

## ATTACHMENT B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

**\*REVISED**  
**Staff Report: Z-47-23-2**  
October 12, 2023

**North Gateway Village Planning Committee Meeting Date:** October 12, 2023  
**Planning Commission Hearing Date:** November 2, 2023

**Request From:** **R1-8 NBCOD** (Single-Family Residence District, North Black Canyon Overlay District) (8.67 acres)  
**FH NBCOD** (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) (1.11 acres)

**Request To:** **R-3 NBCOD** (Multifamily Residence District, North Black Canyon Overlay District) (9.78 acres)

**Proposal:** Multifamily residential townhomes

**Location:** Approximately 670 feet south and 1,270 feet east of the southeast corner of North Valley Parkway and Sonoran Desert Drive

**Owner:** Sonoran Reems Holding, LLC

**Applicant:** Kurt Waldier, Beus Gilbert McGroder, LLC

**Representative:** Paul Gilbert, Beus Gilbert McGroder, LLC

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

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Residential 2 to 5 dwelling units per acre	
<u>Street Map Classification</u>	N/A	N/A	N/A
<b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</b>			
The proposal will add to the mix of housing types near the North Gateway Village Core, will provide connections to the surrounding trail system, and is compatible with surrounding land uses and densities.			

***CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE:  
Development should include convenient bicycle parking.***

As stipulated, the proposal will provide guest bicycle parking located within an amenity area or near a primary site entrance.

***BUILD THE SUSTAINABLE DESERT CITY; RIVERS, WASHES, AND WATERWAYS;  
LAND USE PRINCIPLE: Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.***

The proposal, as stipulated, will preserve the wash along the west side of the property and will construct a trail along the edge of the wash to promote access by the public.

**Applicable Plan, Overlays, and Initiatives**

[North Black Canyon Corridor Plan](#) – See Background Item No. 6.

[North Black Canyon Overlay District](#) – See Background Item No. 7.

[Monarch Butterfly Pledge](#) – See Background Item No. 8.

[Housing Phoenix Plan](#) – See Background Item No. 9.

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

[Complete Streets Guiding Principles](#) – See Background Item No. 11.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 12.

[Zero Waste PHX](#) – See Background Item No. 13.

[Transportation Electrification Action Plan](#) – See Background Item No. 14.

[Phoenix Climate Action Plan](#) – See Background Item No. 15.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	R1-8 NBCOD, FH NBCOD
<b>North</b>	Vacant (proposed multifamily residential per Rezoning Case No. Z-20-23)	R1-8 NBCOD (Proposed R-3 NBCOD)
<b>East</b>	Vacant (approved multifamily residential)	R-2 NBCOD, FH NBCOD
<b>South</b>	Vacant (wash area)	R1-8 NBCOD, FH NBCOD
<b>West</b>	Multifamily residential and wash area	C-2 HGT/WVR NBCOD

R-3 NBCOD – Multifamily Residence District, North Black Canyon Overlay District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	9.78 acres
Maximum Number of Units	149; 170 with bonus	127 (Met)
Maximum Density (dwelling units/acre)	15.23 dwelling units per gross acre; 17.40 with bonus	12.99 dwelling units per acre (Met)
Maximum Lot Coverage	45%	31% (Met)
Maximum Building Height	2 stories or 30 feet for first 150 feet; 1-foot increase in height for each 5-foot increase in setback, up to 48 feet, 4 stories.  15-foot maximum height within 10 feet of single-family zoned district, which height may be increased 1-foot for each 1-foot of additional building setback, up to the maximum permitted height.	20 feet – 26 feet (Met)
<b>Minimum Building Setbacks</b>		
Adjacent to Property Line	15 feet	North: 15 feet (Met)
		East: 20 feet (Met)
		South: 15 feet (Met)
		West: Approximately 64 feet (Met)
<b>Minimum Landscape Setbacks</b>		
Adjacent to Property Line	5 feet	North: 15 feet (Met)
		East: 15 feet (Met)
		South: 15 feet (Met)
		West: 15 feet (Met)
Minimum Common Open Space	5% of gross area	27.9% (Met)
Minimum Parking	317 spaces	350 spaces (Met)

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 9.78 acres located approximately 670 feet south and 1,270 feet east of the southeast corner of North Valley Parkway and Sonoran Desert Drive from 8.67 acres of R1-8 NBCOD (Single-Family Residence District, North Black Canyon Overlay District) and 1.11 acres of FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to R-3 NBCOD (Multifamily Residence District, North Black Canyon Overlay District) for multifamily residential townhomes.

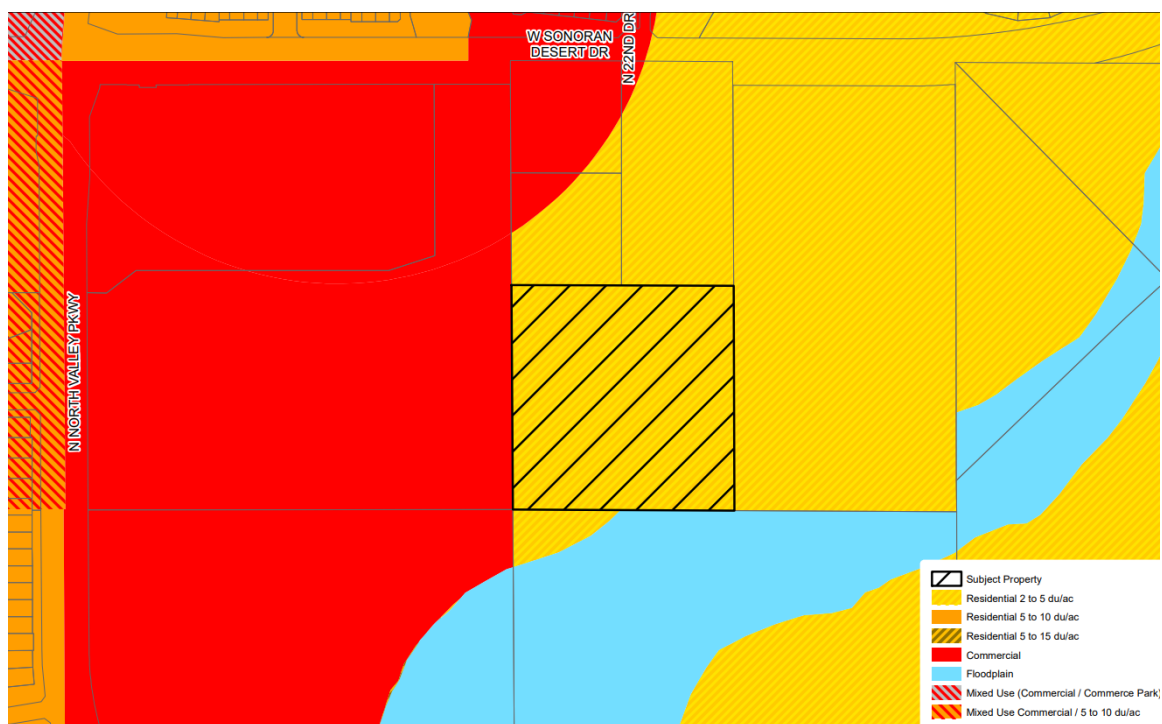
### **GENERAL PLAN LAND USE MAP DESIGNATION**

