - Continued to June 25, 2007
June 25, 2007 - Recommendation would be verbal

ZONING CASES SCHEDULED FOR PUBLIC HEARING

Acting Mayor Lingner passed the gavel to Mr. Mattox. Mr. Mattox assumed the Chair.

July 2, 2007

19. That the applicant shall submit an archaeological survey for review and approval by the City Archaeologist, (602) 495-0901.
20. That the developer shall obtain any necessary 404 permits through the Army Corp of Engineers and shall attach any permit conditions to this report.

Ms. Stark noted Item 20 was recommended for continuance to the September 12, 2007, formal meeting without the fee.

MOTION was made by Mr. Stanton, SECONDED by Mr. Mattox, that Item 20 be continued to the September 12, 2007 formal meeting. MOTION CARRIED UNANIMOUSLY.

Acting Mayor Lingner verified the presence of Ms. Neely who joined the voting body and participated via telephone.

Acting Mayor Lingner advised seven members of the Council were now present and the items requiring seven votes could be heard. Ms. Stark noted the items to be approved by consent per the recommendation of the Planning Commission could be granted. Acting Mayor Lingner noted he had a conflict on Item 18 and requested that Item be held.

MOTION was made by Mr. Mattox, SECONDED by Mrs. Bilsten, that Items 1, 2, 8, 11, 12, 13, 14, 15, and 16 be granted per the recommendation of the Planning Commission.

Noting Speaker Comment cards had been submitted for Items 11 and 12, Acting Mayor Lingner confirmed those who submitted the cards did not wish to speak.

MOTION CARRIED UNANIMOUSLY.

Application #: Z-48-07-1
Location: Southeast corner of I-17 and Teresa Lane
Request: C-1 (pending), R1-8 (pending) To: C-2 Acreage: 46.65
Proposal: Commercial Development
Applicant: City of Phoenix Planning Commission
Owner: AV 203 LLC
Representative: Stephen Earl, Earl, Curley and Lagarde

Mr. Alan Stephenson presented Z-48-07-1, a request for C-2 on two vacant parcels totaling 46.65 acres located at the southeast corner of I-17 and Teresa Lane. He noted that the property was recently approved for annexation on June 6, 2007 which is referenced in Z-53-07-1 previously approved on the agenda. Mr. Stephenson stated that this request represents an up zoning from C-1 and R1-8 to C-2 to allow commercial development on the site.

He added that future site plans and elevations must be consistent with the C-2 zoning district and stipulations have been added to require development plans to be reviewed and approved by the Planning Hearing Officer. This will allow for full public review of any proposed site plans prior to preliminary site plan approval by the Development Services Department. Mr. Stephenson said staff is recommending approval subject to staff stipulations and one additional stipulation (#7) per VPC recommendation.

Commissioner Amery made a MOTION to approved Z-48-07-1 subject to stipulations and one additional stipulation per VPC recommendation.

Commissioner Ellis SECONDED.

There being no further discussion, Chairman Keuth called for a vote and the MOTION PASSED 6-0 (Shields, Hart, and Gullett absent).

* * * *

Stipulations

SITE PLAN AND ELEVATIONS

1. That conceptual site plan(s) and elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. The site plan(s) and elevations shall include the following:
 - a. Elevations which provide architectural consistency in building mass and style, wall treatments, lighting, and signage.
 - b. The primary finishing materials for buildings shall consist of natural desert materials or materials which are appropriate for the natural desert context.

