

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



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned  
**From:** Alan Stephenson  
Planning & Development Department Director  
**Date:** June 14, 2021  
**Subject:** **P.H.O. APPLICATION NO. PHO-1-21--Z-14-19-8** – Notice of Pending Actions  
by the **Planning Hearing Officer**

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

### **DISTRIBUTION**

Mayor's Office (Lisa Fernandez), 11th Floor  
City Council (Matthew Heil), 11th Floor  
Aviation (Sheldon Daisley)  
CED (Michelle Pierson), 20th Floor  
Fire Prevention (Aaron Conway), 2nd Floor  
Light Rail (Joel Carrasco/Special TOD Only)  
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor  
Parks & Recreation (Natasha Hughes), 16th Floor  
Public Transit (Kathryn Boris)  
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor  
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor  
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor  
Water Services (Don Reynolds, Victor Romo), 8th Floor  
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor  
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor  
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor  
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor  
Village Planner (Sofia Mastikhina, 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-1-21--Z-14-19**

**Council District: 8**

**Request For:** Stipulation Modification

**Reason for Request:** Modification of Stipulation 2 regarding general conformance to the site plan and elevations date stamped May 3, 2019. Modification of Stipulation 2.c regarding a maximum of 249 units.

Owner	Applicant	Representative
Isola Elliot, LLC 13555 SE 36th Street No. 320 Bellevue WA 98006 (602) 230-0600 ben@witheymorris.com	Isola Elliot, LLC 13555 SE 36th Street No. 320 Bellevue WA 98006 (602) 230-0600 ben@witheymorris.com	Benjamin Tate, Withey Morris PLC 2525 E Arizona Biltmore Cir Ste A-212 Phoenix AZ 85004 P: (602) 230-0600 F: (602) 212-1787 ben@witheymorris.com

**Property Location:** Approximately 776 feet north of the northeast corner of 59th Avenue and Elliot Road

Zoning Map: C-5 Quarter Section: 04-15 APN: 300-02-055C Acreage: 22.87

Village: Laveen

Last Hearing: CC HEARING

Previous Opposition: No

Date of Original City Council Action: 07/03/2019

Previous PHO Actions: \_\_\_\_\_

Zoning Vested: R-3

Supplemental Map No.: \_\_\_\_\_

Planning Staff: 071773

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

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

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	04/19/2021	21-0034420	Original Filing Fee

Signature of Applicant: \_\_\_\_\_ DATE: \_\_\_\_\_

### Hearing Results

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



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

May 14, 2021

**Via Hand Delivery**

Adam Stranieri  
City of Phoenix  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003

**Re: NEC 59<sup>th</sup> Avenue & Elliot Road / Z-14-19**

Dear Adam:

The subject parcel for this Planning Hearing Officer application is approximately 22.81 gross acres located northeast of the northeast corner of 59<sup>th</sup> Avenue and Elliot Road in Phoenix, Arizona as shown on the Aerial Map attached at **Tab 1** (the "Property"). The property is currently zoned R-3 as shown on the Zoning Map attached at **Tab 2**.

In July 2019, the Phoenix City Council approved the rezoning of the Property from R1-8 PCD to R-3 for the development of a high-quality single-family rental home community proximate to the recently completed Loop 202 extension. The rezoning of the Property was approved subject to fifteen (15) stipulations, including a stipulation requiring general conformance to the site plan and a maximum of 249 residential units.

Prior to the filing of the Z-14-19, the applicant sought to incorporate the adjacent 5.26-gross-acre remnant parcel to the south as part of the development but it was owned by another entity we were unable to incorporate it into the development plan at that time. Since then, we were able to acquire that remnant parcel and include it into our overall development which necessitates some minor adjustments to our site plan, and hence this PHO application. A rezoning application for the 5.26-acre remnant parcel was filed concurrently with this PHO application in case number Z-22-21. Consequently, due to the inclusion of the remnant parcel in the overall project, a PHO is necessary for the remainder of the development that is subject to Z-14-19.

The incorporation of the adjacent parcel into the overall project allows for the reconfiguration of certain elements of the original site plan that will result in a more logical layout and more efficient circulation. See Site Plan at **Tab 3**. The primary driveway for the project will be relocated from 59th Avenue to Elliot Road, and a porte cochere will be added to provide visual interest and a more dramatic sense of arrival. Consistent with the Laveen Residential Design Guidelines, the primary access and street

frontage will feature an enhanced landscape setback with mature trees, a split-rail fence, and a landscaped driveway median. The leasing office has similarly been relocated, facing Elliot Road and immediately visible upon entering the primary driveway. It has been designed to pay tribute to the agrarian heritage of the Laveen area and will feature a materials palette and massing reminiscent of a barn, offering high ceilings with clerestory windows to provide abundant natural light in a warm, welcoming environment.

The expanded development will provide a total of 299 rental homes, with 35 located on the adjacent parcel being concurrently rezoned from S-1 to R-3. The original site – the Property – will contain the remaining 264, whereas before we showed 249. As a result of the slight unit increase and reconfiguration of the overall site, modification of Stipulation 2 is necessary to move forward with the development.

#### Stipulation #2:

*The development shall be in general conformance with ~~the site plan and elevations date stamped May 3, 2019~~ **site plan date stamped April 19, 2021 and the elevations date stamped April 19, 2021**, as approved by the Planning and Development Department, and as modified by the following criteria:*

- a. The front elevations shall consist of a minimum 10% non-stucco accent material.*
- b. The development shall provide gated access.*
- c. The development shall have a maximum of ~~249~~ **264** units.*

**Rationale:** The reconfiguration of the site plan is necessary to accommodate the addition of the adjacent 5.26-gross-acre parcel, the inclusion of which will result in a better overall development with improved streetscape along Elliot Road, improved internal circulation, and a more cohesive land use pattern for the area. The resulting increase density of the overall project (10.7 du/ac) is still appreciably lower than maximum density permitted in with the R-3 PRD option.

#### Conclusion

Approval of the requested stipulation modification, along with approval of the concurrent rezoning application, will allow the applicant to move forward with an improved version of the single-family rental community already approved by City Council. With only minor changes to one stipulation, the expanded and enhanced project will provide a more uniform land use pattern for the area, a more efficient site plan, and improved streetscape along Elliot Road.

The proposed zoning stipulation modification is accompanied by the following documents:

1. Ownership Verification form;
2. Information Form;
3. Property Owner Information;
4. Site plan;
5. Elevations;

6. Parcel map with project area identified;
7. Legal Description;
8. Property Owner Notification Requirements;
9. CD with electronic copies of submittal.

Please feel free to contact me if you have any questions, or if you need any additional information. Thank you.

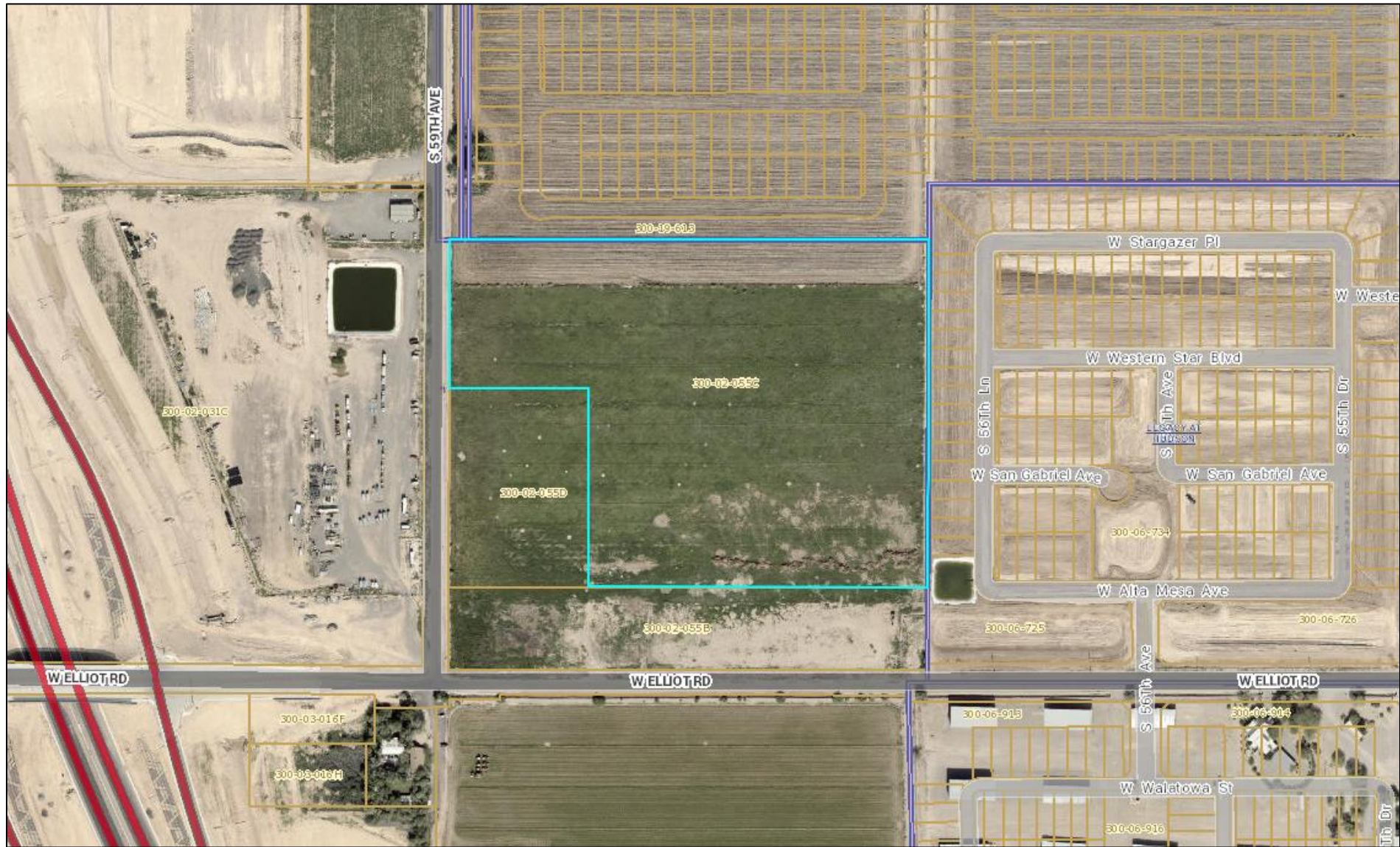
Sincerely yours,  
WITHEY MORRIS, P.L.C.