2. The General Plan Land Use Map designation for the subject site is Residential 2 to 5 dwelling units per acre. The proposal is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the site is under 10 acres in size.

To the north and east of the subject site are also designated as Residential 2 to 5 dwelling units per acre.

To the south of the subject site is designated as Floodplain and Residential 2 to 5 dwelling units per acre.

To the west of the subject site is designated as Commercial.



*General Plan Land Use Map*

*Source: Planning and Development Department*

### SURROUNDING LAND USES AND ZONING

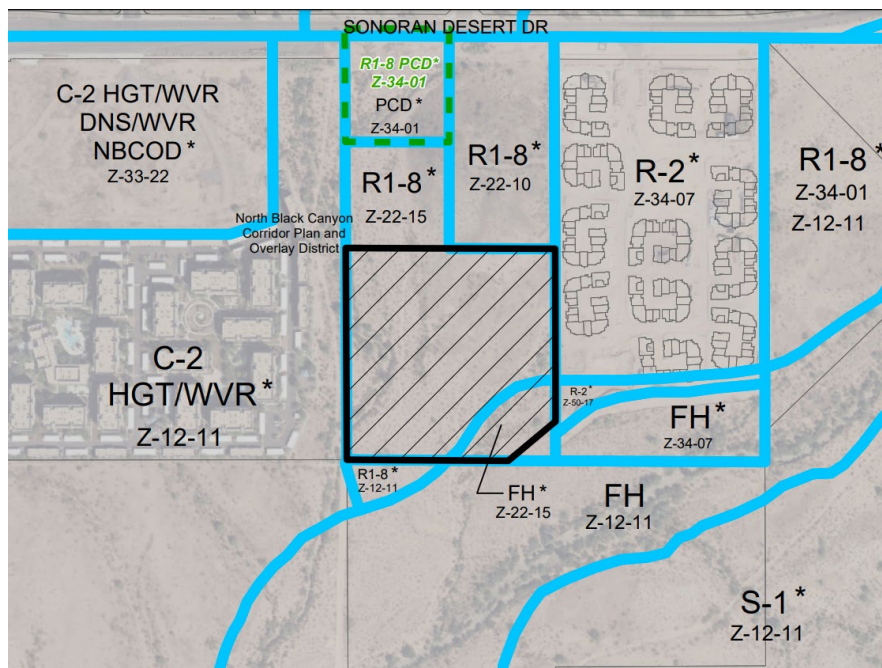
3. The subject site is vacant and is currently zoned R1-8 NBCOD (Single-Family Residence District, North Black Canyon Overlay District) and FH NCBOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District). The request for R-3 NBCOD (Multifamily Residence District, North Black Canyon Overlay District) will permit the proposed density for the multifamily residential townhomes and will remove the existing Flood Hazard and Erosion Management District zoning.

To the north of the subject site is also vacant land, currently zoned R1-8 NBCOD, with proposed zoning of R-3 NBCOD (Multifamily Residence District, North Black Canyon Overlay District), per Rezoning Case No. Z-20-23-2.

To the east of the subject site is vacant land, with an approved multifamily residential project currently under construction, zoned R-2 NBCOD (Multifamily Residence District, North Black Canyon Overlay District).

To the south of the subject site is vacant land and a wash area zoned R1-8 NBCOD (Single-Family Residence District, North Black Canyon Overlay District) and FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District).

To the west of the subject site is multifamily residential and a wash area zoned C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District).



Zoning Sketch Map

Source: Planning and Development Department

## PROPOSAL

### 4. **Site Plan**

The site plan, attached as an exhibit, proposes a 127-unit multifamily residential townhome development. Each unit is proposed to have an attached garage, with a total of 350 parking spaces provided throughout the site. Vehicular access is provided through a cross-access agreement across the site to the north, which connects to Sonoran Desert Drive. A combined total of 49.3 percent of private open space, usable open space, common open space, and natural desert open space is proposed. The wash to the west of the site is proposed to be preserved as part of the natural desert open space. Refuse bins are proposed near the clubhouse.

The proposed site plan meets the development standards and meets or exceeds the minimum requirements of the Phoenix Zoning Ordinance. As a result, staff recommends general conformance to the site plan date stamped September 19, 2023. This is addressed in Stipulation No. 1.

To promote the wash as a natural amenity and to promote connectivity to the surrounding trail system, staff recommends that a 10-foot-wide multi-use trail be constructed within a 30-foot-wide multi-use trail easement along the east side of the wash, along the west side of the property. This is addressed in Stipulation No. 3.

