

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



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** March 18, 2022
From: Alan Stephenson
Planning & Development Department Director
Subject: **P.H.O. APPLICATION NO. PHO-1-22--Z-51-08-7** – 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 **March 25, 2022**.

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Village Planner (Julianna Pierre, Laveen Village)
Village Planning Committee Chair (Tonya Glass, Laveen Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-22--Z-51-08

Council District: 7

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding general conformance with the residential elevations date stamped May 20, 2008 and the site plan date stamped August 11, 2008. Deletion of Stipulation 1.a regarding the maximum size of the commercial building to the north. Deletion of Stipulation 1.b regarding the maximum size of the commercial building to the south. Deletion of Stipulation 2 regarding Planning Hearing Officer approval of elevations for the commercial pads. Modification of Stipulation 3 regarding general conformance with the conceptual landscaping plan date stamped July 25, 2008. Modification of Stipulation 4 regarding perimeter wall material and textural differences. Modification of Stipulation 5 regarding shading and connectivity of pedestrian walkways. Modification of Stipulation 12 regarding a maximum number of 276 residential units. Deletion of Stipulation 13 regarding fencing, landscaping, and parking standards for the western property area. Deletion of Stipulation 15 regarding a minimum 15-foot landscape setback along the southern perimeter of the property. Modification of Stipulation 16 regarding Laveen Village Planning Committee review and comment on final landscape plans, lighting plans, and sign packages. Deletion of Stipulation 17 regarding parking lot screen and landscape along 35th Avenue. Deletion of Stipulation 19 regarding commercial monument signs. Technical corrections to stipulations 8, 9, 10, and 14.

| Owner | Applicant | Representative |
|--|--|---|
| Laveen 12 LLC 8901 E. Raintree Dr., Suite 140 Scottsdale AZ 85260 (602) 229-5683 egrant4@simaz.com | Laveen 12 LLC 8901 E. Raintree Dr., Suite 140 Scottsdale AZ 85260 (602) 229-5683 egrant4@simaz.com | Benjamin Graff, Quarles & Brady LLP 2 N Central Ave, Suite 600 Phoenix AZ 85004 P: (602) 229-5683 F: benjamin.graff@quarles.com |

Property Location: Approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue

| | | | |
|---|------------------------------|-------------------------|-----------------------|
| Zoning Map: <u>D-6</u> | Quarter Section: <u>2-20</u> | APN: <u>105-89-003N</u> | Acreage: <u>14.38</u> |
| Village: <u>Laveen</u> | | | |
| Last Hearing: <u>CC HEARING</u> | | | |
| Previous Opposition: <u>No</u> | | | |
| Date of Original City Council Action: <u>09/03/2008</u> | | | |
| Previous PHO Actions: _____ | | | |
| Zoning Vested: <u>R-4, C-1</u> | | | |
| Supplemental Map No.: _____ | | | |
| Planning Staff: <u>075891</u> | | | |

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 |
|------------|------------|------------|------------|---------------------|
| \$1,725.00 | \$0.00 | 03/04/2022 | 21-0021167 | Original Filing Fee |

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer

Planning Commission

City Council

Date: 04/20/2022 1000 AM

Date: _____

Date: _____

Appealed?: _____

Appealed?: _____

Appealed?: _____

Action: _____

Action: _____

Action: _____



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March 23, 2022

City of Phoenix Planning Hearing Officer: Legacy at Laveen Village

I. Introduction and Property Information:

Our firm represents Laveen 12 LLC c/o Scottsdale Investment Management, LLC ("Laveen 12") in regard to the roughly 14.74-acre site located approximately 1,320 feet south of the Southwest corner of 35th Avenue and Southern Avenue (Parcel Nos. 105-89-003N and 105-89-003Q) (the "Property"). See Aerial Maps attached at **Tab A**. The Property is currently vacant with a single-family residence located at the Southeast corner of the Property. Laveen 12 intends to construct a 173-unit one and two story, single-family rental community. The development will consist of one-bedroom to three-bedroom units sitting at a density of 12.26 dwelling units per acre. The Property will feature ample open space and amenities including a pool area and leasing office. Specifically, the proposed development will feature 62 one-bedroom units, 93 two-bedroom units and 18 three-bedroom units and provide 84 garage parking spaces, 156 covered surface parking spaces and 110 uncovered surface parking spaces for a total of 318 parking spaces on the site. See Proposed Site Plan attached at **Tab B**, Proposed Elevations and Color Schemes attached at **Tab C** and Proposed Landscape Plan attached at **Tab D**.

Scottsdale Investment Management, LLC (<https://simaz.com/>) is a real estate investment company with long-held ties to the Phoenix business community. They are a dynamic, fully integrated real estate group focused on acquiring, developing, and managing investment and real estate projects.

II. Existing Zoning and General Plan:

The Property is currently zoned R-4 (Multifamily Residence) on a majority of the Property and C-1 (Neighborhood Retail) on the portion of the Property fronting 35th Avenue. The Property has a General Plan designation of Commercial along a portion fronting 35th Avenue and Residential, 15+ Dwelling Units Per Acre on the remainder of the Property. The proposed single-family rental community is in compliance with the General Plan. See Zoning and General Plan Maps attached at **Tab A**.

The current C-1 and R-4 zoning districts were approved under Rezoning Case No. Z-51-08-7, per Ordinance No. G-5246, which is subject to several stipulations. A copy of Ordinance No. G-5246 is attached at **Tab E** and stipulated plans attached at **Tab F**. The previously approved development was comprised of both residential and commercial uses and was comprised of one-bedroom to three-bedroom units sitting at a density of 25.34 dwelling units per acre, and at a height of three stories and 40 feet. The prior multi-family development consisted of 137 one-bedroom units, 127 two-bedroom units and 12 three-bedroom units with a total of 420 parking spaces and a total of 144 guest parking spaces. The previously approved commercial development consisted of two buildings at a height of one story and 30 feet with a total of 148 parking spaces. The newly proposed development, with a reduction in height from 40 feet to 30 feet and a reduction in density from 25.34 du/acre to 12.26 du/acre, will be a significant reduction in intensity and should be welcomed and supported by the local community. Our team will continue to reach out to the community and provide additional details regarding the proposed development.

III. Stipulations:

Below are the stipulations that we kindly request for deletion or modification with rationale stated below each stipulation.

1. That the development shall be in general conformance with the ~~residential~~ elevations date stamped ~~May 20, 2008~~ **MARCH 4, 2022** and the site plan date stamped ~~August 11, 2008~~ **MARCH 4, 2022**, as modified ~~by the following stipulations~~ and approved by the **PLANNING AND Development Services** Department. ~~with specific regard to the following:~~

Rationale: Laveen 12 is proposing a new site plan and elevations for the proposed development. The development will no longer include the commercial portion previously proposed on the Property and will instead consist of a new site layout and configuration of a 173-unit single-family rental community. The elevations have been updated to reflect the new proposed development and consists of four-color schemes.

- ~~a. That the commercial building to the north be a maximum of 5300 square feet.~~

Rationale: The new single-family rental development will not include commercial uses on the Property. Therefore, we request the deletion of this stipulation.

- ~~b. That the commercial building to the south be a maximum of 6700 square feet.~~

Rationale: The new single-family rental development will not include commercial uses on the Property. Therefore, we request the deletion of this stipulation.

- ~~2. That the elevations for the commercial pads shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.~~

Rationale: Due to no longer incorporating and developing the commercial pads previously approved on the Property, this stipulation will no longer be necessary. The requested modification to Stipulation 1 obtains the necessary review process and ability for public input on the newly requested elevations for the development.

3. That landscaping shall be in general conformance with the conceptual landscaping plan date stamped ~~July 25, 2008~~ **MARCH 4, 2022**, with the addition of ~~landscape diamonds provided approximately every 6 stalls in the commercial and guest residential parking areas,~~ **THE UNCOVERED PARKING AREAS WITH MORE THAN 6 STALLS WILL INCLUDE LANDSCAPE ISLANDS** as approved or modified by the **PLANNING AND Development Services** Department.

Rationale: Laveen 12 proposes a newly updated landscape plan that reflects the updated proposed development and we request to update the stipulated landscape plan to the one submitted. We also request to delete the reference to the commercial parking area, as the new proposed development no longer proposes developing the commercial pads. Additionally, in place of the requirement for landscape diamonds to be provided every 6 stalls we request that the addition of landscape islands be provided in the uncovered parking areas with more than 6 stalls. The proposed development seeks to break up the parking area and intends to group small numbers of parking spaces together. Therefore, the requirement for landscape diamonds is no longer needed. We are offering additional landscape islands to ensure the parking areas have landscape to promote a comfortable environment for residents.

4. That the **EAST AND WEST** perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the **PLANNING AND Development Services** Department.

Rationale: We are requesting a modification to apply this stipulation, regarding enhanced wall materials and textural differenced, to only the east and west perimeter walls. The east and west perimeter walls are adjacent to public rights-of-way while the north and south perimeter walls are adjacent to private properties. Currently, the north property line has an existing wall between the Property and the Walmart Shopping Center to the north. The south perimeter of the property is adjacent to vacant undeveloped land. Due to the current conditions of the surrounding neighborhood, providing the additional material and textural differences requested is adequate on the east and west perimeter walls.

5. That all pedestrian walkways shall be shaded **USING TREES AND OTHER SITE FEATURES TO THE EXTENT PRACTICABLE** and connect all residential buildings to project amenities, ~~commercial pads to the east and the commercial site to the north~~, as approved by the **PLANNING AND Development Services** Department.

Rationale: We request this modification to remove the reference to the previously approved commercial pads in order to bring the stipulation into alignment with the new proposed development.

6. That the developer shall conduct archaeological monitoring and/or testing by a qualified archaeologist within all areas of the development prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist. Further data recovery may be necessary based on results of the testing.

Rationale: No change to stipulation.

7. That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.

Rationale: No change to stipulation.

8. That right-of-way totaling 55 feet shall be dedicated for the west half of 35th Avenue, as approved by the **PLANNING AND Development Services** Department.

Rationale: Technical correction to the department name.

9. That right-of-way totaling 25 feet shall be dedicated for the east half of 37th Avenue, as approved by the **PLANNING AND Development Services** Department.

Rationale: Technical correction to the department name.

10. 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 by the **PLANNING AND Development Services** Department. All improvements shall comply with all ADA accessibility standards.

Rationale: Technical correction to the department name.

11. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

Rationale: No change to stipulation.

12. That the maximum number of residential units shall not exceed ~~276~~ 173.

Rationale: We request this stipulation to be modified to bring the number of residential units in compliance with the new proposed site plan and development.

13. ~~That the western property area shall be designed in the following manner as approved or modified by the Development Services Department:~~

Rationale: We request that this stipulation be deleted in whole due to the redesign of the western property area. See additional rationale below.

- ~~a. That owner shall file for and pursue a variance to allow for a maximum 8-foot ornamental iron view fence on the western property line;~~

Rationale: Laveen 12 proposes to locate two-story units along the western property and will place parking area internal to the Property (as opposed to the prior development which placed significant parking adjacent to the western property line). The two-story single-family units proposed along the western portion of the site is consistent with the character of the detached single-family subdivision to the west. The residential properties to the west and adjacent to the Property are a mixture of one- and two-story homes. There is a significant buffer of the public right-of-way consisting of South 37th Avenue, which provides adequate setback between the existing homes and the new development. Additionally, the originally approved plans called for an apartment complex at 3 stories (40 feet). The new development's two-story product sits at a height of 30 feet. This is a large step down in intensity. Due to this we are requesting to delete the requirement to go through the Zoning Adjustment Hearing process to secure a variance for an over height fence, as this is no longer necessary given the responsible design of the single-family rental community. We will conform to the Fencing Requirements for Multifamily Developments outlined in the Zoning Ordinance.

- ~~b. Minimum 8-foot wide landscape setback between the block wall/view fence and the proposed parking structures along the western perimeter (additional landscaping shall occur outside the perimeter fence);~~

Rationale: Due to reorientating the parking area and structures internal to the Property and away from the western property line, this stipulation is no longer necessary. We request that this stipulation be deleted to reflect the updated design of the site. We will conform to the Landscaping

Requirements for Multifamily Developments outlined in the Zoning Ordinance. Additionally, the outdoor private open space and patio area for individual units will be oriented toward the western property line further creating the buffer between the single-family residence to the west and the new proposed development.

- e. ~~Covered parking spaces adjacent to required view fencing, located on the west end of the property shall be screened from the residential properties to the west of the site. The screening method shall consist of either landscaping or a wall attached to the parking canopy;~~

Rationale: The parking spaces have been reoriented to the internal of the Property and are no longer situated along the western property line. Due to this improvement to the site design, we request the deletion of this stipulation, as the distance between parking areas and the existing single-family homes to the west has been greatly increased in the new design.

- d. ~~A mixture of 75% 4 to 6-inch caliper trees within the landscaped setback shall be planted to act as a visual buffer between the western most apartment buildings and the residential properties to the west.~~

Rationale: Laveen 12 has redesigned the western property area to create an appropriate transition from the existing single-family residences to the west and newly proposed single-family development. The new design provides a significant reduction in height and density that is more inline with the surrounding residential properties. Additionally, the new design no longer places parking areas directly adjacent to the existing homes. We request the deletion of this stipulation and will conform to the revised landscape plan and the Landscape requirements set forth in the Zoning Ordinance.

14. That mature trees shall be salvaged and utilized within all the landscape setbacks with specific regard to placement of the larger specimens within the western landscape setback as approved by the **PLANNING AND Development Services** Department.

Rationale: Technical correction to the department name.

15. ~~That the applicant shall provide a minimum 15-foot landscape setback along the southern perimeter of the property. The setback shall be landscaped with a staggered double row of a 75% mixture of 3 to 6-inch caliper trees planted approximately 25-feet on center as approved by the Development Services Department.~~

Rationale: Due to the manner in which the revised plan now places homes along the southern property line, with backyards facing to the south, we request the deletion of this stipulation. The proposed development provides landscaping and open space that is carefully planned throughout the development. This includes the open space and amenity spaces that are centralized in the development and located at the northwest corner of the development.

16. That the final landscape plan, lighting plan, and sign package for the ~~commercial and~~ residential project shall be submitted to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval by the **PLANNING AND Development Services** Department. That all signs shall not exceed 6-feet in height as approved by the **PLANNING AND Development Services** Department.

Rationale: We request that the reference to the commercial project be deleted due to the new proposed development not incorporating the commercial pads. We have also included the landscape plan, lighting plan and sign package for review and comment by the Laveen Village Planning Committee. This stipulation will be met prior to the Planning Hearing Officer hearing, as the Applicant intends to present this case to both the Laveen Village Planning Committee and the Laveen Citizens for Responsible Development in the coming months.

- ~~17. That the parking lot screen wall and landscape pallet within the 35th Avenue landscaped setback shall compliment the adjacent existing development to the north and be compatible in color, texture, form and materials as approved by the Development Services Department.~~

Rationale: Due to the proposed development no longer including the previously approved commercial pads, we request the deletion of this stipulation. The development is no longer proposing a commercial parking lot, and associated screen wall, on the east side of the Property. Therefore, there is no longer a need to match similar commercial development types and commercial landscape pallets. The newly proposed landscape pallet along 35th Avenue will match the landscape them proposed throughout the single-family rental community and will provide for an aesthetically pleasing perspective from 35th Avenue. The existing development to the north, the Walmart Shopping Center, has landscaping which is typical of a commercial development and with this proposed development strictly being a residential use, we believe the landscaping proposed in the Landscape Plan provides a better overall aesthetic to the Property.

18. That the applicant shall notify the following individuals 15 days prior to any of the following events, Preliminary site plan review meeting, Zoning Adjustment hearing or Planning Hearing Officer hearing.
- a. Steven Klein - 6820 South 66th Avenue, Laveen, AZ 85339
 - b. Phil Hertel - 2300 West Broadway Road, Phoenix, AZ 85041
 - c. Jon Kimoto - 3216 West Ansell Road, Laveen, AZ 85339
 - d. Mark Williams - 7150 East Camelback Road #285, Scottsdale, AZ 85251
 - e. Randy Raskin - 5110 North 40th Street, Suite 100, Phoenix, AZ 85018

Rationale: No change to stipulation.

19. ~~That the two commercial monument signs on 35th Avenue, and the lighted signs on the commercial building shall be limited to a maximum of one user each, as approved by the Development Services Departments.~~

Rationale: We request the deletion of the stipulation; the proposed development will not consist of the previously approved commercial pads and therefore no commercial monument signs are proposed.

IV. Conclusion

Laveen 12 LLC's goal is to develop the Property for a single-family rental community with 173 units. We request modification and deletions of associated stipulations in order to bring the proposed development into conformance with the Zoning Case. We look forward to working with the City on the PHO application and hearing process.

Very truly yours,

QUARLES & BRADY LLP

A handwritten signature in black ink, appearing to read 'B. Graff', written in a cursive style.

Benjamin W. Graff

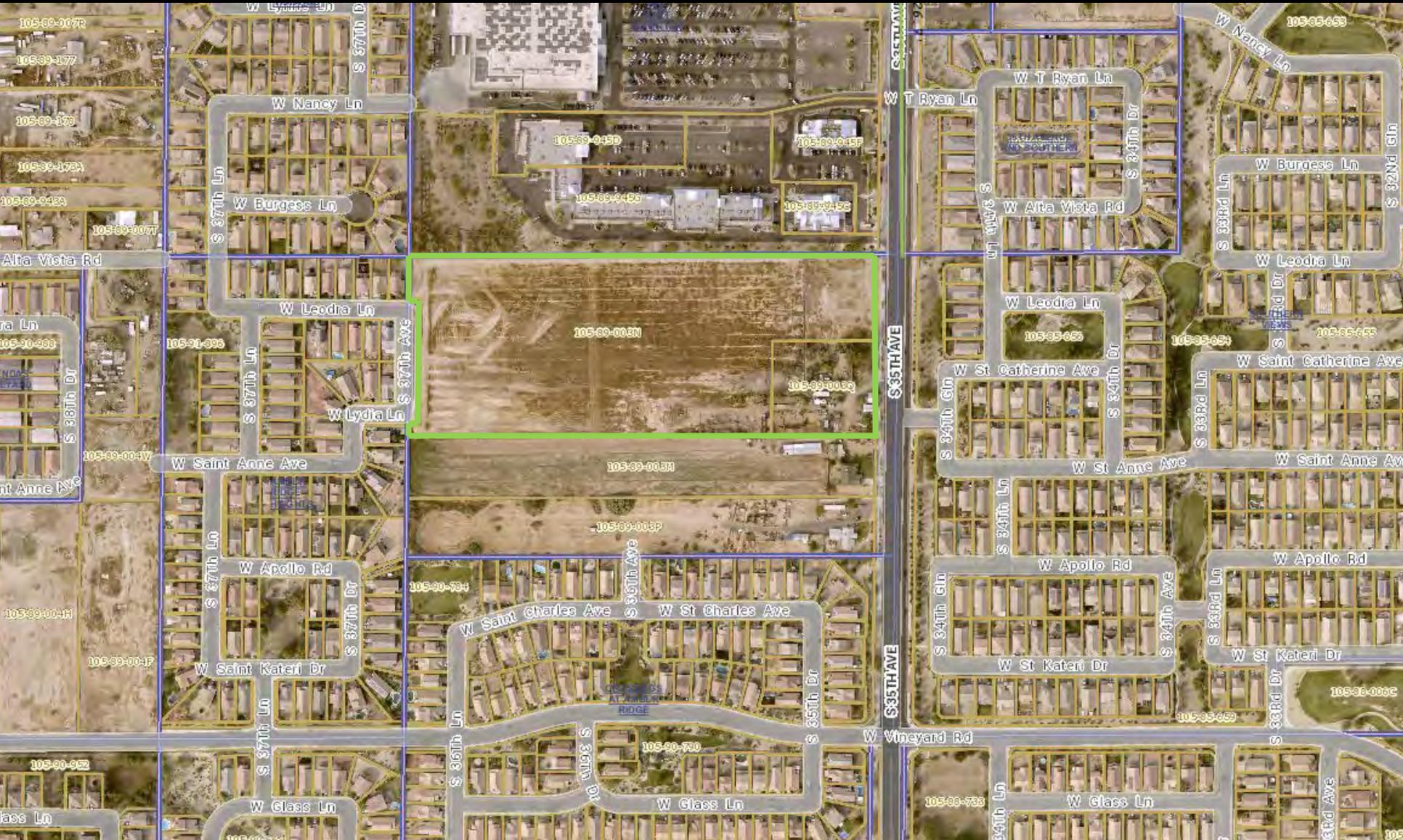
TAB A

AERIAL MAP

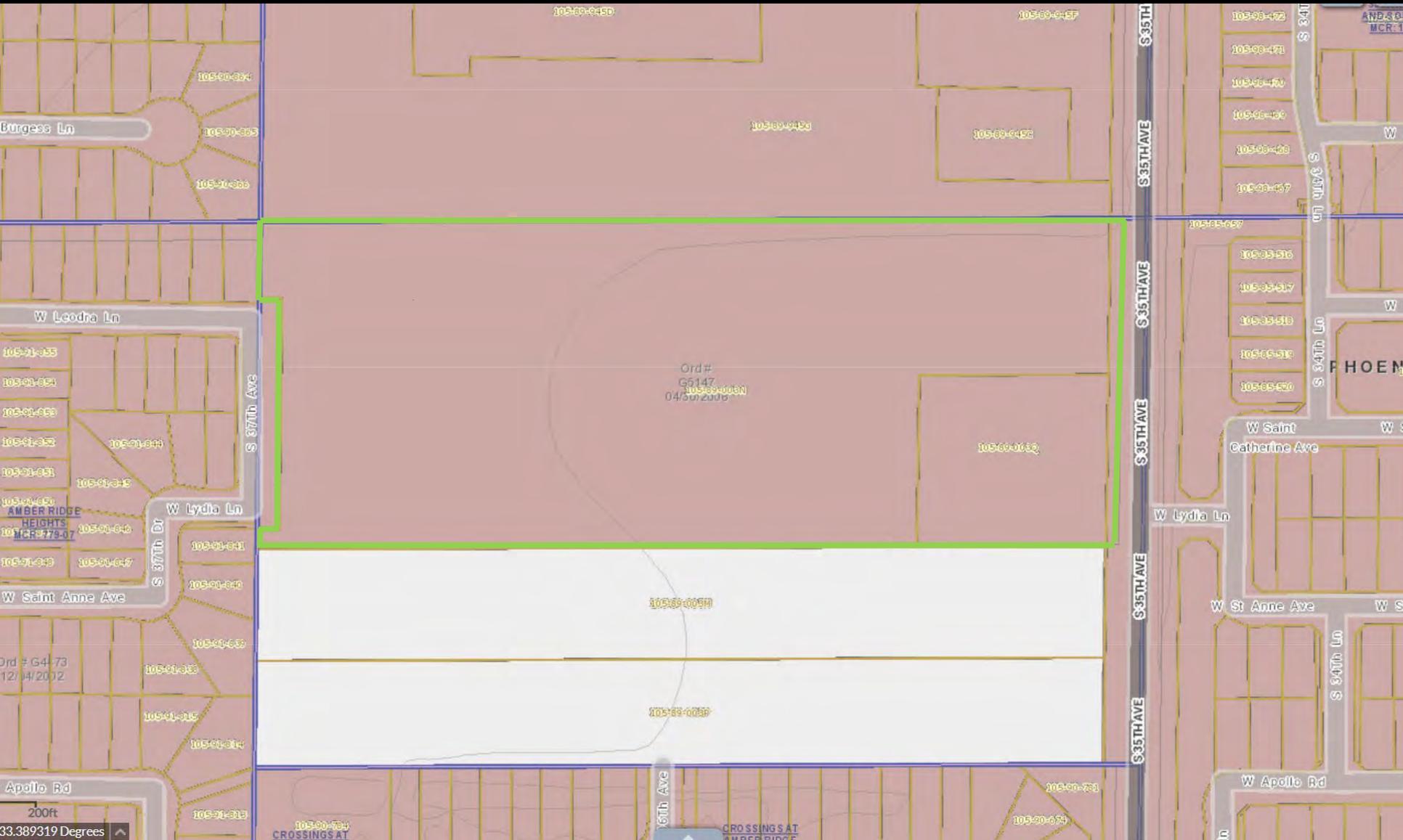


PARCEL NOS. 105-89-003N AND 105-89-003Q
SWC OF 35TH AVENUE AND SOUTHERN AVENUE, PHOENIX, AZ 85041

AERIAL MAP

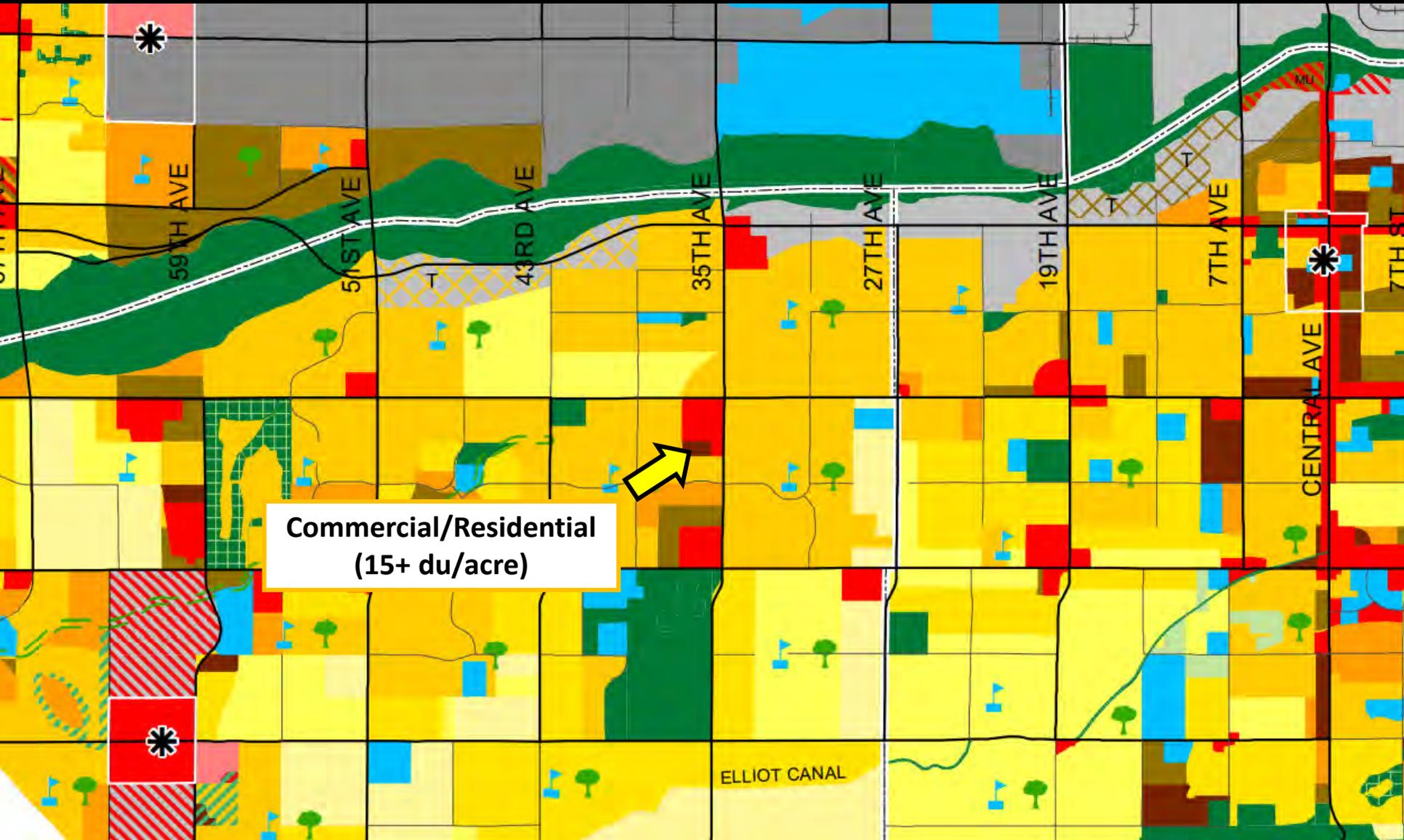


PARCEL MAP



PARCEL NOS. 105-89-003N AND 105-89-003Q
SWC OF 35TH AVENUE AND SOUTHERN AVENUE, PHOENIX, AZ 85041

GENERAL PLAN



**Commercial/Residential
(15+ du/acre)**

ELLIOT CANAL

TAB B

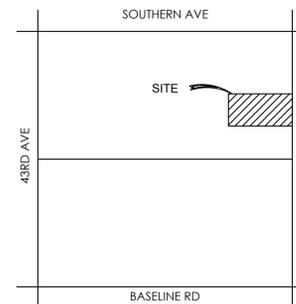
ZONING STIPULATIONS (ZONING CASE Z-51-08)

- THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE RESIDENTIAL ELEVATIONS DATE STAMPED MAY 20, 2008 AND THE SITE PLAN DATE STAMPED AUGUST 11, 2008 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT WITH SPECIFIC REGARD TO THE FOLLOWING
 - THAT THE COMMERCIAL BUILDING TO THE NORTH BE A MAXIMUM OF 5300 SQUARE FEET.
 - THAT THE COMMERCIAL BUILDING TO THE SOUTH BE A MAXIMUM OF 6700 SQUARE FEET.
- THAT THE ELEVATIONS FOR THE COMMERCIAL PADS SHALL BE APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO DEVELOPMENT SERVICES DEPARTMENT PRELIMINARY SITE PLAN APPROVAL. THIS REVIEW IS FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT LANDSCAPING SHALL BE IN GENERAL CONFORMANCE WITH THE CONCEPTUAL LANDSCAPING PLAN DATE STAMPED JULY 25, 2008 WITH THE ADDITION OF LANDSCAPE DIAMONDS PROVIDED APPROXIMATELY EVERY 6 STALLS IN THE COMMERCIAL AND GUEST RESIDENTIAL PARKING AREAS AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE PERIMETER WALL SHALL INCLUDE MATERIAL AND TEXTURAL DIFFERENCES SUCH AS STUCCO AND/OR SPLIT FACE BLOCK WITH A DECORATIVE ELEMENT SUCH AS TILE GLASS INSERTS OR STAMPED DESIGNS AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT ALL PEDESTRIAN WALKWAYS SHALL BE SHADED AND CONNECT ALL RESIDENTIAL BUILDINGS TO PROJECT AMENITIES COMMERCIAL PADS TO THE EAST AND THE COMMERCIAL SITE TO THE NORTH, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE DEVELOPER SHALL CONDUCT ARCHAEOLOGICAL MONITORING AND/OR TESTING BY A QUALIFIED ARCHAEOLOGIST WITHIN ALL AREAS OF THE DEVELOPMENT PRIOR TO CLEARING AND GRUBBING LANDSCAPE SALVAGE AND/OR GRADING AS APPROVED OR MODIFIED BY THE CITY ARCHAEOLOGIST FURTHER DATA RECOVERY MAY BE NECESSARY BASED ON RESULTS OF THE TESTING.
- THAT THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.
- THAT RIGHT-OF-WAY TOTALING 55 FEET SHALL BE DEDICATED FOR THE WEST HALF OF 35TH AVENUE AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT RIGHT-OF-WAY TOTALING 25 FEET SHALL BE DEDICATED FOR THE EAST HALF OF 37TH AVENUE AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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 BY THE DEVELOPMENT SERVICES DEPARTMENT. ALL IMPROVEMENTS SHALL, COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
- THAT THE APPLICANT SHALL COMPLETE AND SUBMIT THE DEVELOPER PROJECT INFORMATION FORM FOR THE MAG TRANSPORTATION IMPROVEMENT PROGRAM TO THE STREET TRANSPORTATION DEPARTMENT. THIS FORM IS A REQUIREMENT OF THE EPA TO MEET CLEAN AIR QUALITY REQUIREMENTS.
- THAT THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 276.
- THAT THE WESTERN PROPERTY AREA SHALL BE DESIGNED IN THE FOLLOWING MANNER AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - THAT THE OWNER SHALL FILE FOR AND PURSUE A VARIANCE TO ALLOW FOR A MAXIMUM 8-FOOT ORNAMENTAL IRON VIEW FENCE ON THE WESTERN PROPERTY LINE.
 - MINIMUM 8-FOOT WIDE LANDSCAPE SETBACK BETWEEN THE BLOCK WALL/VIEW FENCE AND THE PROPOSED PARKING STRUCTURES ALONG THE WESTERN PERIMETER/ADDITIONAL LANDSCAPING SHALL OCCUR OUTSIDE THE PERIMETER FENCE).
 - COVERED PARKING SPACES ADJACENT TO REQUIRED VIEW FENCING LOCATED ON THE WEST END OF THE PROPERTY SHALL BE SCREENED FROM THE RESIDENTIAL PROPERTIES TO THE WEST OF THE SITE. THE SCREENING METHOD SHALL CONSIST OF EITHER LANDSCAPING OR A WALL ATTACHED TO THE PARKING CANOPY.
 - A MIXTURE OF 75% 4-6" CALIPER TREES WITHIN THE LANDSCAPED SETBACK SHALL BE PLANTED TO ACT AS A VISUAL BUFFER BETWEEN THE WESTERN MOST APARTMENT BUILDINGS AND THE RESIDENTIAL PROPERTIES TO THE WEST.
- THAT MATURE TREES SHALL BE SALVAGED AND UTILIZED WITHIN ALL THE LANDSCAPE SETBACKS WITH SPECIFIC REGARD TO THE PLACEMENT OF THE LARGER SPECIMENS WITHIN THE WESTERN LANDSCAPE SETBACK AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE APPLICANT SHALL PROVIDE A MINIMUM 15-FOOT LANDSCAPE ALONG THE SOUTHERN PERIMETER OF THE PROPERTY. THE SETBACK SHALL BE LANDSCAPED WITH A STAGGERED DOUBLE ROW OF A 75% MIXTURE OF 3 TO 6 INCH CALIPER TREES PLANTED APPROXIMATELY 25-FEET ON CENTER AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE FINAL LANDSCAPE PLAN, LIGHTING PLAN, AND SIGN PACKAGE FOR THE COMMERCIAL AND RESIDENTIAL PROJECT SHALL BE SUBMITTED TO THE LAVEEN VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT. THAT ALL SIGNS SHALL NOT EXCEED 6 FEET IN HEIGHT AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE PARKING LOT SCREEN WALL AND LANDSCAPE PALLET WITHIN THE 35TH AVENUE LANDSCAPE SETBACK SHALL COMPLIMENT THE ADJACENT EXISTING DEVELOPMENT TO THE NORTH AND BE COMPATIBLE IN COLOR TEXTURE FORM AND MATERIALS AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE APPLICANT SHALL NOTIFY THE FOLLOWING INDIVIDUALS 15 DAYS PRIOR TO ANY OF THE FOLLOWING EVENTS: PRELIMINARY SITE PLAN REVIEW MEETING, ZONING ADJUSTMENT HEARING, OR PLANNING HEARING OFFICER HEARING.
 - STEVEN KLEIN - 6820 SOUTH 66TH AVENUE, LAVEEN AZ 85339
 - PHIL HERTEL - 2300 WEST BROADWAY ROAD, PHOENIX AZ, 85041
 - JON KIMOTO - 3216 WEST ANSELL ROAD, LAVEEN AZ 85336
 - MARK WILLIAMS - 7150 EAST CAMELBACK ROAD#285, SCOTTSDALE AZ 85251
 - RANDY RASKIN - 5110 NORTH 40TH STREET, SUITE 100 PHOENIX AZ 85018
- THAT THE TWO COMMERCIAL MONUMENT SIGNS ON 35TH AVENUE AND THE LIGHTED SIGNS ON THE COMMERCIAL BUILDING SHALL BE LIMITED TO A MAXIMUM OF ONE USER EACH AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