- c. Drive-thru facilities shall be oriented so that drive-thru windows are not directly visible from adjacent public streets.
- d. Landscaping, arcades or overhangs which provide shaded walkways shall be utilized.
- e. That parking areas shall be designed with landscaped areas to break up the large expanses of parking.
- f. Special consideration shall be given to site design in the event residential uses are proposed to adequately mitigate the impacts of the proximity to Interstate 17, such as innovative site design, increased setbacks, sound barriers, and increased landscaping.
- g. An architectural plan shall be approved with the elevations. The architectural plan shall convey a sense of continuity throughout the development and at a minimum include the following:
 - i) Natural accent materials such as brick, stone, or tile for buildings and signage.
 - ii) Architectural detailing such as recesses, pop outs, shade walls, parapets, artistic insets, or pilasters.
 - iii) Street appurtenances such as benches, seat-walls, ramadas, shade structures, trash enclosures, lighting and wayfinding signage.
 - iv) Detail sections for screening and perimeter walls as well as walls interior to the site; said walls shall be designed and finished with materials similar to those of the buildings' architectural detailing.

SIGNAGE

- 2. That a comprehensive sign plan for the entire property shall be approved by the Zoning Administrator in accordance with Section 705 of the Zoning Ordinance prior to Development Services Department final site plan approval for the first phase of development.

RIGHT-OF-WAY IMPROVEMENTS

- 3. That 25 feet of right-of-way shall be dedicated for the south half of Teresa Lane or as otherwise approved by the Development Services Department.
- 4. That additional right-of-way shall be dedicated for the future expansion of the freeway/frontage road as approved by the Street Transportation Department.
- 5. That 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 Street Transportation Department.

ARCHAEOLOGY

6. That 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.

OTHER

7. That the following persons, organizations and associations shall be notified by the applicant at least 15 days before the meeting or hearing of any Development Services Department preliminary site plan meetings; Zoning Adjustment hearings; or Planning Hearing Officer hearings:
 - a. New River Desert Hills Community Association, Inc.
515 E. Carefree Highway, #300
Phoenix, AZ 85085-8839
 - b. Shareen Goodroad
scgoodroad@msn.com
623-742-0150
 - c. Terry Marron
t.marron@yahoo.com
623-587-7039

County. The western half of the property is currently entitled with County C-2 zoning while the eastern half is zoned County R1-7. The proposed Commercial designation provides for retail and commercial services along the east side of Interstate 17. Ms. Randall noted that staff recommends approval of the request based on the following findings; that the development of commercial uses will help mitigate the negative impact of the Interstate on surrounding residential communities, that commercial development will also increase employment opportunities in the area, and that with the development of Anthem and other residential communities, the Interstate 17 corridor has proven to be a highly desirable commercial corridor. This request not only satisfies the City's desire for job creation, but will also provide an opportunity to develop commercial amenities for the residents of north Phoenix.

Mr. Phil Gardner moved to approve GPA-NWPA-1-06-1 as presented. Mr. Brian Frisby seconded the motion.

The committee voted unanimously 5-0 to approve the motion.

7. **Presentation, discussion and possible recommendation on Z-48-07-1 to rezone approximately 46.65 acres of land located at the southeast corner of I-17 and Teresa Lane from C-2 and R1-8 to C-2. Presentation by Stephen Earl; Earl, Curley and Lagarde.**
The Planning Commission will consider this request on June 13, 2007.

***Note: Items #6 and #7 were presented and discussed concurrently.*

Ms. Connie Randall presented the staff report for Z-48-07-1, stating that the subject property consists of two vacant parcels located at the southeast corner of Interstate 17 and Teresa Lane. She noted that the property is in the process of seeking annexation into the City of Phoenix. The property currently is zoned County C-2 on the western half and R1-7 on the eastern half. Upon successful annexation to the City, C-2 and R1-8 equivalent zoning is expected be granted. Ms. Randall indicated that staff recommends approval of the request based on the findings that; the proposed zoning is consistent with the General Plan Land Use Map commercial designation and will provide retail and commercial services to the surrounding residential development; and that the proposed zoning is compatible with existing and future uses along the Interstate 17 corridor.

Mr. Stephen Earl provided an overview noting that the request will provide needed commercial opportunities in an area that has developed primarily with residential uses. He further explained that the proposal will provide a balance of commercial and residential development and will buffer the planned residential community to the east from the adjacent Interstate.