By  
Benjamin L. Tate



# TAB 1

# Aerial Map



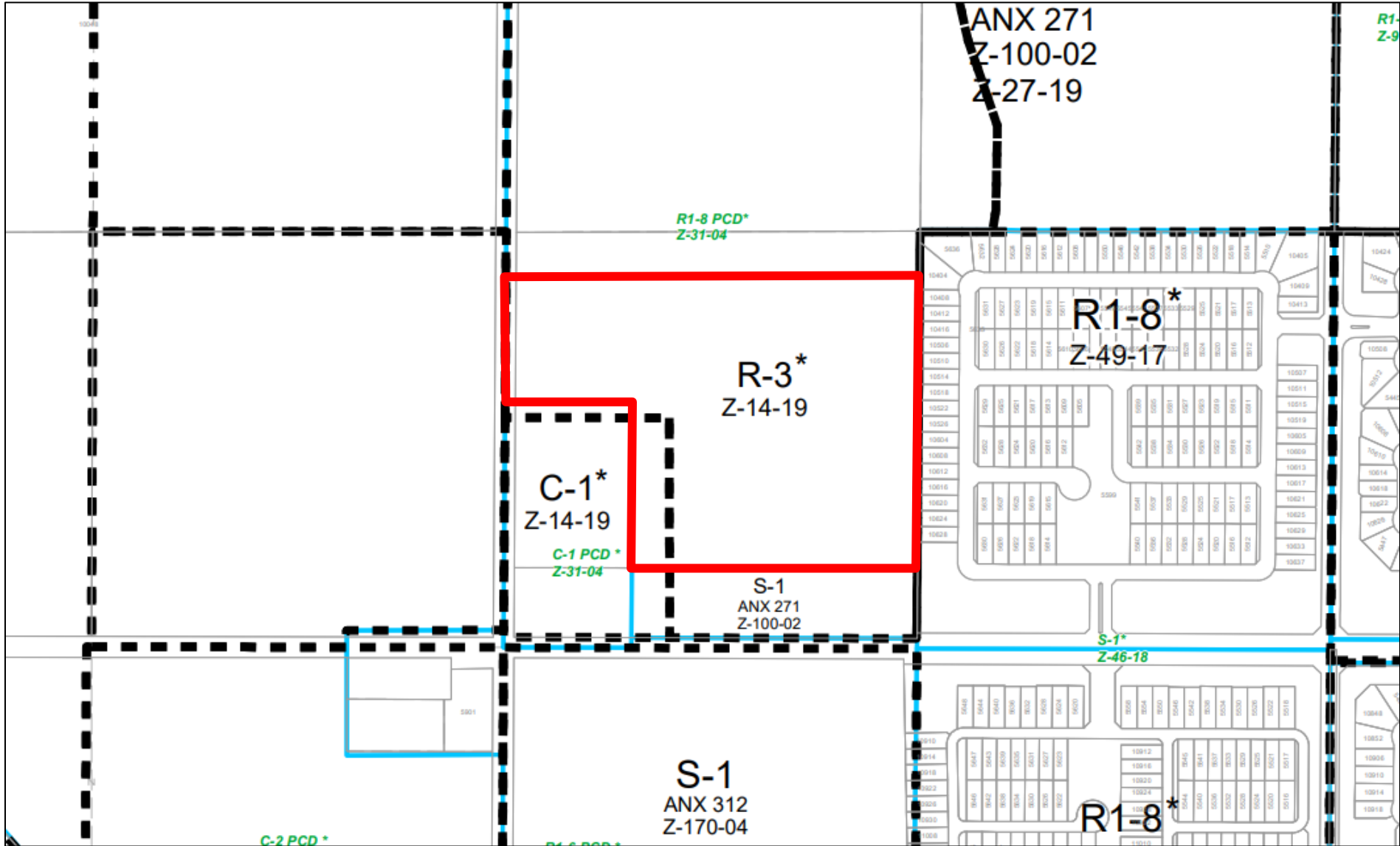
NEC 59<sup>th</sup> Avenue & Elliot Road – Phoenix, AZ