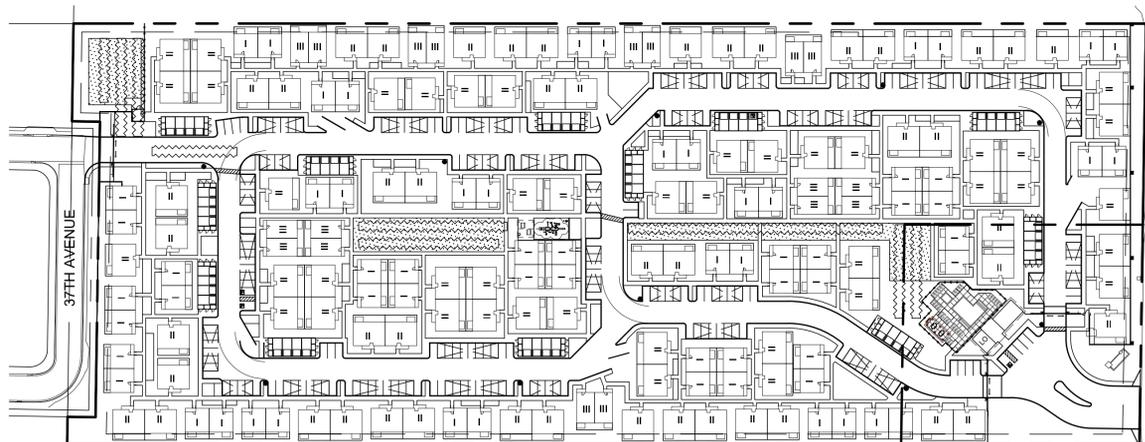
PRELIMINARY SITE PLAN FOR LEGACY AT LAVEEN VILLAGE

35TH AVE AND SOUTHERN AVE
PHOENIX, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



LEGAL DESCRIPTION

PARCEL 1:
THE SOUTH 259 FEET OF THE NORTH 495 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THAT PORTION CONVEYED TO LAVEEN ELEMENTARY SCHOOL DISTRICT NO. 59, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDED OCTOBER 01, 2002 AS 2002-1013178 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, FROM WHENCE THE NORTHEAST CORNER OF SECTION 34 BEARS NORTH 00 DEGREES 54 MINUTES 04 SECONDS EAST, A DISTANCE OF 1314.05 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 236.03 FEET TO THE SOUTH LINE OF THE NORTH 236.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 336.08 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 04 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 259.03 FEET TO THE SOUTH LINE OF THE NORTH 495.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 983.63 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 00 DEGREES 52 MINUTES 06 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 495.08 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1319.99 FEET TO THE POINT OF BEGINNING; AND

FURTHER EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION, BY WARRANTY DEED RECORDED AUGUST 02, 2011 AS 2011-0641509 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION, A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 47 MINUTES 03 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2628.07 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 00 DEGREES 47 MINUTES 03 SECONDS EAST, A DISTANCE OF 818.46 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 12 MINUTES 57 SECONDS WEST, A

LEGAL DESCRIPTION (CONT.)

DISTANCE OF 33.00 FEET, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2003-0834122, MARICOPA COUNTY RECORDS (M.C.R.) AND THE WEST LINE OF THE EAST 33 FEET OF SAID SECTION AND THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE, ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL, SOUTH 89 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 22.00 FEET, TO THE WEST LINE OF THE EAST 55 FEET OF SAID SECTION;

THENCE LEAVING SAID SOUTHERLY LINE, ALONG SAID WEST LINE, NORTH 00 DEGREES 47 MINUTES 03 SECONDS EAST, A DISTANCE OF 259.03 FEET, TO THE NORTHERLY LINE OF SAID CERTAIN PARCEL;

THENCE LEAVING SAID WEST LINE, ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.00 FEET, TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL;

THENCE LEAVING SAID NORTHERLY LINE, ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL, SOUTH 00 DEGREES 47 MINUTES 03 SECONDS WEST, A DISTANCE OF 259.03 FEET, TO THE POINT OF BEGINNING.

PARCEL 2 (:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, FROM WHENCE THE NORTHEAST CORNER OF SECTION 34 BEARS NORTH 00 DEGREES 54 MINUTES 04 SECONDS EAST, A DISTANCE OF 1314.05 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 236.03 FEET TO THE SOUTH LINE OF THE NORTH 236.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 336.08 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 04 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 259.03 FEET TO THE SOUTH LINE OF THE NORTH 495.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 983.63 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 00 DEGREES 52 MINUTES 06 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 495.08 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1319.99 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN MAP OF DEDICATION FOR "37TH AVENUE AT AMBER RIDGE HEIGHTS" RECORDED IN BOOK 823 OF MAPS, PAGE 16; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN DEED RECORDED IN 2011-0319976 OF OFFICIAL RECORDS.

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE, SUITE 160
PHOENIX, ARIZONA 85012

CONTACT: DAVID WEST
PHONE: (602) 753-5517
EMAIL: DWEST@TERRASCAPE.US

DEVELOPER / APPLICANT

SCOTTSDALE INVESTMENT MANAGEMENT
8901 E RAIN TREE DRIVE, STE 140
SCOTTSDALE, ARIZONA

CONTACT: TIM GRANT
PHONE: 480-860-2000
EMAIL: TIMGRANT@SIMAZ.COM

ARCHITECT

FELTEN GROUP
18325 N ALLIED WAY, STE 200
PHOENIX, AZ 85054

CONTACT: GERALD LAMB
PHONE: 602-867-2500
EMAIL: GERALD.LAMB@FELTENGROUP.COM

LANDSCAPE ARCHITECT

COLLECTIV LANDSCAPE ARCHITECTS
1426 NORTH 2ND STREET, STE 200
PHOENIX, ARIZONA 85004

CONTACT: RYAN WILT
PHONE: 602-358-7711
EMAIL: RYANW@COLLECTIVLA.COM

BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 35TH AVENUE & SOUTHERN AVENUE
ELEVATION = 1037.13 (NGVD 29 DATUM)

BASIS OF BEARING

NORTH 00°54'04" EAST - BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. PER THE DEED OF RECORD, RECORDED IN DOCUMENT NUMBER 2019-0335019, MARICOPA COUNTY RECORDS.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2195L, PANEL 2195 OF 4425, DATED OCTOBER 16, 2013.

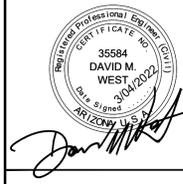
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX

| SHEET NAME | SHEET NO. |
|------------|-----------|
| COVER | 1 |
| SITE PLAN | 2 |



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P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com



LEGACY AT LAVEEN VILLAGE

PRELIM SITE PLAN



| DATE | DESCRIPTION |
|------------|-----------------|
| 03/04/2022 | PHO APPLICATION |

CHECKED BY: DMW

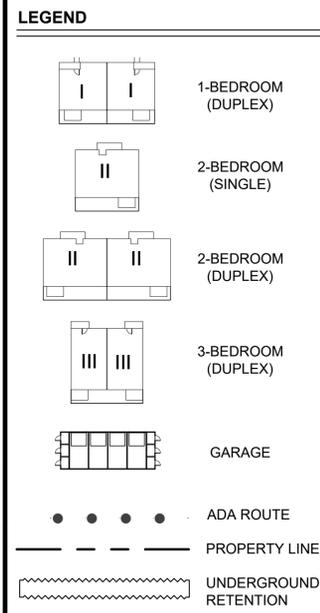
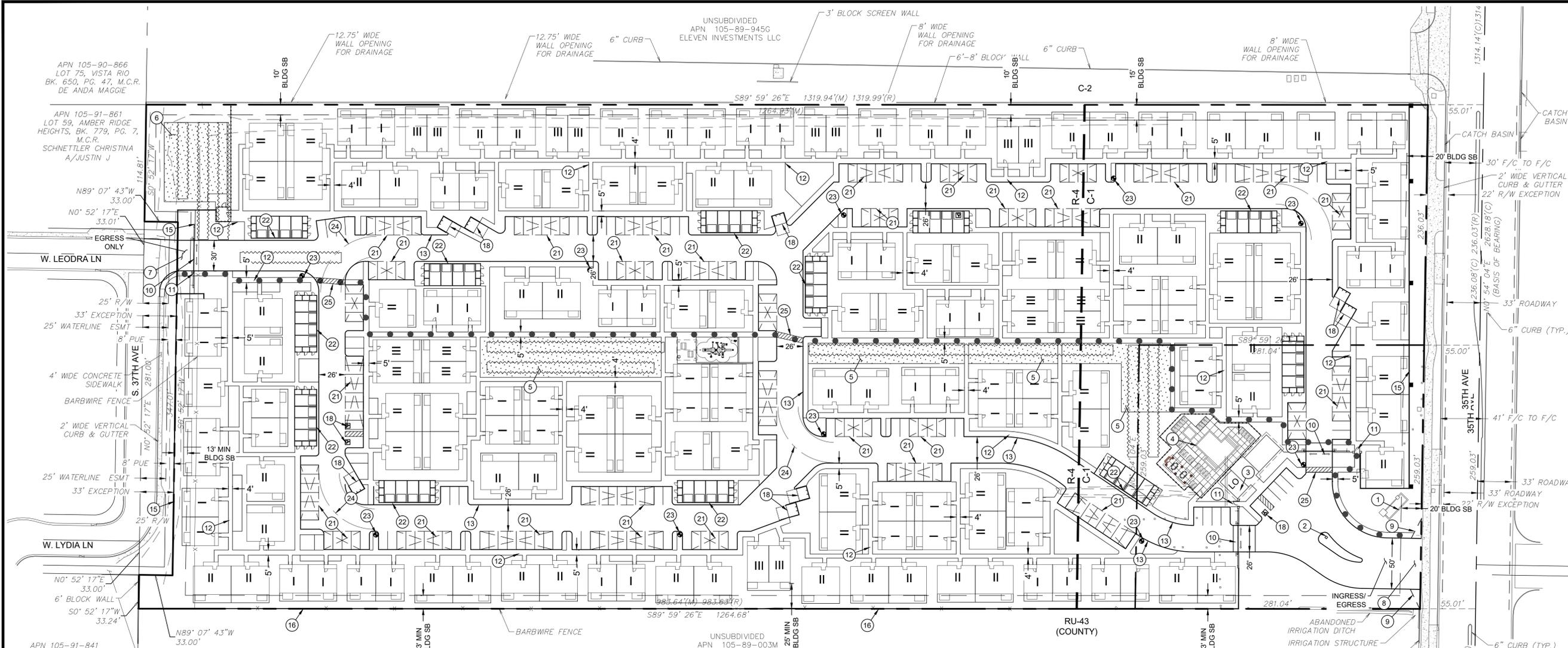
DRAWN BY: CMA

TITLE:
COVER

SHEET No.
1 of 2

PROJECT No.
1286

KIVA #: 20-3413
SDEV #: 2007873
PAPP #: 2210229



- # KEY NOTES**
- ENTRY MONUMENT
 - VISITOR CALL BOX
 - LEASING OFFICE
 - POOL
 - TURF AREA
 - DOG PARK
 - DRIVEWAY PER CITY OF PHOENIX STD DTL P-1255-1
 - DRIVEWAY PER CITY OF PHOENIX STD DTL P-1255-2
 - TRAFFIC VISIBILITY (10' X 20')
 - VEHICLE ACCESS GATE
 - PEDESTRIAN ENTRANCE GATE
 - SIDEWALK
 - 6" VERTICAL CURB AND GUTTER
 - ROLL CURB
 - 6' HIGH THEME WALL
 - 6' HIGH BUILDER WALL
 - 6' HIGH FULL VIEW FENCE
 - SOLID WASTE ACCESS & CONTAINMENT ENCLOSURE PER CITY OF PHOENIX STANDARDS. (8 CY DUMPSTERS)
 - PARKING STALL
 - ADA PARKING STALL (11' X 18')
 - COVERED PARKING STRUCTURE - 8'2" CLEAR WITH MINIMUM 1.5' OVERHANG)
 - PARKING GARAGE
 - FIRE HYDRANT
 - FIRE DEPT. TURNING RADII (55' OUTER RADII, 35' INNER RADII)
 - STRIPED PEDESTRIAN CROSSING

PROJECT DATA

SITE AREA (GROSS): ± 14.74 AC (642,074.4 SF)
 SITE AREA (NET): ± 14.11 AC (614,631.6 SF)

OPEN SPACE REQUIRED (GROSS): 5% (± 30,731 SF)
 OPEN SPACE PROVIDED (GROSS): 5.1% (± 32,755 SF)

DENSITY (NET): 11.67 DU/AC
 NO. OF UNITS: 172

APNS: 105-89-003N, 105-89-003Q

EXISTING ZONING: R-4 (MULTIPLE FAMILY RESIDENCE)
 C-1 (COMMERCIAL-NEIGHBORHOOD)

ZONING CASE: Z-51-08

SITE ADDRESS: 35TH AVE AND SOUTHERN AVE
 PHOENIX, AZ 85043

ZONING STANDARDS R-4

| | | |
|---|-------------------------|-------|
| AREA (GROSS) | ± 10.52 AC (458,277 SF) | |
| DENSITY (DU/ACRE) | MAX. | GROSS |
| | 30.45 | 12.83 |
| LOT COVERAGE | 50% | |
| MIN BLDG SETBACKS | PROV. | |
| WEST (1-BED=15', 2-BED=13', 3-BED=25') | 13' MIN | |
| EAST | -- | |
| SOUTH (1-BED=15', 2-BED=13', 3-BED=25') | 13' MIN | |
| NORTH | 10' | |
| MIN LANDSCAPE SETBACKS (FT) | 5' | |

ZONING STANDARDS C-1 (R-3 STANDARDS FOR MF)

| | | |
|---|------------------------|-------|
| AREA (GROSS) | ± 4.48 AC (195,035 SF) | |
| DENSITY (DU/ACRE) | MAX. | GROSS |
| | 15.23 | 8.26 |
| LOT COVERAGE | 45% | |
| MIN BLDG SETBACKS | PROV. | |
| WEST | -- | |
| EAST | 20' | |
| SOUTH (1-BED=15', 2-BED=13', 3-BED=25') | 13' MIN | |
| NORTH | 15' | |
| MIN LANDSCAPE SETBACKS (FT) | 5' | |

BUILDING CALCULATIONS

| BUILDING TYPE | NO. BLDG. | MAX HEIGHT (FT.) | BLDG AREA (SF) |
|------------------------------------|------------------|------------------|-------------------|
| 1-BED (37%) | 32 (64 UNITS) | 19.5' | 1,468 |
| 2-BED SINGLE(15%) | 26 | 16.8' | 1,033 |
| 2-BED DUPLEX(37) | 32(64 UNITS) | 16.8' | 2,066 |
| 3-BED (11%) | 9(18 UNITS) | 30.3' | 1,482 |
| TOTAL | 172 UNITS | | 153,284 SF |
| GARAGE | 12 | 15.8' | 1,232 SF |
| LEASING OFFICE | 1 | 25 | 1,000 SF |
| TOTAL | | | 15,784 SF |
| GRAND TOTAL (ALL BUILDINGS) | | | 169,068 SF |

PARKING CALCULATIONS

| BUILDING TYPE | REQ'D SPACES |
|------------------------|--------------|
| 1-BED 64 UNITS (x 1.5) | 96 |
| 2-BED 90 UNITS (x 1.5) | 135 |
| 3-BED 18 UNITS (x 2.0) | 36 |
| TOTAL | 267 |
| RESERVED | 172 |
| UNRESERVED | 95 |

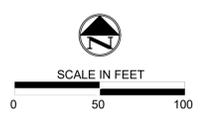
NOTE: TOTAL REQUIRED SPACES INCLUDES 1 RESERVED SPACE PER UNIT PLUS GUEST PARKING PER COOP ZONING ORDINANCE SECTION 702.B.2

PARKING PROVIDED

| | |
|-------------------------------|------------|
| GARAGE (1 ACCESSIBLE) | 48 |
| OPEN PARKING (UNRESERVED) | 136 |
| COVERED PARKING (RESERVED) | 121 |
| OPEN ACCESSIBLE (UNRESERVED) | 2 |
| COVERED ACCESSIBLE (RESERVED) | 3 |
| TOTAL | 310 |
| RESERVED | 172 |
| UNRESERVED | 138 |

NOTES: GARAGE SPACES ARE COUNTED AS A PART OF TOTAL RESERVED SPACE COUNT. TOTAL ACCESSIBLE IS 2% OF TOTAL NUMBER OF PARKING STALLS PER COP ZONING ORDINANCE SECTION 702.G.

DIMENSIONS: PARKING STALL - 9' X 18'
 ACCESSIBLE STALL - 11' X 18' (5' ACCESS AISLE)



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LEGACY AT
 LAVEEN VILLAGE

PRELIM SITE PLAN



| DATE | DESCRIPTION |
|------------|-----------------|
| 03/04/2022 | PHO APPLICATION |

CHECKED BY: DMW
 DRAWN BY: CMA
 TITLE:
SITE PLAN

SHEET No.
 1 of 2
 PROJECT No.
 1286

P:\1286\1286_030422_1103.AVI (R) cadswan
 From: M:\1286_Site\1286_Prelim\1286_Prelim_SitePlan.dwg -- SITE PLAN

TAB C



LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



COLOR SCHEME 1
Building 1 | Unit A - Unit A | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

- CONCRETE ROOF TILE
- SCORED STUCCO POP-OUT
- WOOD FASCIA
- STUCCO POP-OUT
- COACH LIGHT
- ADDRESS MARKER
- STUCCO BODY
- MASONRY VENEER

COLOR SCHEME 3
Building 1 | Unit A - Unit A | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022





LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



COLOR SCHEME 2
Building 2 | Unit B | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022





LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

- CONCRETE ROOF TILE
- COACH LIGHT
- WOOD FASCIA
- ADDRESS MARKER
- STUCCO POP-OUT
- STUCCO BODY
- SCORED STUCCO POP-OUT
- MASONRY VENEER

OVERALL HEIGHT
T.O. PLATE
± 16'-10"
30'-0"
FIN. FL.

5'-12" TYP

COLOR SCHEME 4
Building 2 | Unit B | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022





LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

OVERALL HEIGHT
T.O. PLATE
13'-0"
FIN. FLR

- CONCRETE ROOF TILE
- COACH LIGHT
- ADDRESS MARKER
- WOOD FASCIA
- MASONRY VENEER
- STUCCO BODY
- DUTCH LAP SIDING
- STUCCO POP-OUT

COLOR SCHEME 3
Building 3 | Unit B - Unit B | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022





LEFT ELEVATION
ELEVATION B
1/8" = 1'-0"



REAR ELEVATION
ELEVATION B
1/8" = 1'-0"



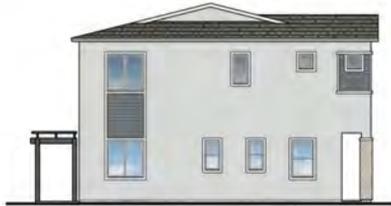
RIGHT ELEVATION
ELEVATION B
1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B
1/4" = 1'-0"

COLOR SCHEME 1
Building 3 | Unit B - Unit B | Legacy at Laveen Village | Phoenix, Arizona

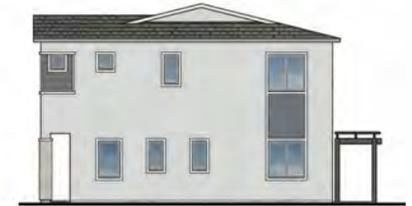
3-3-2022



LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



COLOR SCHEME 2
Building 4 | Unit C - Unit C | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022





LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



COLOR SCHEME 4
Building 4 | Unit C - Unit C | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



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LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



COLOR SCHEME 1
Garage / Storage Building | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



4000 E. Phoenix Street, Suite 100, Phoenix, AZ 85040
480.801.3000

FELTENGROUP

PHOENIX, AZ 85040 WWW.FELTENGROUP.COM

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COLOR SCHEME -1



Main Body:
High Reflective White
(SW 7757)
Mfg: Sherwin Williams



Accent Body 1:
Summit Gray (SW 7669)
Mfg: Sherwin Williams



Trim:
Colonnade Gray (SW 7641)
Mfg: Sherwin Williams



Fascia:
Black Magic (SW 6991)
Mfg: Sherwin Williams



Front Door/ Shutters:
Web Gray (SW 7075)
Mfg: Sherwin Williams



Patio Trellis:
Spanish Brown
Mfg: Alumawood



Roof:
5503 Sierra Madre Ponderosa
Mfg: Eagle Roofing



Masonry:
Urbana Smooth - Smoke
Mfg: Coronado Stone



8901 E Raintree Drive, Suite 140, Scottsdale, AZ 85260
(480) 860-2000

Legacy at Laveen Village

11-16-2021

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COLOR SCHEME -2



Main Body:
Reflection (SW 7661)
Mfg: Sherwin Williams



Accent Body 1:
Wall Street (SW 7665)
Mfg: Sherwin Williams



Trim:
Pure White (SW 7005)
Mfg: Sherwin Williams



Fascia:
Pure White (SW 7005)
Mfg: Sherwin Williams



Front Door/ Shutters:
Tricorn Black (SW 6258)
Mfg: Sherwin Williams



Patio Trellis:
Graphite
Mfg: Alumawood



Roof:
5699 Charcoal Range Ponderosa
Mfg: Eagle Roofing



Masonry:
French Limestone - French White
Mfg: Coronado Stone



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(480) 860-2000

Legacy at Laveen Village

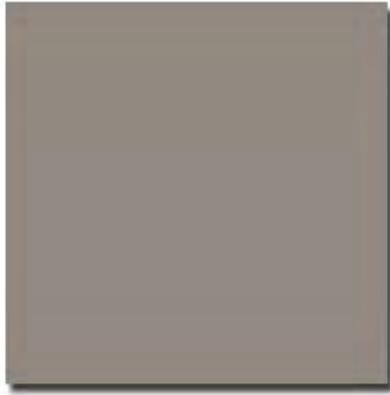
11-16-2021

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

COLOR SCHEME -3



Main Body:
Anew Gray (SW 7030)
Mfg: Sherwin Williams



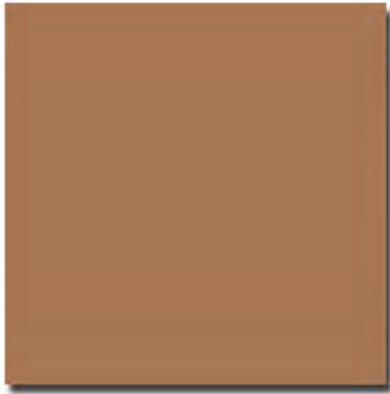
Accent Body 1:
Dovetail (SW 7018)
Mfg: Sherwin Williams



Trim:
Westhighland White (SW 7566)
Mfg: Sherwin Williams



Fascia:
Westhighland White (SW 7566)
Mfg: Sherwin Williams



Front Door/ Shutters:
Smokey Topaz (SW 6117)
Mfg: Sherwin Williams



Patio Trellis:
Spanish Brown
Mfg: Alumawood



Roof:
5511 Flintridge Gray
Mfg: Eagle Roofing



Masonry:
Playa Vista Limestone - Cream
Mfg: Coronado Stone



8901 E Raintree Drive, Suite 140, Scottsdale, AZ 85260
(480) 860-2000

Legacy at Laveen Village

11-16-2021

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

COLOR SCHEME -4



Main Body:
Site White (SW 7070)
Mfg: Sherwin Williams



Accent Body 1:
Online (SW 7072)
Mfg: Sherwin Williams



Trim:
Big Chill (SW 7648)
Mfg: Sherwin Williams



Fascia:
Big Chill (SW 7648)
Mfg: Sherwin Williams



Front Door/ Shutters:
Gibraltar (SW 6257)
Mfg: Sherwin Williams



Patio Trellis:
Graphite
Mfg: Alumawood



Roof:
399 Charcoal Range Ponderosa
Mfg: Eagle Roofing



Masonry:
Playa Vista Limestone -
Black Forest
Mfg: Coronado Stone



8901 E Raintree Drive, Suite 140, Scottsdale, AZ 85260
(480) 860-2000

Legacy at Laveen Village

11-16-2021

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

TAB D

LEGACY AT LAVEN VILLAGE PRELIMINARY LANDSCAPE PLAN

VICINITY MAP



PLAN KEY NOTES

- 1 6' HIGH MASONRY THEMED WALL, SEE ELEVATION
- 2 RECESSED TRASH ENCLOSURE (MASONRY) TYP.
- 3 PRIVATE WALLED PATIO, TYP.
- 4 COVERED PARKING STRUCTURE, TYP.
- 5 6' HIGH ROLLING VEHICULAR GATES
- 6 COMMUNITY POOL WITH SPA, SHADE RAMADA, BBQ GRILL, SEATING AND ENHANCED VEGETATION.
- 7 COMMUNITY DOG PARK WITH ENCLOSURE, GATES AND SEATING.
- 8 TURF AREA OPENSAPCE, TYP.
- 9 RESIDENT FRONT COURTYARDS WITH INDIVIDUALIZED THEME SHRUBS AND SHADE TREES
- 10 PUBLIC WALKWAYS WITH ENHANCED VEGETATION AND SHADE TREES
- 11 TOT LOT WITH WOODCHIP PLAY MEDIA AND PLAY EQUIPMENT
- 12 COMMUNITY ENTRY SIGNAGE, SEE ELEVATION
- 13 EXISTING CMU PROPERTY WALL, TIED INTO NEW PROPOSED THEMED WALL
- 14 UNDERGROUND RETENTION

CITY OF PHOENIX NOTES:

1. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
2. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811.
3. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
4. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
5. ALL EXISTING TREES AND SHRUBS IN THE R.O.W. OR WASHES AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE KIND AND SIZE BY THE CONTRACTOR. CONTACT THE PARKS, AND RECREATION DEPARTMENT (PRD) PRIOR TO ANY R.O.W. PLANT RELOCATIONS AT (602) 495-5994.
6. ALL ON-SITE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAX. CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT STDS.
7. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
8. PLANT LIST IS PRELIMINARY AND IS SUBJECT TO CHANGE. FINAL LIST MAY INCLUDE OTHER SPECIES AS ALLOWED BY THE ADWR APPROVED PLANT LIST AND/OR THE SONORAN PRESERVE EDGE TREATMENT GUIDELINES (WHICHEVER IS MORE RESTRICTIVE).
9. DECOMPOSED GRANITE, 1/2" MINUS 2" DEPTH, IN ALL LANDSCAPE AREAS.
10. ALL SWALE CHANNELS ARE TO HAVE 1" - 3" COARSE LANDSCAPE ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
11. ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
12. ALL TURF IS TO BE 'MID-IRON' HYBRID SOD.
13. ALL HEADERS TO BE COLORED CONCRETE OR APPROVED EQUAL.
14. NO LANDSCAPE IMPROVEMENTS EXIST ON-SITE THAT REQUIRE PROTECTION OR COORDINATION, EXCEPT FOR THE NATURAL WASH CORRIDORS.

MASTER PLANT LEGEND

NOTE: ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ANA - RECOMMENDED TREE SPECIFICATIONS'

| Common Name | Botanical Name | Size | Common Name | Botanical Name | Size |
|--------------------|------------------------|-----------------------|---------------------------|----------------------------|---------|
| TREES | | | SHRUBS | | |
| THORNLESS MESQUITE | PROSOPIS HYBRID | 1" CALIPER 8'H 4"W | HEAVENLY CLOUD TEXAS SAGE | LEUCOPHYLLUM SPECIES | 5 GAL. |
| DESERT MUSEUM | PARKINSONIA HYBRID | 1" CALIPER 8'H 4"W | WINTER BLAZE | EREMOPHILA GLABRA SSP. | 5 GAL. |
| WILLOW ACACIA | ACACIA SALICINA | 2" CALIPER 8'H 4"W | YELLOW BELLS | TECOMA STANS | 5 GAL. |
| EVERGREEN ELM | ULMUS PARVIFOLIA | 2" CALIPER 8'H 4"W | BLUE BELLS | EREMOPHILA HYGROPHANA | 5 GAL. |
| CHITALPA TREE | CHITALPA TASHKENTENSIS | 2" CALIPER 8'H 4"W | GREEN HOPSEED BUSH | DODONAEA VISCOSA | 5 GAL. |
| LIVE OAK | QUECUS VIRGINIANA | 1" CALIPER 8'H 4"W | BOUGAINVILLEA BUSH | BOUGAINVILLEA 'TORCH GLOW' | 5 GAL. |
| GRAPE MYRTLE | LAGERSTROEMIA INDICA | 1" CALIPER 8'H 4"W | DWARF OLLIE | OLEA EUROPAEA | 5 GAL. |
| DATE PALM | PHOENIX DACTYLIFERA | 24' HT. | BRITISH RUELLIA | RUELLIA BRITTONIANA | 5 GAL. |
| | | | MEDITERRANEAN FAN PALM | CHAMAEROPS HUMILIS | 15 GAL. |
| | | | BOUGAINVILLEA VINE | B. KARST BOUGAINVILLEA | 5 GAL. |
| | | | ACCENTS | | |
| | | | PINK PARADE | HESPERALOE X 'PIN KPARADE' | 5 GAL. |
| | | | SOFT LEAF YUCCA | YUCCA RECURVIFOLIA | 5 GAL. |
| | | | RED BIRD OF PARADISE | CAESALPINEA PULCHERRIMA | 5 GAL. |
| | | | RED HIBISCUS | HIBISCUS ROSA-SINENSIS | 5 GAL. |
| | | | GROUNDCOVERS | | |
| | | | NEW GOLD LANTANA | LANTANA SPECIES | 1 GAL. |
| | | | REGAL MIST DEER GRASS | MUHLENBERGIA CAPILLARIS | 1 GAL. |
| | | | DEER GRASS | MUHLENBERGIA RIgens | 1 GAL. |
| | | | OUTBACK SUNRISE EMU | EREMOPHILA GLABRA | 1 GAL. |

NATIVE PLANT SURVEY

A NATIVE PLANT SURVEY AND SALVAGE PROGRAM WILL BE DEVELOPED AT TIME OF CONSTRUCTION DOCUMENT SUBMITTAL. WORK WILL BE DONE IN ACCORDANCE WITH CITY OF PHOENIX GUIDELINES. SALVAGE PLANTS INCLUDES NATIVE TREES, SAGUARO, OCOTILLO, AND SMALL CACTUS. PLANTS WILL BE SALVAGED AND HELD WITHIN AN ON-SITE NURSERY AND REPLANTED WITH CORRESPONDING PHASES.