For enhanced pedestrian safety and visibility, staff recommends that fencing adjacent to the wash consist of a view fence atop a maximum two-foot-tall block wall. Additionally, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces. These are addressed in Stipulation Nos. 4 and 5.

### 5. **Elevations**

The building elevations, attached as an exhibit, propose two-story buildings with a variety of colors and materials, and breaking of massing. The proposed colors and materials are also compatible with the surrounding desert environment as enforced by the North Black Canyon Overlay District. For these reasons, staff recommends general conformance to the elevations date stamped July 26, 2023. This is addressed in Stipulation No. 2.

## PLANS, OVERLAYS, AND INITIATIVES

### 6. **North Black Canyon Corridor Plan**

The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within the planned area. The proposal is consistent with the intent of the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*

The proposal will add to housing in the area that will provide a balance between employment and housing.

- *Goal 3: Concentrate growth within a defined corridor.*

The site is located within the Infrastructure Limit Line, which was created to concentrate growth within this defined corridor.

- *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.*

As depicted on the site plan, the developer intends to provide access to the wash area west of the site, an existing desert feature that provides character and identity to the Village.

7. **North Black Canyon Overlay District**

The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The proposed elevations comply with NBCOD guidelines regarding developing buildings with a desert color palette, with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment. Staff recommends general conformance to the elevations date stamped July 26, 2023. This is addressed in Stipulation No. 2.

8. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 11 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

9. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

10. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting and shade standards, including that all bicycle parking spaces be shaded to a minimum of 75 percent, that a minimum of 10 percent of the surface parking lot be landscaped with minimum two-inch caliper trees, and that landscape areas and retention areas be planted with minimum two-inch caliper large canopy drought-tolerant shade trees. These are addressed in Stipulation Nos. 8 through 10.

11. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote safety and connectivity for pedestrians, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces. This is addressed in Stipulation No. 5.

12. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide guest bicycle parking spaces at a rate of 0.05 spaces per unit, up to a maximum of 50 spaces, and installed per the requirements in the City's Walkable Urban (WU) Code, located near the community center and/or clubhouse and open space areas. This is addressed in Stipulation No. 6.

13. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that each dwelling unit will be provided a recycling bin to be disposed of at central recycling containers throughout the community within the trash enclosures.

14. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Staff recommends a minimum of 10 percent of the required parking spaces include EV Capable infrastructure. Additionally, staff recommends a minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. This is addressed in Stipulation Nos. 7 and 12.

15. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 13, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff has not received any letters in support or in opposition of the proposal.

INTERDEPARTMENTAL COMMENTS

\*17. **Floodplain Management**

The Floodplain Management Section commented that they have no objection to removal of the FH (Flood Hazard and Erosion Management District) zoning on the site. The Floodplain Management Section also commented that the subject parcel is in a Special Flood Hazard Area (SFHA) called Zone AE, on panel 0865L

of the Flood Insurance Rate Maps (FIRM) dated October 16, ~~2023~~ **2013**. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3), including, but not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit. This is addressed in Stipulation No. 19.

18. **Street Transportation Department**

The Street Transportation Department requested the following:

- That Improvements to Sonoran Desert Drive be constructed per the Sonoran Foothills Master Street Plan.
- That clearly defined accessible pedestrian pathway(s) be provided connecting the residences throughout the site to Sonoran Desert Drive and the adjacent wash/trail system, and that where adjacent to the wash, a trail be provided and designed to allow for its continuation onto the adjacent properties.
- That an enhanced pedestrian connection be provided on the western site boundary, adjacent to the wash, to allow for direct pedestrian access to the adjacent wash and trail system.
- That a Traffic Impact Analysis (TIA) be submitted to the City for this development for review and approval and that the TIA be expanded to address the proposed development's impact and funding responsibility on the Sonoran Desert Drive Corridor.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 3 and 14 through 18.

OTHER

19. The North Gateway Solid Waste and Recycling Transfer Facility located approximately a half mile southwest of the subject site is an industrial use that has been in operation since 2005 and could cause noise, odors, or other impacts to future residents of this project. Additionally, approximately one quarter mile south of the subject site is a granite mining operation which could cause further impacts to the surrounding area. Staff recommends Stipulation Nos. 20 and 21 to ensure future buyers and/or renters are notified about the existence and operational characteristics of the above uses.

20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 22.
21. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 23.
22. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposal provides a transition from lower density R-2 zoning to the east to higher-density zoning to the west, and in close proximity to the North Gateway Village Core, across North Valley Parkway.
2. As stipulated, the proposal will preserve the wash along the west side of the site and provide a publicly accessible trail to connect to the trail system.
3. As stipulated, the proposal supports efforts from various plans and initiatives, such as the North Black Canyon Overlay District, the Monarch Butterfly Pledge, the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped September 19, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped July 26, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
3. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the east side of the wash along the west side of the property, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in

accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

4. All perimeter fences adjacent to the wash along the west side of the property shall contain view fencing atop a maximum 2-foot block wall base, as approved by the Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces, located within an amenity area or near a primary site entrance, and installed through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
8. All bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, calculated at summer solstice at noon as shown on a shading study, as approved by the Planning and Development Department.
9. A minimum of 10% of surface parking lot areas shall be landscaped. The surface parking lot areas shall be landscaped with minimum 2-inch caliper large canopy drought-tolerant shade trees, as approved by the Planning and Development Department.
10. Landscape areas and retention areas shall be planted with minimum 2-inch caliper large canopy drought-tolerant shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
11. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

12. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable Infrastructure, as approved by the Planning and Development Department.
13. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
14. Improvements to Sonoran Desert Drive shall be constructed per the Sonoran Foothills Master Street Plan, as approved by the Street Transportation Department.
15. Clearly defined accessible pedestrian pathway(s) shall be provided connecting the residences throughout the site to Sonoran Desert Drive and the adjacent wash/trail system. Where adjacent to the wash, a trail shall be provided and designed to allow for its continuation onto the adjacent properties, as approved by the Planning and Development Department.
16. An enhanced pedestrian connection shall be provided on the western site boundary, adjacent to the wash, to allow for direct pedestrian access to the adjacent wash and trail system.
17. A Traffic Impact Analysis (TIA) shall be submitted to the City for this development. The Traffic Impact Analysis (TIA) shall be expanded to address the proposed developments impact and funding responsibility on the Sonoran Desert Drive Corridor. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
18. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- \*19. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE, on panel 0865 L of the Flood Insurance Rate Maps (FIRM) dated October 16, ~~2023~~ **2013**. The following requirements shall apply, as approved by the Planning and Development Department:
  - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This

includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

- b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Office of the City Engineer for review and approval of Floodplain requirements.
  - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
  - d. A Letter of Map Revision based on Fill (LOMR-F) or Letter of Map Revision (LOMR) shall be submitted to Floodplain Management for review and to ensure the submittal is complete for FEMA review prior to issuance of building permits for vertical construction.
20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers or tenants of the property within the development the existence and operational characteristics of the mining operation south of 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 City prior to recordation.
21. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers or tenants of the property the existence and operational characteristics of the North Gateway Solid Waste and Recycling Transfer Facility. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
22. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
23. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Adrian Zambrano

October 12, 2023

**Team Leader**

Racelle Escolar

Staff Report: Z-47-23-2

October 12, 2023

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**Exhibits**

Zoning Sketch Map

Aerial Sketch Map

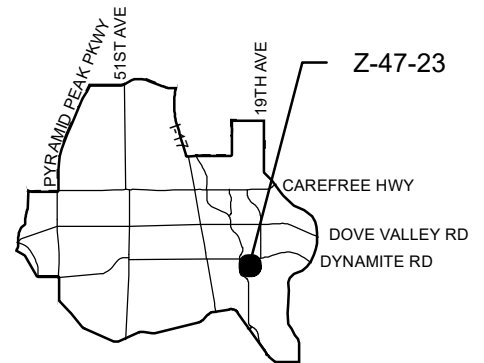
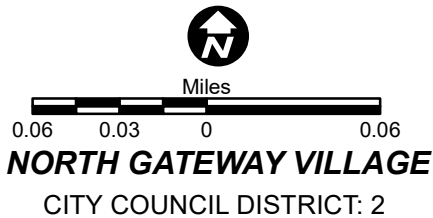
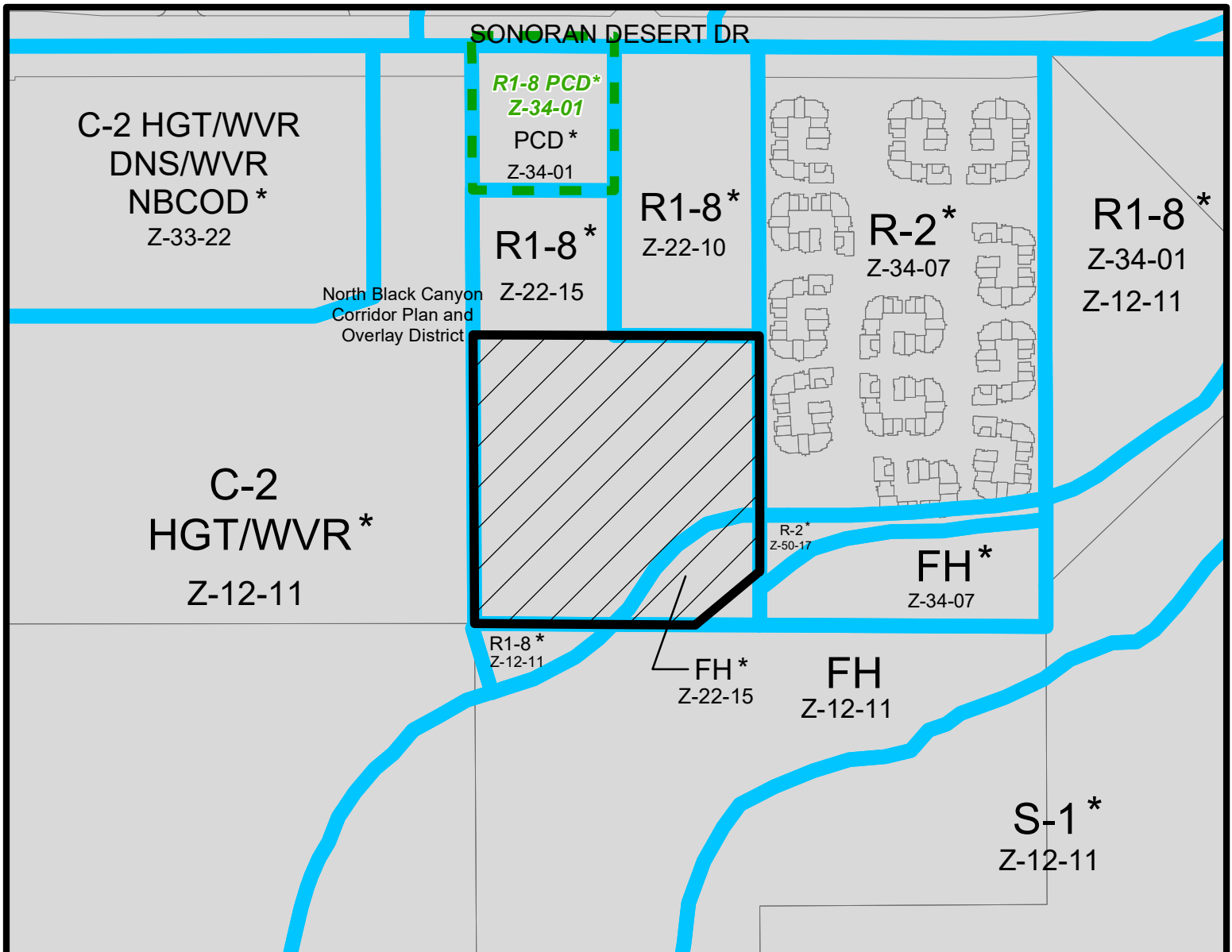
Conceptual Site Plan date stamped September 19, 2023