Mr. Kenneth Stewart expressed concerns about recommending approval of a zoning change on a property that is not currently within the City limits.

Mr. Earl explained that the City Council is expected to act on the annexation request in June and the General Plan Amendment and rezoning requests in July.

Ms. Randall pointed out that the property is located within the City's planning area and that the City routinely designates land uses on the General Plan Land Use Map for properties within the planning area prior to annexation. She further explained that it is not unusual to process a rezoning request concurrently with an annexation request, which is why approval of the rezoning is contingent upon successful annexation.

Mr. Phil Gardner requested clarification on access to the property.

Ms. Randall answered that access will be provided by the frontage road along Interstate 17 and from Teresa Lane.

Mr. Terry Marron of New River Desert Hills Community Association located at 515 East Carefree Highway #300, requested to be notified of future applications and meetings regarding the development of this property.

Ms. Randall stated that the City received a request that three people or associations, including Mr. Marron, be notified of future meetings or hearings regarding the development of the property. She also noted that the committee could recommend a seventh stipulation requiring the notification request.

Mr. Steve Murosky moved to approve Z-48-07-1 with an additional stipulation to read: #7. That the following persons, organizations and associations shall be notified by the applicant at least 15 days prior to the meeting or hearing of any Development Services Department preliminary site plan meetings; Zoning Adjustment hearings; or Planning Hearing Officer hearings:

- a. New River Desert Hills Community Association, Inc.
515 E. Carefree Highway, #300
Phoenix, AZ 85085-8839
- b. Shareen Goodroad
scgoodroad@msn.com
623-742-0150
- c. Terry Marron
t.marron@yahoo.com
623-587-7039

Mr. Brian Frisby seconded the motion.

The committee voted unanimously 5-0 to **approve the motion.**

- 8. Presentation, discussion and possible recommendation on PHO-1-07-Z-142-02-2, a request to modify two rezoning stipulations, located at the southeast corner of 27th Avenue and Carefree Highway. Presentation by Reese Anderson, Pew and Lake PLC.
*The Planning Hearing Officer will consider this request on June 6, 2007.***

Mr. Reese Anderson of Pew and Lake PLC presented the Planning Hearing Officer request to modify Stipulation No. 1 and delete Stipulation No. 3 from zoning case Z-142-02-2, to allow the development of the proposed North Canyon Village, a commercial shopping center which integrates shopping, dining, and other complementary commercial uses. Mr. Anderson explained that a new site plan was being proposed to replace the site plan referenced in stipulation 1. He explained that stipulation 3 requires a pedestrian plaza between buildings R1 and R2 on the previously approved site plan and that since the new site plan does not have a similar building configuration, they would like to delete the stipulation. Mr. Anderson noted that the overall project concept offers a strategically integrated shopping environment that provides a family atmosphere in a pedestrian orientated center, while still providing easy vehicular access to major roadways. Mr. Anderson further explained that the North Canyon Village will have two vehicular access points from 27th Avenue on the west and two additional points from Carefree Highway on the north and a vehicular cross-access to the commercial/office development to the south and east.

Mr. Anderson noted that the reason for a stipulation change was that Terra Partners is now purchasing the property and is proposing a new site plan. As a result, the applicant is requesting to modify Stipulation No. 1 and delete Stipulation No. 3 of the original stipulations set forth from case Z-142-02-2 to coincide with the new site plan proposed by Terra Partners LLC.

Mr. Kenneth Stewart inquired about the site lighting and its impacts on the residential development north of Carefree Highway.

Mr. Anderson explained the proposed lighting. Ms. Randall explained that the residential development north of Carefree Highway is separated from the proposed commercial center by Carefree Highway along with the large landscaped setbacks located on each side of the highway.

Mr. Michael Fraizer pointed out that the traffic noise from Carefree Highway is more of a concern for the residents than the lighting.