IRRIGATION PLAN

COMMON AREA LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGNED FOR MAXIMUM EFFICIENCY. TREES AND SHRUB AREAS WILL HAVE INDEPENDENT VALVES WITH COMPATIBLE PLANT TYPES. THE COST OF WATER AND MAINTENANCE WILL BE THE RESPONSIBILITY OF PROPERTY OWNER.

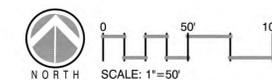
MAINTENANCE

ALL LANDSCAPE SHALL BE MAINTAINED BY PROPERTY OWNER.

LANDSCAPE QUANTITIES

TOTAL GROSS AREA: 14.74 ac.
 TOTAL AREA OF TURF: 28,900 S.F.
 TOTAL AREA OF D.G.: 75,800 S.F.
 TOTAL AREA (LANDSCAPEABLE): 75,800 S.F.

TOTAL # OF PALM TREES: 0
 TOTAL # PROPOSED TREES: 400
 1 PER 20 LIN.FT. (40% 2", 60% 1")
 TOTAL # PROPOSED SHRUBS: 2,000
 5 PER TREE (75% 5 GAL., 25% 1 GAL.)



CONSENT FOR REPRODUCTION

I CONSENT TO THE REPRODUCTION OF THIS MASTER PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE THE ARCHITECTS/ENGINEERS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE CHANGES MADE TO THE PLAN.

RYAN WILT 03.03.2022
 NAME (PRINTED) OF COPYRIGHT OWNER DATE

RW 03.03.2022
 SIGNATURE OF COPYRIGHT OWNER DATE

DEVELOPER/APPLICANT

SCOTTSDALE INVESTMENT MANAGEMENT
 8901 EAST RAINTREE DRIVE
 SUITE 140
 SCOTTSDALE, ARIZONA 85353
 PHONE: 480.860.2000
 CONTACT: TIM GRANT
 EMAIL: timgrant@simaz.com

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
 645 EAST MISSOURI AVE
 SUITE 160
 PHOENIX, ARIZONA 85012
 PHONE: 602.753.5517
 CONTACT: DAVID WEST
 EMAIL: dwest@terrascape.us

LANDSCAPE ARCHITECT

COLLECTIV LANDSCAPE ARCHITECTS
 1426 NORTH 2ND STREET
 SUITE 200
 PHOENIX, ARIZONA 85004
 PHONE: 602.358.7711
 CONTACT: RYAN WILT, R.L.A.
 EMAIL: ryanw@collectivla.com



NUMBERS: 210-04-016
 ZONING: PUD (Z-3-1.5)
 KIVA: 15-3108
 SDEV: 1900727
 PAPP: 1909455
 QS: 48-22, 48-23

LANDSCAPE PLAN

MARCH 3, 2022 COLLECTIV JOB # 83.11

SHEET

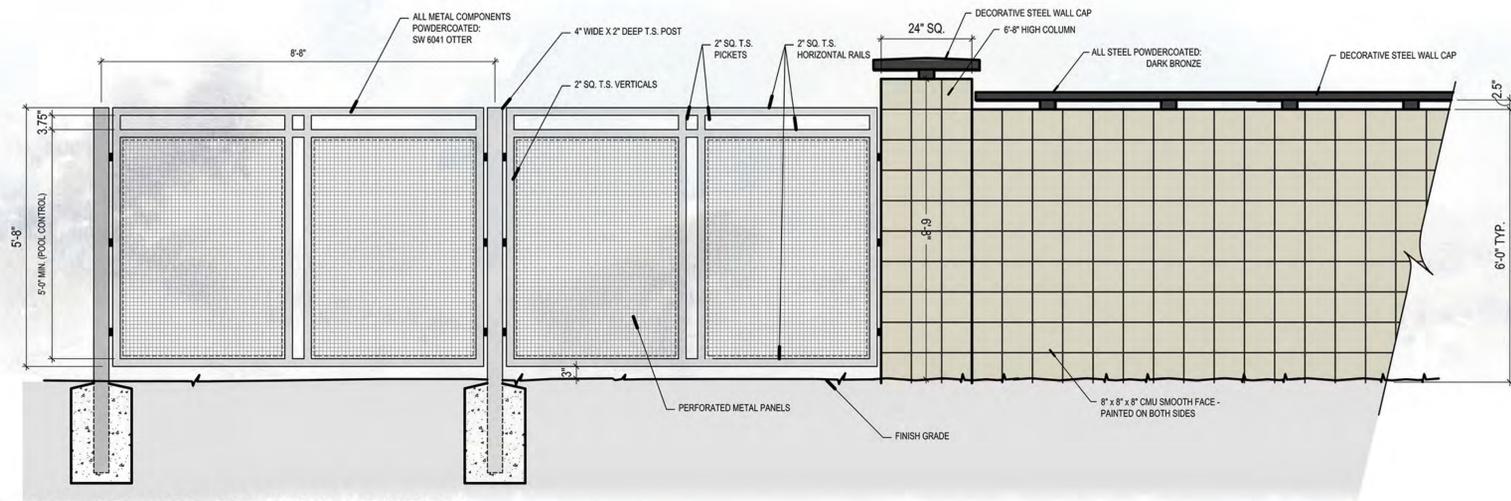
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 NOT FOR
 CONSTRUCTION

L-1

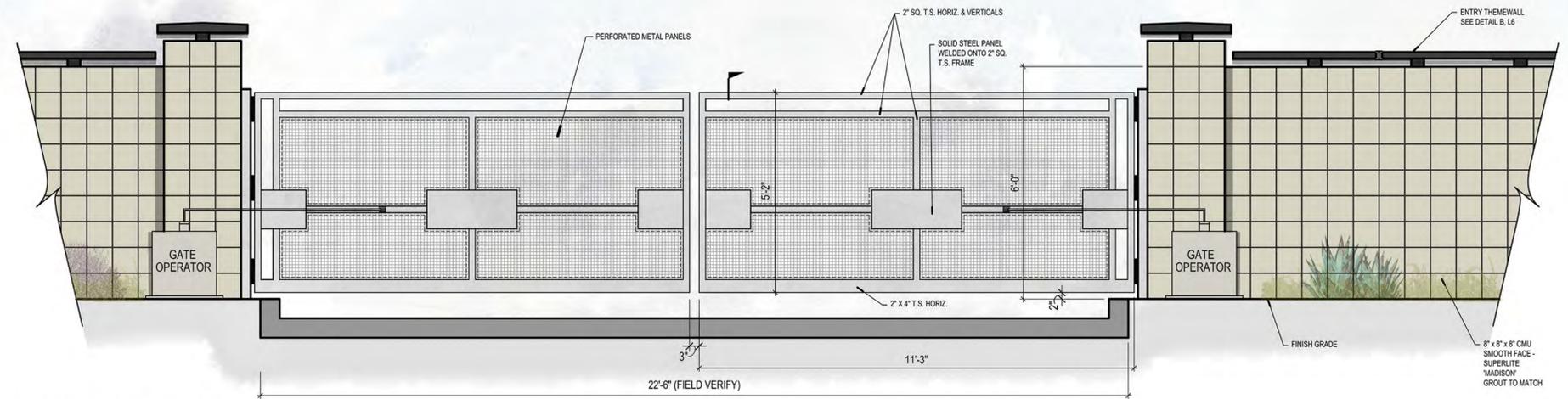
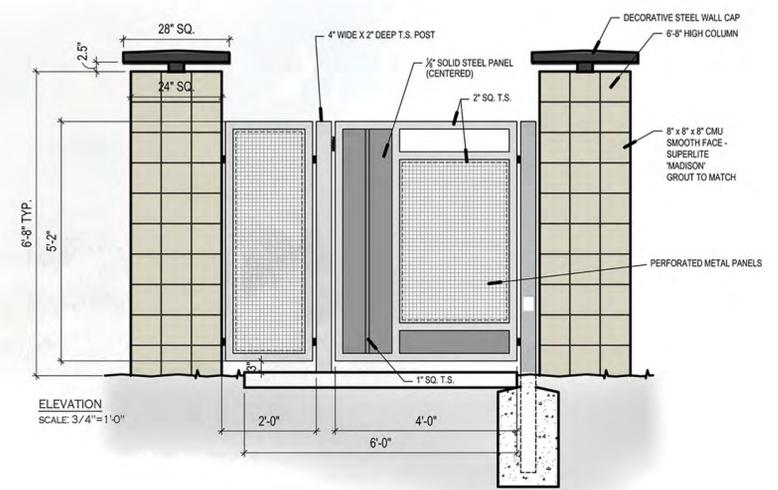
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 LANDSCAPE ARCHITECTS

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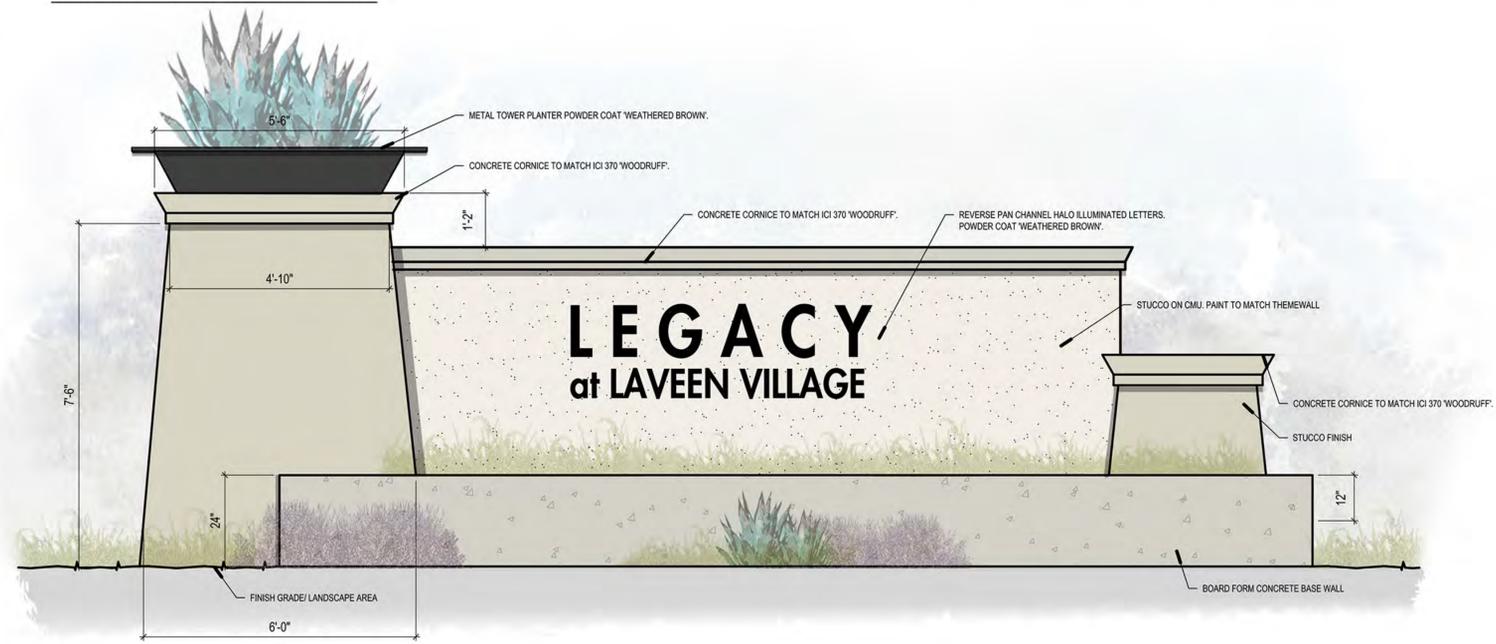
LEGACY AT LAVEEN VILLAGE PRELIMINARY LANDSCAPE PLAN



FENCE, COLUMN, AND WALL ELEVATION



VEHICULAR GATE ELEVATION



MONUMENT SIGNAGE ELEVATION



NUMBERS: 210-04-016
ZONING: PUD (Z-3-15)
KIVA: 15-3108
SDEV: 1900727
PAPP: 1909455
QS: 48-22, 48-23

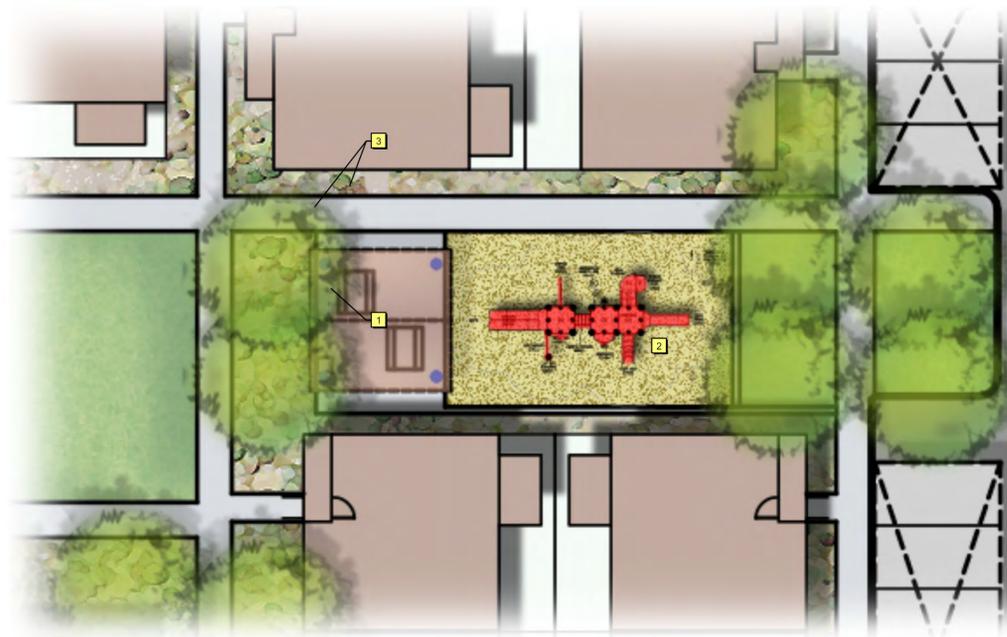
SITE DETAILS

MARCH 3, 2022 COLLECTIV JOB # 83.11 SHEET

PRELIMINARY
NOT FOR
CONSTRUCTION

L-2

of 3



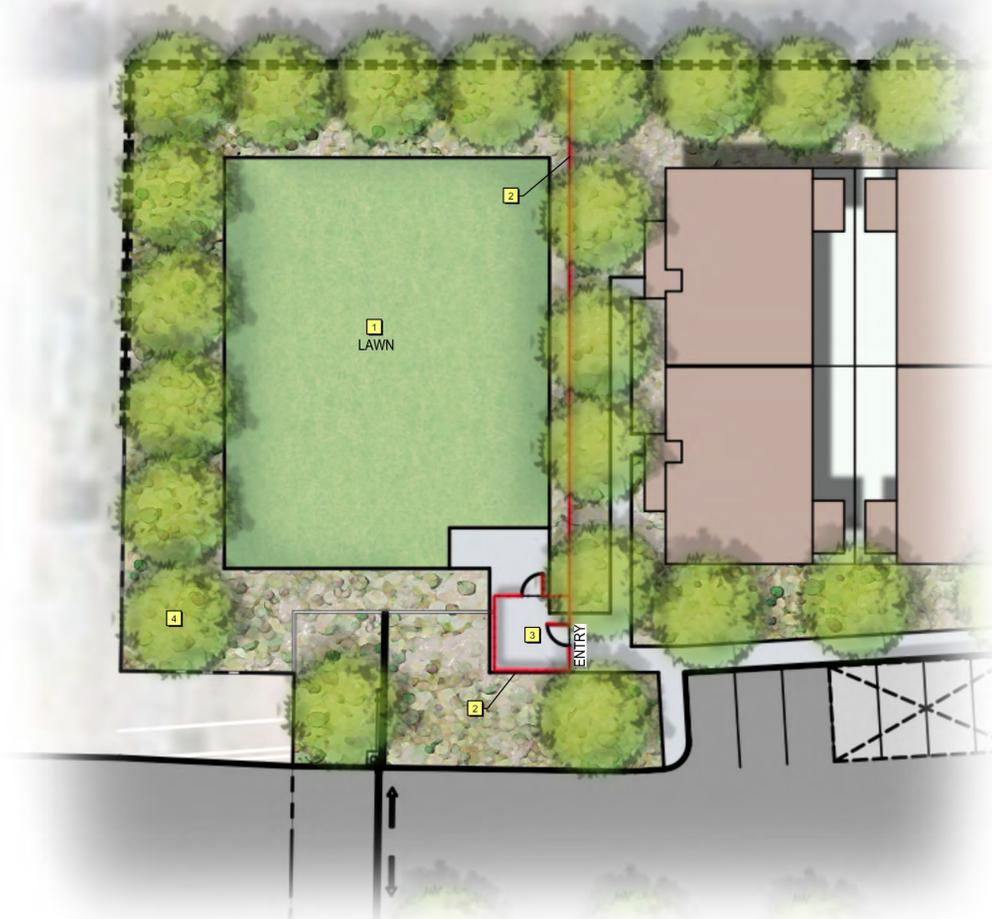
PLAYGROUND KEYNOTES

- 1 SHADE RAMADA WITH PICNIC TABLES AND TRASH RECEPTACLE
- 2 PLAYGROUND STRUCTURE OVER WOOD CHIP PLAY MEDIA
- 3 ENHANCED PLANTING AND SHADE TREES AROUND PLAY NODE

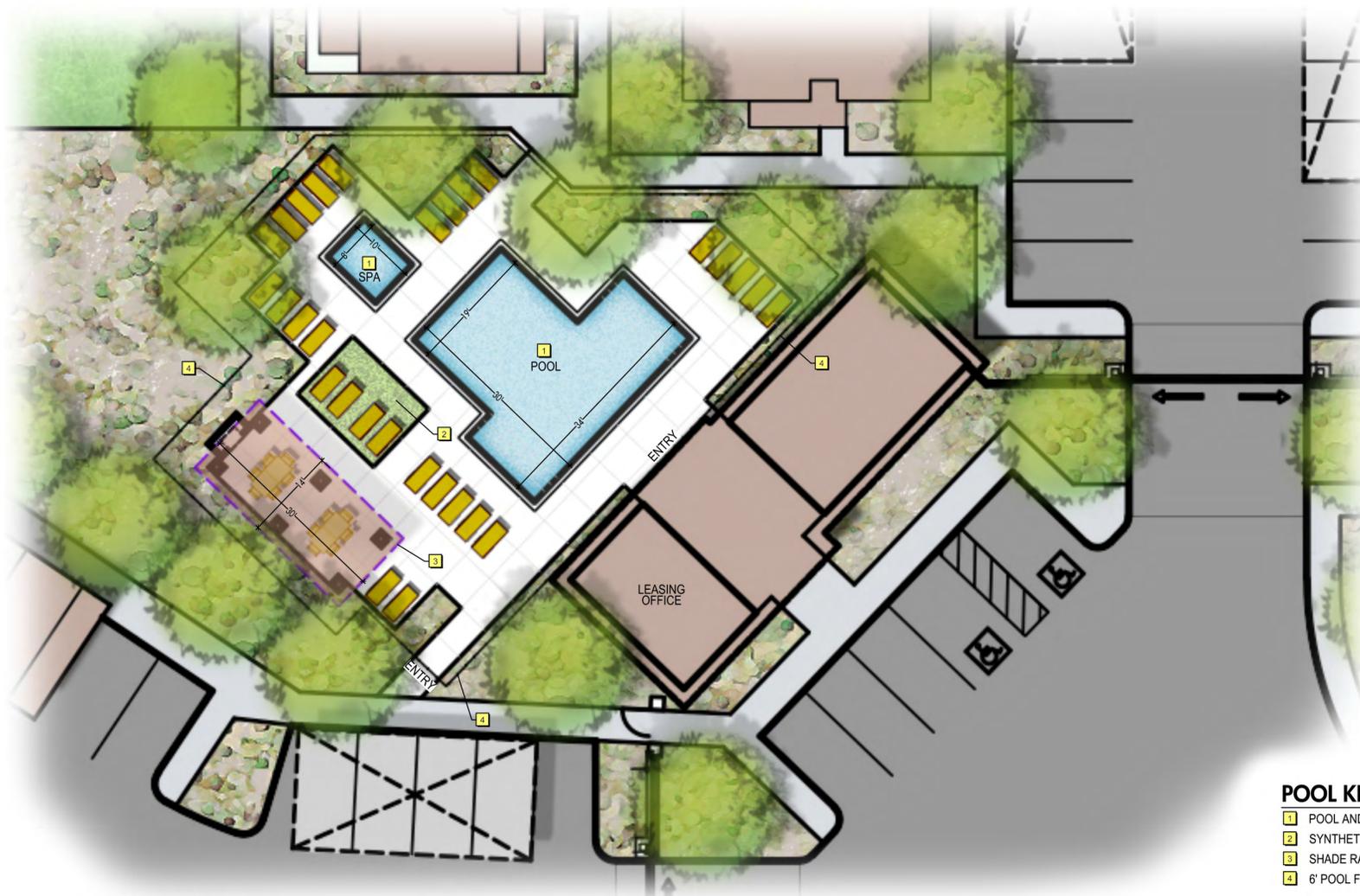
PLAYGROUND ENLARGEMENT

DOG PARK KEYNOTES

- 1 OPEN LAWN WITH CONCRETE HEADER BORDER UNDERGROUND RETENTION UNDER LAWN
- 2 OMEGA ENCLOSURE FENCE
- 3 DOUBLE GATE ENTRY ENCLOSURE
- 4 SHADE TREES



DOG PARK ENLARGEMENT



POOL AMENITY ENLARGEMENT

POOL KEYNOTES

- 1 POOL AND SPA BY OTHERS
- 2 SYNTHETIC LAWN SUN DECK
- 3 SHADE RAMADA WITH SEATING AND BBQ GRILL STRUCTURE
- 4 6' POOL FENCE



NUMBERS: 210-04-016
 ZONING: PUD (Z-3-1.5)
 KVA: 15-3108
 SDEV: 1900727
 PAPP: 1909455
 QS: 48-22, 48-23

AMENITY ENLARGEMENTS

MARCH 3, 2022 COLLECTIV JOB # 83.11 SHEET

PRELIMINARY
 NOT FOR
 CONSTRUCTION

L-3
 of 3

TAB E

ORDINANCE G-5246

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-51-08-7) FROM S-1 (RANCH OR FARM RESIDENCE) TO R-4 (MULTIPLE FAMILY RESIDENCE) AND C-1 (NEIGHBORHOOD COMMERCIAL).

WHEREAS, on May 20, 2008, the City of Phoenix Planning Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Rob LaGrone, having authorization to represent the owner, Laveen Elementary School District, of an approximately 14.38 acre property located approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue in a portion of Section 34, Township 1 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 August 13, 2008, 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 September 3, 2008, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

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

SECTION 1: The zoning of an approximately 14.38 acre property located approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue in a portion of Section 34, Township 1 North, Range 2 East, as described more specifically in Attachment "A." Parcel 1 is hereby changed from "S-1" (Ranch or Farm Residence) to "R-4" (Multiple Family Residence) and Parcel 2 to "C-1" (Neighborhood Commercial) and 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-51-08-7, 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:

1. That the development shall be in general conformance with the residential elevations date stamped May 20, 2008 and the site plan date stamped August 11, 2008, as modified by the following stipulations and approved by the Development Services Department with specific regard to the following:
 - a. That the commercial building to the north be a maximum of 5300 square feet.
 - b. That the commercial building to the south be a maximum of 6700 square feet.
2. That the elevations for the commercial pads shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.
3. That landscaping shall be in general conformance with the conceptual landscaping plan date stamped July 25, 2008, with the addition of landscape diamonds provided approximately every 6 stalls in the commercial and guest residential parking areas, as approved or modified by the Development Services Department.
4. That the perimeter wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Development Services Department.
5. That all pedestrian walkways shall be shaded and connect all residential buildings to project amenities, commercial pads to the east and the commercial site to the north, as approved by the Development Services Department.
6. That the developer shall conduct archaeological monitoring and/or testing by a qualified archaeologist within all areas of the development prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist. Further data recovery may be necessary based on results of the testing.
7. That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the

templates and instructions provided, which have been reviewed and approved by the City Attorney.

8. That right-of-way totaling 55 feet shall be dedicated for the west half of 35th Avenue, as approved by the Development Services Department.
9. That right-of-way totaling 25 feet shall be dedicated for the east half of 37th Avenue, as approved by the Development Services Department.
10. 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 by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
11. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
12. That the maximum number of residential units shall not exceed 276.
13. That the western property area shall be designed in the following manner as approved or modified by the Development Services Department:
 - a. That owner shall file for and pursue a variance to allow for a maximum 8-foot ornamental iron view fence on the western property line;
 - b. Minimum 8-foot wide landscape setback between the block wall/view fence and the proposed parking structures along the western perimeter (additional landscaping shall occur outside the perimeter fence);
 - c. Covered parking spaces adjacent to required view fencing, located on the west end of the property shall be screened from the residential properties to the west of the site. The screening method shall consist of either landscaping or a wall attached to the parking canopy;
 - d. A mixture of 75% 4 to 6-inch caliper trees within the landscaped setback shall be planted to act as a visual buffer

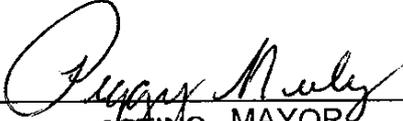
between the western most apartment buildings and the residential properties to the west.

14. That mature trees shall be salvaged and utilized within all the landscape setbacks with specific regard to placement of the larger specimens within the western landscape setback as approved by the Development Services Department.
15. That the applicant shall provide a minimum 15-foot landscape setback along the southern perimeter of the property. The setback shall be landscaped with a staggered double row of a 75% mixture of 3 to 6-inch caliper trees planted approximately 25-feet on center as approved by the Development Services Department.
16. That the final landscape plan, lighting plan, and sign package for the commercial and residential project shall be submitted to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval by the Development Services Department. That all signs shall not exceed 6-feet in height as approved by the Development Services Department.
17. That the parking lot screen wall and landscape pallet within the 35th Avenue landscaped setback shall compliment the adjacent existing development to the north and be compatible in color, texture, form and materials as approved by the Development Services Department.
18. That the applicant shall notify the following individuals 15 days prior to any of the following events, Preliminary site plan review meeting, Zoning Adjustment hearing or Planning Hearing Officer hearing.
 - a. Steven Klein - 6820 South 66th Avenue, Laveen, AZ 85339
 - b. Phil Hertel - 2300 West Broadway Road, Phoenix, AZ 85041
 - c. Jon Kimoto - 3216 West Ansell Road, Laveen, AZ 85339
 - d. Mark Williams - 7150 East Camelback Road #285, Scottsdale, AZ 85251
 - e. Randy Raskin – 5110 North 40th Street, Suite 100, Phoenix, AZ 85018
19. That the two commercial monument signs on 35th Avenue, and the lighted signs on the commercial building shall be

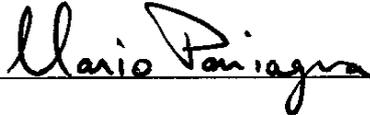
limited to a maximum of one user each, as approved by the Development Services Departments.

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 3rd day of September, 2008.

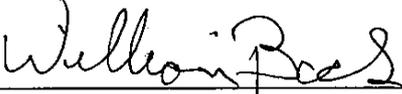

ACTING MAYOR

ATTEST:


City Clerk



APPROVED AS TO FORM:


Acting City Attorney

MLW

REVIEWED BY:


City Manager

MLW:tml:761889v1: (CM #37) (Item #7) - 9/3/08

Attachments:

- A - Legal Description (2 Pages)
- B - Ordinance Location Map (1 Page)

2008 SEP -4 PM 1:27

CITY CLERK DEPT.

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-51-08-7

PARCEL 1
APN 105-89-003J

That portion of the Southeast quarter of the Northeast quarter of Section 34, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Southeast quarter of the Northeast quarter of the Section 34, from whence the Northeast corner of Section 34 bears North 00 degrees 54 minutes 04 seconds East, a distance of 1314.05 feet;

Thence South 00 degrees 54 minutes 04 seconds West along the East line of said Southeast quarter, a distance of 236.03 feet to the South line of the North 236.00 feet of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 89 degrees 59 minutes 25 seconds West along the said South line, a distance of 336.08 feet;

Thence South 00 degrees 54 minutes 04 seconds West parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, a distance of 259.03 feet to the South line of the North 495.00 feet of said Southeast quarter;

Thence North 89 degrees 59 minutes 25 seconds West along said South line, a distance of 983.63 feet to the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 00 degrees 52 minutes 06 seconds East along said West line, a distance of 495.08 feet to the Northwest corner thereof;

Thence South 89 degrees 59 minutes 25 seconds East, along the North line of the Southeast quarter of the Northeast quarter of Section 34, a distance of 1319.99 feet to the POINT OF BEGINNING.

Approximately 13.0 acres (gross)

PARCEL 2
APN 105-89-003L

The South 259.00 feet of the North 495.00 feet of the Southeast quarter of the Northeast quarter of Section 34, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian;

EXCEPT the following described property:

That portion of the Southeast quarter of the Northeast quarter of Section 34, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Southeast quarter of the Northeast quarter of the Section 34, from whence the Northeast corner of Section 34 bears North 00 degrees 54 minutes 04 seconds East, a distance of 1314.05 feet;

Thence South 00 degrees 54 minutes 04 seconds West along the East line of said Southeast quarter, a distance of 236.03 feet to the South line of the North 236.00 feet of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 89 degrees 59 minutes 25 seconds West along the said South line, a distance of 336.08 feet;

Thence South 00 degrees 54 minutes 04 seconds West parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, a distance of 259.03 feet to the South line of the North 495.00 feet of said Southeast quarter;

Thence North 89 degrees 59 minutes 25 seconds West along said South line, a distance of 983.63 feet to the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 00 degrees 52 minutes 06 seconds East along said West line, a distance of 495.08 feet to the Northwest corner thereof;

Thence South 89 degrees 59 minutes 25 seconds East, along the North line of the Southeast quarter of the Northeast quarter of Section 34, a distance of 1319.99 feet to the POINT OF BEGINNING.