Conceptual Landscape Plan date stamped September 19, 2023

Open Space Plan date stamped September 19, 2023

Conceptual Shade Plan date stamped September 19, 2023

Elevations date stamped July 26, 2023 (2 pages)



APPLICANT'S NAME: Kurt Waldier, Beus Gilbert McGroder PLLC

APPLICATION NO. Z-47-23

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

9.78 Acres

DATE: 8/02/2023  
REVISION DATES:

8/30/2023

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 54-24

ZONING MAP  
Q-7

REQUESTED CHANGE:

FROM: R1-8 NBCOD ( 8.67 a.c.)  
FH NBCOD ( 1.11 a.c.)

TO: R-3 NBCOD ( 9.78 a.c.)

MULTIPLES PERMITTED

R1-8 NBCOD, FH NBCOD  
R-3 NBCOD

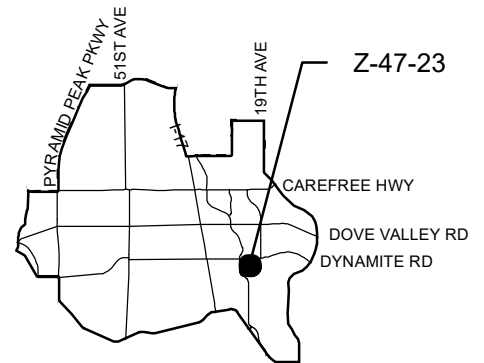
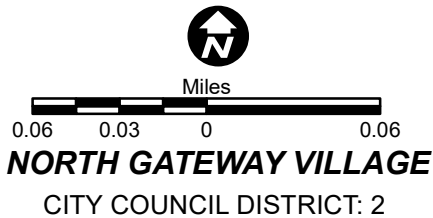
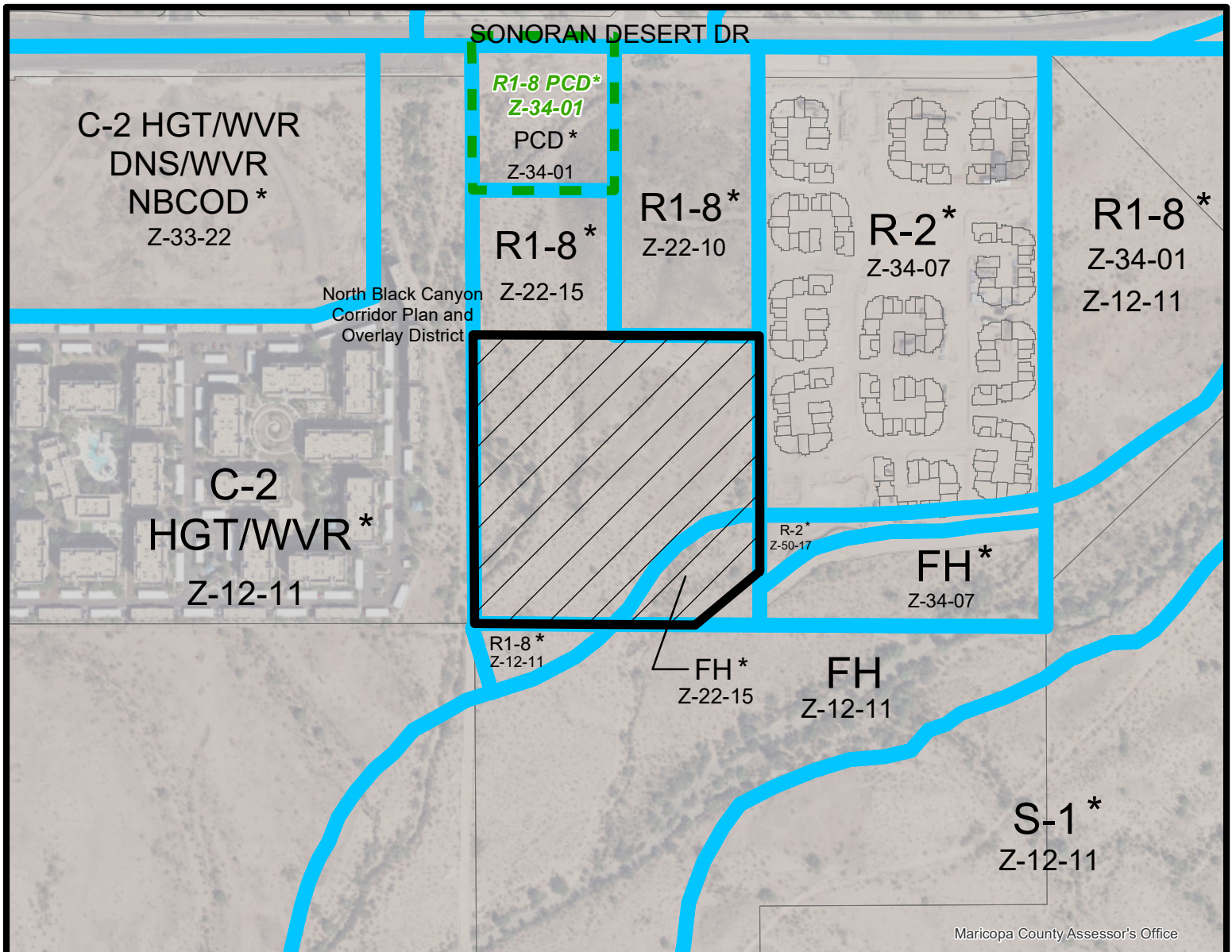
CONVENTIONAL OPTION