**TAB 2**



# Zoning Map

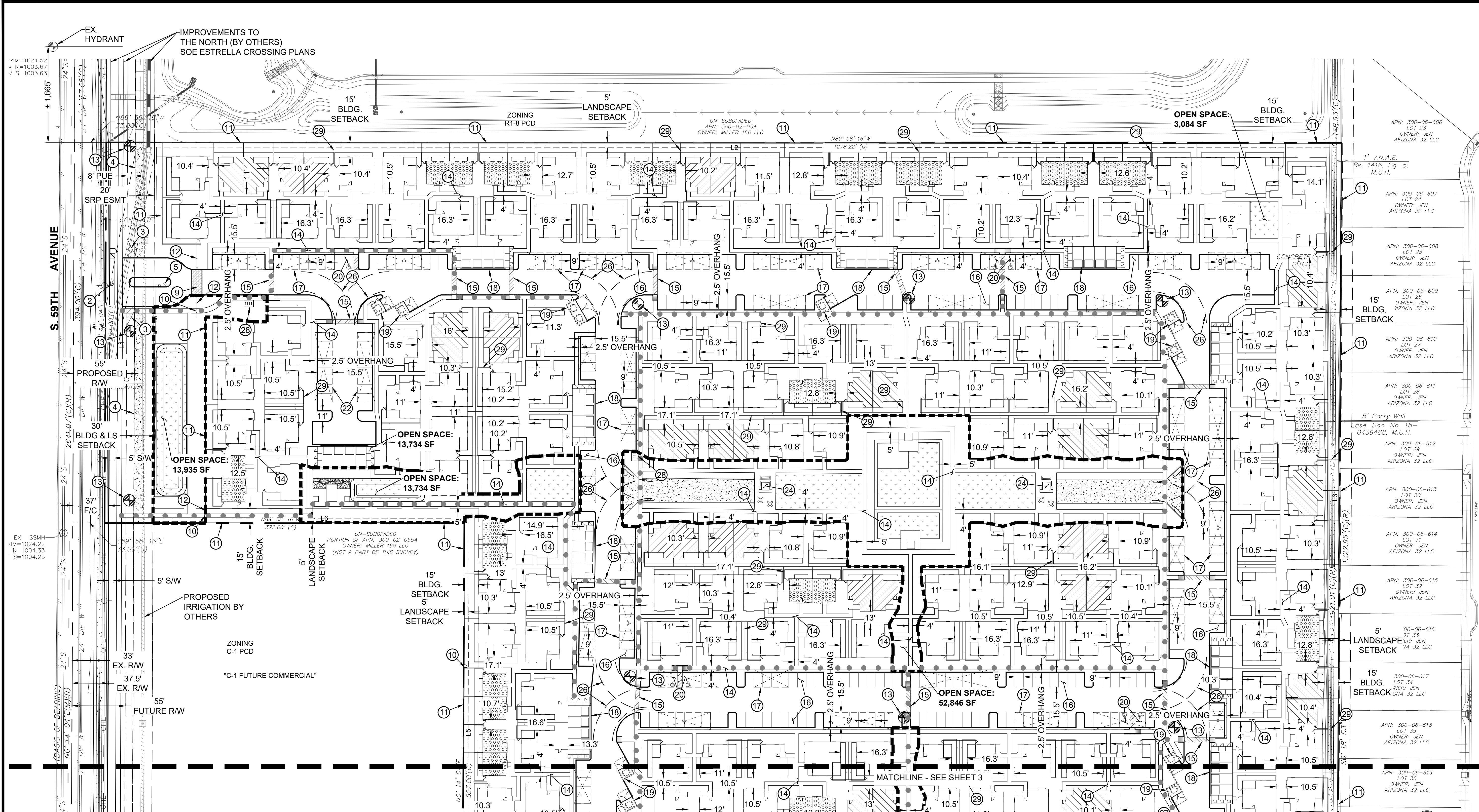


NEC 59<sup>th</sup> Avenue and Elliot Road – Phoenix, AZ



**TAB 3**

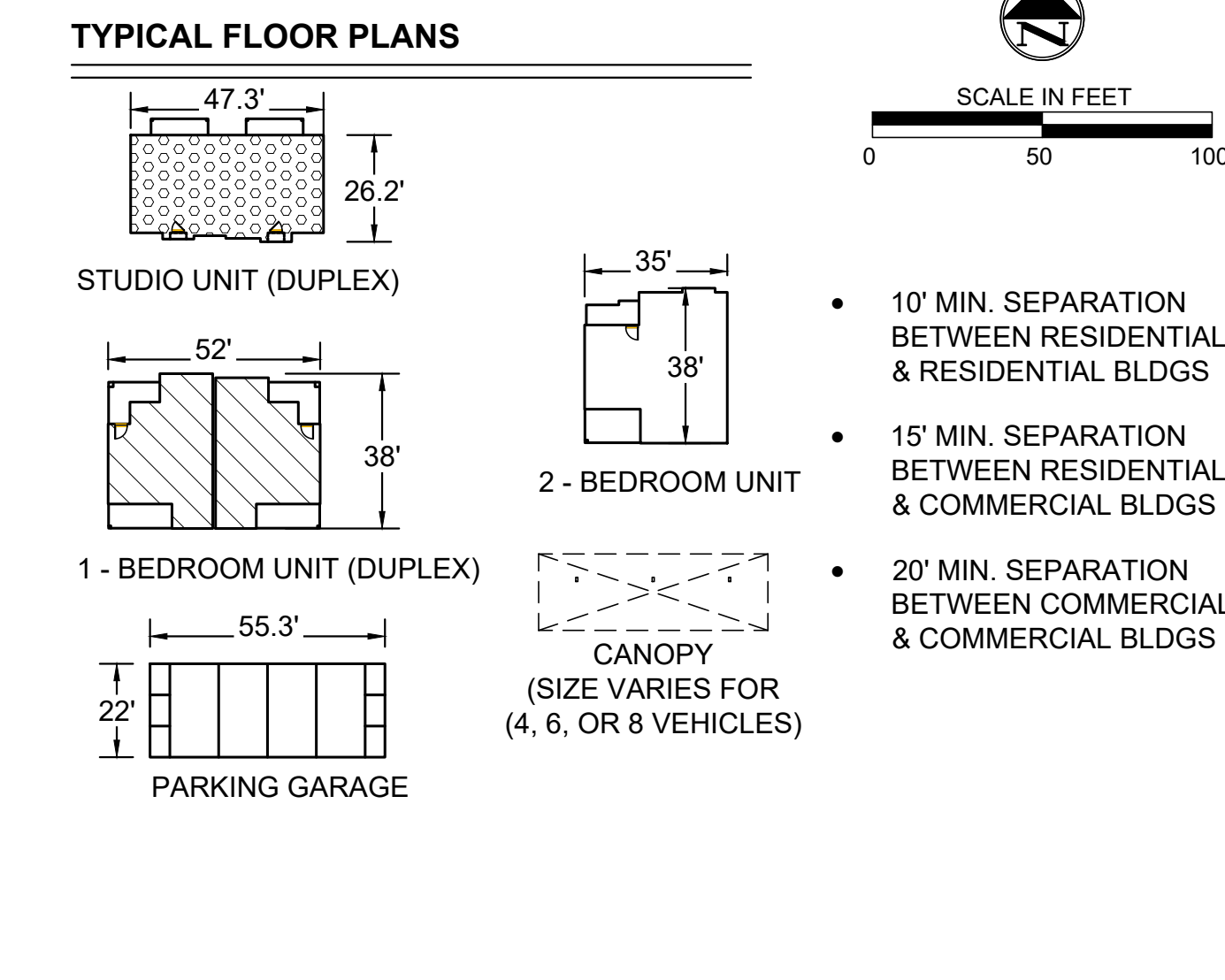
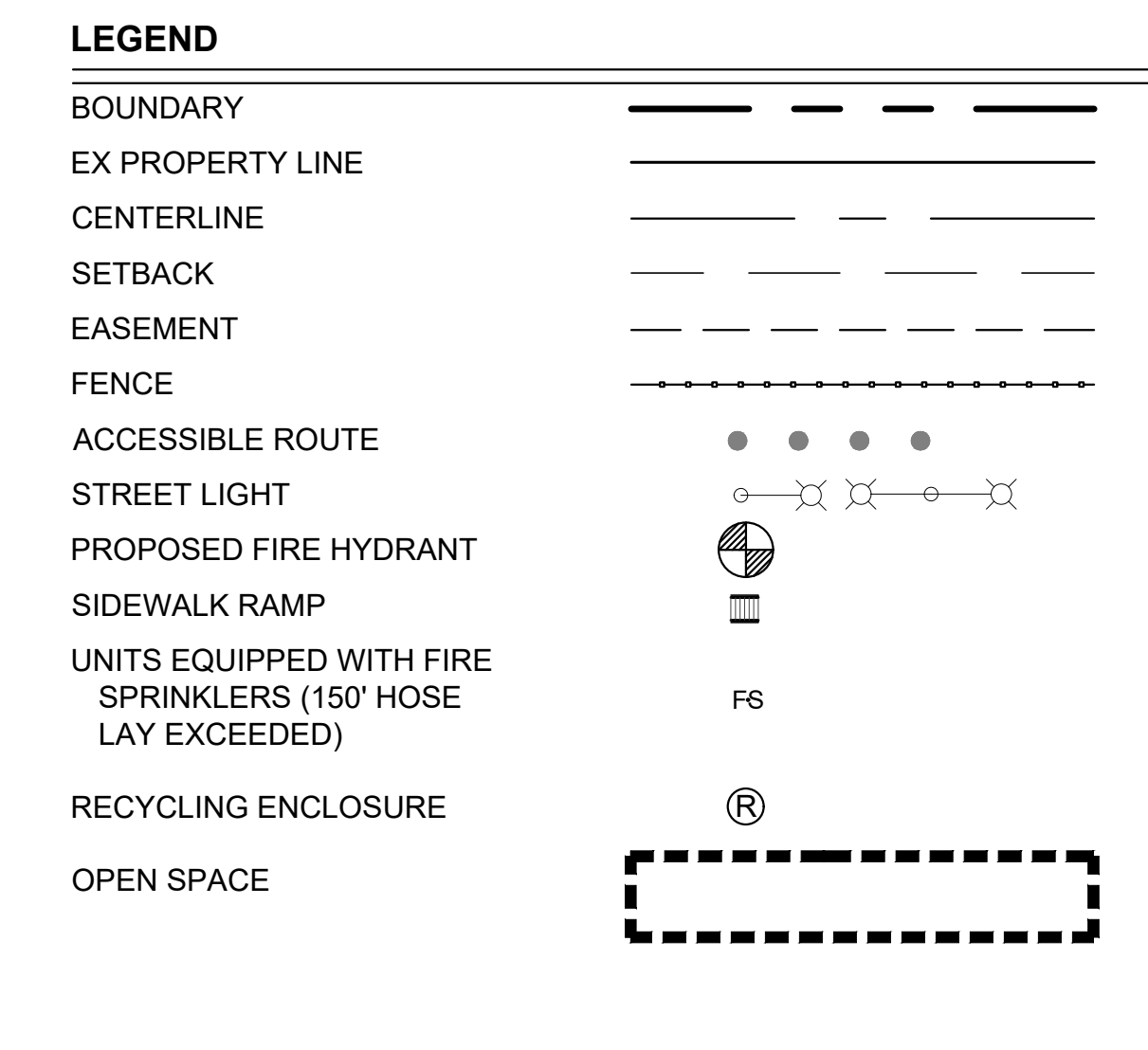




- KEY NOTES**
- ① PROJECT MONUMENT SIGN
  - ② DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2
  - ③ SIGHT VISIBILITY TRIANGLE
  - ④ 10' WIDE MULTI-USE TRAIL
  - ⑤ VISITOR CALL BOX & DIRECTORY BOARD IN LANDSCAPE ISLAND
  - ⑥ LEASING OFFICE
  - ⑦ MAILBOXES
  - ⑧ VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR
  - ⑨ RESIDENT ONLY VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR
  - ⑩ PEDESTRIAN ENTRY GATE
  - ⑪ 6' HIGH BLOCK WALL
  - ⑫ 6' HIGH VIEW FENCE
  - ⑬ PROPOSED FIRE HYDRANT
  - ⑭ SIDEWALK, WIDTH AS NOTED
  - ⑮ STRIPED CROSSWALK
  - ⑯ PARKING STALL
  - ⑰ PARKING SHADE CANOPY
  - ⑱ PARKING GARAGE
  - ⑲ TRASH ENCLOSURE PER COP STANDARDS (6 CY DUMPSTERS)
  - ⑳ ACCESSIBLE PARKING STALL
  - ㉑ RESIDENCE CLUBHOUSE
  - ㉒ RAMADA / SHADE STRUCTURE
  - ㉓ POOL
  - ㉔ BBQ AREA
  - ㉕ FIRE DEPARTMENT TURNING RADI (55' OUTER RADIUS, 35' INNER RADIUS)
  - ㉖ 10' X 30' LOADING BERTH
  - ㉗ BICYCLE RACK
  - ㉘ 6' VINYL FENCE
  - ㉙ DECORATIVE COLUMN

- ABBREVIATIONS**
- |      |                     |     |                       |
|------|---------------------|-----|-----------------------|
| BLDG | BUILDING            | S/W | SIDEWALK              |
| ESMT | EASEMENT            | BS  | BUILDING SETBACK      |
| EX   | EXISTING            | EOP | EDGE OF PAVEMENT      |
| F/C  | FACE OF CURB        | C   | COMPACT PARKING SPACE |
| LS   | LANDSCAPE SETBACK   |     |                       |
| PUE  | PUBLIC UTILITY ESMT |     |                       |
| PROP | PROPOSED            |     |                       |
| ROW  | RIGHT-OF-WAY        |     |                       |
| B/C  | BACK OF CURB        |     |                       |
| OS   | OPEN SPACE          |     |                       |
| TYP  | TYPICAL             |     |                       |

- LEGEND**
- BOUNDARY
  - EX PROPERTY LINE
  - CENTERLINE
  - SETBACK
  - EASEMENT
  - FENCE
  - ACCESSIBLE ROUTE
  - STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - SIDEWALK RAMP
  - UNITS EQUIPPED WITH FIRE SPRINKLERS (150' HOSE LAY EXCEEDED)
  - RECYCLING ENCLOSURE
  - OPEN SPACE



consulting

# Terrascope

civil engineering • surveying • urban planning

645 East Missouri Ave., Suite 146, Phoenix, Arizona 85012  
P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com

Professional Engineer Seal

28279  
TED B. LUTHER  
04/02/2021  
Signed  
AR 3747

ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL
CHECKED BY:	TBL
DRAWN BY:	CMB
TITLE:	PRELIMINARY SITE PLAN
SHEET No.	2 of 4
PROJECT No.	0929