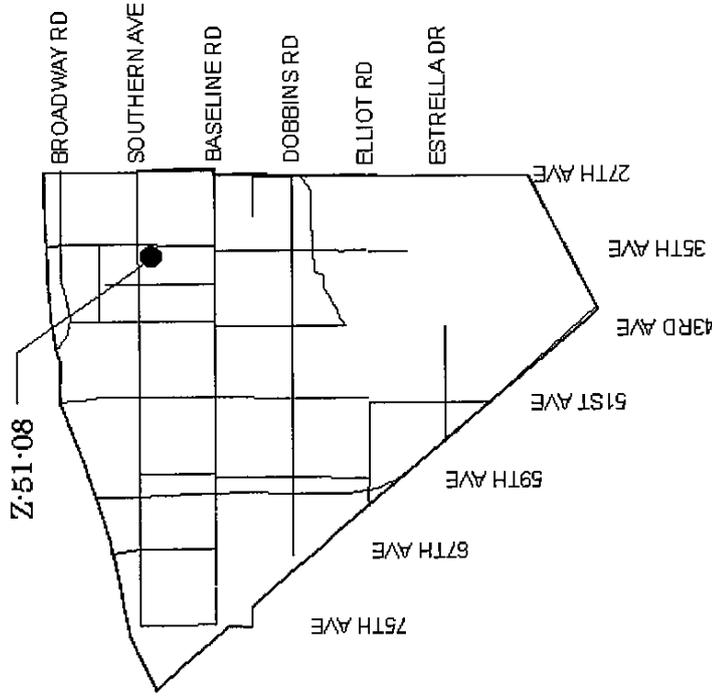
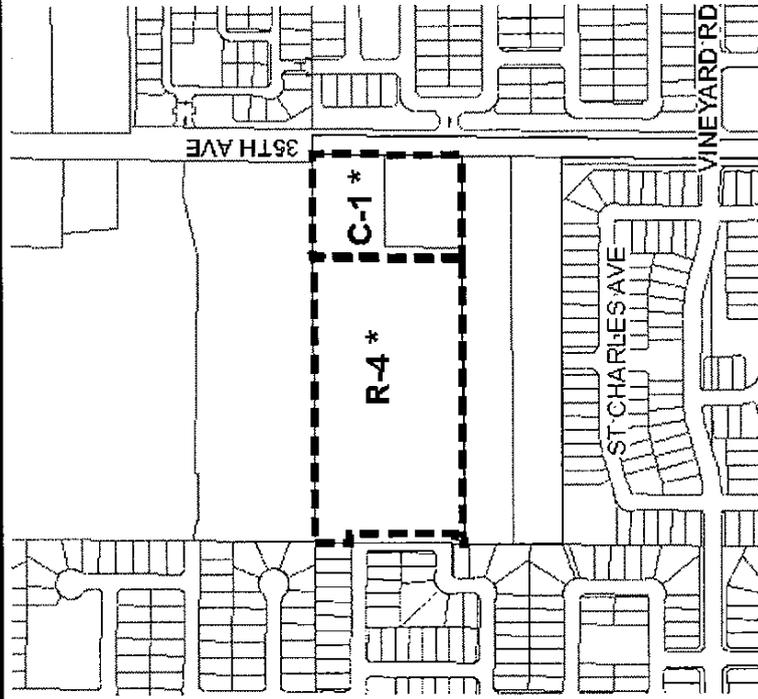
Approximately 1.998 acres (gross).

ORDINANCE LOCATION MAP

ATTACHMENT B

Zoning Case Number: Z-51-08-7
Zoning Overlay: N/A
Planning Village: Laveen

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



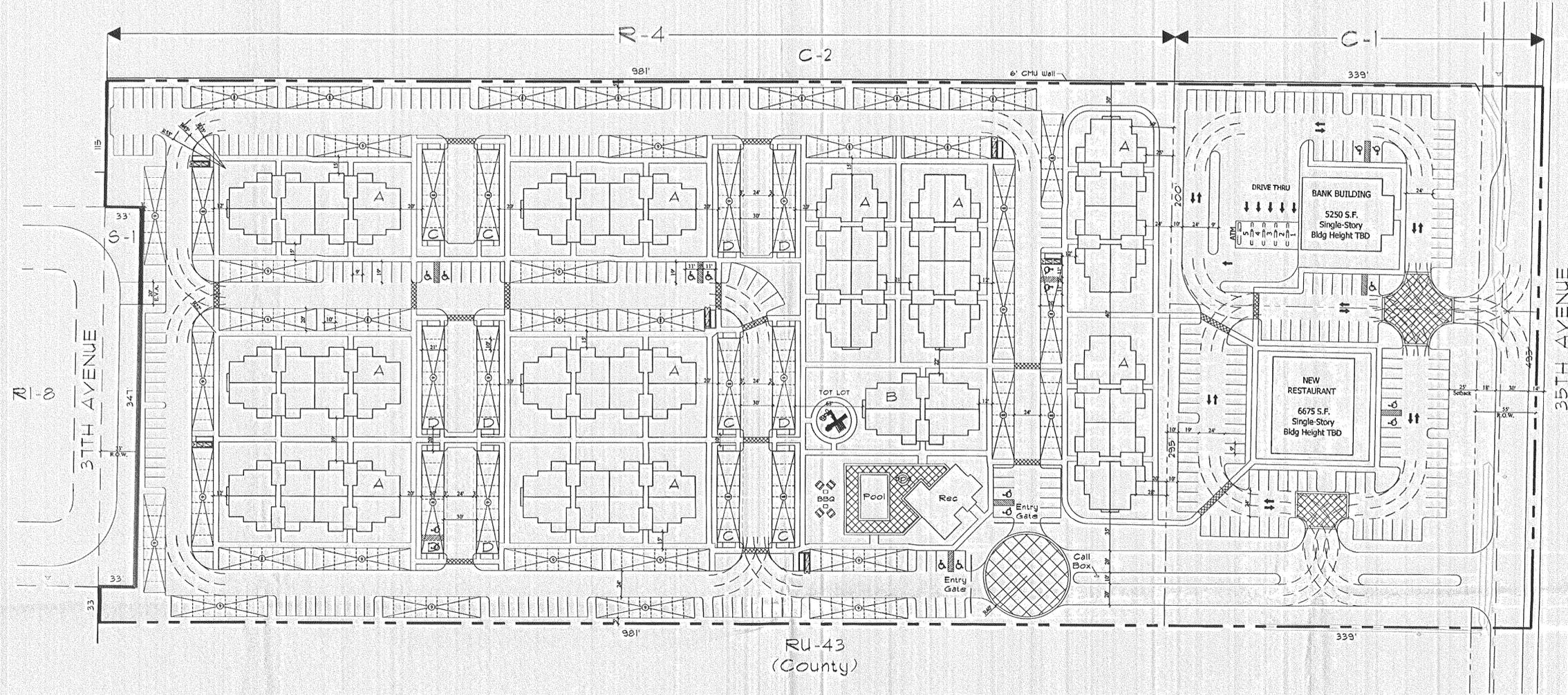
City of Phoenix
PLANNING DEPARTMENT

Drawn Date: 08-15-08

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TAB F

- 8FT. BLOCK WALL
- EMERGENCY GATE
- 8FT. IRON FENCE
- 6FT. BLOCK WALL PER ZONING CODE



71-8

LYDIA LANE

RU-43
 (County)

Residential Project Information:

Zoning Existing: RU-43 (County)
 Zoning Proposed: R-4
 Net Area: 10.89 Acres
 Gross Area: 10.89 Acres
 Total Unit: 216 Units
 Building Height Proposed & Allowed: 40' maximum
 Stories: 3-Stories
 Parking Required:

COVERED PARKING:
 1 BDRM = 131 UNITS (1.5) = 205.5 SPACES
 2 BDRM = 127 UNITS (1.5) = 190.5 SPACES
 3 BDRM = 12 UNITS (2.0) = 24.0 SPACES
TOTAL REQUIRED 420.0 SPACES

TOTAL PROPOSED 420 SPACES

GUEST PARKING:
 1 BDRM = 131 UNITS (0.5) = 68.5 SPACES
 2 BDRM = 127 UNITS (0.5) = 63.5 SPACES
 3 BDRM = 12 UNITS (1.0) = 12.0 SPACES
TOTAL REQUIRED 144.0 SPACES

TOTAL PROPOSED 144 SPACES

Density: 25.34 DU/Acre

Commercial Project Information:

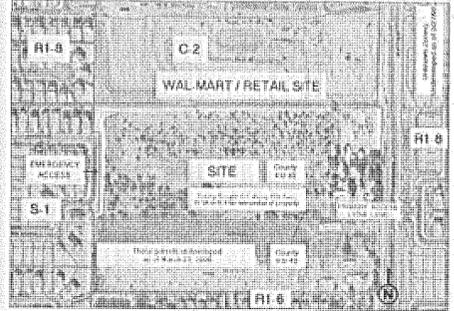
Zoning Existing: RU-43 (County)
 Zoning Proposed: C-1
 Net Area: 3.22 Acres
 Gross Area: 3.85 Acres
 Lot Coverage Proposed: 11,925 S.F. (0.21 Ac. - 1%)
 Building Height Proposed & Allowed: 30' maximum
 Stories: 1-Story
 Parking Required:

BANK BUILDING:
 1 SPACE/300 S.F. (5250 S.F.) = 17.5 SPACES
TOTAL PROPOSED 18 SPACES

NEW RESTAURANT:
 1 SPACE/50 S.F. (6675 S.F.) = 133.5 SPACES
TOTAL PROPOSED 134 SPACES

*NOTE: May require a shared parking agreement.

TOTAL PROPOSED 148 SPACES



Vicinity Map

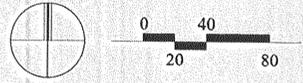
N.T.S.

Conceptual Site Plan - B2

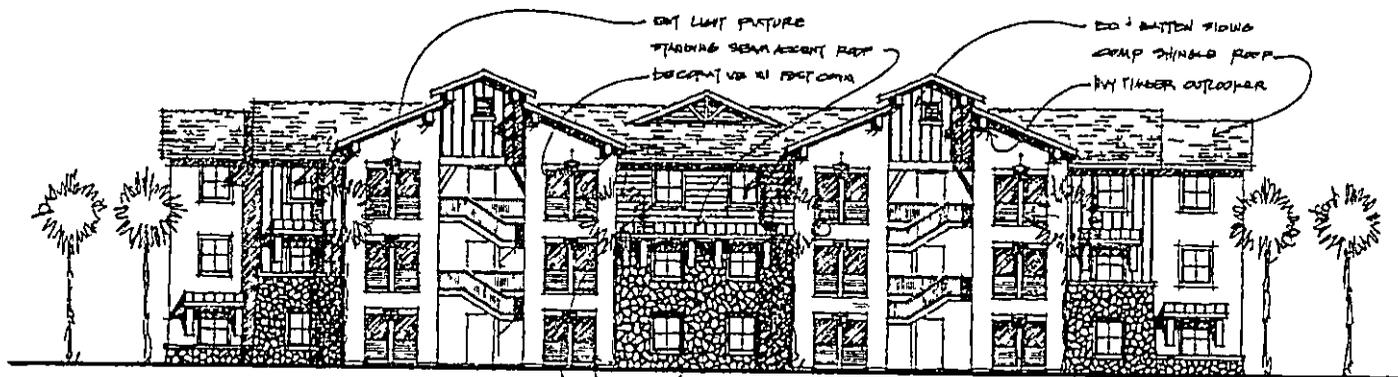
Laveen Village Commons
 Phoenix, Arizona

SUN WEST PROPERTIES
 3333 N. 44th St.
 Phoenix, AZ 85018

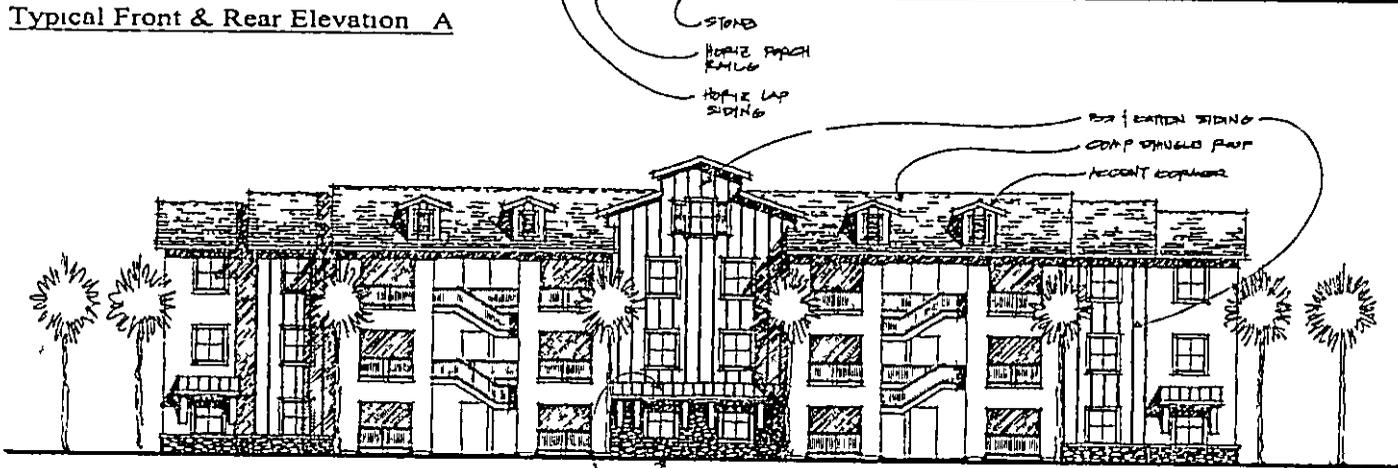
KTGY NO. 20070893



KTGY GROUP ARCHITECTURE PLANNING
 17882 MITCHELL SOUTH
 IRVINE, CALIFORNIA 92614
 (949) 861-2188 FAX (949) 861-8186
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Typical Front & Rear Elevation A



Typical Front & Rear Elevation B

Conceptual Elevations

35th Ave & Southern
Phoenix Arizona



0219 008

SUN WEST PROPERTIES
3333 N 44th St
Phoenix AZ 85018

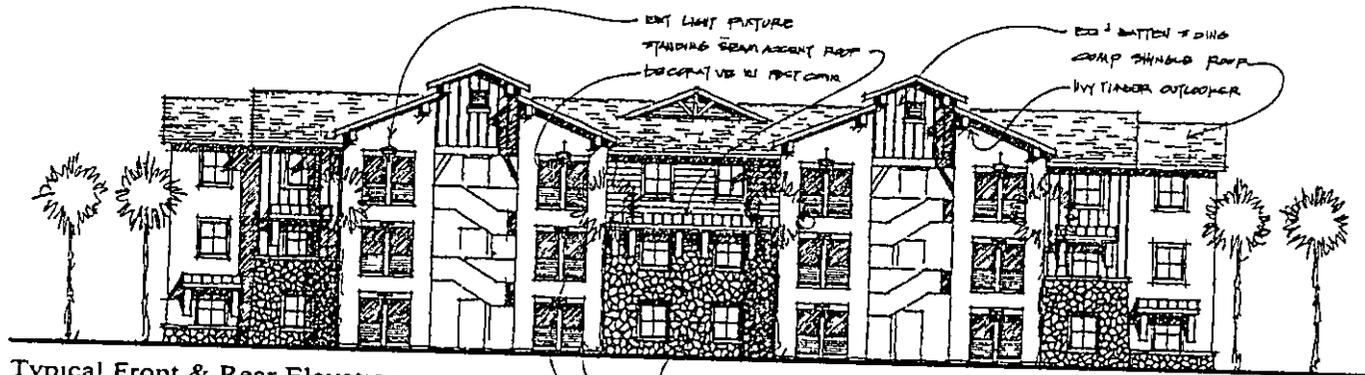
KTGY NO 20070893

CITY OF PHOENIX

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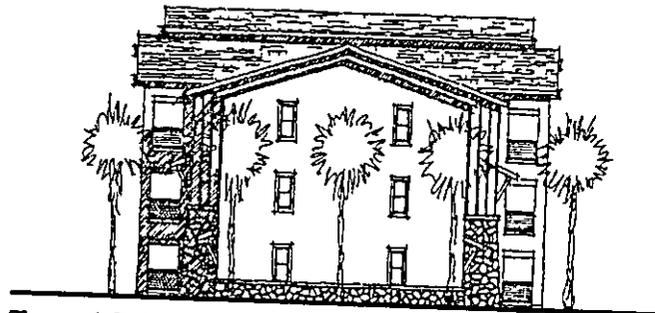
Planning Department





Typical Front & Rear Elevation

STONE
 FORMER PORCH
 RAILING
 HORIZONTAL LAP
 SIDING



Typical Side Elevation

Conceptual Elevations

35th Ave & Southern
 Phoenix Arizona

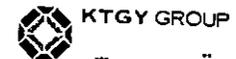
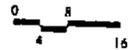
SUN WEST PROPERTIES
 3333 N 4th St
 Phoenix, AZ 85018

KTGY NO 20070893

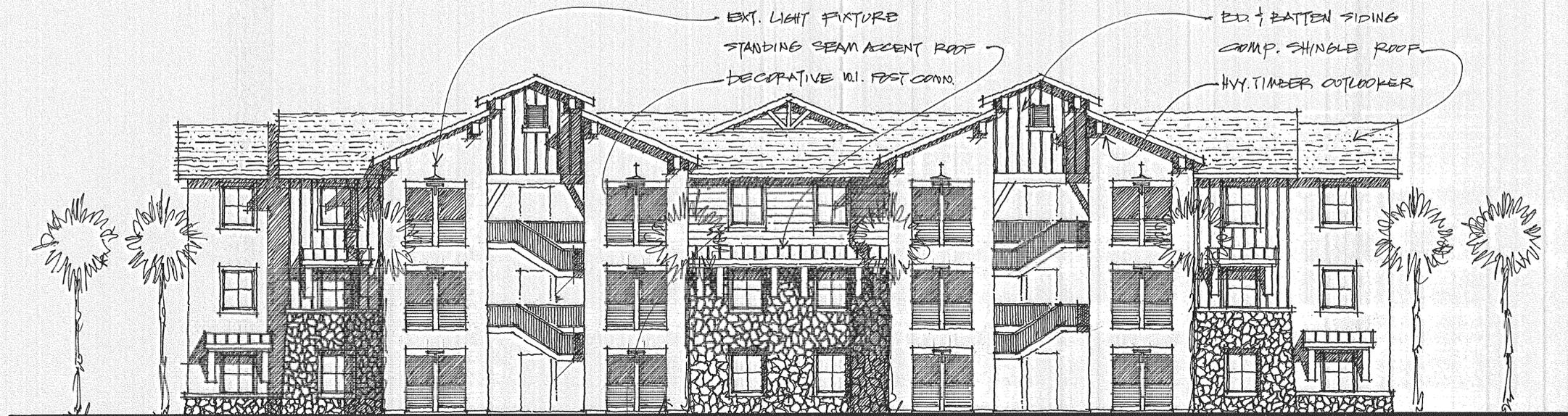
CITY OF PHOENIX

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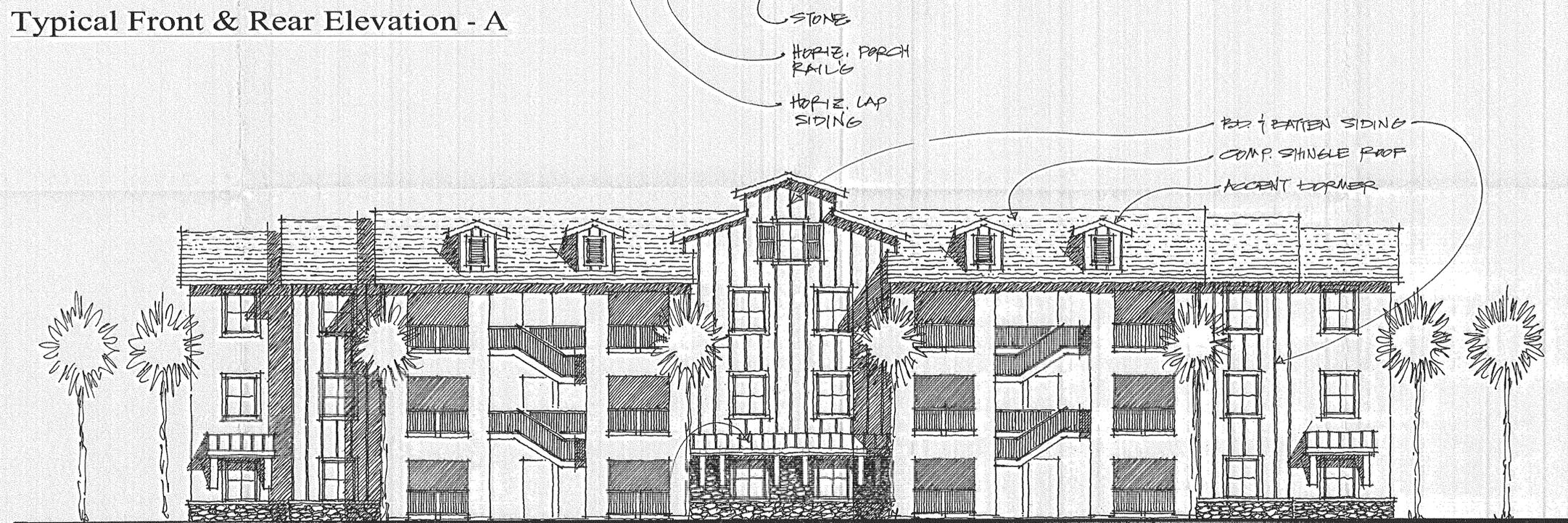
Planning Department



02/19/2008



Typical Front & Rear Elevation - A

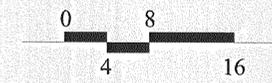


Typical Front & Rear Elevation - B

Conceptual Elevations

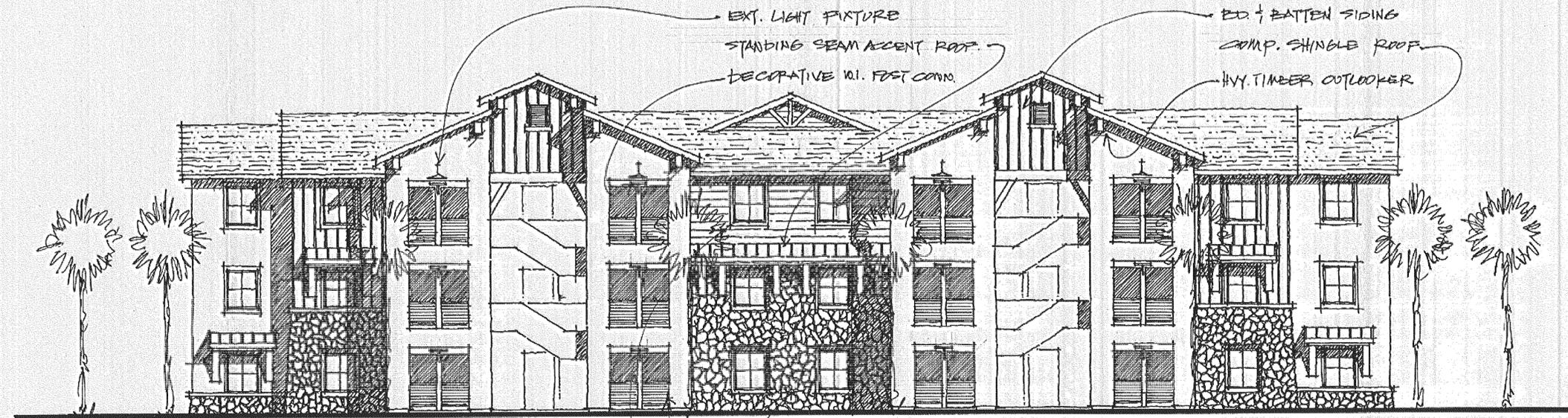
35th Ave. & Southern
Phoenix, Arizona

CITY OF PHOENIX
MAY 20 2008
Planning Department



SUN WEST PROPERTIES
3333 N. 44th St.
Phoenix, AZ 85018

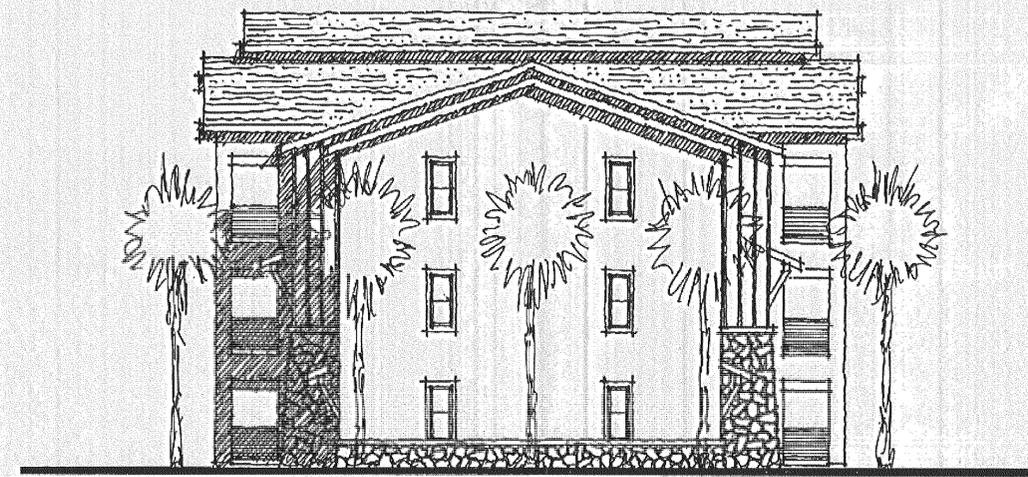
KTGY GROUP, INC.
ARCHITECTURE PLANNING
17992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-5156
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Typical Front & Rear Elevation

STONE
HORIZ. PORCH
RAILS
HORIZ. LAP
SIDING

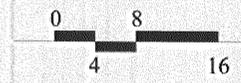
CITY OF PHOENIX
MAY 20 2008
Planning Department



Typical Side Elevation

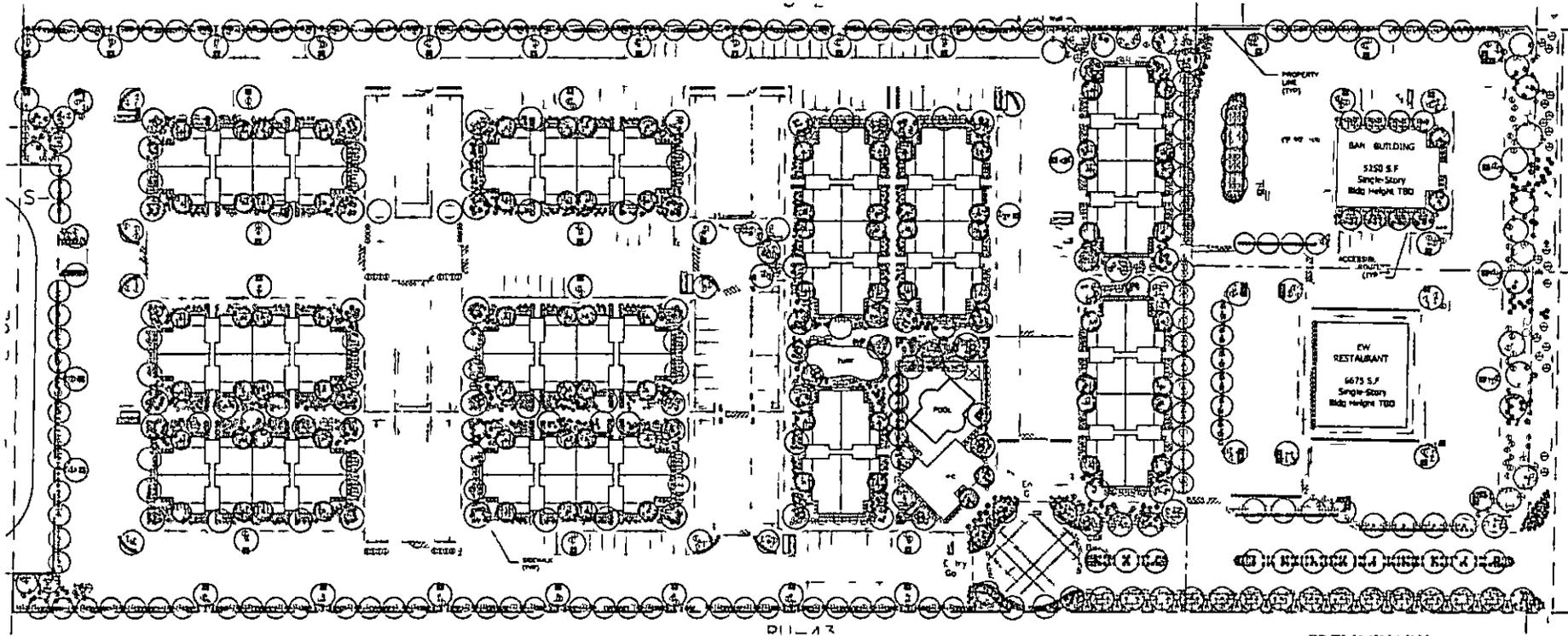
Conceptual Elevations

35th Ave. & Southern
Phoenix, Arizona



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CITY OF PHOENIX
 JUL 25 2008
 PLANNING DEPT
 2nd FLOOR RECEPTION

PLANT SCHEDULE

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | SYMBOL | BOTANICAL/COMMON NAME | SIZE |
|--------------|----------------------------|------|--------|-------------------------------|-------------|
| TREES | | | | | |
| | SALICED TREE FR. ON SITE | APES | | ACE TS | |
| | ARJUNIS | | | AGAVE CE. FLORA | 5 GAL |
| | ACACIA BILARISIANA | 60 | ① | FLORERED AGAVE | |
| | ACACIA BILARISIANA | 60 | ② | HEMERALDE AMBIFLORA | CAL |
| | CERODRUM FRAXEO | 3 DO | ③ | RED YUCCA | |
| | AL. OREA | | ④ | MAHLEBERGIA CAPLARS REGAL WST | CAL |
| | PROSOPIS THORNLESS | 60 | ⑤ | REGAL WST DEER CRAS | |
| | THORNLESS CHALEAN MESQUITE | | ⑥ | GRUO OCCOE | |
| | DALBERGIA BISSOO | 60 | ⑦ | BACCHARIS HYBRID STARR | CAL |
| | BISSOO TREE | | ⑧ | DEWENT BRUSH HYBRID | CAL |
| | | | ⑨ | VERBENA SUAVERTIC BEAUTY | CAL |
| | | | ⑩ | SUN ER. E BEAUTY VERBENA | CAL |
| | | | ⑪ | LANTANA SPP | CAL |
| | | | ⑫ | OR GOLD LANTANA | CAL |
| | | | ⑬ | LANTANA MONTEVIDEOS | CAL |
| | | | ⑭ | PURPLE TRAILER LAN AM | CAL |
| | | | ⑮ | RUELLIA DR. DYAN | CAL |
| | | | ⑯ | DWAR RUELLIA | |
| | | | ⑰ | TERI | |
| | | | ⑱ | DECOMPOSED ORANGE | 2 WINGS |
| | | | ⑲ | PRESS BR. WY | DESE |
| | | | ⑳ | WE. WOOD OR. E BOULDE S | 7 1/2" WOOD |
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ORDINANCE G-5246

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-51-08-7) FROM S-1 (RANCH OR FARM RESIDENCE) TO R-4 (MULTIPLE FAMILY RESIDENCE) AND C-1 (NEIGHBORHOOD COMMERCIAL).

WHEREAS, on May 20, 2008, the City of Phoenix Planning Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Rob LaGrone, having authorization to represent the owner, Laveen Elementary School District, of an approximately 14.38 acre property located approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue in a portion of Section 34, Township 1 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 August 13, 2008, 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 September 3, 2008, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

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

SECTION 1: The zoning of an approximately 14.38 acre property located approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue in a portion of Section 34, Township 1 North, Range 2 East, as described more specifically in Attachment "A." Parcel 1 is hereby changed from "S-1" (Ranch or Farm Residence) to "R-4" (Multiple Family Residence) and Parcel 2 to "C-1" (Neighborhood Commercial) and 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-51-08-7, 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:

1. That the development shall be in general conformance with the residential elevations date stamped May 20, 2008 and the site plan date stamped August 11, 2008, as modified by the following stipulations and approved by the Development Services Department with specific regard to the following:
 - a. That the commercial building to the north be a maximum of 5300 square feet.
 - b. That the commercial building to the south be a maximum of 6700 square feet.
2. That the elevations for the commercial pads shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.
3. That landscaping shall be in general conformance with the conceptual landscaping plan date stamped July 25, 2008, with the addition of landscape diamonds provided approximately every 6 stalls in the commercial and guest residential parking areas, as approved or modified by the Development Services Department.
4. That the perimeter wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Development Services Department.
5. That all pedestrian walkways shall be shaded and connect all residential buildings to project amenities, commercial pads to the east and the commercial site to the north, as approved by the Development Services Department.
6. That the developer shall conduct archaeological monitoring and/or testing by a qualified archaeologist within all areas of the development prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist. Further data recovery may be necessary based on results of the testing.
7. That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the

templates and instructions provided, which have been reviewed and approved by the City Attorney.