37, N/A  
142

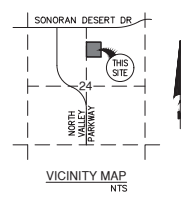
\* UNITS P.R.D. OPTION

47, N/A  
170

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



<b>APPLICANT'S NAME:</b> Kurt Waldier, Beus Gilbert McGroder PLLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-47-23	<b>DATE:</b> 8/02/2023 <b>REVISION DATES:</b>	<b>FROM:</b> R1-8 NBCOD ( 8.67 a.c.) FH NBCOD ( 1.11 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 9.78 Acres	<b>8/30/2023</b>	<b>TO:</b> R-3 NBCOD ( 9.78 a.c.)	
<b>MULTIPLES PERMITTED</b> R1-8 NBCOD, FH NBCOD R-3 NBCOD	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 54-24	<b>ZONING MAP</b> Q-7	<b>* UNITS P.R.D. OPTION</b> 47, N/A 170
<b>CONVENTIONAL OPTION</b> 37, N/A 142		<b>* Maximum Units Allowed with P.R.D. Bonus</b>	



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**SHADE SHADE TREE-2A**  
*Fraxinus velutina* 'Ardanza' / Ardanza Velvet Ash  
*Parthenocarya praeacuta* / Sonoma False Ash  
*Platanus chinensis* 'Red Pu' / Red/Pink Chinese Platanus

**SHADE SHADE-3A**  
*Gleditsia triacanthos* 'honey' / Thornless Honey Locust  
*Prosopis glandulosa* 'x27 / AZT Thornless Honey Mesquite  
 Umbellifera / Luscumb Elm

**DESERT TREE-2B**  
*Acacia farnesiana* 'Sweet Scent' / TM / Podless Sweet Acacia  
*Gleditsia triacanthos* / Thornless Honey Locust  
*Parthenocarya / Blue Palo Verde*  
*Parthenocarya praeacuta* / Sonoma False Ash  
*Parthenocarya / AZT* / Thornless Palo Verde

**DESERT TREE-3A**  
*Prosopis juliflora* / Texas Honey  
*Prosopis glandulosa* 'x27 / AZT Thornless Honey Mesquite  
*Prosopis juliflora* / Velvet Mesquite  
 Prosopis 'x27 / AZT Thornless Mesquite

**ACCIDENT TREE-3B**  
*Gleditsia triacanthos* 'Smooth' / TM / Smooth Thornless Cassia  
 Chinopsis 'Inyo' / Desert Amygdalif / Desert Amygdalif Desert Walnut  
*Prosopis juliflora* / Velvet Mesquite  
*Prosopis juliflora* / Velvet Mesquite  
*Tecoma stans* / Yellow Bells  
*Tecoma stans* / Yellow Bells

Larrea tridentata / Creosote Bush  
 Lycium frutescens / Green Cholla™ TM / Green Cloud Texas Sage  
 Lycium keiskei / Chihuahuan Sage  
 Rhus peruviana / Desert Rose

④ **BORDER SHRUB-G**  
 Dodonaea viscosa / Hopbush Bush  
 Opuntia engelmannii / Engelman's Prickly Pear  
 Simmondsia chinensis / Jojoba  
 Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells

⑤ **BORDER ACENT-M**  
 Hesperis parviflora 'Pepper'™ / Beakless Red Yucca

⑥ **BORDER ACENT-M**  
 Hesperis parviflora / Red Yucca  
 Hesperis parviflora 'Yellow' / Yellow Yucca  
 Muhlenbergia capillaris / Santa Rita Puffygrass  
 Muhlenbergia involuta™ / Santa Rita Autumn Glow  
 Opuntia santa-rita / Santa Rita Prickly Pear

	<p><b>PARKING SIGN-FL</b>  <i>Callitriche</i> "Marshall Reef" / Maricao Reef Fairy Duster  <i>Emmenanthe leucostachya</i> / Valentine Spotted Eum Bush  <i>Chaptalia californica</i> / Chaparral Yellow  <i>Eriogonum fasciculatum</i> / Pink Muley Grass</p>
	<p><b>SHRUB SHRUB-SM</b>  <i>Conium maculatum</i> / Small Lead Geraniums  <i>Conium maculatum</i> / Santa Catalina Pinnate Clover</p>
	<p><b>PARKING ACNT-MD</b>  <i>Aloe barbadensis</i> / Barbados Aloe  <i>Persea pumila</i> / "Perez" TM / Guadalupe Reef Yucca  <i>Nesselia tenuiflora</i> / Mexican Feather Grass</p>
	<p><b>PARKING ACNT-MD</b>  <i>Persea pumila</i> / Yellow / Yellow Yucca  <i>Persea pumila</i> / "Perez" TM / Guadalupe Reef Yucca</p>
	<p><b>PARKING ACNT-MD</b>  <i>Daylily</i> / Yellow / Grey Desert Spoon</p>
	<p><b>BLDG SHRUB-SM</b>  <i>Emmenanthe fasciculata</i> "Valentine" / Valentine Spotted Eum Bush  <i>Acrocalymma fulvescens</i> / Compent / Compent Tree Macaroni Pea  <i>Sesuvium arborescens</i> / Desert Oenothera</p>
	<p><b>BLDG SHRUB-SM</b>  <i>Callitriche</i> "Marshall Reef" / Maricao Reef Fairy Duster  <i>Dava pumila</i> / Santa Catalina Pinnate Clover  <i>Erica fasciculata</i> / Betty Bush  <i>Junonia californica</i> / "Chaparral"  <i>Senecio filifolius</i> / Compent Bush  <i>Nerium oleander</i> / "Petaluma" / Petal Salmon Oleander  <i>Senecio filifolius</i> / Compent Bush</p>