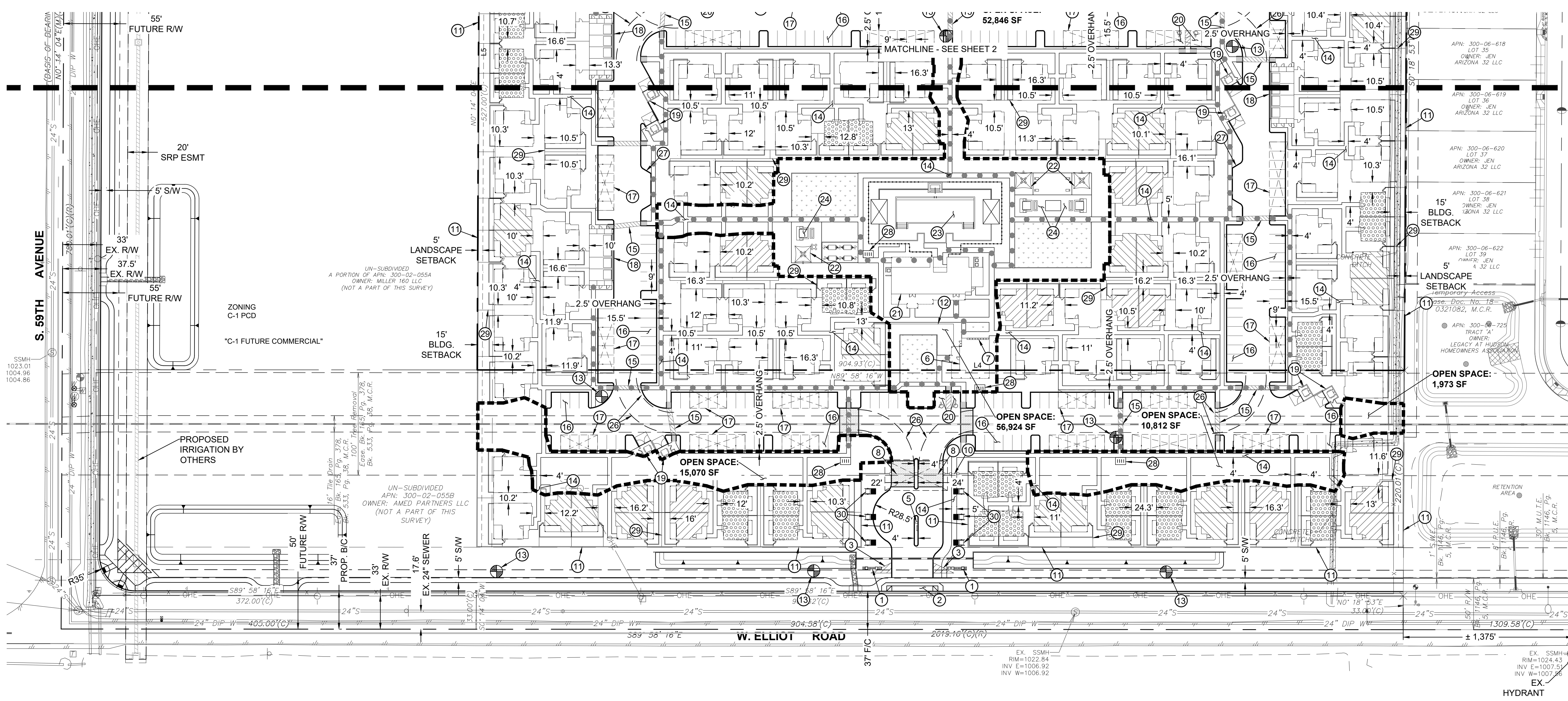
**ISOLA AT 202 AND ELLIOT**

PRELIMINARY SITE PLAN



Arizona  
 Call 811 or visit Arizona811.com

DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL
CHECKED BY:	TBL
DRAWN BY:	CMB
TITLE:	<b>PRELIMINARY SITE PLAN</b>
SHEET No.	3 of 4
PROJECT No.	0929



**KEY NOTES**

- |   |   |                            |
|---|---|----------------------------|
| ① PROJECT MONUMENT SIGN   | ⑪ 6' HIGH BLOCK WALL  | ⑳ ACCESSIBLE PARKING STALL |
| ② DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2                         | ⑫ 6' HIGH VIEW FENCE  | ㉑ RESIDENCE CLUBHOUSE      |
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| ④ 10' WIDE MULTI-USE TRAIL  | ⑭ SIDEWALK, WIDTH AS NOTED  | ㉓ POOL                     |
| ⑤ VISITOR CALL BOX & DIRECTORY BOARD IN LANDSCAPE ISLAND              | ⑮ STRIPED CROSSWALK   |                            |
| ⑥ LEASING OFFICE  | ⑯ PARKING STALL   |                            |
| ⑦ MAILBOXES   | ⑰ PARKING SHADE CANOPY  |                            |
| ⑧ VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR               | ⑱ TRASH ENCLOSURE PER COP STANDARDS (6 CY DUMPSTERS)                |                            |
| ⑨ RESIDENT ONLY VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR | ㉔ ACCESSIBLE PARKING STALL  |                            |
| ⑩ PEDESTRIAN ENTRY GATE   | ㉕ RESIDENCE CLUBHOUSE   |                            |
|   | ㉖ RAMADA / SHADE STRUCTURE  |                            |
|   | ㉗ BICYCLE RACK  |                            |
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|   | ㉛ FIRE DEPARTMENT TURNING RADI (55' OUTER RADIUS, 35' INNER RADIUS) |                            |
|   | ㉜ 10' X 30' LOADING BERTH   |                            |

**ABBREVIATIONS**

- |      |                     |     |                       |
|------|---------------------|-----|-----------------------|
| BLDG | BUILDING            | S/W | SIDEWALK              |
| ESMT | EASEMENT            | BS  | BUILDING SETBACK      |
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| ROW  | RIGHT-OF-WAY        |     |                       |
| B/C  | BACK OF CURB        |     |                       |
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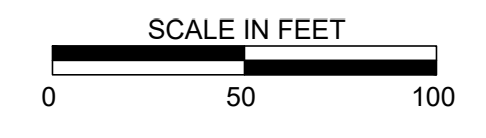
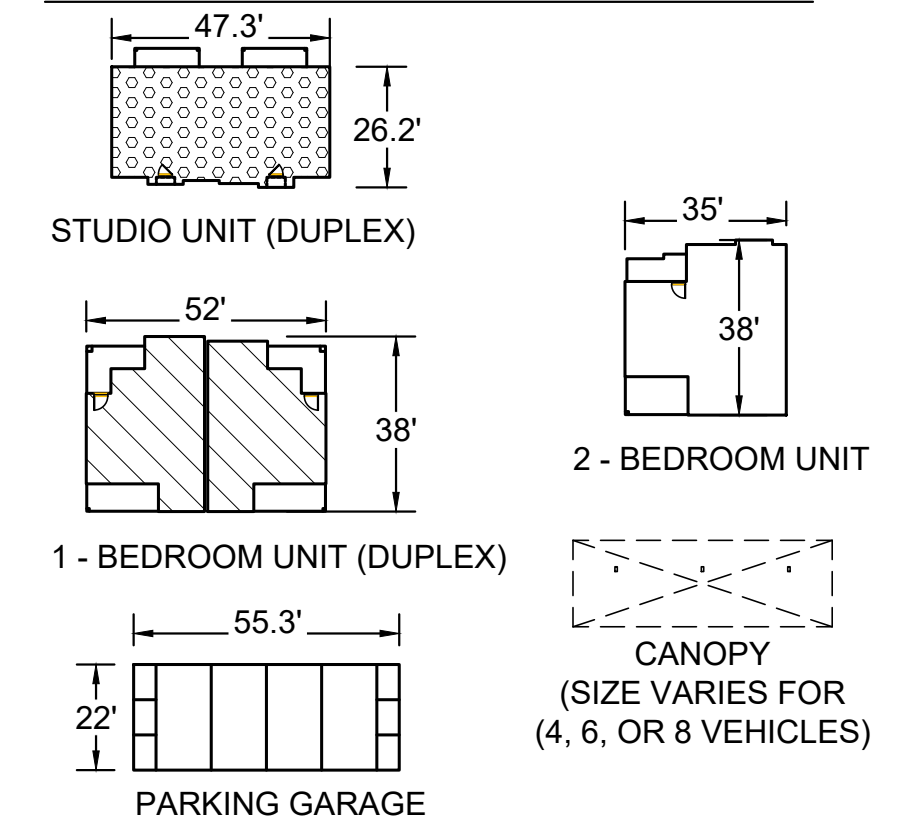
Line Table

Line #	Direction	Length
L1	N00° 14' 04"E	394.00
L2	N89° 58' 16"W	1256.22
L3	N00° 18' 53"E	921.01
L4	S89° 58' 16"E	904.93
L5	S00° 14' 04"W	527.00
L6	S89° 58' 16"E	350.00

**LEGEND**

- BOUNDARY
- EX PROPERTY LINE
- CENTERLINE
- SETBACK
- EASEMENT
- FENCE
- ACCESSIBLE ROUTE
- STREET LIGHT
- PROPOSED FIRE HYDRANT
- SIDEWALK RAMP
- UNITS EQUIPPED WITH FIRE SPRINKLERS (150' HOSE LAY EXCEEDED)
- RECYCLING ENCLOSURE
- OPEN SPACE