8. That right-of-way totaling 55 feet shall be dedicated for the west half of 35th Avenue, as approved by the Development Services Department.
9. That right-of-way totaling 25 feet shall be dedicated for the east half of 37th Avenue, as approved by the Development Services Department.
10. 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 by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
11. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
12. That the maximum number of residential units shall not exceed 276.
13. That the western property area shall be designed in the following manner as approved or modified by the Development Services Department:
 - a. That owner shall file for and pursue a variance to allow for a maximum 8-foot ornamental iron view fence on the western property line;
 - b. Minimum 8-foot wide landscape setback between the block wall/view fence and the proposed parking structures along the western perimeter (additional landscaping shall occur outside the perimeter fence);
 - c. Covered parking spaces adjacent to required view fencing, located on the west end of the property shall be screened from the residential properties to the west of the site. The screening method shall consist of either landscaping or a wall attached to the parking canopy;
 - d. A mixture of 75% 4 to 6-inch caliper trees within the landscaped setback shall be planted to act as a visual buffer

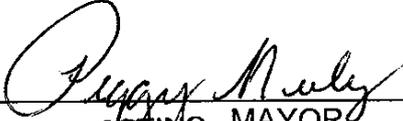
between the western most apartment buildings and the residential properties to the west.

14. That mature trees shall be salvaged and utilized within all the landscape setbacks with specific regard to placement of the larger specimens within the western landscape setback as approved by the Development Services Department.
15. That the applicant shall provide a minimum 15-foot landscape setback along the southern perimeter of the property. The setback shall be landscaped with a staggered double row of a 75% mixture of 3 to 6-inch caliper trees planted approximately 25-feet on center as approved by the Development Services Department.
16. That the final landscape plan, lighting plan, and sign package for the commercial and residential project shall be submitted to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval by the Development Services Department. That all signs shall not exceed 6-feet in height as approved by the Development Services Department.
17. That the parking lot screen wall and landscape pallet within the 35th Avenue landscaped setback shall compliment the adjacent existing development to the north and be compatible in color, texture, form and materials as approved by the Development Services Department.
18. That the applicant shall notify the following individuals 15 days prior to any of the following events, Preliminary site plan review meeting, Zoning Adjustment hearing or Planning Hearing Officer hearing.
 - a. Steven Klein - 6820 South 66th Avenue, Laveen, AZ 85339
 - b. Phil Hertel - 2300 West Broadway Road, Phoenix, AZ 85041
 - c. Jon Kimoto - 3216 West Ansell Road, Laveen, AZ 85339
 - d. Mark Williams - 7150 East Camelback Road #285, Scottsdale, AZ 85251
 - e. Randy Raskin – 5110 North 40th Street, Suite 100, Phoenix, AZ 85018
19. That the two commercial monument signs on 35th Avenue, and the lighted signs on the commercial building shall be

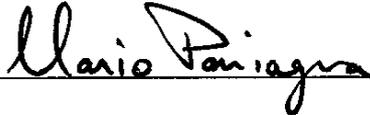
limited to a maximum of one user each, as approved by the Development Services Departments.

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 3rd day of September, 2008.

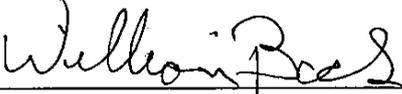

ACTING MAYOR

ATTEST:


City Clerk



APPROVED AS TO FORM:


Acting City Attorney

MLW

REVIEWED BY:


City Manager

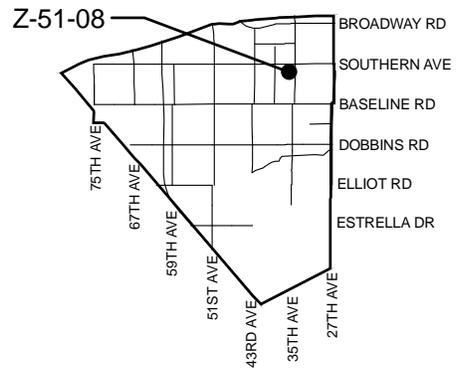
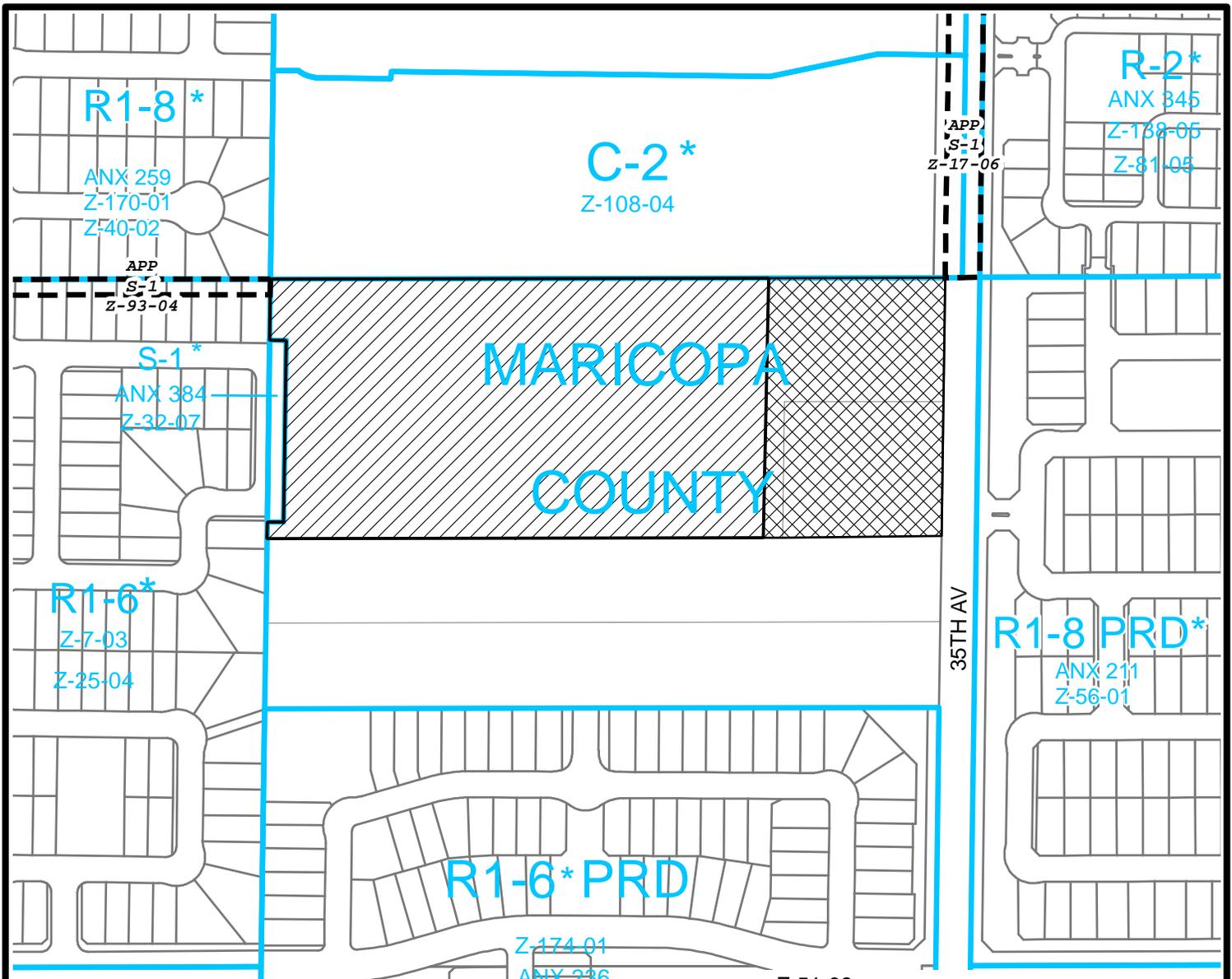
MLW:tml:761889v1: (CM #37) (Item #7) - 9/3/08

Attachments:

- A - Legal Description (2 Pages)
- B - Ordinance Location Map (1 Page)

2008 SEP -4 PM 1:27

CITY CLERK DEPT.



CITY OF PHOENIX PLANNING DEPARTMENT

LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 7

APPLICANT'S NAME:

SUN WEST PROPERTIES - ROB LaGRONE

REQUESTED CHANGE:

FROM: COUNTY RURAL-43, (Pending S-1, 14.38 a.c.)

APPLICATION NO.

Z-51-08

DATE:

05-23-2008

REVISION DATES:

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

14.38 Acres

AERIAL PHOTO & QUARTER SEC. NO.

Q2-20

ZONING MAP

D6

TO: C-1, (3.84 a.c.)



R-4, (10.54 a.c.)



MULTIPLES PERMITTED

S-1

C-1, R-4

CONVENTIONAL OPTION

14

55, 305

*** UNITS P.R.D. OPTION**

14

67, 367

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



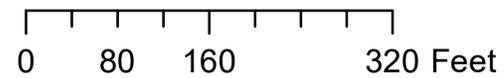
Maricopa County Assessor's Office

PHO-1-22--Z-51-08-7

Property Location: Approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue



Planning & Development Department



ZONING STIPULATIONS (ZONING CASE Z-51-08)

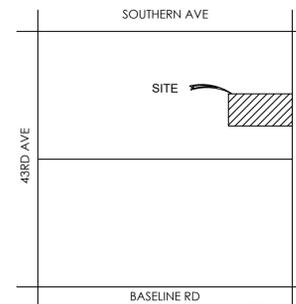
- THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE RESIDENTIAL ELEVATIONS DATE STAMPED MAY 20, 2008 AND THE SITE PLAN DATE STAMPED AUGUST 11, 2008 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT WITH SPECIFIC REGARD TO THE FOLLOWING
 - THAT THE COMMERCIAL BUILDING TO THE NORTH BE A MAXIMUM OF 5300 SQUARE FEET.
 - THAT THE COMMERCIAL BUILDING TO THE SOUTH BE A MAXIMUM OF 6700 SQUARE FEET.
- THAT THE ELEVATIONS FOR THE COMMERCIAL PADS SHALL BE APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO DEVELOPMENT SERVICES DEPARTMENT PRELIMINARY SITE PLAN APPROVAL. THIS REVIEW IS FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT LANDSCAPING SHALL BE IN GENERAL CONFORMANCE WITH THE CONCEPTUAL LANDSCAPING PLAN DATE STAMPED JULY 25, 2008 WITH THE ADDITION OF LANDSCAPE DIAMONDS PROVIDED APPROXIMATELY EVERY 6 STALLS IN THE COMMERCIAL AND GUEST RESIDENTIAL PARKING AREAS AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE PERIMETER WALL SHALL INCLUDE MATERIAL AND TEXTURAL DIFFERENCES SUCH AS STUCCO AND/OR SPLIT FACE BLOCK WITH A DECORATIVE ELEMENT SUCH AS TILE GLASS INSERTS OR STAMPED DESIGNS AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT ALL PEDESTRIAN WALKWAYS SHALL BE SHADED AND CONNECT ALL RESIDENTIAL BUILDINGS TO PROJECT AMENITIES COMMERCIAL PADS TO THE EAST AND THE COMMERCIAL SITE TO THE NORTH, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE DEVELOPER SHALL CONDUCT ARCHAEOLOGICAL MONITORING AND/OR TESTING BY A QUALIFIED ARCHAEOLOGIST WITHIN ALL AREAS OF THE DEVELOPMENT PRIOR TO CLEARING AND GRUBBING LANDSCAPE SALVAGE AND/OR GRADING AS APPROVED OR MODIFIED BY THE CITY ARCHAEOLOGIST FURTHER DATA RECOVERY MAY BE NECESSARY BASED ON RESULTS OF THE TESTING.
- THAT THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.
- THAT RIGHT-OF-WAY TOTALING 55 FEET SHALL BE DEDICATED FOR THE WEST HALF OF 35TH AVENUE AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT RIGHT-OF-WAY TOTALING 25 FEET SHALL BE DEDICATED FOR THE EAST HALF OF 37TH AVENUE AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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 BY THE DEVELOPMENT SERVICES DEPARTMENT. ALL IMPROVEMENTS SHALL, COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
- THAT THE APPLICANT SHALL COMPLETE AND SUBMIT THE DEVELOPER PROJECT INFORMATION FORM FOR THE MAG TRANSPORTATION IMPROVEMENT PROGRAM TO THE STREET TRANSPORTATION DEPARTMENT. THIS FORM IS A REQUIREMENT OF THE EPA TO MEET CLEAN AIR QUALITY REQUIREMENTS.
- THAT THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 276.
- THAT THE WESTERN PROPERTY AREA SHALL BE DESIGNED IN THE FOLLOWING MANNER AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - THAT THE OWNER SHALL FILE FOR AND PURSUE A VARIANCE TO ALLOW FOR A MAXIMUM 8-FOOT ORNAMENTAL IRON VIEW FENCE ON THE WESTERN PROPERTY LINE.
 - MINIMUM 8-FOOT WIDE LANDSCAPE SETBACK BETWEEN THE BLOCK WALL/VIEW FENCE AND THE PROPOSED PARKING STRUCTURES ALONG THE WESTERN PERIMETER/ADDITIONAL LANDSCAPING SHALL OCCUR OUTSIDE THE PERIMETER FENCE).
 - COVERED PARKING SPACES ADJACENT TO REQUIRED VIEW FENCING LOCATED ON THE WEST END OF THE PROPERTY SHALL BE SCREENED FROM THE RESIDENTIAL PROPERTIES TO THE WEST OF THE SITE. THE SCREENING METHOD SHALL CONSIST OF EITHER LANDSCAPING OR A WALL ATTACHED TO THE PARKING CANOPY.
 - A MIXTURE OF 75% 4-6" CALIPER TREES WITHIN THE LANDSCAPED SETBACK SHALL BE PLANTED TO ACT AS A VISUAL BUFFER BETWEEN THE WESTERN MOST APARTMENT BUILDINGS AND THE RESIDENTIAL PROPERTIES TO THE WEST.
- THAT MATURE TREES SHALL BE SALVAGED AND UTILIZED WITHIN ALL THE LANDSCAPE SETBACKS WITH SPECIFIC REGARD TO THE PLACEMENT OF THE LARGER SPECIMENS WITHIN THE WESTERN LANDSCAPE SETBACK AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE APPLICANT SHALL PROVIDE A MINIMUM 15-FOOT LANDSCAPE ALONG THE SOUTHERN PERIMETER OF THE PROPERTY. THE SETBACK SHALL BE LANDSCAPED WITH A STAGGERED DOUBLE ROW OF A 75% MIXTURE OF 3 TO 6 INCH CALIPER TREES PLANTED APPROXIMATELY 25-FEET ON CENTER AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE FINAL LANDSCAPE PLAN, LIGHTING PLAN, AND SIGN PACKAGE FOR THE COMMERCIAL AND RESIDENTIAL PROJECT SHALL BE SUBMITTED TO THE LAVEEN VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT. THAT ALL SIGNS SHALL NOT EXCEED 6 FEET IN HEIGHT AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE PARKING LOT SCREEN WALL AND LANDSCAPE PALLET WITHIN THE 35TH AVENUE LANDSCAPE SETBACK SHALL COMPLIMENT THE ADJACENT EXISTING DEVELOPMENT TO THE NORTH AND BE COMPATIBLE IN COLOR TEXTURE FORM AND MATERIALS AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THAT THE APPLICANT SHALL NOTIFY THE FOLLOWING INDIVIDUALS 15 DAYS PRIOR TO ANY OF THE FOLLOWING EVENTS: PRELIMINARY SITE PLAN REVIEW MEETING, ZONING ADJUSTMENT HEARING, OR PLANNING HEARING OFFICER HEARING.
 - STEVEN KLEIN - 6820 SOUTH 66TH AVENUE, LAVEEN AZ 85339
 - PHIL HERTEL - 2300 WEST BROADWAY ROAD, PHOENIX AZ, 85041
 - JON KIMOTO - 3216 WEST ANSELL ROAD, LAVEEN AZ 85336
 - MARK WILLIAMS - 7150 EAST CAMELBACK ROAD#285, SCOTTSDALE AZ 85251
 - RANDY RASKIN - 5110 NORTH 40TH STREET, SUITE 100 PHOENIX AZ 85018
- THAT THE TWO COMMERCIAL MONUMENT SIGNS ON 35TH AVENUE AND THE LIGHTED SIGNS ON THE COMMERCIAL BUILDING SHALL BE LIMITED TO A MAXIMUM OF ONE USER EACH AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PRELIMINARY SITE PLAN FOR LEGACY AT LAVEEN VILLAGE

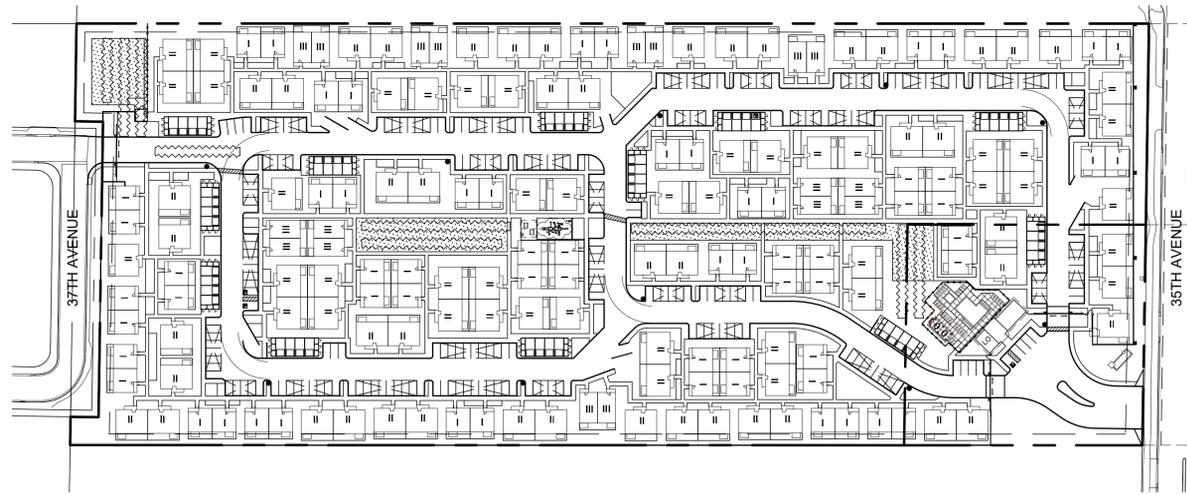
35TH AVE AND SOUTHERN AVE

PHOENIX, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



LEGAL DESCRIPTION

PARCEL 1:
THE SOUTH 259 FEET OF THE NORTH 495 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THAT PORTION CONVEYED TO LAVEEN ELEMENTARY SCHOOL DISTRICT NO. 59, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDED OCTOBER 01, 2002 AS 2002-1013178 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, FROM WHENCE THE NORTHEAST CORNER OF SECTION 34 BEARS NORTH 00 DEGREES 54 MINUTES 04 SECONDS EAST, A DISTANCE OF 1314.05 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 236.03 FEET TO THE SOUTH LINE OF THE NORTH 236.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 336.08 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 04 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 259.03 FEET TO THE SOUTH LINE OF THE NORTH 495.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 983.63 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 00 DEGREES 52 MINUTES 06 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 495.08 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1319.99 FEET TO THE POINT OF BEGINNING; AND

FURTHER EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION, BY WARRANTY DEED RECORDED AUGUST 02, 2011 AS 2011-0641509 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION, A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 47 MINUTES 03 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2628.07 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 00 DEGREES 47 MINUTES 03 SECONDS EAST, A DISTANCE OF 818.46 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 12 MINUTES 57 SECONDS WEST, A

LEGAL DESCRIPTION (CONT.)

DISTANCE OF 33.00 FEET, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2003-0834122, MARICOPA COUNTY RECORDS (M.C.R.) AND THE WEST LINE OF THE EAST 33 FEET OF SAID SECTION AND THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE, ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL, SOUTH 89 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 22.00 FEET, TO THE WEST LINE OF THE EAST 55 FEET OF SAID SECTION;

THENCE LEAVING SAID SOUTHERLY LINE, ALONG SAID WEST LINE, NORTH 00 DEGREES 47 MINUTES 03 SECONDS EAST, A DISTANCE OF 259.03 FEET, TO THE NORTHERLY LINE OF SAID CERTAIN PARCEL;

THENCE LEAVING SAID WEST LINE, ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.00 FEET, TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL;

THENCE LEAVING SAID NORTHERLY LINE, ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL, SOUTH 00 DEGREES 47 MINUTES 03 SECONDS WEST, A DISTANCE OF 259.03 FEET, TO THE POINT OF BEGINNING.

PARCEL 2 (:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, FROM WHENCE THE NORTHEAST CORNER OF SECTION 34 BEARS NORTH 00 DEGREES 54 MINUTES 04 SECONDS EAST, A DISTANCE OF 1314.05 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 236.03 FEET TO THE SOUTH LINE OF THE NORTH 236.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 336.08 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 04 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 259.03 FEET TO THE SOUTH LINE OF THE NORTH 495.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 983.63 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 00 DEGREES 52 MINUTES 06 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 495.08 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1319.99 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN MAP OF DEDICATION FOR "37TH AVENUE AT AMBER RIDGE HEIGHTS" RECORDED IN BOOK 823 OF MAPS, PAGE 16; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN DEED RECORDED IN 2011-0319976 OF OFFICIAL RECORDS.

CIVIL ENGINEER

TERRASCOPE CONSULTING, LLC
645 E. MISSOURI AVE, SUITE 160
PHOENIX, ARIZONA 85012

CONTACT: DAVID WEST
PHONE: (602) 753-5517
EMAIL: DWEST@TERRASCOPE.US

DEVELOPER / APPLICANT

SCOTTSDALE INVESTMENT MANAGEMENT
8901 E RAIN TREE DRIVE, STE 140
SCOTTSDALE, ARIZONA

CONTACT: TIM GRANT
PHONE: 480-860-2000
EMAIL: TIMGRANT@SIMAZ.COM

ARCHITECT

FELTEN GROUP
18325 N ALLIED WAY, STE 200
PHOENIX, AZ 85054

CONTACT: GERALD LAMB
PHONE: 602-867-2500
EMAIL: GERALD.LAMB@FELTENGROUP.COM

LANDSCAPE ARCHITECT

COLLECTIV LANDSCAPE ARCHITECTS
1426 NORTH 2ND STREET, STE 200
PHOENIX, ARIZONA 85004

CONTACT: RYAN WILT
PHONE: 602-358-7711
EMAIL: RYANW@COLLECTIVLA.COM

BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 35TH AVENUE & SOUTHERN AVENUE
ELEVATION = 1037.13 (NGVD 29 DATUM)

BASIS OF BEARING

NORTH 00°54'04" EAST - BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. PER THE DEED OF RECORD, RECORDED IN DOCUMENT NUMBER 2019-0335019, MARICOPA COUNTY RECORDS.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2195L, PANEL 2195 OF 4425, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX

| SHEET NAME | SHEET NO. |
|------------|-----------|
| COVER | 1 |
| SITE PLAN | 2 |

CITY OF PHOENIX

MAR 04 2022

Planning & Development Department

consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave., Suite 160, Phoenix, Arizona 85012
P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com



LEGACY AT LAVEEN VILLAGE

PRELIM SITE PLAN



| DATE | DESCRIPTION |
|------------|-----------------|
| 03/04/2022 | PHO APPLICATION |

CHECKED BY: DMW

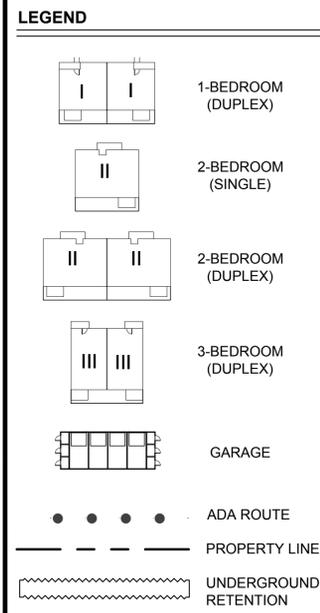
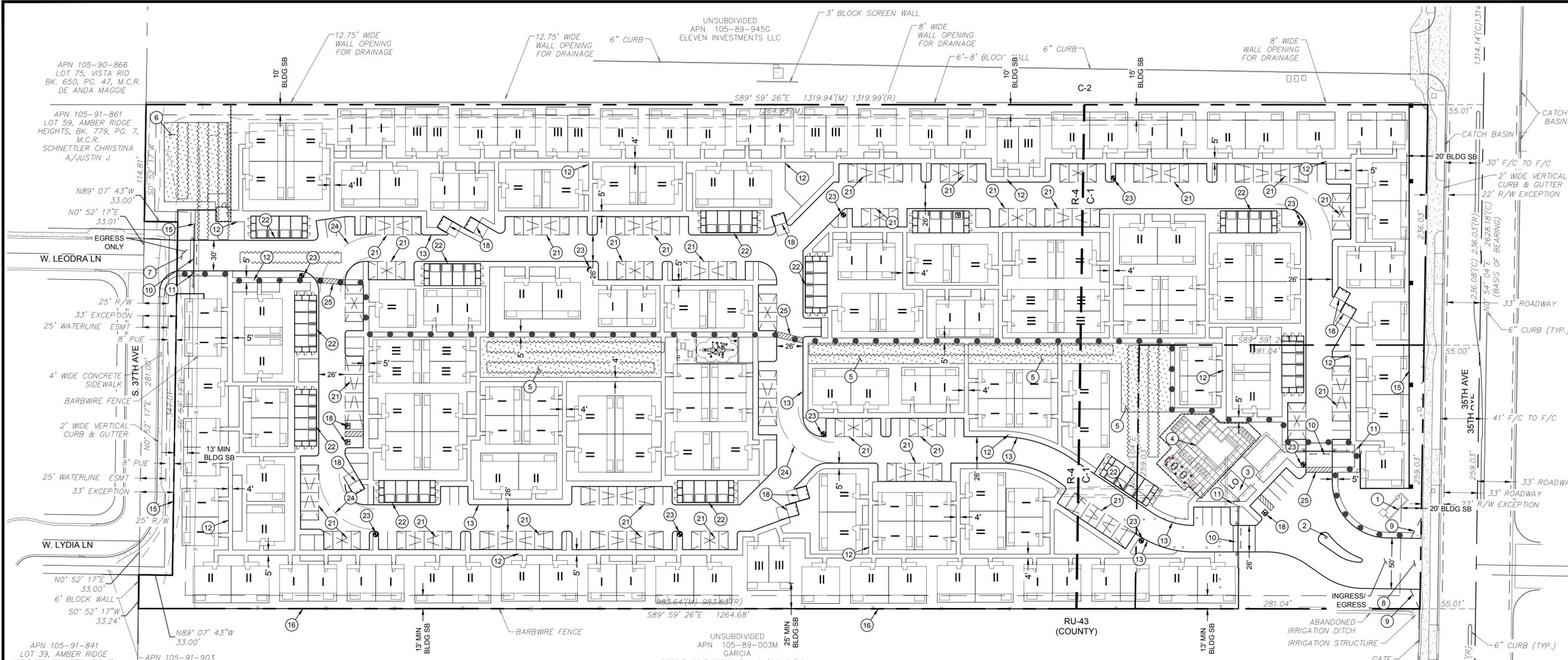
DRAWN BY: CMA

TITLE: COVER

SHEET No. 1 of 2

PROJECT No. 1286

KIVA #: 20-3413
SDEV #: 2007873
PAPP #: 2210229



- # KEY NOTES**
- ENTRY MONUMENT
 - VISITOR CALL BOX
 - LEASING OFFICE
 - POOL
 - TURF AREA
 - DOG PARK
 - DRIVEWAY PER CITY OF PHOENIX STD DTL P-1255-1
 - DRIVEWAY PER CITY OF PHOENIX STD DTL P-1255-2
 - TRAFFIC VISIBILITY (10' X 20')
 - VEHICLE ACCESS GATE
 - PEDESTRIAN ENTRANCE GATE
 - SIDEWALK
 - 6" VERTICAL CURB AND GUTTER
 - ROLL CURB
 - 6' HIGH THEME WALL
 - 6' HIGH BUILDER WALL
 - 6' HIGH FULL VIEW FENCE
 - SOLID WASTE ACCESS & CONTAINMENT ENCLOSURE PER CITY OF PHOENIX STANDARDS. (8 CY DUMPSTERS)
 - PARKING STALL
 - ADA PARKING STALL (11' X 18')
 - COVERED PARKING STRUCTURE - 8'2" CLEAR WITH MINIMUM 1.5' OVERHANG)
 - PARKING GARAGE
 - FIRE HYDRANT
 - FIRE DEPT. TURNING RADII (55' OUTER RADII, 35' INNER RADII)
 - STRIPED PEDESTRIAN CROSSING

PROJECT DATA

SITE AREA (GROSS): ± 14.74 AC (642,074.4 SF)
 SITE AREA (NET): ± 14.11 AC (614,631.6 SF)

OPEN SPACE REQUIRED (GROSS): 5% (± 30,731 SF)
 OPEN SPACE PROVIDED (GROSS): 5.1% (± 32,755 SF)

DENSITY (NET): 11.67 DU/AC
 NO. OF UNITS: 172

APNS: 105-89-003N, 105-89-003Q

EXISTING ZONING: R-4 (MULTIPLE FAMILY RESIDENCE)
 C-1 (COMMERCIAL-NEIGHBORHOOD)

ZONING CASE: Z-51-08

SITE ADDRESS: 35TH AVE AND SOUTHERN AVE
 PHOENIX, AZ 85043

ZONING STANDARDS R-4

| | | |
|---|-------------------------|-------|
| AREA (GROSS) | ± 10.52 AC (458,277 SF) | |
| DENSITY (DU/ACRE) | MAX. | GROSS |
| | 30.45 | 12.83 |
| LOT COVERAGE | 50% | |
| MIN BLDG SETBACKS | PROV. | |
| WEST (1-BED=15', 2-BED=13', 3-BED=25') | 13' MIN | |
| EAST | - | |
| SOUTH (1-BED=15', 2-BED=13', 3-BED=25') | 13' MIN | |
| NORTH | 10' | |
| MIN LANDSCAPE SETBACKS (FT) | 5' | |

ZONING STANDARDS C-1 (R-3 STANDARDS FOR MF)

| | | |
|---|------------------------|-------|
| AREA (GROSS) | ± 4.48 AC (195,035 SF) | |
| DENSITY (DU/ACRE) | MAX. | GROSS |
| | 15.23 | 8.26 |
| LOT COVERAGE | 45% | |
| MIN BLDG SETBACKS | PROV. | |
| WEST | - | |
| EAST | 20' | |
| SOUTH (1-BED=15', 2-BED=13', 3-BED=25') | 13' MIN | |
| NORTH | 15' | |
| MIN LANDSCAPE SETBACKS (FT) | 5' | |

BUILDING CALCULATIONS

| BUILDING TYPE | NO. BLDG. | MAX HEIGHT (FT.) | BLDG AREA (SF) |
|------------------------------------|------------------|------------------|-------------------|
| 1-BED (37%) | 32 (64 UNITS) | 19.5' | 1,468 |
| 2-BED SINGLE(15%) | 26 | 16.8' | 1,033 |
| 2-BED DUPLEX(37) | 32(64 UNITS) | 16.8' | 2,066 |
| 3-BED (11%) | 9(18 UNITS) | 30.3' | 1,482 |
| TOTAL | 172 UNITS | | 153,284 SF |
| GARAGE | 12 | 15.8' | 1,232 SF |
| LEASING OFFICE | 1 | 25 | 1,000 SF |
| TOTAL | | | 15,784 SF |
| GRAND TOTAL (ALL BUILDINGS) | | | 169,068 SF |

PARKING CALCULATIONS

| BUILDING TYPE | REQ'D SPACES |
|------------------------|---------------|
| 1-BED 64 UNITS (x 1.5) | 96 |
| 2-BED 90 UNITS (x 1.5) | 135 |
| 3-BED 18 UNITS (x 2.0) | 36 |
| TOTAL | 267 |
| | RESERVED 172 |
| | UNRESERVED 95 |

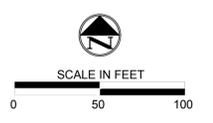
NOTE: TOTAL REQUIRED SPACES INCLUDES 1 RESERVED SPACE PER UNIT PLUS GUEST PARKING PER COOP ZONING ORDINANCE SECTION 702.B.2

PARKING PROVIDED

| | |
|-------------------------------|------------|
| GARAGE (1 ACCESSIBLE) | 48 |
| OPEN PARKING (UNRESERVED) | 136 |
| COVERED PARKING (RESERVED) | 121 |
| OPEN ACCESSIBLE (UNRESERVED) | 2 |
| COVERED ACCESSIBLE (RESERVED) | 3 |
| TOTAL | 310 |
| RESERVED | 172 |
| UNRESERVED | 138 |

NOTES: GARAGE SPACES ARE COUNTED AS A PART OF TOTAL RESERVED SPACE COUNT. TOTAL ACCESSIBLE IS 2% OF TOTAL NUMBER OF PARKING STALLS PER COP ZONING ORDINANCE SECTION 702.G.