SONORAN REEMS HOLDINGS, LLC  
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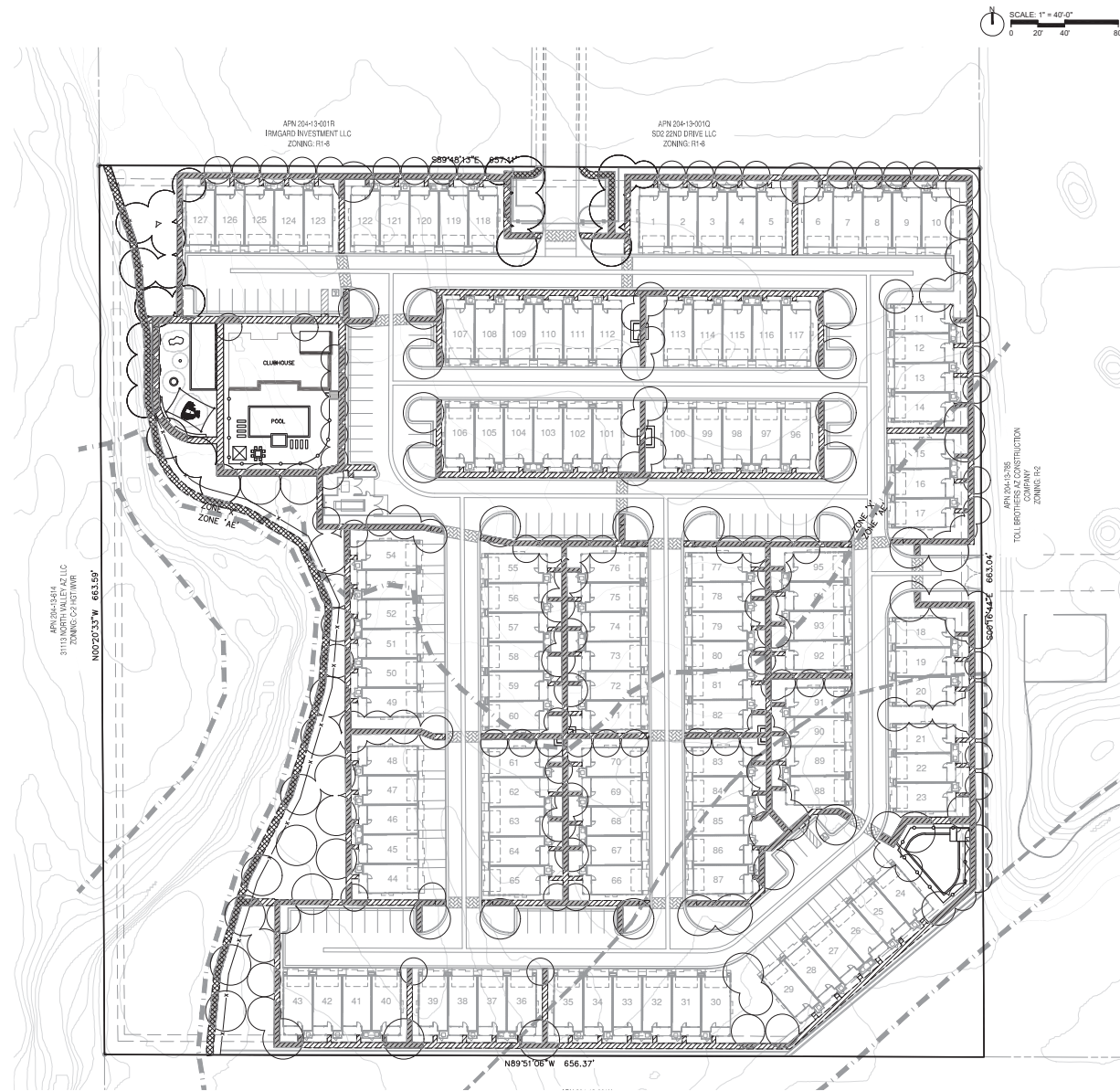
GROSS/NET ACREAGE FH	9,326 SF / 0.21 AC
GROSS/NET ACREAGE R3	426,287 SF / 9.79 AC
DENSITY ALLOWED	14.5 DU/GROSS AC
DENSITY PROVIDED	127 UNITS/12.97 DU/GROSS AC

UNIT TYPE	YIELD	UNIT FOOTPRINT SQ FT	TOTAL SQUARE FEET	MIX %
2 BEDROOM TOWNHOMES	38	1018	38,684	30 %
3 BEDROOM TOWNHOMES	89	1018	90,602	70 %
UNITS PROVIDED	127		129,286	100 %
COMMUNITY BUILDING			2,922	
TOTAL LOT COVERAGE			132,208	

APN NUMBER	=	204-13001F
MAXIMUM LOT COVERAGE ALLOWED	=	45 %
LOT COVERAGE PROVIDED (NET)	=	31 %
EXISTING	=	R1 & FH
CURRENT ZONING	=	R3 & H
PROPOSED USE	=	REAR-LOADED TOWNHOMES
MINIMUM SETBACKS	PERMETER BUILDING SETBACK	15'
	LANDSCAPE SETBACK	10'
ALLOWED BUILDING HEIGHT	30' OR 2 STORIES AND 15' MAX WITHIN 10' FROM ADJACENT RESIDENTIAL WITH BUILDING HEIGHT INCREASE OF 1' HEIGHT PER 1' OF ADDITIONAL SETBACK	
PROPOSED BUILDING HEIGHT	20' AT 15' OFFSET (MAX.) 20' AT 21' OFFSET (MAX.)	
OPEN SPACE SUMMARY:		
OPEN SPACE REQUIRED:		
5% OF GROSS AREA - 3.73 AC. *% = 21,344 SF / 0.49 AC.		
PRIVATE OPEN SPACE		11,573 SF / 0.27 AC / 2.7 %
USABLE OPEN SPACE		40,012 SF / 0.92 AC / 9.4 %
COMMON OPEN SPACE		118,914 SF / 2.73 AC / 27.9 %
NATURAL DESERT OPEN SPACE		39,568 SF / 0.91 AC / 9.3 %
TOTAL OPEN SPACE	=	210,067 SF / 4.82 AC / 49.3 %
PARKING SUMMARY:		
PARKING REQUIRED:		
2 BEDROOM - TOWNHOMES	38	1.5 = 57
3 BEDROOM - TOWNHOMES	88	2.0 = 178
REQUIRED MIN. BY MUNICIPALITY		235
REQUIRED GUEST PARKING FOR 1 OR 2 BEDROOM UNITS (5 SPACE PER UNIT)		89
REQUIRED GUEST PARKING FOR 3 BEDROOM UNITS (1 SPACE PER UNIT)		34
TOTAL PARKING REQUIRED		343
PARKING PROVIDED		
UNCOVERED PARKING (NON ADA)		66
UNCOVERED PARKING (ADA)		2
ATTACHED GARAGES		254
DRIVEWAY PARKING		28
OVERALL PARKING PROVIDED		350

NOTE: 10% OF REQUIRED PARKING SHALL BE EV READY, LOCATED IN GARAGES.