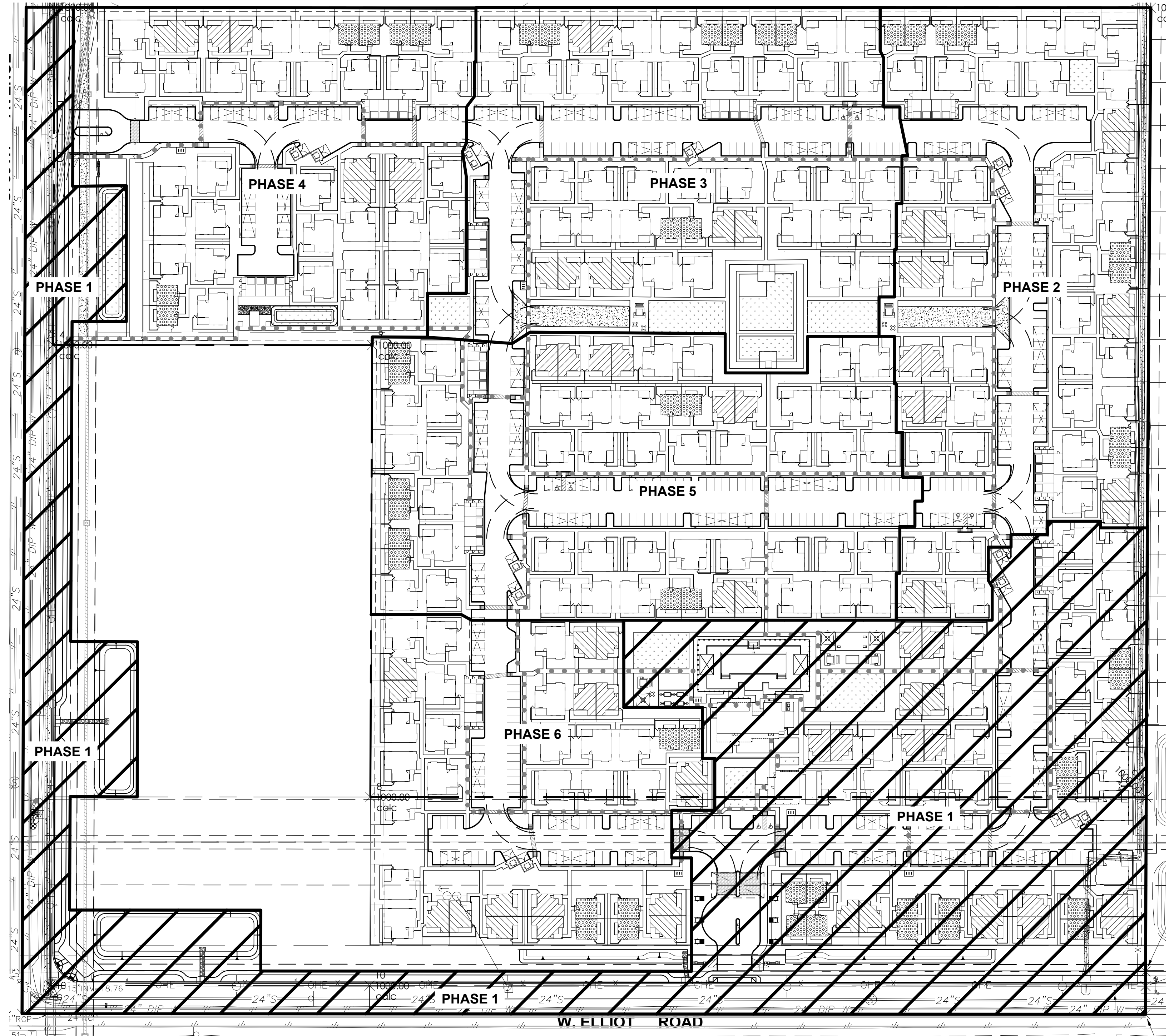
**TYPICAL FLOOR PLANS**



- 10' MIN. SEPARATION BETWEEN RESIDENTIAL & RESIDENTIAL BLDGS
- 15' MIN. SEPARATION BETWEEN RESIDENTIAL & COMMERCIAL BLDGS
- 20' MIN. SEPARATION BETWEEN COMMERCIAL & COMMERCIAL BLDGS

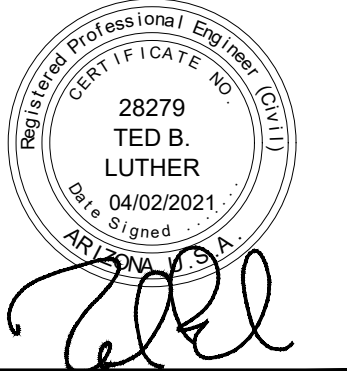
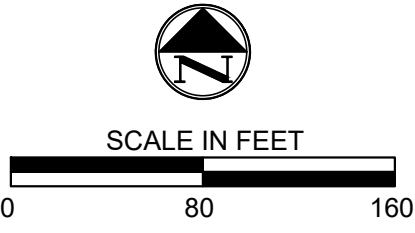
**STIPULATIONS**

1. THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN AND BUILDING ELEVATIONS FOR THE COMMERCIAL (C-1) PORTION OF THE SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED MAY 3, 2019, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
  - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
  - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
  - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-FOOT MINIMUM LANDSCAPE SETBACK SHALL BE PROVIDED ALONG 59TH AVENUE AND ALONG ELLIOTT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 10% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. THE DEVELOPER SHALL INSTALL A MINIMUM OF 20 INVERTED U-BICYCLE RACKS FOR GUESTS, INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H.4 OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE R-3 AND C-1 PORTIONS OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
8. THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO THE CITY FOR THIS DEVELOPMENT. THE CONCLUSIONS OF THE STUDY WILL BE USED TO DETERMINE THE REQUIRED ROADWAY AND TRAFFIC IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY. CONTACT MR. MATTHEW WILSON (602-262-7580) TO SET UP A MEETING TO DISCUSS THE REQUIREMENTS OF THE STUDY. THE TRAFFIC IMPACT STUDY SHALL ALSO BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL.
9. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FOR THE ENTIRE LENGTH OF PROPERTY, EXTENDING TO ELLIOT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE.
10. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. THE DEVELOPER SHALL PROVIDE FOR A 25-FOOT BY 25-FOOT RIGHT-OF-WAY TRIANGLE DEDICATION AT THE NORTHEAST CORNER OF THE 59TH AVENUE AND ELLIOT ROAD INTERSECTION.
12. OPEN IRRIGATION FACILITIES ARE TO BE RELOCATED AND PIPED OUTSIDE OF THE RIGHT-OF-WAY. CONTACT SALT RIVER PROJECT TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH AN APPROPRIATE PROCESS TO RELOCATE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
13. THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTED OR TO BE RELOCATED AS PART OF THIS PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, 5-FOOT SIDEWALK, CURB RAMPS, STREETLIGHTS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.



**SEQUENCING PLAN**

PHASE	DESCRIPTION
1	W. ELLIOT RD. FRONTAGE, S. 59TH AVE FRONTAGE, 51 UNITS, 1 GARAGE, LEASING OFFICE, RESIDENCE CLUBHOUSE, AMENITIES
2	56 UNITS, 3 GARAGES
3	48 UNITS, 2 GARAGES
4	46 UNITS, 2 GARAGES
5	58 UNITS, 2 GARAGES
6	40 UNITS, 1 GARAGE



ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL

CHECKED BY: TBL

DRAWN BY: CMB

TITLE:  
**STIPULATIONS**

SHEET No.  
4 of 4

PROJECT No.  
0929

ORDINANCE G-6608

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-14-19-8) FROM S-1 (APPROVED R1-8 PCD) (RANCH OR FARM RESIDENCE DISTRICT (APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT)) AND S-1 (APPROVED C-1 PCD) (RANCH OR FARM RESIDENCE DISTRICT (APPROVED NEIGHBORHOOD COMMERCIAL DISTRICT, PLANNED COMMUNITY DISTRICT)) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT) AND C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

---

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

follows:

SECTION 1. The zoning of a 30.14 acre property located at the northeast corner of 59th Avenue and Elliot Road, in a portion of Section 8, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 22.08 acres of "S-1 (Approved R1-8 PCD)" (Ranch or Farm Residence District (Approved Single-Family Residence District, Planned Community District)) and 8.06 acres of "S-1 (Approved C-1 PCD)" (Ranch or Farm Residence District (Approved Neighborhood Commercial District, Planned Community District)) to 22.89 acres of "R-3" (Multifamily Residence District) and 7.25 acres of "C-2" (Intermediate Commercial District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. 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. The conceptual site plan, landscape plan, lighting plan and building elevations for the commercial (C-1) portion of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval.
2. The development shall be in general conformance with the site plan and elevations date stamped May 3, 2019, as approved by the Planning and Development Department, and as modified by the following criteria:
  - a. The front elevations shall consist of a minimum of 10% non-stucco accent material.
  - b. The development shall provide gated access.
  - c. The development shall have a maximum of 249 units.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-



foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.
11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. Any request to change, delete or modify stipulations shall be presented through the Planning Hearing Officer process and notification shall be given to the Laveen Village Planning Committee prior to the Planning Hearing Officer hearing.

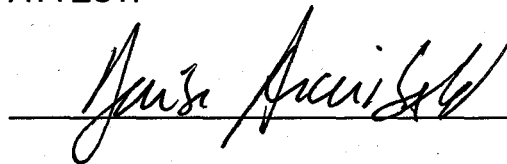
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of July, 2019.



MAYOR


ATTEST:



City Clerk

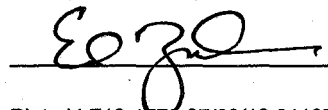


APPROVED AS TO FORM:



Acting City Attorney pml

REVIEWED BY:



City Manager

PL:tml:LF19-1773:07/03/19:2119771v1

Exhibits:

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



S 59TH AVE

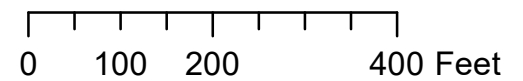
Maricopa County Assessor's Office

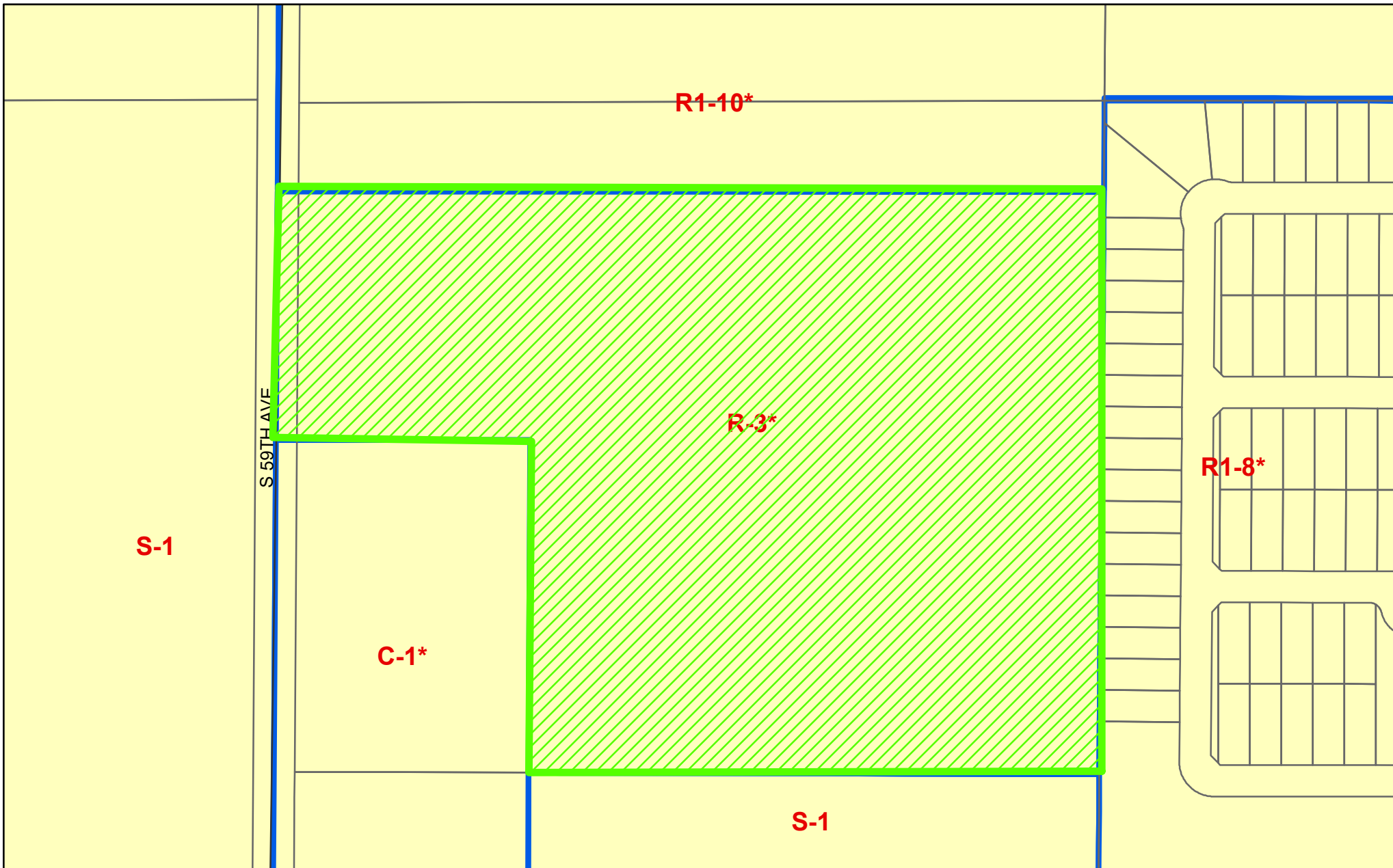
PHO-1-21--Z-14-19-8

**Property Location: Approximately 776 feet north of the northeast corner of 59th Avenue and Elliot Road**



**Planning & Development Department**



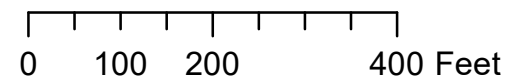


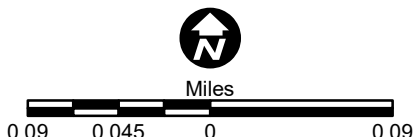
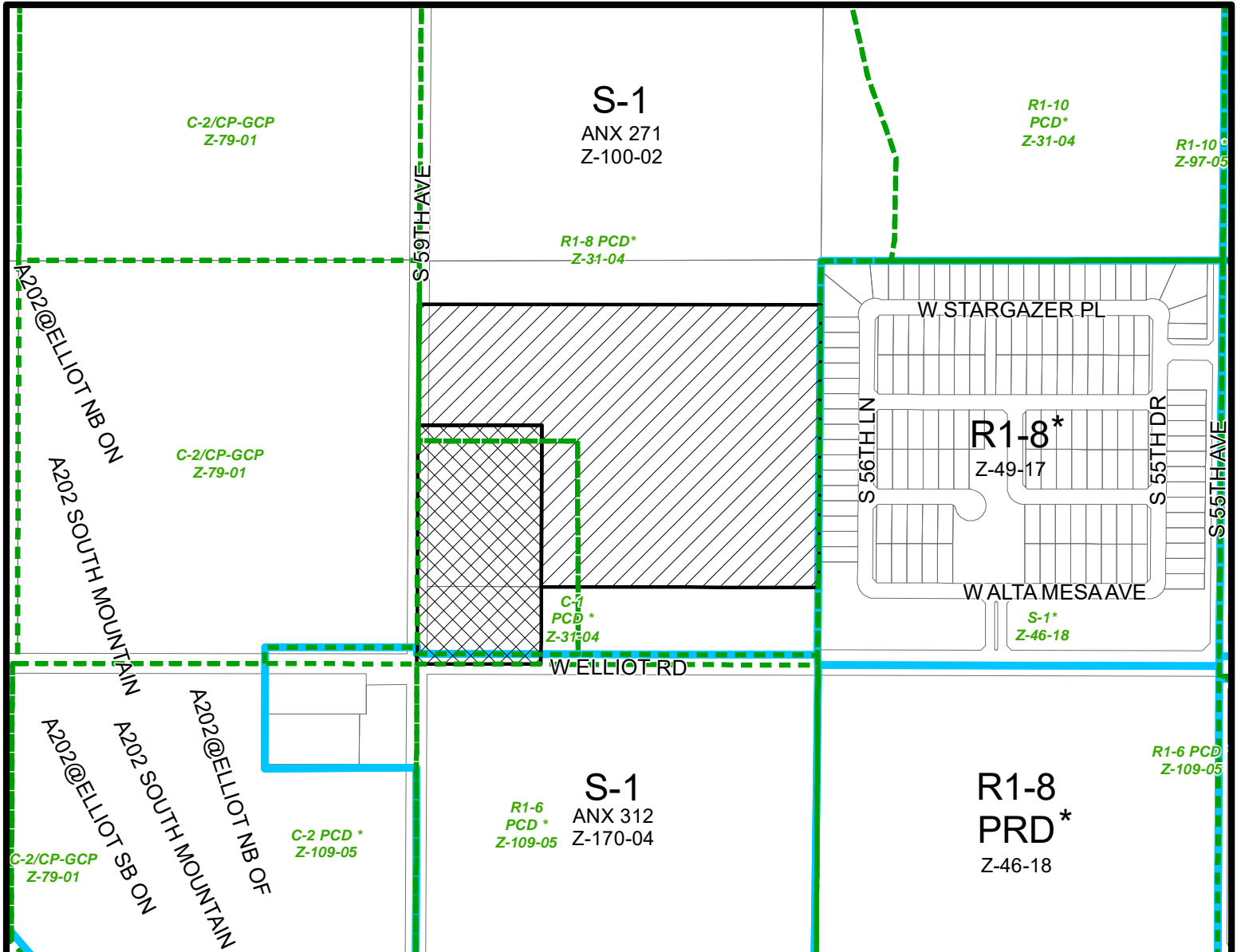
PHO-1-21--Z-14-19-8

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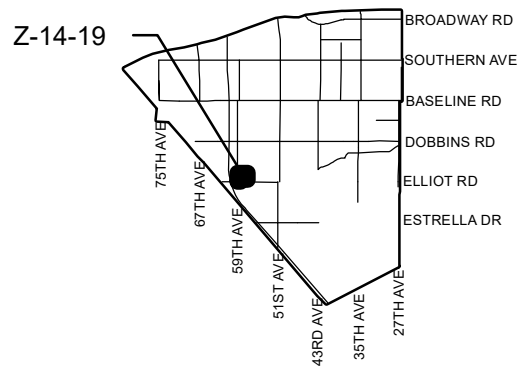