DIMENSIONS: PARKING STALL - 9' X 18'
 ACCESSIBLE STALL - 11' X 18' (5' ACCESS AISLE)



CITY OF PHOENIX
 Planning & Development
 Department

MAR 04 2022

consulting
Terrascope
 civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 140, Phoenix, Arizona 85012
 P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

Professional Engineer
 STATE OF ARIZONA
 35584
 DAVID M. WEST
 Date Assigned: 9/01/2022
 ARIZONA, U.S.A.

LEGACY AT
 LAVEEN VILLAGE

PRELIM SITE PLAN

Arizona
 Call 811 or visit Arizona811.com

| DATE | DESCRIPTION |
|-------------|------------------|
| 03/04/2022 | PHO APPLICATION |
| CHECKED BY: | DMW |
| DRAWN BY: | CMA |
| TITLE: | SITE PLAN |
| SHEET No. | 1 of 2 |
| PROJECT No. | 1286 |



LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



COLOR SCHEME 1
Building 1 | Unit A - Unit A | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



CITY OF PHOENIX



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Department



LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



COLOR SCHEME 3
Building 1 | Unit A - Unit A | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



CITY OF PHOENIX



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Department



LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

COLOR SCHEME 2
Building 2 | Unit B | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



CITY OF PHOENIX

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LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B 1/8" = 1'-0"

- CONCRETE ROOF TILE
- QUAD LIGHT
- WOOD FAÇADE
- ADDRESS MARKER
- STUCCO POP-OUT
- STUCCO BODY
- SCORED STUCCO POP-OUT
- MASONRY VENEER

OVERALL HEIGHT
1'-0" PLATE
1'-0"
1'-0"
1'-0"
1'-0"

COLOR SCHEME 4
Building 2 | Unit B | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



CITY OF PHOENIX



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LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION A 1/8" = 1'-0"

COLOR SCHEME 3
Building 3 | Unit B - Unit B | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



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LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B 1/8" = 1'-0"

COLOR SCHEME 1
Building 3 | Unit B - Unit B | Legacy at Laveen Village | Phoenix, Arizona

CITY OF PHOENIX

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Proposed Elevations

Hearing Date: April 20, 2022



PHO-1-22--Z-51-08-7

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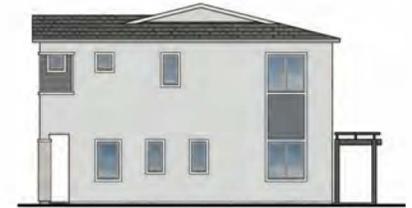
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LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION A 1/8" = 1'-0"

COLOR SCHEME 2
Building 4 | Unit C - Unit C | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



CITY OF PHOENIX

MAR 0 4 2022

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Department





LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



COLOR SCHEME 4
Building 4 | Unit C - Unit C | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



CITY OF PHOENIX



MAR 04 2022

Planning & Development
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LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

COLOR SCHEME 1
Garage / Storage Building | Legacy at Laveen Village | Phoenix, Arizona

3-3-2022



CITY OF PHOENIX

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LEGACY AT LAVEN VILLAGE PRELIMINARY LANDSCAPE PLAN

VICINITY MAP



PLAN KEY NOTES

- 1 6' HIGH MASONRY THEMED WALL, SEE ELEVATION
- 2 RECESSED TRASH ENCLOSURE (MASONRY) TYP.
- 3 PRIVATE WALLED PATIO, TYP.
- 4 COVERED PARKING STRUCTURE, TYP.
- 5 6' HIGH ROLLING VEHICULAR GATES
- 6 COMMUNITY POOL WITH SPA, SHADE RAMADA, BBQ GRILL, SEATING AND ENHANCED VEGETATION.
- 7 COMMUNITY DOG PARK WITH ENCLOSURE, GATES AND SEATING.
- 8 TURF AREA OPENSAPCE, TYP.
- 9 RESIDENT FRONT COURTYARDS WITH INDIVIDUALIZED THEME SHRUBS AND SHADE TREES
- 10 PUBLIC WALKWAYS WITH ENHANCED VEGETATION AND SHADE TREES
- 11 TOT LOT WITH WOODCHIP PLAY MEDIA AND PLAY EQUIPMENT
- 12 COMMUNITY ENTRY SIGNAGE, SEE ELEVATION
- 13 EXISTING CMU PROPERTY WALL, TIED INTO NEW PROPOSED THEMED WALL
- 14 UNDERGROUND RETENTION

CITY OF PHOENIX NOTES:

1. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
2. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811.
3. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
4. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
5. ALL EXISTING TREES AND SHRUBS IN THE R.O.W. OR WASHES AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE KIND AND SIZE BY THE CONTRACTOR. CONTACT THE PARKS, AND RECREATION DEPARTMENT (PRD) PRIOR TO ANY R.O.W. PLANT RELOCATIONS AT (602) 495-5994.
6. ALL ON-SITE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAX. CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT STDS.
7. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
8. PLANT LIST IS PRELIMINARY AND IS SUBJECT TO CHANGE. FINAL LIST MAY INCLUDE OTHER SPECIES AS ALLOWED BY THE ADWR APPROVED PLANT LIST AND/OR THE SONORAN PRESERVE EDGE TREATMENT GUIDELINES (WHICHEVER IS MORE RESTRICTIVE).
9. DECOMPOSED GRANITE, 1/2" MINUS 2" DEPTH, IN ALL LANDSCAPE AREAS.
10. ALL SWALE CHANNELS ARE TO HAVE 1" - 3" COARSE LANDSCAPE ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
11. ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
12. ALL TURF IS TO BE 'MID-IRON' HYBRID SOD.
13. ALL HEADERS TO BE COLORED CONCRETE OR APPROVED EQUAL.
14. NO LANDSCAPE IMPROVEMENTS EXIST ON-SITE THAT REQUIRE PROTECTION OR COORDINATION, EXCEPT FOR THE NATURAL WASH CORRIDORS.

MASTER PLANT LEGEND

NOTE: ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ANA - RECOMMENDED TREE SPECIFICATIONS'

| Common Name | Botanical Name | Size | Common Name | Botanical Name | Size |
|--------------------|------------------------|-----------------------|---------------------------|----------------------------|---------|
| TREES | | | | | |
| THORNLESS MESQUITE | PROSOPIS HYBRID | 1" CALIPER 8'H 4"W | HEAVENLY CLOUD TEXAS SAGE | LEUCOPHYLLUM SPECIES | 5 GAL. |
| DESERT MUSEUM | PARKINSONIA HYBRID | 1" CALIPER 8'H 4"W | WINTER BLAZE | EREMOPHILA GLABRA SSP. | 5 GAL. |
| WILLOW ACACIA | ACACIA SALICINA | 2" CALIPER 8'H 4"W | YELLOW BELLS | TECOMA STANS | 5 GAL. |
| EVERGREEN ELM | ULMUS PARVIFOLIA | 2" CALIPER 8'H 4"W | BLUE BELLS | EREMOPHILA HYGROPHANA | 5 GAL. |
| CHITALPA TREE | CHITALPA TASHKENTENSIS | 2" CALIPER 8'H 4"W | GREEN HOPSEED BUSH | DODONAEA VISCOSA | 5 GAL. |
| LIVE OAK | QUECUS VIRGINIANA | 1" CALIPER 8'H 4"W | BOUGAINVILLEA BUSH | BOUGAINVILLEA 'TORCH GLOW' | 5 GAL. |
| CRAPE MYRTLE | LAGERSTROEMIA INDICA | 1" CALIPER 8'H 4"W | DWARF OLLIE | OLEA EUROPAEA | 5 GAL. |
| DATE PALM | PHOENIX DACTYLIFERA | 24' HT. | BRITISH RUELLIA | RUELLIA BRITTONIANA | 5 GAL. |
| | | | MEDITERRANEAN FAN PALM | CHAMAEROPS HUMILIS | 15 GAL. |
| | | | BOUGAINVILLEA VINE | B. KARST BOUGAINVILLEA | 5 GAL. |
| | | | ACCENTS | | |
| | | | PINK PARADE | HESPERALOE X 'PIN KPARADE' | 5 GAL. |
| | | | SOFT LEAF YUCCA | YUCCA RECURVIFOLIA | 5 GAL. |
| | | | RED BIRD OF PARADISE | CAESALPINEA PULCHERRIMA | 5 GAL. |
| | | | RED HIBISCUS | HIBISCUS ROSA-SINENSIS | 5 GAL. |
| | | | GROUNDCOVERS | | |
| | | | NEW GOLD LANTANA | LANTANA SPECIES | 1 GAL. |
| | | | REGAL MIST DEER GRASS | MUHLBERGIA CAPILLARIS | 1 GAL. |
| | | | DEER GRASS | MUHLBERGIA RIGENS | 1 GAL. |
| | | | OUTBACK SUNRISE EMU | EREMOPHILA GLABRA | 1 GAL. |

NATIVE PLANT SURVEY

A NATIVE PLANT SURVEY AND SALVAGE PROGRAM WILL BE DEVELOPED AT TIME OF CONSTRUCTION DOCUMENT SUBMITTAL. WORK WILL BE DONE IN ACCORDANCE WITH CITY OF PHOENIX GUIDELINES. SALVAGE PLANTS INCLUDES NATIVE TREES, SAGUARO, OCOTILLO, AND SMALL CACTUS. PLANTS WILL BE SALVAGED AND HELD WITHIN AN ON-SITE NURSERY AND REPLANTED WITH CORRESPONDING PHASES.

IRRIGATION PLAN

COMMON AREA LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGNED FOR MAXIMUM EFFICIENCY. TREES AND SHRUB AREAS WILL HAVE INDEPENDENT VALVES WITH COMPATIBLE PLANT TYPES. THE COST OF WATER AND MAINTENANCE WILL BE THE RESPONSIBILITY OF PROPERTY OWNER.

MAINTENANCE

ALL LANDSCAPE SHALL BE MAINTAINED BY PROPERTY OWNER.

LANDSCAPE QUANTITIES

TOTAL GROSS AREA: 14.74 ac.
 TOTAL AREA OF TURF: 28,900 S.F.
 TOTAL AREA OF D.G.: 75,800 S.F.
 TOTAL AREA (LANDSCAPEABLE): 75,800 S.F.

TOTAL # OF PALM TREES: 0
 TOTAL # PROPOSED TREES: 400
 1 PER 20 LIN.FT. (40% 2", 60% 1")
 TOTAL # PROPOSED SHRUBS: 2,000
 5 PER TREE (75% 5 GAL., 25% 1 GAL.)

CONSENT FOR REPRODUCTION

I CONSENT TO THE REPRODUCTION OF THIS MASTER PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE THE ARCHITECTS/ENGINEERS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE CHANGES MADE TO THE PLAN.

RYAN WILT 03.03.2022
 NAME (PRINTED) OF COPYRIGHT OWNER DATE

 SIGNATURE OF COPYRIGHT OWNER DATE



DEVELOPER/APPLICANT

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 SCOTTSDALE, ARIZONA 85353
 PHONE: 480.860.2000
 CONTACT: TIM GRANT
 EMAIL: timgrant@simoz.com

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
 645 EAST MISSOURI AVE
 SUITE 160
 PHOENIX, ARIZONA 85012
 PHONE: 602.753.5517
 CONTACT: DAVID WEST
 EMAIL: dwest@terrascape.us

LANDSCAPE ARCHITECT

COLLECTIV LANDSCAPE ARCHITECTS
 1426 NORTH 2ND STREET
 SUITE 200
 PHOENIX, ARIZONA 85004
 PHONE: 602.358.7711
 CONTACT: RYAN WILT, R.L.A.
 EMAIL: ryanw@collectivla.com



NUMBERS: 210-04-016
 ZONING: PUD (Z-3-1.5)
 KIVA: 15-3108
 SDEV: 1900727
 PAPP: 1909455
 QS: 48-22, 48-23

LANDSCAPE PLAN

MARCH 3, 2022 COLLECTIV JOB # 83.11 SHEET

PRELIMINARY
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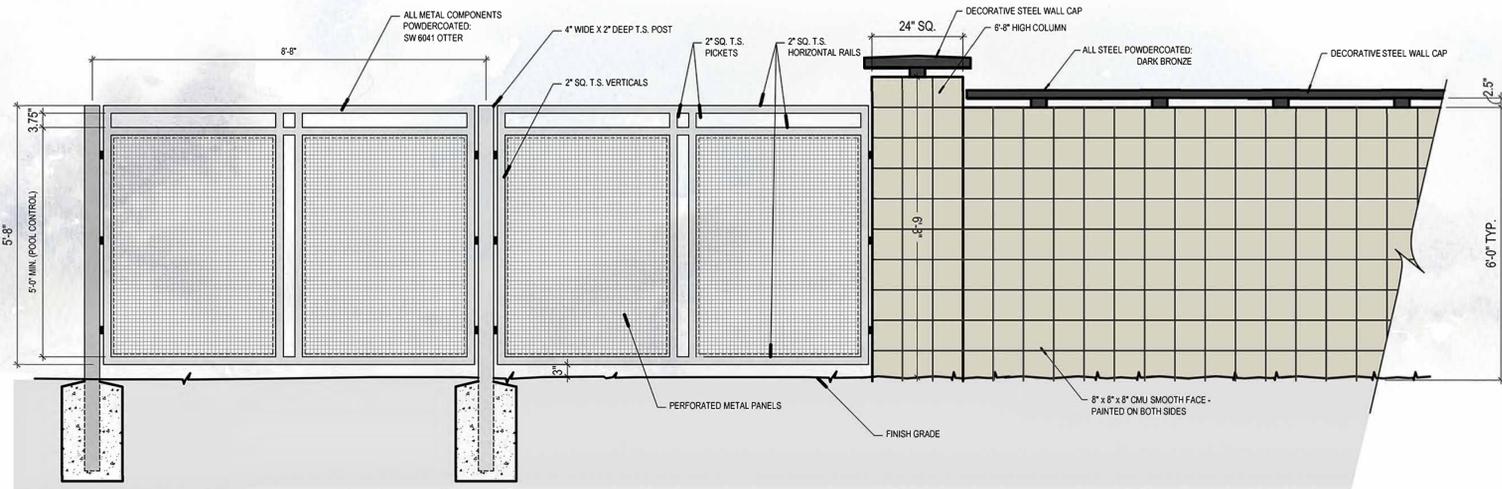
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collectiv
 LANDSCAPE ARCHITECTS

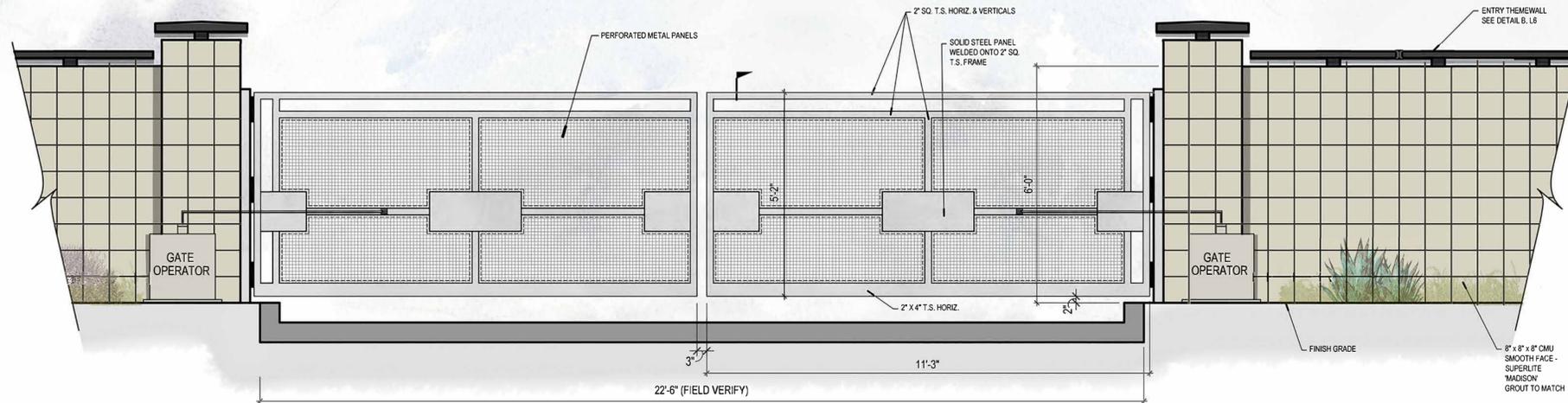
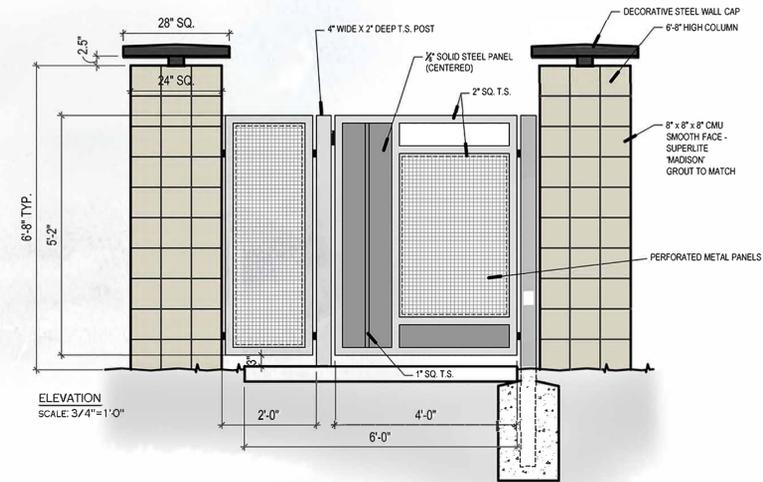
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CITY OF PHOENIX
 MAR 04 2022
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LEGACY AT LAVEEN VILLAGE PRELIMINARY LANDSCAPE PLAN



FENCE, COLUMN, AND WALL ELEVATION



VEHICULAR GATE ELEVATION



MONUMENT SIGNAGE ELEVATION

CITY OF PHOENIX

MAR 04 2022

Planning & Development
Department



NUMBERS: 210-04-016
ZONING: PUD (Z-3-15)
KIVA: 15-3108
SDEV: 1900727
PAPP: 1909455
QS: 48-22, 48-23

SITE DETAILS

MARCH 3, 2022 COLLECTIV JOB # 83.11

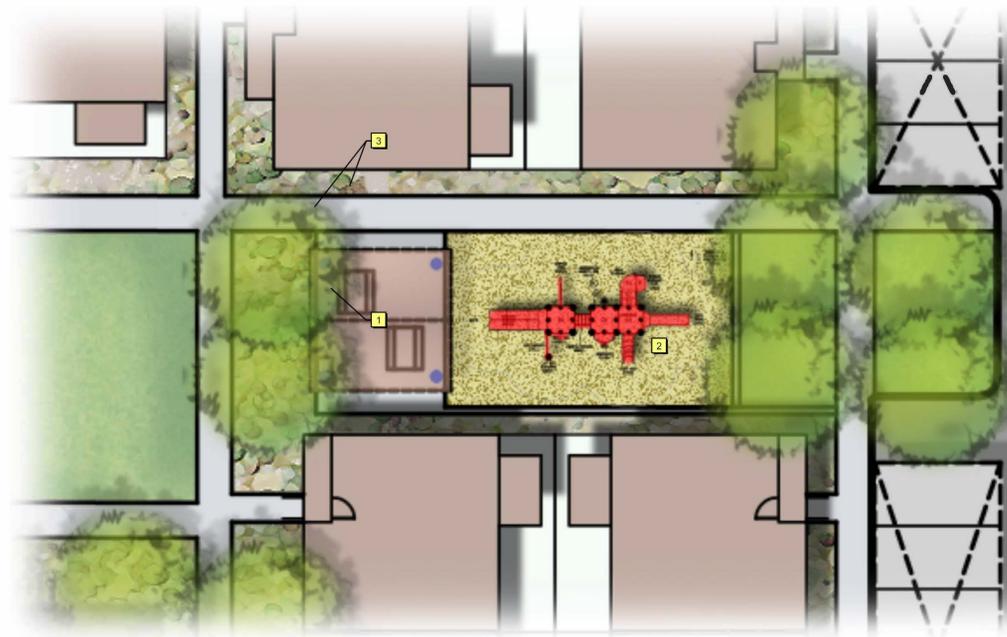
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LANDSCAPE ARCHITECTS

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of 3

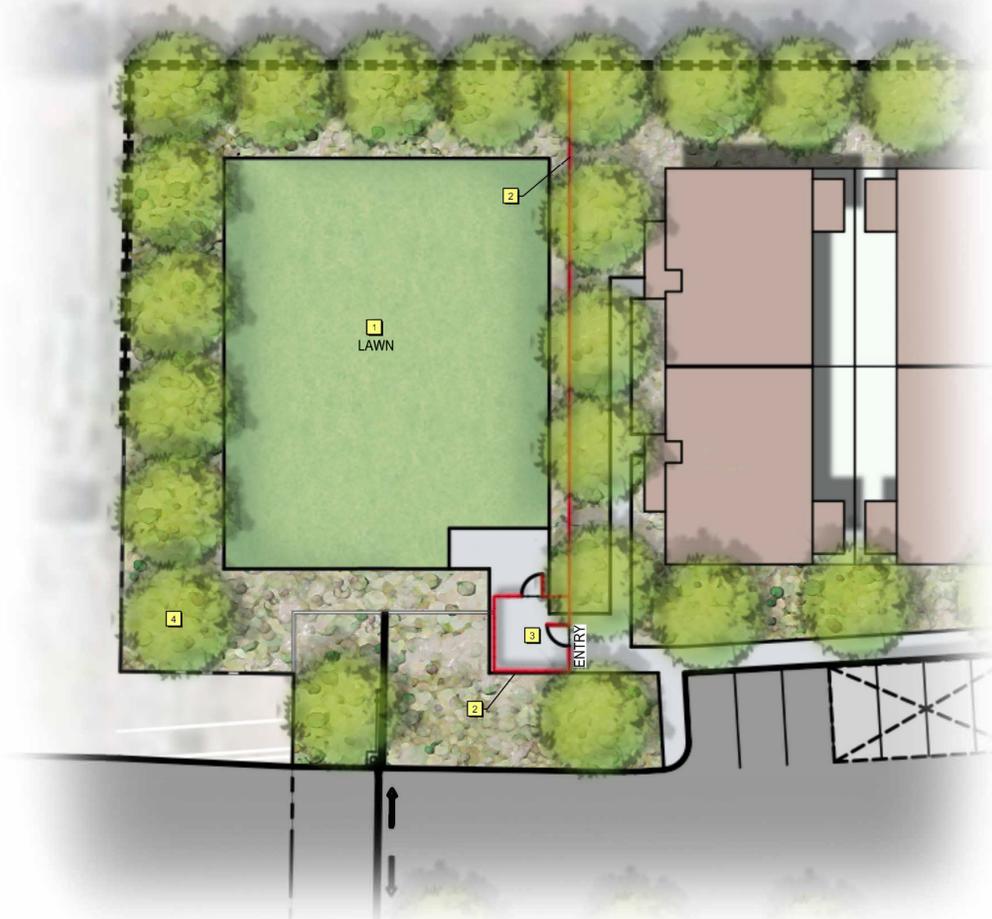
LEGACY AT LAVEEN VILLAGE PRELIMINARY LANDSCAPE PLAN



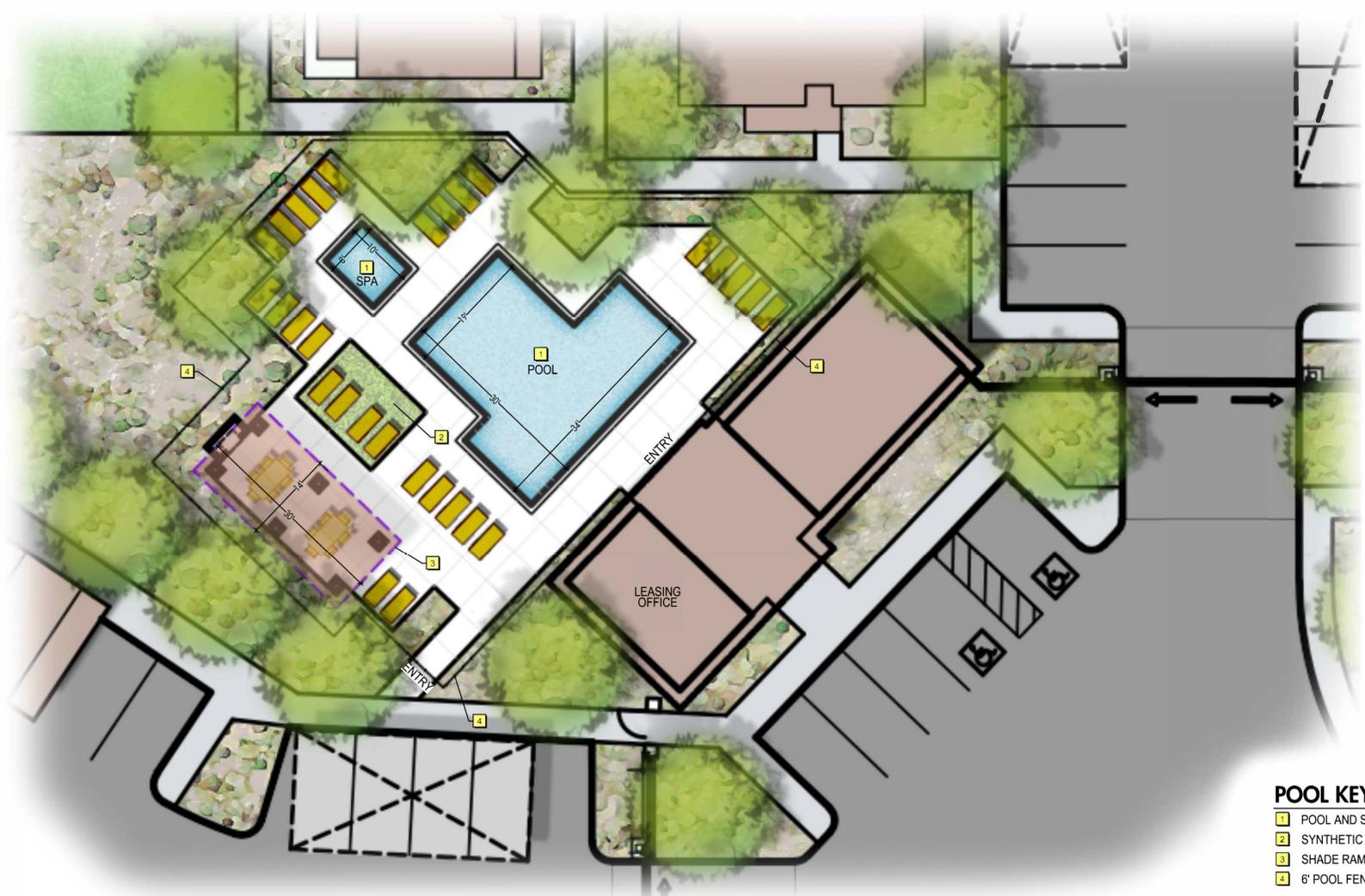
- PLAYGROUND KEYNOTES**
- 1 SHADE RAMADA WITH PICNIC TABLES AND TRASH RECEPTACLE
 - 2 PLAYGROUND STRUCTURE OVER WOOD CHIP PLAY MEDIA
 - 3 ENHANCED PLANTING AND SHADE TREES AROUND PLAY NODE

PLAYGROUND ENLARGEMENT

- DOG PARK KEYNOTES**
- 1 OPEN LAWN WITH CONCRETE HEADER BORDER UNDERGROUND RETENTION UNDER LAWN
 - 2 OMEGA ENCLOSURE FENCE
 - 3 DOUBLE GATE ENTRY ENCLOSURE
 - 4 SHADE TREES



DOG PARK ENLARGEMENT



- POOL KEYNOTES**
- 1 POOL AND SPA BY OTHERS
 - 2 SYNTHETIC LAWN SUN DECK
 - 3 SHADE RAMADA WITH SEATING AND BBQ GRILL STRUCTURE
 - 4 6' POOL FENCE

POOL AMENITY ENLARGEMENT

CITY OF PHOENIX
MAR 04 2022
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Department



NUMBERS: 210-04-016
ZONING: PUD (Z-3-15)
KVA: 15-3108
SDEV: 1900727
PAPP: 1909455
QS: 48-22, 48-23

AMENITY ENLARGEMENTS

MARCH 3, 2022 COLLECTIV JOB # 83.11 SHEET

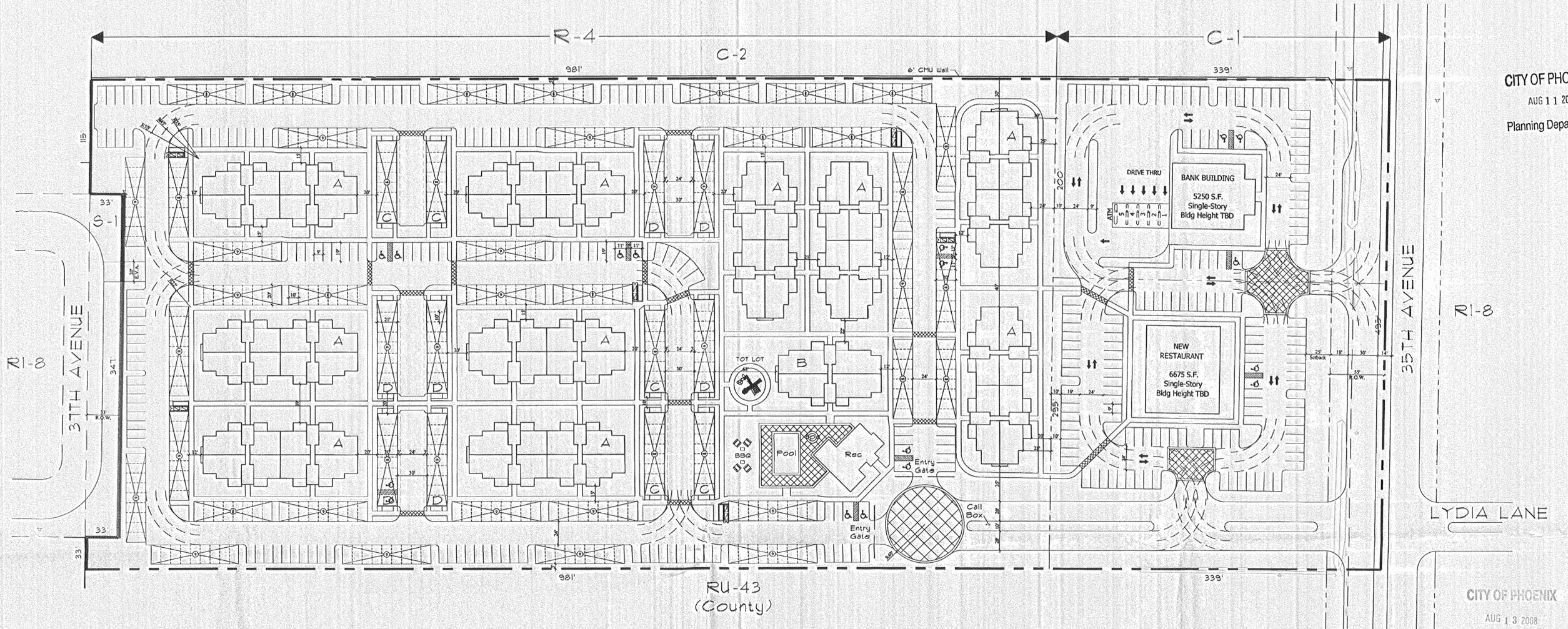
PRELIMINARY
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CONSTRUCTION

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LANDSCAPE ARCHITECTS

L-3
of 3

Hearing Date: April 20, 2022

- 8FT. BLOCK WALL
- EMERGENCY GATE
- 8FT. IRON FENCE
- 6FT. BLOCK WALL PER ZONING CODE



Residential Project Information:

Zoning Existing: RU-43 (County)
Zoning Proposed: R-4
Net Area: 10.85 Acres
Gross Area: 10.89 Acres
Total Unit: 276 Units
Building Height Proposed & Allowed: 40' maximum
Stories: 3-Stories
Parking Required:

COVERED PARKING:
1 BDRM = 131 UNITS (1.5) = 205.5 SPACES
2 BDRM = 127 UNITS (1.5) = 190.5 SPACES
3 BDRM = 12 UNITS (2.0) = 24.0 SPACES
TOTAL REQUIRED 420.0 SPACES

TOTAL PROPOSED 420 SPACES

GUEST PARKING:
1 BDRM = 131 UNITS (0.5) = 68.5 SPACES
2 BDRM = 127 UNITS (0.5) = 63.5 SPACES
3 BDRM = 12 UNITS (1.0) = 12.0 SPACES
TOTAL REQUIRED 144.0 SPACES

TOTAL PROPOSED 144 SPACES

Density: 25.34 DU/Acre

Commercial Project Information:

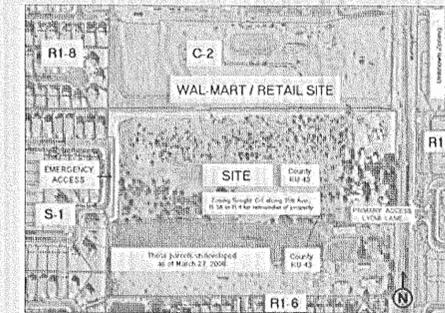
Zoning Existing: RU-43 (County)
Zoning Proposed: C-1
Net Area: 3.22 Acres
Gross Area: 3.85 Acres
Lot Coverage Proposed: 11,925 S.F. (0.21 Ac. - 7%)
Building Height Proposed & Allowed: 30' maximum
Stories: 1-Story
Parking Required:

BANK BUILDING:
1 SPACE/300 S.F. (5250 S.F.) = 17.5 SPACES
TOTAL PROPOSED 18 SPACES

NEW RESTAURANT:
1 SPACE/50 S.F. (6675 S.F.) = 133.5 SPACES
TOTAL PROPOSED 134 SPACES

*NOTE: May require a shared parking agreement.