TRIOLOGY SONORAN- Conceptual Shade Plan

PROPERTY INFORMATION

APN: 204-13-001F  
EXISTING ZONING: R1-B  
PROPOSED ZONING: R-3 PRD

SITE PLAN YIELD

GROSS NET ACREAGE FH 9,326 SF / 0.21 AC  
GROSS NET ACREAGE R3 426,287 SF / 9.79 AC  
DENSITY ALLOWED 14.5 DUGROSS AC  
DENSITY PROVIDED 127 UNITS/12.97 DUGROSS AC

PROJECT DATA

UNIT TYPE	YIELD	UNIT FOOTPRINT SQ. FT.	TOTAL SQUARE FEET	MIX %
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3 BEDROOM TOWNHOMES	89	1018	90,602	70 %
UNITS PROVIDED	127		129,286	100 %
COMMUNITY BUILDING			2,922	
TOTAL LOT COVERAGE			132,208	

SHADE CALCULATIONS

Public Walkways	4,196	
Public Walkways (Shaded Portion)	2,193	52%
Private Walkways	27,020	
Private Walkways (Shaded Portion)	15,750	58%
Total Walkways	31,216	
Total Walkways (Shaded Portion)	17,443	56%

OWNER

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DEVELOPER

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LANDSCAPE ARCHITECT

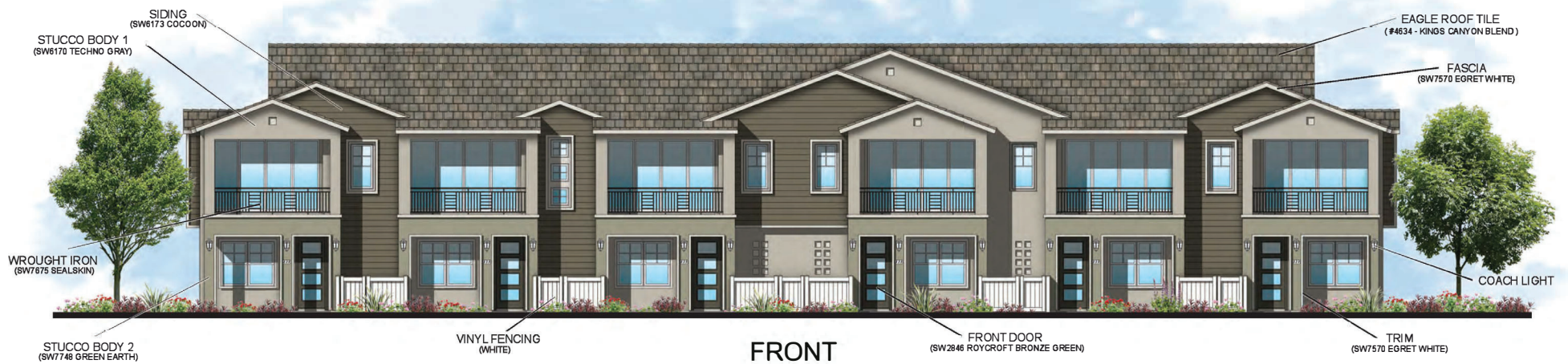
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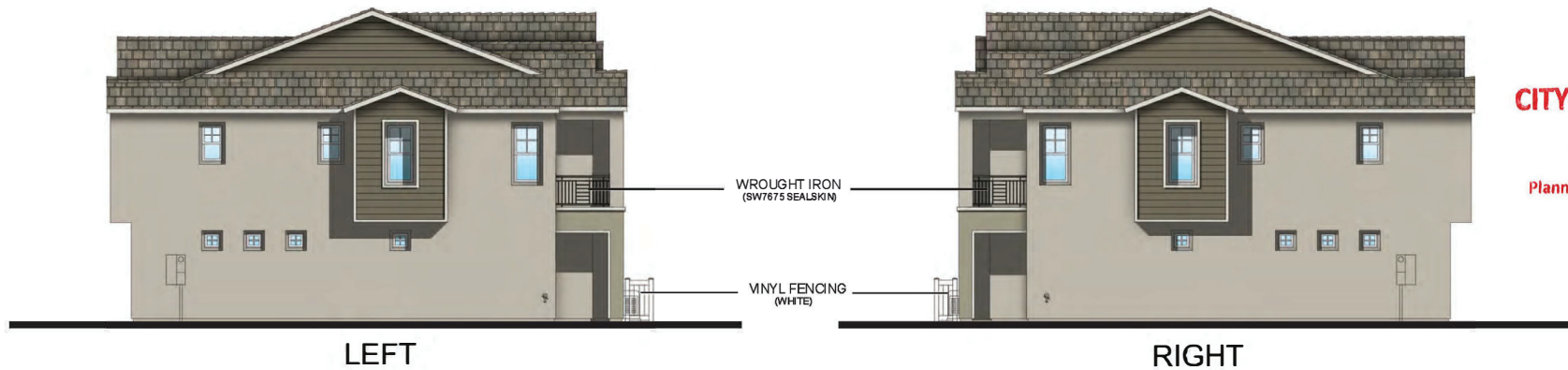
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