**Planning & Development Department**



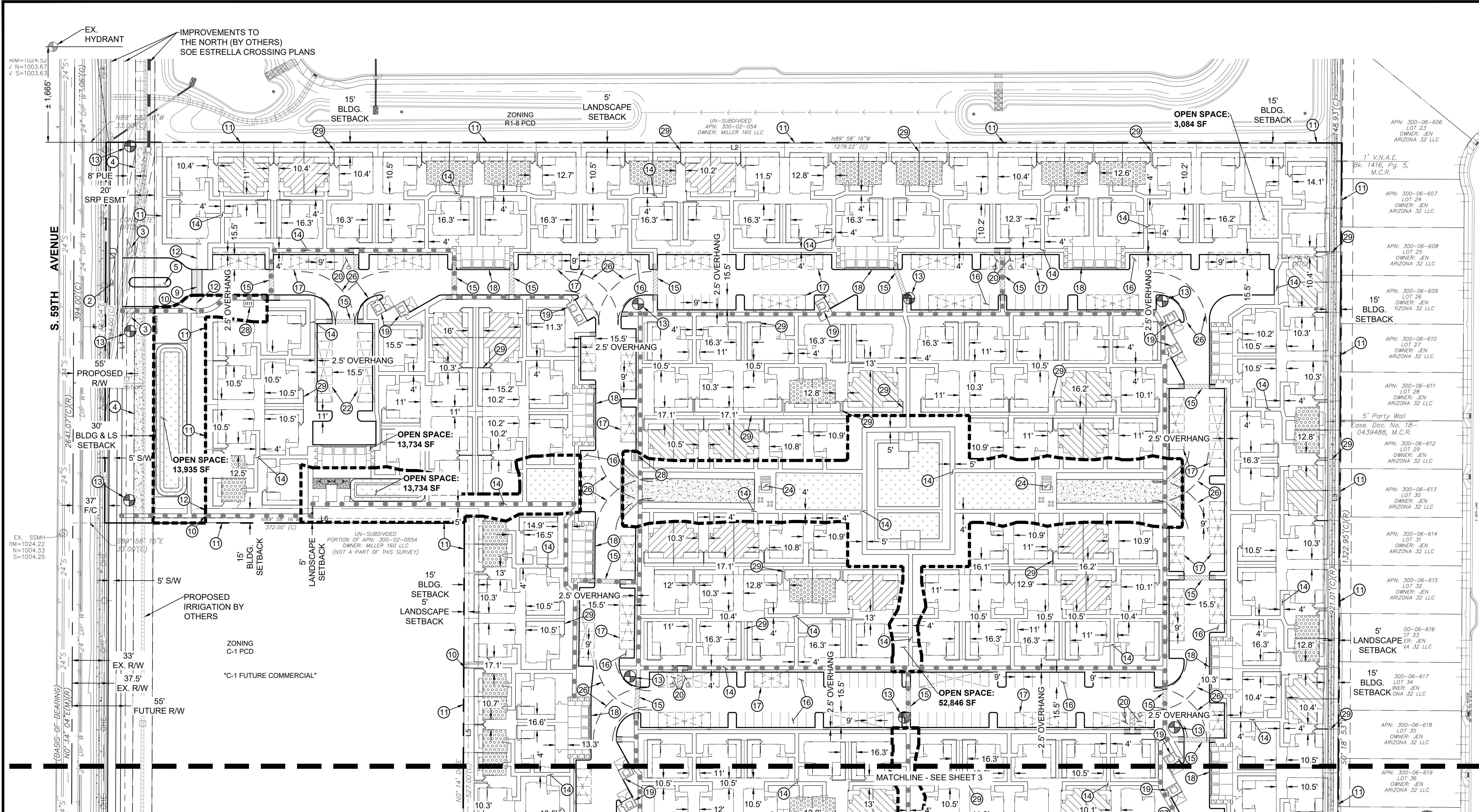


**LAVEN VILLAGE**  
CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Jim Stockwell, Jr./Vita Communities, LLC		<b>REQUESTED CHANGE:</b> FROM: S-1 (Approved C-1 PCD) ( 8.06 a.c.) S-1 (Approved R1-8 PCD) ( 22.08 a.c.)	
<b>APPLICATION NO.</b> Z-14-19	<b>DATE:</b> 4/3/2019 <b>REVISION DATES:</b> 4/15/2019	<b>TO:</b> C-1 ( 7.25 a.c.)  R-3 ( 22.89 a.c.) 	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>30.14 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 04-15		
<b>MULTIPLES PERMITTED</b> S-1 (Approved C-1 PCD), S-1 (Approved R1-8 PCD) C-1, R-3	<b>CONVENTIONAL OPTION</b> 8 (117), 22 (95) 105, 332	<b>* UNITS P.R.D. OPTION</b> N/A (140), N/A (121) 126, 398	
* Maximum Units Allowed with P.R.D. Bonus			

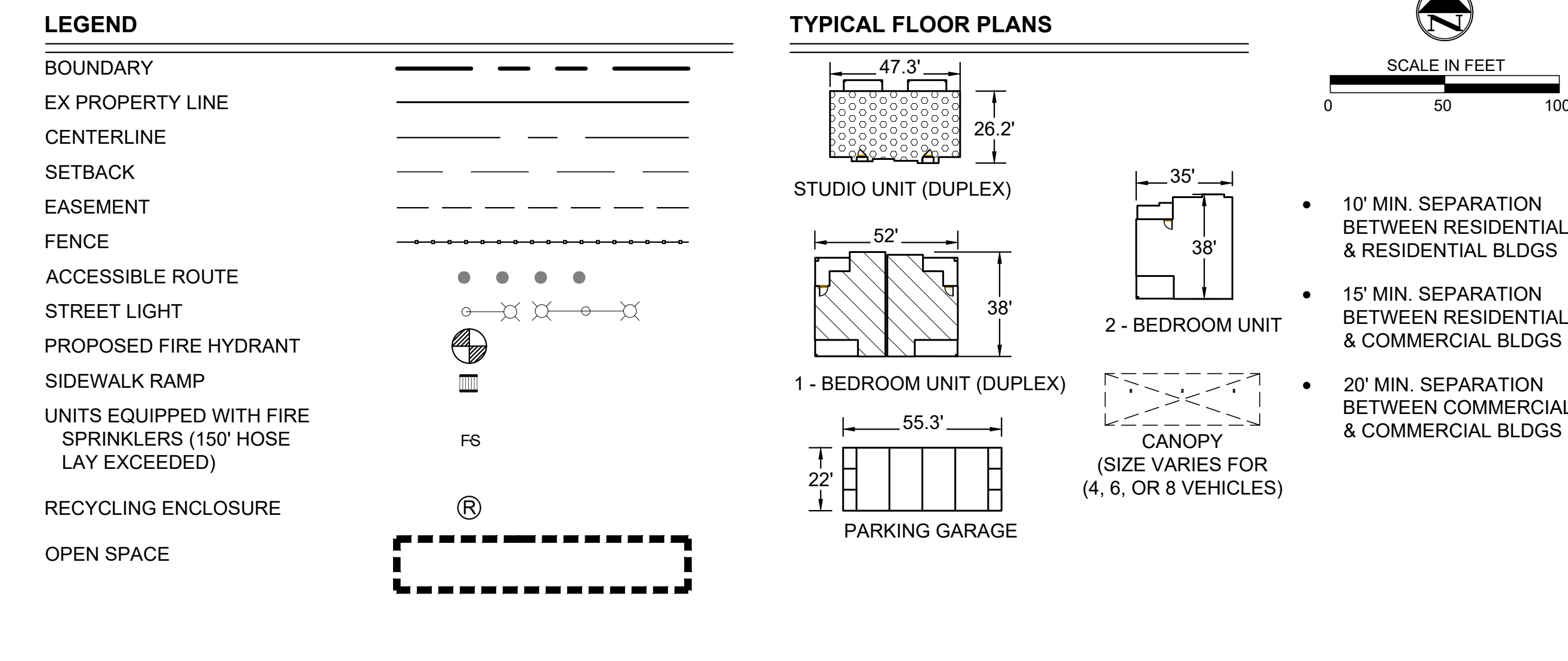




- KEY NOTES**
- 1 PROJECT MONUMENT SIGN
  - 2 DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2
  - 3 SIGHT VISIBILITY TRIANGLE
  - 4 10' WIDE MULTI-USE TRAIL
  - 5 VISITOR CALL BOX & DIRECTORY BOARD IN LANDSCAPE ISLAND
  - 6 LEASING OFFICE
  - 7 MAILBOXES
  - 8 VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR
  - 9 RESIDENT ONLY VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR
  - 10 PEDESTRIAN ENTRY GATE
  - 11 6' HIGH BLOCK WALL
  - 12 6' HIGH VIEW FENCE
  - 13 PROPOSED FIRE HYDRANT
  - 14 SIDEWALK, WIDTH AS NOTED
  - 15 STRIPED CROSSWALK
  - 16 PARKING STALL
  - 17 PARKING SHADE CANOPY
  - 18 PARKING GARAGE
  - 19 TRASH ENCLOSURE PER COP STANDARDS (6 CY DUMPSTERS)
  - 20 ACCESSIBLE PARKING STALL
  - 21 RESIDENCE CLUBHOUSE
  - 22 RAMADA / SHADE STRUCTURE
  - 23 POOL
  - 24 BBQ AREA
  - 26 FIRE DEPARTMENT TURNING RADI (55' OUTER RADIUS, 35' INNER RADIUS)
  - 27 10' X 30' LOADING BERTH
  - 28 BICYCLE RACK
  - 29 6' VINYL FENCE
  - 30 DECORATIVE COLUMN

- ABBREVIATIONS**
- |      |                     |     |                       |
|------|---------------------|-----|-----------------------|
| BLDG | BUILDING            | S/W | SIDEWALK              |
| ESMT | EASEMENT            | BS  | BUILDING SETBACK      |
| EX   | EXISTING            | EOP | EDGE OF PAVEMENT      |
| F/C  | FACE OF CURB        | C   | COMPACT PARKING SPACE |
| LS   | LANDSCAPE SETBACK   |     |                       |
| PUE  | PUBLIC UTILITY ESMT |     |                       |
| PROP | PROPOSED            |     |                       |
| ROW  | RIGHT-OF-WAY        |     |                       |
| B/C  | BACK OF CURB        |     |                       |
| OS   | OPEN SPACE          |     |                       |
| TYP  | TYPICAL             |     |                       |

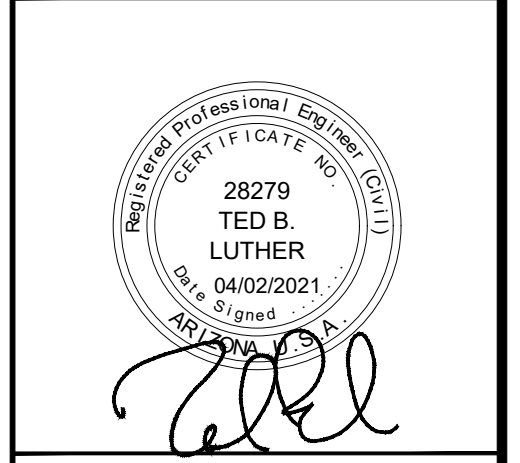
- LEGEND**
- BOUNDARY
  - EX PROPERTY LINE
  - CENTERLINE
  - SETBACK
  - EASEMENT
  - FENCE
  - ACCESSIBLE ROUTE
  - STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - SIDEWALK RAMP
  - UNITS EQUIPPED WITH FIRE SPRINKLERS (150' HOSE LAY EXCEEDED)
  - RECYCLING ENCLOSURE
  - OPEN SPACE



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 APR 19 2021  
 Planning & Development  
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645 East Missouri Ave, Suite 140, Phoenix, Arizona 85012  
 P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com