TOTAL PROPOSED 148 SPACES



Vicinity Map

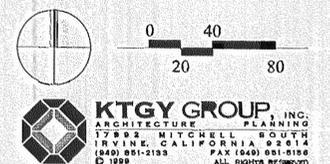
N.T.S.

Conceptual Site Plan - B2

Laveen Village Commons
Phoenix, Arizona

SUN WEST PROPERTIES
3333 N. 44th St.
Phoenix, AZ 85018

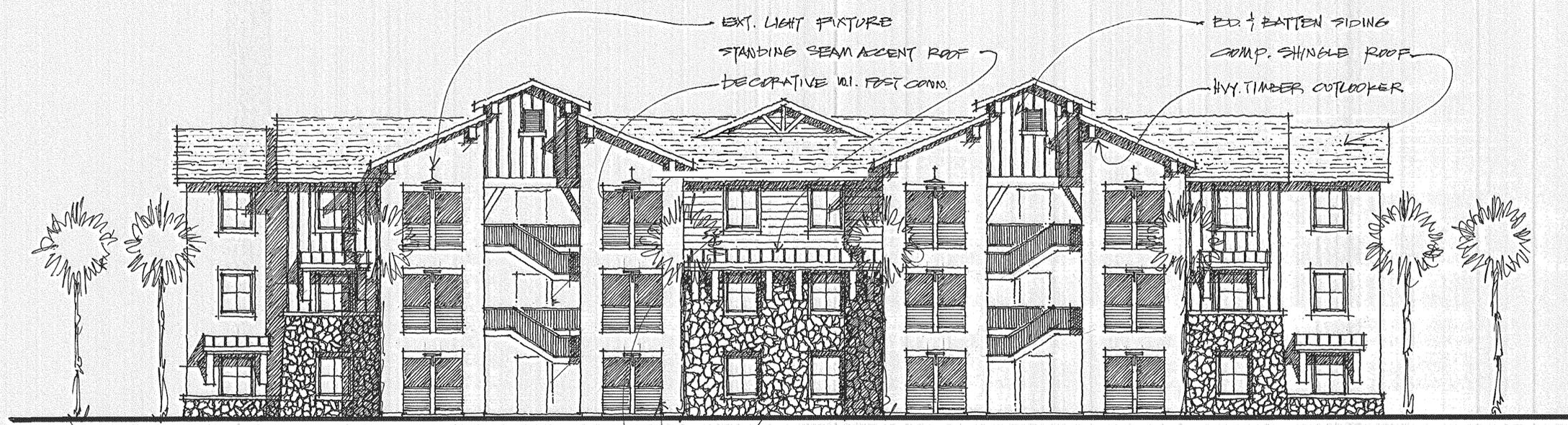
KTGY NO. 20070893



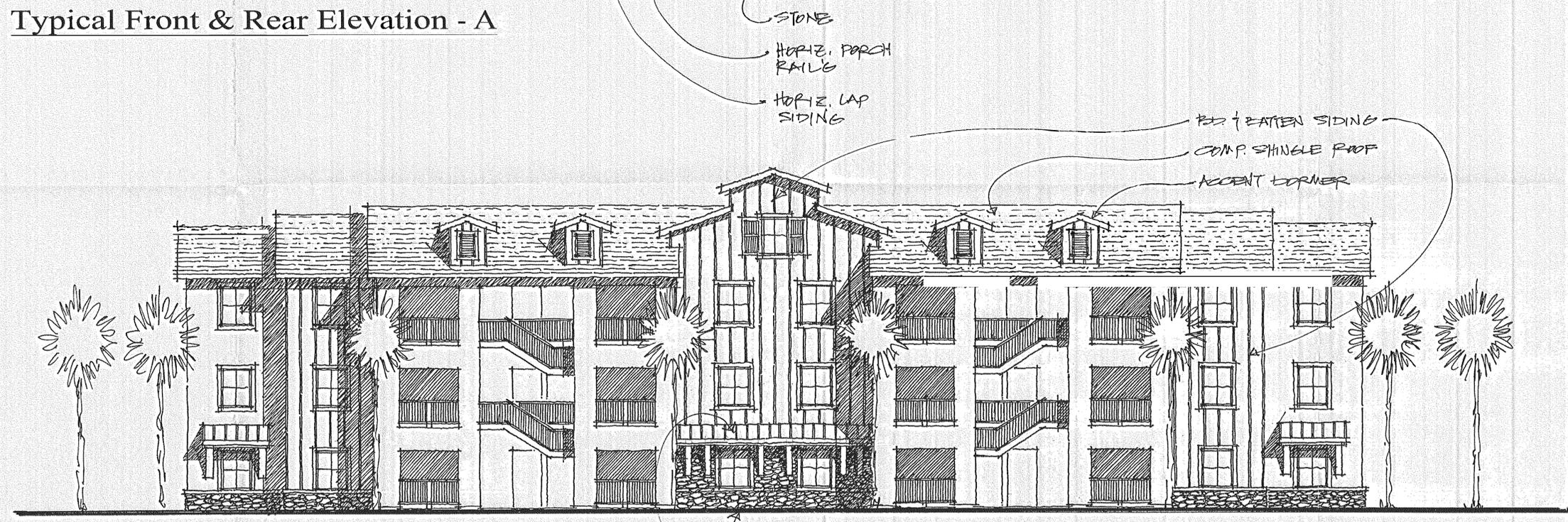
07-30-2008

Hearing Date: April 20, 2022

Stipulated Site Plan



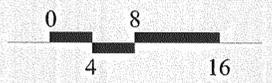
Typical Front & Rear Elevation - A



Typical Front & Rear Elevation - B

Conceptual Elevations

35th Ave. & Southern
Phoenix, Arizona



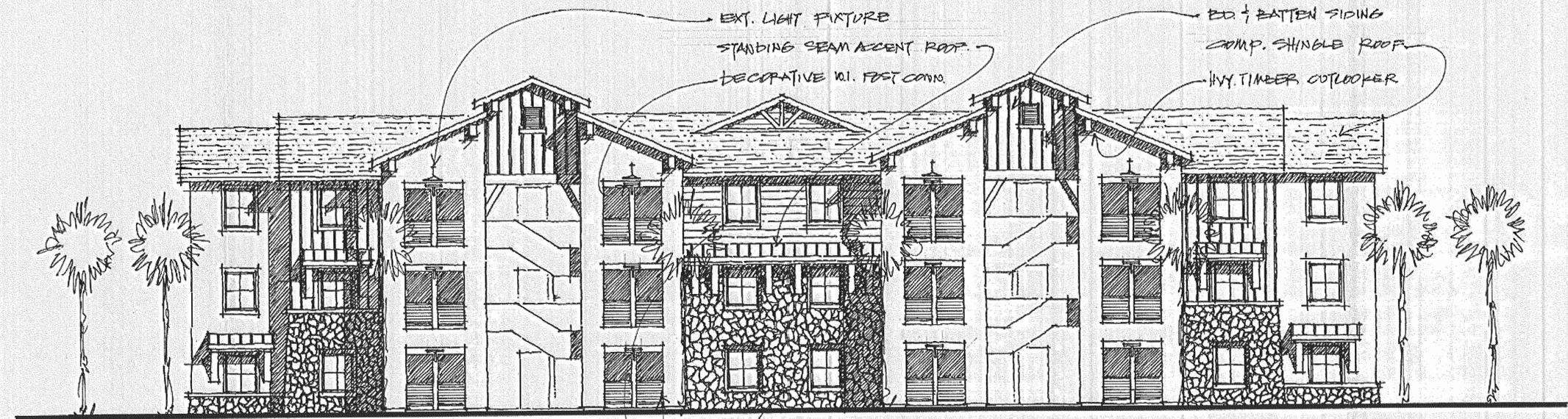
SUN WEST PROPERTIES
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Phoenix, AZ 85018

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KTGY GROUP, INC.
ARCHITECTURE PLANNING
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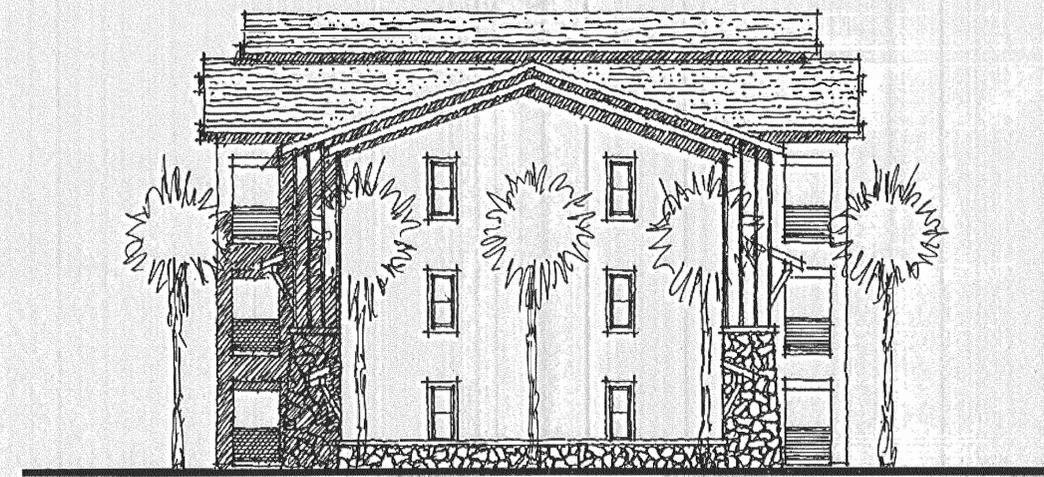
02-19-2008

CITY OF PHOENIX
MAY 20 2008
Planning Department



Typical Front & Rear Elevation

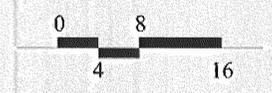
STONE
HORIZ. PORCH
RAILS
HORIZ. LAP
SIDING



Typical Side Elevation

Conceptual Elevations

35th Ave. & Southern
Phoenix, Arizona

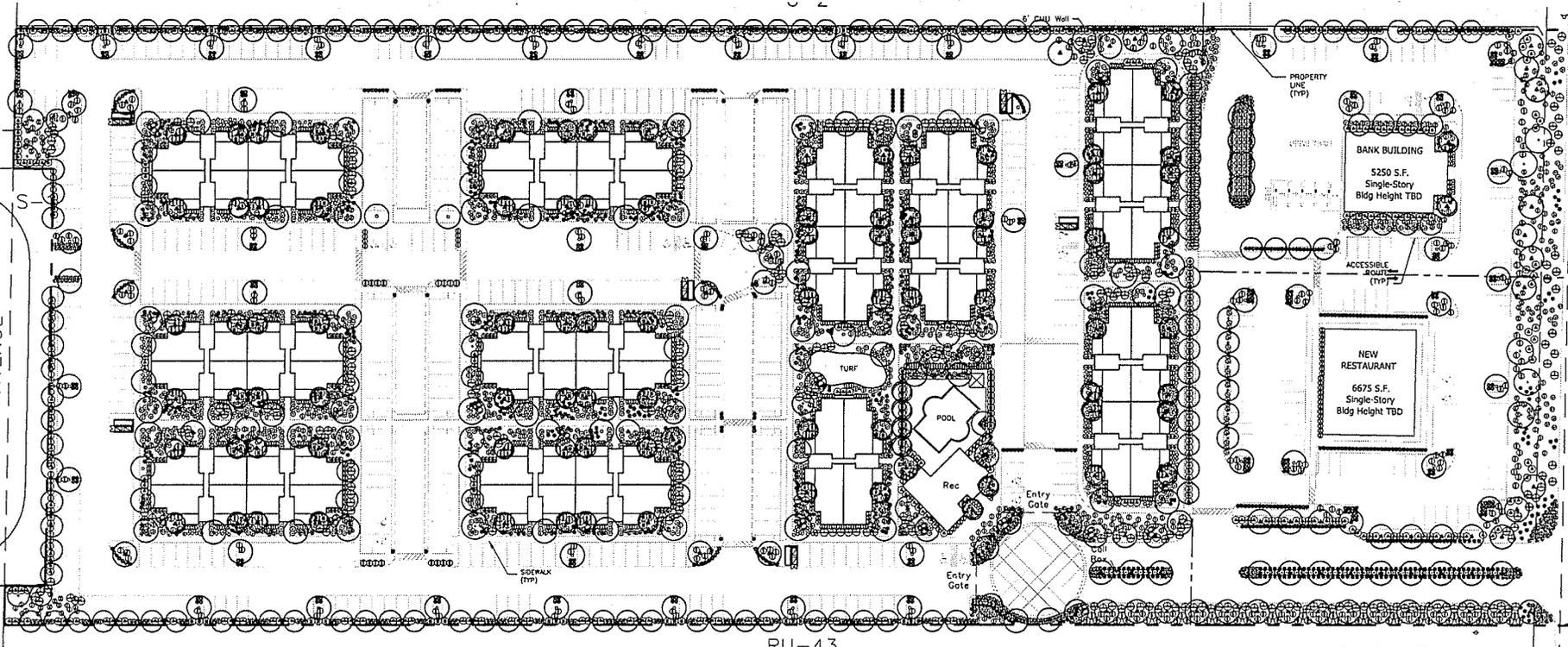


SUN WEST PROPERTIES
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LANDSCAPE ARCHITECTURE
LAND PLANNING

LAVEEN VILLAGE
PHOENIX, AZ
PREPARED FOR: SUN WEST

JED:MLI DREW
DRAWN BY: NEW
APPROVED BY: VCP
DATE: 4/24/08



REVISIONS

- 1.
- 2.
- 3.
- 4.

PRELIMINARY
LANDSCAPE PLAN
SHEET
L100
1 OF 1

**PRELIMINARY
LANDSCAPE PLAN**

0 40 80 120 160

SCALE: 1" = 40'-0"

PLANT SCHEDULE

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | SYMBOL | BOTANICAL/COMMON NAME | SIZE |
|---------------|--|-----------|-----------------|---|---|
| TREES | | | | | |
| ○ | SALVAGED TREE FROM ONSITE VARIOUS | VARIABLES | ● | AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE | 5 GAL. |
| △ | ACACIA WILLARDIANA PALO BLANCO | 48" BOX | ⊕ | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL. |
| ▲ | CERCIDIUM PRAECOX PALO BRCA | 36" BOX | ⊖ | MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS | 5 GAL. |
| ○ | PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE | 24" BOX | ⊕ | GROUNDCOVER | |
| ○ | DALBERGIA SISSOO SISSOO TREE | 48" BOX | ⊕ | BACCHARIS HYBRID 'STARN' DESERT BROOM HYBRID | 1 GAL. |
| SHRUBS | | | | | |
| ① | BOUCAUVILLEA S. 'BARBARA KARST' BARBARA KARST BOUCAUVILLEA | 5 GAL. | ⊕ | VERBENA 'SUMMERTIME BEAUTY' SUMMERTIME BEAUTY VERBENA | 1 GAL. |
| ② | CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE | 5 GAL. | ⊕ | LANTANA SPP. 'NEW GOLD' LANTANA | 1 GAL. |
| ③ | LEUCOPHYLLUM CANOBIUM 'SILVER CLOUD' SILVER CLOUD SAGE | 5 GAL. | ⊕ | LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA | 1 GAL. |
| ④ | LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE | 5 GAL. | ○ | RUPELLIA BRITTONIANA 'KATIE' DWARF RUPELLIA | 1 GAL. |
| ⑤ | RUPELLIA PENINSULARIS BAJA RUPELLIA | 5 GAL. | MATERIAL | | |
| ⑥ | TECOMA SPP. 'ORANGE JUBILEE' | 5 GAL. | ⊕ | DECOMPOSED GRANITE 'EXPRESS BROWN' | 3" MINUS DESERT PAVEMENT SEE DETAIL |
| | | | ⊕ | WEATHERED GRANITE BOULDERS SURFACE SELECT | 1 1/2" - 2" ON 1" ON AVG. NATURAL DARK FINISH |

NOTE: LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
NOTE: TREES SHALL MEET SPECIFIED CALIPER SIZE WITHIN ONE YEAR OF INSTALLATION DATE.
NOTE: TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
NOTE: PLANT PALATE AND LANDSCAPE DESIGN SUPPORTS THE CITY OF PEORIA'S LAKE PLEASANT PARKWAY DESIGN THEME MANUAL FOR THE URBAN/COMMERCIAL CHARACTER AREA.

CITY OF PHOENIX

JUL 25 2008

PLANNING DEPT.
2nd fl. RECEPTION

September 3, 2008

Planning Director Debra Stark confirmed Addendum B referenced by Mr. Sjolseth was included in Council's backup packet.

| | | |
|------------|---------|--|
| Roll Call: | Ayes: | Baier, Johnson, Mattox, Nowakowski, Simplot, Stanton, Williams, and Acting Mayor Neely |
| | Nays: | None |
| | Absent: | Mayor Gordon |

MOTION CARRIED.

Companion Items 5, 6, and 7 were heard together.

| | | |
|----------------------|-------------------|---|
| <u>ITEM 5</u> | DISTRICT 7 | RESOLUTION 20715 - GPA-LV-2-08-7 - 35TH AVENUE AND SOUTHERN AVENUE |
|----------------------|-------------------|---|

| | |
|--------------|---|
| Application: | GPA-LV-2-08-7 (Companion Cases Z-49-08-7, Z-51-08-7) |
| Request: | Map Amendment |
| From: | Residential 3.5-5 |
| To: | Commercial and Residential 15+ |
| Acreage: | 14.75 |
| Location: | West side of 35th Avenue, 1,300 feet south of Southern Avenue |
| Proposal: | To provide neighborhood commercial and multifamily residential uses for growing Laveen Village. |
| Applicant: | Rob LaGrone |
| Owner: | Sun West Properties |
| Staff: | Approved. |
| VPC Action: | <u>Laveen</u> – August 11, 2008 – Approved. Vote 4-2 |
| PC Action: | August 13, 2008 – Approved. Vote 5-4 |

| | | |
|----------------------|-------------------|---|
| <u>ITEM 6</u> | DISTRICT 7 | ORDINANCE G-5245 - Z-49-08-7 - 35TH AVENUE AND VINEYARD ROAD |
|----------------------|-------------------|---|

| | |
|--------------|--|
| Application: | Z-49-08-7 (Companion Cases GPA-LV-2-08-7, Z-51-08-7) |
|--------------|--|

September 3, 2008

From: Rural-43
To: S-1
Acreage: 14.38
Location: Approximately 780 feet north of the northwest corner of 35th Avenue and Vineyard Road
Proposal: Establish equivalent City of Phoenix zoning for Annexation 414 (G-5147)
Applicant: City of Phoenix Planning Department
Owner: Laveen Elementary School District No. 59
Representative: City of Phoenix Planning Department
Staff: Approved.
VPC Action: Village Planning Committees do not review equivalency cases.
PC Action: August 13, 2008 – Approved. Vote 9-0

ITEM 7

DISTRICT 7

**ORDINANCE G-5246 -
Z-51-08-7 -
35TH AVENUE AND
VINEYARD ROAD -
3/4 VOTE REQUIRED**

Application: Z-51-08-7 (Companion Cases GPA-LV-2-08-7, Z-49-08-7) – (Appealed by Opposition)
From: Rural-43 (Pending S-1)
To: C-1, R-4
Acreage: 14.38
Location: Approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue
Proposal: Neighborhood commercial and multifamily residential
3/4 Vote Required: Yes
Applicant: Sun West Properties – Rob LaGrone
Owner: Laveen Elementary School District No. 59
Representative: Rob LaGrone
Staff: Approved, subject to stipulations.
VPC Action: Laveen – August 11, 2008 – Approved, subject to staff stipulations with modified and additional stipulations.
Vote 4-2

September 3, 2008

PC Action: August 13, 2008 – Approved per staff recommendation, subject to memo dated August 13, 2008, with modifications. Vote 5-4

Stipulations

1. That the development shall be in general conformance with the residential elevations date stamped May 20, 2008, and the site plan date stamped August 11, 2008, as modified by the following stipulations and approved by the Development Services Department with specific regard to the following:
 - a. That the commercial building to the north be a maximum of 5,300 square feet.
 - b. That the commercial building to the south be a maximum of 6,700 square feet.
 - c. That the ornamental iron view fence not exceed 8 feet in height on the western perimeter.
2. That the elevations for the commercial pads shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.
3. That landscaping shall be in general conformance with the conceptual landscaping plan date stamped July 25, 2008, with the addition of landscape diamonds provided approximately every six stalls in the commercial and guest residential parking areas, as approved or modified by the Development Services Department.
4. That the perimeter wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Development Services Department.
5. That all pedestrian walkways shall be shaded and connect all residential buildings to project amenities, commercial pads to the east, and the commercial site to the north, as approved by the Development Services Department.

September 3, 2008

6. That the developer shall conduct archaeological monitoring and/or testing by a qualified archaeologist within all areas of the development prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist. Further data recovery may be necessary based on results of the testing.
7. That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.
8. That right-of-way totaling 55 feet shall be dedicated for the west half of 35th Avenue, as approved by the Development Services Department.
9. That right-of-way totaling 25 feet shall be dedicated for the east half of 37th Avenue, as approved by the Development Services Department.
10. 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 by the Development Services Department. All improvements shall comply with all Americans with Disabilities Act accessibility standards.
11. That the applicant shall complete and submit the Developer Project Information form for the Maricopa Association of Governments Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the Environmental Protection Agency to meet clean air quality requirements.
12. That the maximum number of residential units shall not exceed 276.
13. That the western property area shall be designed in the following manner, as approved or modified by the Development Services Department:
 - a. That owner shall file for and pursue a variance to allow for a maximum 8-foot ~~decorative block wall~~ or ornamental iron view fence on the western property line. ~~as depicted on the landscape blowup exhibit date stamped August 13, 2008;~~

September 3, 2008

- b. Minimum 8-foot wide landscape setback between the block wall/view fence and the proposed parking structures along the western perimeter (additional landscaping shall occur outside the perimeter fence).
 - c. Covered parking spaces adjacent to required view fencing, located on the west end of the property shall be screened from the residential properties to the west of the site. The screening method shall consist of either landscaping or a wall attached to the parking canopy.
 - d. A mixture of 75 percent 4- to 6-inch caliper trees within the landscaped setback shall be planted to act as a visual buffer between the western-most apartment buildings and the residential properties to the west.
14. That mature trees shall be salvaged and utilized within all the landscape setbacks with specific regard to placement of the larger specimens within the western landscape setback, as approved by the Development Services Department.
15. That the applicant shall provide a minimum 15-foot landscape setback along the southern perimeter of the property. The setback shall be landscaped with a staggered double row of a 75 percent mixture of 3- to 6-inch caliper trees planted approximately 25-feet on center, as approved by the Development Services Department.
16. That the final landscape plan, lighting plan, and sign package for the commercial and residential project shall be submitted to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval by the Development Services Department. That all signs shall not exceed 6 feet in height, as approved by the Development Services Department.
17. That the parking lot screen wall and landscape pallet within the 35th Avenue landscaped setback shall compliment the adjacent existing development to the north and be compatible in color, texture, form, and materials, as approved by the Development Services Department.
18. That the applicant shall notify the following individuals 15 days prior to any of the following events, Preliminary site plan review meeting, Zoning Adjustment hearing, or Planning Hearing Officer hearing:
 - a. Steven Klein, 6820 South 66th Avenue, Laveen, Arizona 85339

September 3, 2008

- b. Phil Hertel, 2300 West Broadway Road, Phoenix, Arizona 85041
- c. Jon Kimoto, 3216 West Ansell Road, Laveen, Arizona 85339
- d. Mark Williams, 7150 East Camelback Road #285, Scottsdale, Arizona 85251
- E. RANDY RASKIN, 5110 NORTH 40TH STREET, SUITE 100, PHOENIX, ARIZONA 85018

Planning Director Debra Stark introduced each of the three items, all pertaining to a site in the area of 35th Avenue and Southern Avenue, as follows:

- Item 5 A request to amend the General Plan regarding a 14.75-acre site, from Residential 3.5-5 dwelling units per acre to Residential 15+ dwelling units per acre and Commercial. The Laveen Village Planning Committee recommended approval by a 4-2 vote, and the Planning Commission recommended approval by a 5-4 vote.
- Item 6 A request to establish City zoning for a 14.38-acre parcel. In accordance with State law, when property was annexed into Phoenix, zoning must be established on the annexed parcel and assigned a designation similar to the County zoning. In this case, staff recommended S-1, which closely reflected the County Rural-43 zoning. Annexation equivalency zoning cases were not reviewed at the Village level; however, the Planning Commission recommended approval by a 9-0 vote.
- Item 7 A request to rezone the same 14.38-acre parcel identified in Item 6, from the pending S-1 zoning designation to C-1 and R-4. The applicant wished to develop a multifamily complex with a neighborhood commercial retail center. The Laveen Village Planning Committee recommended approval by a 4-2 vote, with stipulations. The Planning Commission recommended approval by a 5-4 vote. Also, an Addendum in the Council's backup packet contained amended stipulations for consideration.

As the applicant for Items 5 and 7, with an interest in Item 6, Mr. Rob LaGrone represented Sun West Properties, a community-based real estate development firm. He noted this had been an enjoyable process as his firm worked extensively with the community, Laveen Citizens for Responsible Development (LCRD), Laveen Village Planning Committee, Planning Commission, and members of the Council.

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Mr. LaGrone presented the Council with a packet, which corresponded to his comments and presentation displayed on the overhead projector. He highlighted the following:

- This project was located adjacent to the Wal-Mart Supercenter at 35th Avenue and Southern Avenue, a very busy intersection developing as a major commercial area in Laveen.
- The context of what was around the site. When first looking at this property and considering the best fit, the commercial uses pondered were not a good transitional use of the property. Based on concern about the intensity of the use, the goal was to develop something that was an appropriate step-down to be a good fit between the busy commercial to the north, and the residential uses to the south and west.
- The studies conducted led to multifamily housing, which there was an extreme shortage of in Laveen. Multifamily housing met the City's General Plan goals, especially the opportunity for people to live and work in the same community. The school district reported some teachers had turned down jobs in Laveen because the commute was too long.
- Also supporting the General Plan, this project provided mixed-use. Laveen's mixed-use was horizontal rather than vertical. Therefore, the transition from C-2 to C-1 for the commercial pads in the front, down to the R-4 apartment uses in the rear of the property, was an appropriate transition.
- On the west end of the project, the site plan depicted an 8-foot block wall, emergency gate, 8-foot iron fence, and 6-foot block wall. These items were included as a means to stipulate to substantial conformance, which was agreed to with the community group.
- The retail pads were up front. The north pad was spoken for by a bank, and a sit-down restaurant for the south pad was being sought. The community expressed a desire for a nice place to eat in a friendly neighborhood environment.
- As agreed to with the LCRD, the stipulated landscaping was "beefed up" to separate the subject property from the developments to the south and west, and also provided more separation with nice trees between the apartments and the commercial sites.

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- It was important to the LCRD that the elevations tie into the community and the surrounding properties. For the commercial area, this would be achieved through a continuity of landscaping with the commercial property to the north. With the multifamily, it would be done through the building façades. Ultimately, the architect designed façades that pleased the LCRD and appeared to be a good fit for the community.
- In October 2007, a Neighborhood Charette was held at Cesar Chavez Library, which allowed community members to look at conceptual site plans, move model buildings around, and make suggestions.

Public involvement continued over the course of eight additional meetings with the LCRD, neighborhood, *Amber Ridge Heights Homeowners Association, Laveen Village Planning Committee, and Planning Commission.

*Amber Ridge Heights, the subdivision to the west, was included in discussions to alleviate any concerns they might have regarding the apartments that would be developed to their east.

- A group led by Randy Jones opposed the project. However, this was puzzling because other than showing up at the October Charette and filming the proceedings but not participating, Mr. Jones did not show up again until the Planning Commission hearing on August 13, 2008.
- There would be a 160-foot distance between the westernmost apartments and the easternmost homes in the Amber Ridge Heights subdivision.

Amber Ridge Heights residents requested extra landscaping to provide a visual screen, and extra landscaping on a public portion (a City-owned strip of land on the east side of 37th Avenue) that would have to be dedicated. Currently, only grass was permitted on this land, but a variance would be sought to allow landscaping to make it look nicer. They also requested a higher wall, and because the City designated this as a front boundary rather than a rear, there was a three-foot height limit for any wall or fence. However, a variance would be sought to permit a higher ornamental steel or iron fence. They further requested screening material be added to the emergency gate.

- A number of buffering features were included in the stipulations.

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Regarding Items 5 and 7, Mr. Phil Hertel represented the Laveen Village Planning Committee (VPC). He noted this was an unusual situation because it was the first time the Laveen VPC supported apartments. The LCRD and the applicant did a tremendous amount of work on this project to really make it fit the area. It was next to a Wal-Mart Supercenter; near the middle of town; and included all of the amenities needed for apartments, such as mass transit and employment opportunities.

Mr. Hertel added this project was carefully thought out and well-planned. The commercial property in front fit well with the apartments. After looking at the surrounding area and thinking about the best location for apartments, this site was it. This project provided a great opportunity to take the time to consider and plan something good, rather than just react because things were happening too fast.

Noting there were several stipulations the Laveen VPC added to define this project and ensure the developer built what they promised, Mr. Hertel urged the Council to support this project.

Speaking on Items 5, 6, and 7, Mr. Jon Kimoto supported the requested land use. Certainly the question was raised whether 25+ dwelling units per acre was justified on this site. However, with the arrival of Wal-Mart and the presence of at least 90 acres of commercial that developed at this intersection over the last six years, complementary uses were needed as well as the density to justify that kind of commercial. Therefore, this request provided an opportunity for a compatible use vital to the success of the existing and future commercial land uses in the area.

In addition, Mr. Kimoto said, the apartments should be adjacent to a variety of convenient and accessible retail shops. This project provided a sufficient buffer between the existing residential to the west and future lower density residential that could potentially develop to the south. Also, the project had evolved to provide a high quality living environment with unique building architecture, landscaping, and open space. It was a good fit, and he recommended support.

Concerning Items 5 and 7, Mr. Randy Jones provided the Council with a copy of his comments which he read, in part, as follows:

"I am the Chairman of the political committee, Coalition to Preserve Laveen Village. This organization is responsible for the referendum drive to stop the high density Berkana apartment and housing project at 27th Avenue and Baseline, approved by this Council. We are also responsible for the ensuing legal action to challenge the number of required signatures to force a referendum in Arizona.

September 3, 2008

An unintended consequence of what happens when you don't listen to the citizens. So, one could argue that I am here representing the approximately 8,000 Phoenix voters who signed the referendum petitions to stop the Berkana high density apartments. The message we heard loud and clear from Laveen residents while we collected signatures was, 'We do not want high density apartments in our low density neighborhoods.'

There are several reasons why the vast majority of Laveen residents oppose the rezoning of our low density neighborhoods for high density apartments. I am only going to focus on four.

1. The negative impact on existing home values. Laveen residents who paid hundreds of thousands of dollars for their homes did not bargain to have high density apartments move in next door after the fact. Given the current economic situation in real estate collapse, now is not the time to be rezoning our low density neighborhoods. This will do nothing to keep our home values from dropping even further.
2. We already have an abundance of rentals in our area. Adding more rentals to Laveen will further deteriorate the current housing and rental market and will negatively impact the area.

It is my understanding, right now, whether they are appropriate or not, Laveen is zoned so that you could build over 40,000 apartments or multifamily units. So, we don't really need that many more. They talk about they need this.

On 27th Avenue, there is another 150 units called the Gardens that was approved. If we lose our legal battle, Berkana will be approved. When you add these up, you are going to have just over 1,000 apartment units within a one-mile area.

For the record, I would like to read a brief excerpt from an Arizona Republic article dated Sunday, August 31, 2008, titled 'Foreclosed homes are drophouse favorites.' It states, 'The housing crisis is also stoking a rise in rental homes, offering smugglers more choices. The number of rental properties registered with the Maricopa County Assessor's Office rose 27 percent, to 20,836 from the year ending in August 2007 to the year ending in August 2008. Tens of thousands of other rental properties go unregistered. There will be more rental availabilities, and it will lead to more drophouses because those people renting out their properties are going to be almost as desperate as those people crossing the border.' The point here is that there is an abundance of rental properties.

September 3, 2008

3. The City of Phoenix cannot provide sufficient services to the current residents as it is. It is no secret that there are not enough police officers.
4. The City of Phoenix is not adhering to its own policy to strive to provide in each village the number of jobs equal to 45 to 55 percent of the residential population. This policy is intended to reinforce the importance of a balanced, sustainable community at the village level.

The source of these statements is a City of Phoenix staff analysis for GPA-LV-2-07-7, dated September 2007. Also per this document is the following: per the Maricopa Association of Governments (MAG) projections, Laveen was anticipated to support 31,094 jobs and a population of 84,150 persons by 2030, or approximately a 37 percent employment to population ratio.

MAG recently released projections based on known entitlements, permit activity, and market trends through early 2007. Per these most recent projections, Laveen is anticipated to support 20,090 jobs and a population of 110,000 persons by 2030, or approximately an 18 percent employment to population ratio. This forecasted population ratio, relative to all villages projected to 2030, gives Laveen the worst lowest or least sustainable ratio of any village.

To recap that, the employment to population ratio goal is 45 to 55 percent. The 2003 projection was 37 percent. The 2007 most recent projection is 18 percent; nearly half of what the City of Phoenix' own goal for this ratio is. Which means you have overbuilt the neighborhood without bringing in the development. So, the last thing Laveen needs, per the City of Phoenix policy, is more housing.

The Council's time would be better spent to address employment in Laveen rather than approve more housing units the Village doesn't need.

In closing, if this Council approves this rezoning and the General Plan Amendment, the Coalition to Preserve Laveen Village, along with resident volunteers, will initiate another referendum drive to undo the Council's action, again. We are ready to go."

In reference to Items 5 and 7, Mr. Steven Klein spoke on behalf of the Laveen Citizens for Responsible Development (LCRD) and explained their rationale behind supporting this project. It was not a decision entered into lightly, and there was a lot of agonizing and soul searching. In the past, the LCRD fought tooth and nail against apartments in locations that were not appropriate. Although not unsympathetic to the views and concerns of the neighbors, when looking at the community as a whole, this site was one of the very few areas in Laveen that made sense for apartments.

September 3, 2008

Through the stipulations, Mr. Klein opined many concerns of the neighbors had been addressed. Understandably, nobody liked more density and traffic, but it was a sad fact that as development occurred these downsides followed. Therefore, it was important to manage the effects in the best manner possible.

Acting Mayor Neely noted the following speaker comment cards were submitted for Items 5, 6, and 7 as follows:

Item 5 - In favor, only to speak if necessary

- Lamar Clark

Item 5 - In favor, did not wish to speak

- Cyd Manning

Item 5 - Opposed, wished to donate time to Randy Jones

- C. Dian Cordova
- Jennifer Jones

Item 5 - Opposed, did not wish to speak

- Nancy Harris

Item 6 - In favor, wished to speak but waived opportunity

- Phil Hertel
- Steven Klein

Item 7 - Opposed, wished to donate time to Randy Jones

- C. Dian Cordova
- Jennifer Jones

Mr. Nowakowski commented it was a historic event to have the LCRD and Laveen VPC come together and approve apartments in Laveen. He commended everyone for working with the developer, as well as the hard work extended by Sun West Properties to bring people together for the nine public meetings. Having attended two of those meetings, he felt the developer really listened to the community; as did he.

Mr. Nowakowski recalled concerns being raised that with all of the high-end homes in the area, where would these families' children eventually be able to live. Therefore, apartments were needed in the area, and appropriate locations had to be considered. Next to a Wal-Mart was an appropriate area. Based on these facts, he supported the recommendations of the Planning Commission.

September 3, 2008

Mrs. Williams concurred this was a historic occasion. Having worked with the citizens of Laveen on various projects over the years, she said it was refreshing that they were able to sit down and really work through the issues and agree on a project that would benefit a majority of the community. Although some citizens felt this project was not appropriate, Mrs. Williams believed Mr. Nowakowski had the best interest of Phoenix and Laveen in his sights. He acted appropriately and she commended him for doing an outstanding job.

Mr. Johnson recognized Mr. Nowakowski for his involvement in Laveen issues and the meetings held in the community. He went to extended measures to ensure everyone in the community was heard and all the needs of the community were met. There were times when decisions had to be made that did not satisfy everyone, and trying to make decisions that would benefit the community overall was often a challenge the Council was faced with. He recalled Mr. Nowakowski did not support the project on 27th Avenue. Nevertheless, Mr. Nowakowski had done an outstanding job on this project and he continued to work toward balancing the issues.

MOTION was made by Mr. Nowakowski, **SECONDED** by Mrs. Williams, that Item 5 be granted as recommended by the Planning Commission, and the related resolution be adopted.

Acting Mayor Neely recalled the many late-night hearings discussing Laveen issues, and she commended Mr. Nowakowski for his hard work on this matter. The neighborhood also deserved credit because they came together and reached a resolution. Admittedly, not everyone was happy with the outcome, but there was obviously a lot of care and concern for this community.

Mr. Stanton echoed the compliments for Mr. Nowakowski's efforts. In addition, he recalled comments made by Mr. Randy Jones regarding the City's inability to provide sufficient police services and his group's intent to take this project to a referendum, if approved by Council. Mr. Stanton found it hard to believe a police commander would suggest to the community that the Police Department could not do their job, as indicated in the written document Mr. Jones provided the Council. Therefore, he politely advised Mr. Jones it would be a disservice if he represented that fact as he made an argument about this particular zoning case to the public.

Application #: Z-51-08-7 (Companion cases GPA-LV-2-08-7, Z-49-08-7)
From: Rural-43 (Pending S-1)
To: C-1, R-4
Acreage: 14.38
Location: Approximately 1500 feet south of the southwest corner of 35th Avenue and Southern Avenue
Proposal: Neighborhood commercial/multi-family residential
Applicant: Sun West Properties - Rob LaGrone
Owner: Laveen Elementary School District No. 59
Representative: Rob LaGrone

Mr. Alan Stephenson presented Mr. Jacob Zonn who is the Laveen Village Planner to present items 2, 3 and 4 which are companion cases and can be heard together, but separate actions will be needed for each item.

GPA-LV-2-08-7 is a request to designate 14.75 acres located approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue to Residential 15+ and Commercial from the current designation of Residential 3.5-5 per acre. Staff recommends approval of this request and finds that the multi-family designation will support commercial activities at the intersection and the proposed commercial designation is consistent with the existing designation to the north of the property. The Laveen Village Planning Committee approved this case on August 11, 2008; 4-2-1. The concurrent equivalency zoning case Z-49-08-7 is a request for S-1 from County Rural-43 to establish equivalent City of Phoenix zoning for annexation #414 (G-5147). Staff recommends approval of this request. Concurrent equivalency zoning case Z-51-08-7 is a request for C-1 on 3.84 acres and R-4 on 10.54 acres that will allow for neighborhood, commercial, and multi-family housing. The Laveen Village Planning Committee approved the case 4-2-1 on August 11, 2008 with staff stipulations as well as additional stipulations in regards of landscape buffering and fencing to screen the adjacent residential neighborhoods. Staff recommends approval of this request in finding it provides for a variety of housing projects and price options for the Laveen Village by creating a mix of uses allowing pedestrian activities between the sites.

Commissioner Gallegos is now present through tele-conferencing.

Mr. Robert LaGrone, 4465 E. Paradise Village Parkway South, Unit 1132, stated he is here on behalf of his three partners at Sun West Properties, a community based development partnership. The site plans before the Commission this evening represented a year's work with the LCRD. When the site was originally purchased they were looking at its commercial potential than the residential.

It is adjacent to a very nice busy shopping center in a C-2 zone, in fact the developer of the shopping center had attempted to purchase the property before they had. The uses that looked viable, according to the market study, were a bit too intense to provide a proper transition from the C-2 uses to the north, the residential uses to the west, and also the ones to the south. They were looking a more mixed use model to provide a

good transition; both behind and in front of the frontage. The two parcels were purchased from the school district and some private owners. The goal this evening is to establish that this is an appropriate use that is a good fit for the community, Laveen as a whole, and for the market. Included is 11 acres of multi-family behind 2 neighborhood C-1 retail pads at the front. The multi-family housing provides a nice transition in intensity and density. The commercial provides a nice step-down in intensity of commercial and also take some pressure off of the multi-family behind that. Also, it will prevent having multi-family right next to the footage where people are living next to a lot of noise. This will put in a little more neighborhood commercial that does not necessarily want to be in a large shopping center but closer to the neighborhoods. Some very viable commercial was found that extends much further from a major intersection than their project will. On 51st Avenue and Baseline with 2,500 feet from the corner, are still very appropriate uses.

The goal is to distribute jobs and housing in each village so that people can live and work in the same village. It was heard from the school district that there are a lot of school teachers that have to commute long distances, as far as Ahwatukee and Glendale, because they could not find a home that they could afford in Laveen. At build out it is expected that the community at 35th Avenue and Southern Avenue to have upwards of 1,000 jobs. This makes it a natural fit to have housing so people do not have to commute as far, in some cases there will also be shopping amenities. In more urban areas mixed use tends to be a bit more vertigo in some of the dense areas. You will see multi-family above retail. Laveen is a little less intense and spread out. Commercial is open enough to provide a nice view corridor to the multi-family to be visible from the street for marketing purposes. Last October at one of the community meetings, concerns were expressed about the site lines. Suggestions were taken and incorporated in the plans. Landscaping of the public area, which they will seek from the city, may be just grass, they have agreed to put in a row of mature trees to screen the apartments from the neighborhood homes. They have also agreed to seek a variance to put in a very nice 8-foot ornamental fence. Due to a quirk in the zoning, this is seen as a front set-back for zoning purposes were only a 3-foot fence is allowed by code.

Phil Hertel, 2300 W Broadway, stated it is rare when the LCRD brings to the Village support for high density, intense residential uses. The Village has reviewed and considered this apartment based application. The reason it was supported is because it fits. It is an ideal use; it is next to the Wal-Mart Super center and adjacent to retail opportunities. It also has mass transit availability and employment opportunities. There was some concern about over commercializing the corner, however, because this commercial is intended to be service related, it actually fits well with the apartments plus it acts as a buffer so the apartments do not front onto 35th Avenue. Through very restrictive stipulations, the Village put together support so that this would develop as it was discussed. There were also very detailed stipulations for the residential. There is an error in the stipulations that staff provided from the Village. In 13a, "in the second line, decorated block wall or" should be deleted and in 13b towards the end, the words "blocked wall" should be deleted. That refers to the fence along the western property line that was talked about being a view fence. They did not want to offer an opportunity

for an 8 foot “graffiti easel” across the back of the property. Village stipulations 19 and 22 that were supported from the Village did not make it through the process; they have been assured that these are covered in other areas so they are comfortable with that.

Steven Klein, 6820 S. 66th Avenue, Laveen, stated he represents LCRD. They met numerous times with the applicant and they thought long and hard about this project. Mr. Klein agrees with Mr. Hertel that this is the appropriate place for this commercial project. It would provide a transition and a buffer from the intense comm. center to the less intense residential uses as it moves down further south on 35th Avenue. The overall benefit for the community is better than a lot of others things that could have gone there. Mr. Klein would like to have one name added to the staff report for persons to be contacted. That would be Randy Raskin of Arizona Development.

Jon Kimoto, 3216 W Ansell Road, Laveen, stated he has been involved with this project since the initial design back in October 2007. To the credit of Sun West, they did involve the community early in this process and did take many suggestions and implemented them. From 1986 to 2002 there were only 29 acres designated on the northwest corner at this intersection for commercial C-2 development. Within the last 5 years 85 acres have been gained in which the original 29 acres are included. The center of gravity shifted 51st Avenue and Baseline Road to 35th Avenue and Southern Avenue. They have obtained at least 709,000 feet of retail. In order to justify the survivability of this much retail, the density and intensity is needed in this corner.

Mike Curley, 3101 N. Central Avenue, stated he is representing the owners of the 40 acre piece just north of the Wal-Mart. They are not opposed to the multi-family per say, but they are opposed to the commercial frontage. There is an overabundance of commercial in this intersection. There is a staggering amount of not only zoned property but built commercial development that currently is vacant. An example is the Mervyns site directly to the north of the Wal-Mart site with 50,000 square feet of space that has been built with 1,500 square feet of it vacant. The site plans consist of two pads that are in the front of the plan with

the multi-family buried behind the pads. Mr. Curley believes that by not having some type of window out on 35th Avenue, the multi-family will be a marginal type of development or remain vacant. Within the last 5 years Mr. Curly has been involved with about 20 multi-family projects throughout the valley, presenting multi-family developers that are generally considered to be “A” developers. The multi-family developers look for a marketing window, a presence, such as the retail developers. This area does not need an “E” or “C” type of multi-family developer, and this is what the area needs. Mr. Curley believes those in favor do have the village’s best interest at heart but thinks there is a lack of understanding to some degree on what the needs are to ensure that a multi-family development is successful. Lastly, once this area is zoned C-1 is can be any use that is allowed in the C-1 zoning district, as long as they meet the building footprints. Mr. Curley suggested approving the R-4, deny the C-1, and approve the C-1 portion as an R-3 development because R-3 is allowed within the C-1. This would allow full multi-family development of the site.

Scott Davis, 11811 N. Tatum Boulevard, stated he is here to represent himself and partners of the Wal-Mart site. They are here to oppose the commercial component. They have come to the conclusion that because of the massive amount of retail and commercial that is already zoned there, it would not work for them. He truly believes those in favor do not have a handle of how much commercially zoned and retail property there is. Currently there is over one million square feet of retail and vacant land within 2 miles of 35th Avenue. The Super Wal-Mart site is the largest retail in the country and the largest draw for retail tenant. They have been marketing this site for 18 months and have yet to get to 60% leased. This year they are minus 3,000 square feet. This gives the idea of the market ability of this retail site. One lease of 19,000 square feet has been acquired this year but they have lost 4,000 square feet. The northwest corner, the Mervyns site, is currently zoned for 239,000 square foot of retail. This has been marketed for 1 year and currently have 3% of the retail site leased.

Randy Jones, 3006 W. Maldonado Road, stated he is here to oppose the multi-family dwelling proposed. The Sun West representative mentioned community involvement. He was at the meeting and they stated to lay out how they would like to see it and everyone's idea was very low density. On the corner of 27th Avenue, south of Bernard Black School, there is an approved 150 units, 59th Avenue and Baseline also has an approved apartment complex. The fact that these have not been built out does not mean more of these projects should be approved. In regards to the Arizona Republic article it stated that any units 50 or greater have about a 12.5 vacancy rate and for the price of a 990 square foot apartment, a home could be rented. Laveen is no different. Transportation is limited, there is no night life and the jobs are just not there. Given these reason he is asking for a denial on the GPA and zoning cases.

James Sedillo, 2945 W Olea Avenue, stated this is a poor investment in his community. He and his family just moved to Laveen from Tempe. The schools are underperforming and there is a high turn-over rate with the teacher. Mr. Sedillo believes more single-family homes should be built instead of apartments. There are stops signs that are congested every morning, where traffic lights should be. For the community he asked that this project be denied. More commercial is needed for example a Costco, Sports Authority or maybe even a Gymnastic center.

The following submitted cards in opposition but did not wish to speak.

Jim Wehmueller, 11811 N. Tatum Blvd.
Jennifer Jones, 3006 W. Maldonado Road
Craig James, 5110 N. 40th Street, #100
Paul Barnes, 5518 E. Mariposa Street
David Mashn, 3728 W. Leodra Lane
Janet Gidney, 3102 W. Ryan Lane
Jon James, 5110 N. 40th Street, #100
Cyd Manning, 3220 W. Ceton Drive
Randy Raskin, 5110 N. 40th Street, #100

Mr. Robert LaGrone addressed that the commercial pads are a good fit and transitional use with C-1 fairly low intensity commercial. These are just two pad site with three major shopping centers with one being approved and set to go when the time is right. They have 50% spoken for already. The impact on the overall commercial neighborhood is minimal. The impact on their site is very beneficial; this takes the pressure off of residential and not as many need to be built. As for the harm to the apartments, Clarke-Wayland Company has built for excellent apartment developers; they do not like building a product that will not do well. They like the site plan as it is. These apartments will not be ready for occupancy for a couple of years, by then there will be further development in Laveen, retail will recover a bit and the vacant homes bought by investors will be sold.

Commissioner Shields stated he thinks it is remarkable that the developer did such a good job working with the LCRD in Laveen. He believes this is a compromise because it makes sense to buffer lower density, high density residential. It is not a good apartment site. He does not see that behind commercial uses. The commercial use and down road something else has to be done on the residential piece. He cannot support this use on the property, he would support it all being residential apartment. Tucked back behind commercial does not make sense.

Commissioner Gallegos stated she agrees with Commissioner Shields. Because of the mass amount of commercial at this site, where will people live? The apartment complex will be buried behind the commercial. Residential does front elsewhere throughout the valley, it is ok. Commissioner Gallegos agrees with Mr. Curley's suggestion.

Commissioner Gullett stated he believes developers who work with the community should be supported. They have tried to come up with a compromise solution.

Commissioner Gullett made a MOTION to approve Z-51-08-7 per the staff memo of August 13, 2008 with the following changes that would be done to address issues raised by the neighbors in this area with modification of stipulation #13a to read "That the owner shall file for and pursue a variance to allow for a maximum 8-foot ornamental iron view fence on the western property line". Also for the addition to stipulation 18e to add Randy Raskin, 5110 north 40th street suite 100, Phoenix, AZ 85018.

Commissioner Ellis SECONDED.

There being no further discussion, Chairman Keuth called for a vote and the MOTION PASSED 5-4 (Shields, Gallegos, Davis, Awai).

* * * *

Stipulations

1. That the development shall be in general conformance with the residential elevations date stamped May 20, 2008 and the site plan date stamped August 11, 2008, as modified by the following stipulations and approved by the Development Services Department with specific regard to the following:
 - a. That the commercial building to the north be a maximum of 5300 square feet.
 - b. That the commercial building to the south be a maximum of 6700 square feet.
 - c. That the ornamental iron view fence not exceed 8 feet in height on the western perimeter.
2. That the elevations for the commercial pads shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.
3. That landscaping shall be in general conformance with the conceptual landscaping plan date stamped July 25, 2008, with the addition of landscape diamonds provided approximately every 6 stalls in the commercial and guest residential parking areas, as approved or modified by the Development Services Department.
4. That the perimeter wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Development Services Department.
5. That all pedestrian walkways shall be shaded and connect all residential buildings to project amenities, commercial pads to the east and the commercial site to the north, as approved by the Development Services Department.
6. That the developer shall conduct archaeological monitoring and/or testing by a qualified archaeologist within all areas of the development prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist. Further data recovery may be necessary based on results of the testing.
7. That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall

- be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.
8. That right-of-way totaling 55 feet shall be dedicated for the west half of 35th Avenue, as approved by the Development Services Department.
 9. That right-of-way totaling 25 feet shall be dedicated for the east half of 37th Avenue, as approved by the Development Services Department.
 10. 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 by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
 11. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
 12. That the maximum number of residential units shall not exceed 276.
 13. That the western property area shall be designed in the following manner as approved or modified by the Development Services Department:
 - a. That owner shall file for and pursue a variance to allow for a maximum 8-foot ~~decorative block wall or~~ ornamental iron view fence on the western property line. ~~as depicted on the landscape blowup exhibit date stamped August 13, 2008;~~
 - b. Minimum 8-foot wide landscape setback between the block wall/view fence and the proposed parking structures along the western perimeter (additional landscaping shall occur outside the perimeter fence);
 - c. Covered parking spaces adjacent to required view fencing, located on the west end of the property shall be screened from the residential properties to the west of the site. The screening method shall consist of either landscaping or a wall attached to the parking canopy;
 - d. A mixture of 75% 4 to 6-inch caliper trees within the landscaped setback shall be planted to act as a visual buffer between the western most apartment buildings and the residential properties to the west.
 14. That mature trees shall be salvaged and utilized within all the landscape setbacks with specific regard to placement of the larger specimens within the western landscape setback as approved by the Development Services Department.

15. That the applicant shall provide a minimum 15-foot landscape setback along the southern perimeter of the property. The setback shall be landscaped with a staggered double row of a 75% mixture of 3 to 6-inch caliper trees planted approximately 25-feet on center as approved by the Development Services Department.
16. That the final landscape plan, lighting plan, and sign package for the commercial and residential project shall be submitted to the Laveen Village Planning Committee for review and comment prior to preliminary site plan approval by the Development Services Department. That all signs shall not exceed 6-feet in height as approved by the Development Services Department.
17. That the parking lot screen wall and landscape pallet within the 35th avenue landscaped setback shall compliment the adjacent existing development to the north and be compatible in color, texture, form and materials as approved by the Development Services Department.
18. That the applicant shall notify the following individuals 15 days prior to any of the following events, Preliminary site plan review meeting, Zoning Adjustment hearing or Planning Hearing Officer hearing.
 - a. Steven Klein - 6820 S. 66th Ave., Laveen, AZ 85339
 - b. Phil Hertel - 2300 W. Broadway Rd., Phoenix, AZ 85041
 - c. Jon Kimoto - 3216 W. Ansell Rd., Laveen, AZ 85339
 - d. Mark Williams - 7150 E. Camelback Rd. #285, Scottsdale, AZ 85251
 - e. RANDY RASKIN – 5110 NORTH 40TH STREET SUITE 100, PHOENIX, AZ 85018

Commissioner Gallegos ends meeting participation via tele-conferencing.

VOTE 6-0 (Mr Williams declared a conflict of interest)

DISCUSSION

Mr Zonn presented the Village Planning Committee initiated General Plan Amendment Staff stated that the request is a clean up to provide consistency between the proposed designation of Residential 3 5-5 du/acre and the R1-8 zoning entitled in the Z-165-06 7 rezoning case 5 members of the public submitted comment cards in favor of the request

- 5 Presentation discussion and possible recommendation on GPA-LV-2-08 7 A request to amend the General Plan Land Use Map designation from Residential 3 5-5 du/ac to Residential 15+ du/ac and Commercial for approximately 14 75 acres located approximately 1500 feet south of the southwest corner of 35th Avenue and Southern Avenue Presentation by Rob LaGrone Sun West Properties The Planning Commission will review this request on August 13, 2008

This Item was discussed in tandem with agenda item #6

MOTION Mr Hertel motioned to approve as presented by staff with the following finding This case involves two companion zoning changes Support is for both changes together Support is not intended for one without the other Motion of support for the General Plan Amendment includes consideration of the companion case

VOTE 4-2 (Mr Lines declared a conflict of interest)

DISCUSSION

Mr Zonn gave a brief overview of the project location, staff's recommendation and stipulations Mr LaGrone presented the community involvement process and discussed the site plan, elevations and landscape plan developed from those discussion in detail Landscape buffering, view corridors, screening and possible variances that would need to be applied for 6 members of the public spoke in opposition with concerns of overpopulation with the lack of infrastructure (police, fire, etc) throughout the village, density and over saturation of commercial An additional 8 members of the public submitted opposition cards Mr Steven Klein of the Laveen Committee for Responsible Development (LCRD) spoke in favor of the request Mr Mike Curley represented the property owner to the north of the subject site and stated that the property owner is in opposition to the commercial portion because vacancy rates in the surrounding area are already too low The property owner Rand Raskin and Scott Davis also spoke in opposition and stated that they have been working with the applicant to create a deed restriction on the type of retail allowed on the site The applicant and Dr Bill Johnson of the Laveen Elementary School District, which is the property owner, stated that a deed restriction could take a long time to resolve because of the school district's involvement Committee members had concerns of the applicant's intentions and possible uses of the commercial site The applicant assured the committee that they are only pursuing service type retail

- 6 Presentation discussion and possible recommendation **U. Z 51-08-7**, a request to rezone from S 1 to R-4 (10 54 acres) and C-1 (3 84 acres) for multi family residential and neighborhood commercial development on 14 38 acres located **approximately 1500 feet south of the southwest corner of 35th Avenue and Southern Avenue** Presentation by Rob LaGrone Sun West Properties
The Planning Commission will review this request on August 13, 2008

This Item was discussed in tandem with agenda item #5

MOTION Mr Hertel motioned to approve with modified staff stipulations 1 and 3, additional stipulations 12-22, and the following findings

- 1 The commercial portion of this development can compliment the high density residential development With over 85 acres of large scale retail commercial on the surrounding properties, this site should provide the opportunity for service related commercial uses such as, but not limited to , banks, restaurants, office, urgent care, day care, or uses whose primary business does not sell products and carries no inventory to sell as the main source of revenue The site plan provided will allow for those users
- 2 The multi family portion fits well adjacent to the area retail centers, destinations of mass transit, employment opportunities, and the close proximity to the downtown area Stipulations to the site plan, landscape plan, and building elevations should help to provide high quality multi family housing in an area of Laveen, that is both appropriate and in need of high density housing
- 3 The applicant has stated that an agreement has been reached with the Laveen School District that as development occurs a Two Hundred dollar per residential unit donation will be made as residential building permits are issued

Staff Stipulations with modifications

- 1 That the development shall be in general conformance with the residential elevations date stamped May 20, 2008 and the site plan date stamped *August 11, 2008*, as modified by the following stipulations and approved by the Development Services Department with specific regard to the following
 - a *That the commercial building to the north be a maximum of 5300 square feet*
 - b *That the commercial building to the south be a maximum of 6700 square feet*
 - c *That the ornamental iron view fence not exceed 8 feet in height on the western perimeter*
- 2 That the elevations for the commercial pads shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval This review is for conceptual purposes only Specific development standards and requirements will be determined by the Development Services Department
- 3 That landscaping shall be in general conformance with the conceptual landscaping plan date stamped July 25, 2008, *with the addition of landscape diamonds provided approximately every 6 stalls in the commercial and open*

residential parking areas, as approved or modified by the Development Services Department

4 That the perimeter wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Development Services Department

5 That all pedestrian walkways shall be shaded and connect all residential buildings to project amenities, commercial pads to the east and the commercial site to the north, as approved by the Development Services Department

6 That the developer shall conduct archaeological monitoring and/or testing by a qualified archaeologist within all areas of the development prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist Further data recovery may be necessary based on results of the testing

7 That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney

8 That right-of way totaling 55 feet shall be dedicated for the west half of 35th Avenue, as approved by the Development Services Department

9 That right-of-way totaling 25 feet shall be dedicated for the east half of 37th Avenue, as approved by the Development Services Department

10 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 by the Development Services Department All improvements shall comply with all ADA accessibility standards

11 That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department This form is a requirement of the EPA to meet clean air quality requirements

Additional Village Planning Committee Stipulations

12 That the maximum number of residential units shall not exceed 276

13 That there shall be an ornamental iron view fence on the western property line and that shall not exceed 8 feet in height

14 That there shall be a minimum 8-foot landscape setback between the fence and the proposed parking structures along the western perimeter

(additional landscaping shall occur outside the perimeter fence), as approved by Development Services Department

15 That there shall be a mixture of 4 to 6 inch caliper trees within the west landscape buffer planted to act as a visual buffer between the western most apartment buildings and the residential properties to the west Initial size of trees should serve to minimize view opportunities from upper level of apartments to the adjacent residential properties That the applicant shall try to utilize the existing mature landscaping to meet this requirement as approved by Development Services Department

16 That the parking structures located on the west end of the property shall be screened from the residential properties to the west of the site The screening method shall consist of either landscaping or a wall as approved by Development Services Department

17 That the applicant shall provide a 15-foot landscape buffer along the southern perimeter of the property and that a double row of a mixture 3 to 6-inch caliper trees shall be planted approximately 25 foot on center in two staggered rows as approved by Development Services Department

18 That the final landscape plan, lighting plan, and sign package for the commercial and residential shall project be submitted to the Laveen Village Planning Committee for review and comment prior to preliminary approval by the Development Services Department That all signs shall not exceed 6-foot in height

19 That the commercial building elevations shall be presented to the Laveen Village Planning Committee prior to submittal to the Development Services Department for preliminary site plan approval

20 That the parking lot screen wall and landscape pallet along 35th avenue shall compliment the adjacent existing development to the north and be compatible in color, texture, form and materials

21 That any request to change or modify stipulations be preceded by presentation to the LVPC for review and comment prior to submittal to the city

22 That the following people shall be notified for any request to change stipulations or site plan Phil Hertel, Steven Klein, John Kamoto, Mark Williams

VOTE 4-2 (Mr Lines declared a conflict of interest)

DISCUSSION

See discussion under item #5

- 7 Presentation discussion and possible recommendation on Z-67 08-7 a request to rezone from S-1 to R1-8 PRD for single-family residential on 1.06 acres located approximately 1100 feet east of the Northeast corner of 59th Avenue & Dobbins Road Presentation by Adam Baugh Withey Morris

The Planning Commission will review this request on August 13, 2008

MOTION Mr Norton motioned to approve with staff stipulations

VOTE 7-0

DISCUSSION

Staff gave a brief overview of the project location, staff's recommendation and stipulations Mr Baugh presented the request and stated that the applicant wishes to complete the surrounding development and be consistent with the adjacent lots

Mr Klein from the LCRD and committee member Mr Hertel stated that they believed that the intention of the applicant was to fit five 45-foot wide lots between two 55-foot lots The applicant stated that the adjacent lots have not been developed yet, so 10-feet would be taken from each adjacent lot in order to create the additional five lots, thus creating the consistency in lot sizes

- 8 Presentation discussion and possible recommendation on **Z-54-08-7**, a request to rezone from S-1 to R1-18 PRD for single-family residential development on 17.61 acres located approximately 900 feet south of the southeast corner of 51st Avenue and Elliot Road Presentation by Neal Pascoe, Beus Gilbert
The Planning Commission will review this request on September 10, 2008

MOTION Mr Hertel motioned to approve with staff and additional village stipulations

Additional Village Planning Committee Stipulations

- 11 That the maximum number of lots shall not exceed 14
- 12 That if developed with private streets, bollard lighting shall be utilized for street lighting as approved by the Development Services Department
- 13 That the landscape, lighting and sign plans shall be presented to the Village Planning Committee for review and comment prior to preliminary site approval by the Development Services Department
- 14 That all mechanical equipment such as satellite dishes and L P gas tanks shall be placed behind screen walls as approved by the Development Services Department
- 15 That any request to change or modify stipulations or the site plan shall be preceded by a presentation to the Laveen Village Planning Committee for review and comment prior to submittal to the city
- 16 That all parcels within the project shall be controlled by the hillside standards in the city of Phoenix Zoning Ordinance

VOTE 6-1

DISCUSSION

Staff gave a brief overview of the project location, staff's recommendation and stipulations Mr Pascoe discussed the hillside oriented development, custom lots, and traffic pattern surrounding the site Committee members have been working with the applicant to create the additional stipulations