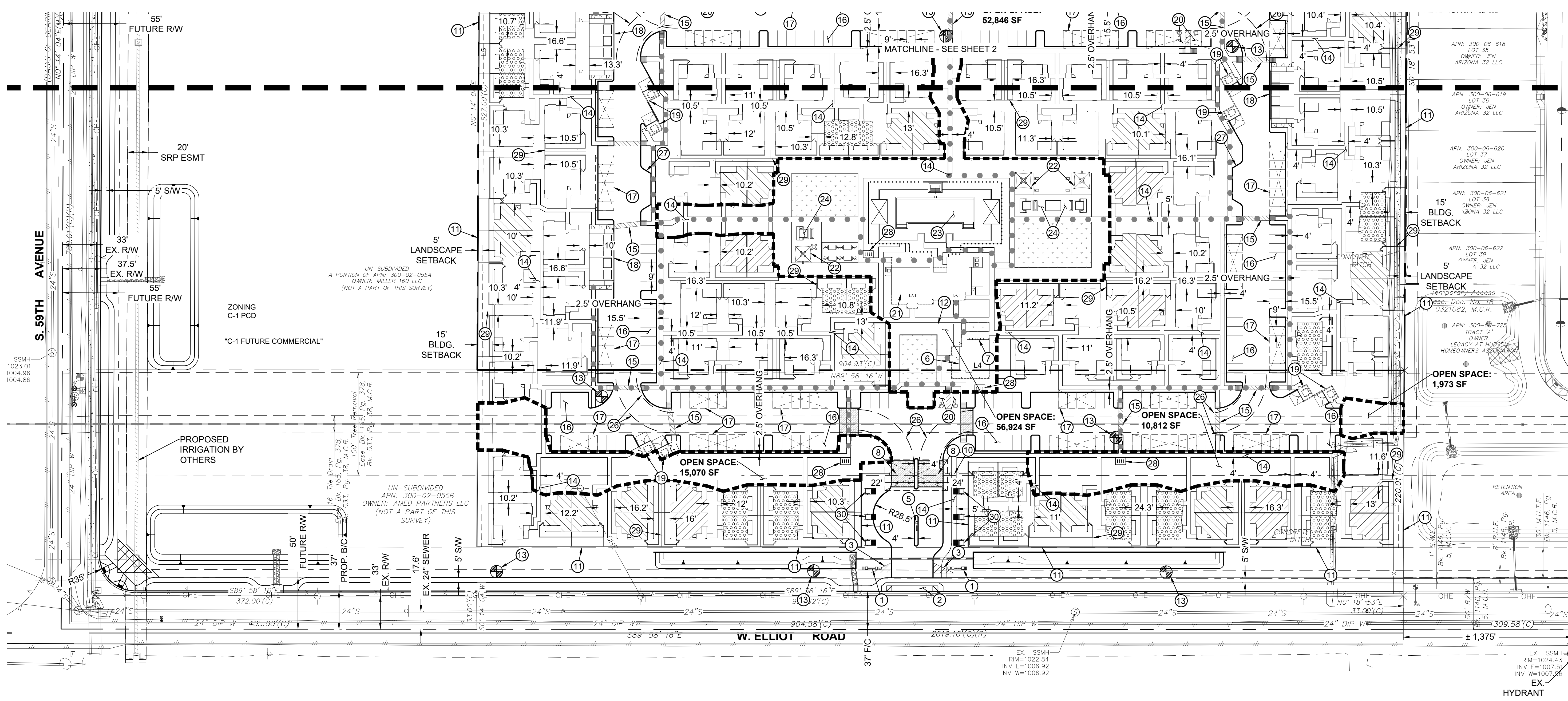
ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



Arizona 811 (toll free) working days before you begin excavation  
 Call 811 or visit Arizona811.com

DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL
CHECKED BY:	TBL
DRAWN BY:	CMB
TITLE:	PRELIMINARY SITE PLAN
SHEET No.	2 of 4
PROJECT No.	0929



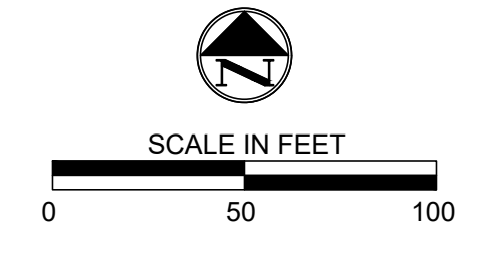
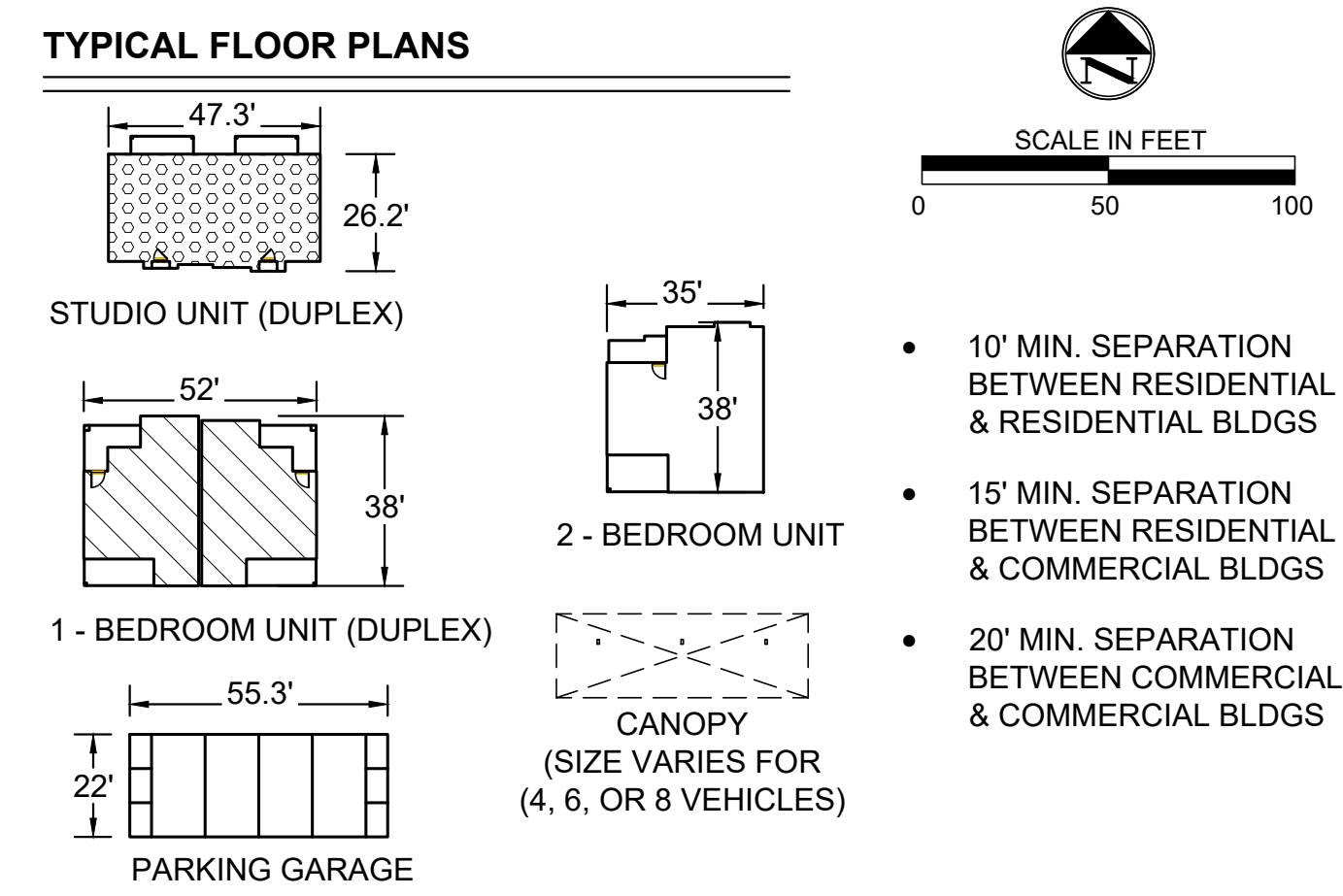
- KEY NOTES**
- ① PROJECT MONUMENT SIGN
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| B/C  | BACK OF CURB        |     |                       |
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| TYP  | TYPICAL             |     |                       |

**Line Table**

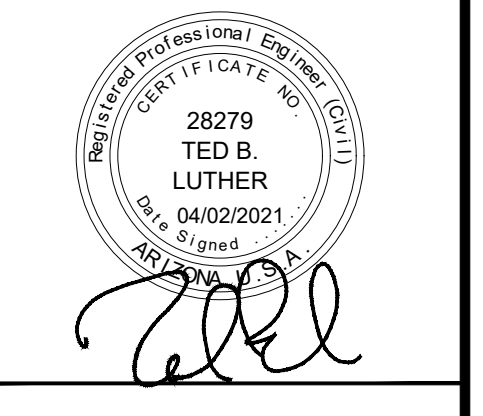
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L1	N00° 14' 04"E	394.00
L2	N89° 58' 16"W	1256.22
L3	N00° 18' 53"E	921.01
L4	S89° 58' 16"E	904.93
L5	S00° 14' 04"W	527.00
L6	S89° 58' 16"E	350.00

- LEGEND**
- BOUNDARY
  - EX PROPERTY LINE
  - CENTERLINE
  - SETBACK
  - EASEMENT
  - FENCE
  - ACCESSIBLE ROUTE
  - STREET LIGHT
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  - UNITS EQUIPPED WITH FIRE SPRINKLERS (150' HOSE LAY EXCEEDED)
  - RECYCLING ENCLOSURE
  - OPEN SPACE



- 10' MIN. SEPARATION BETWEEN RESIDENTIAL & RESIDENTIAL BLDGS
- 15' MIN. SEPARATION BETWEEN RESIDENTIAL & COMMERCIAL BLDGS
- 20' MIN. SEPARATION BETWEEN COMMERCIAL & COMMERCIAL BLDGS

**CITY OF PHOENIX**  
 APR 19 2021  
 Planning & Development  
 Department



ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



Arizona  
 Call 811 or visit Arizona811.com

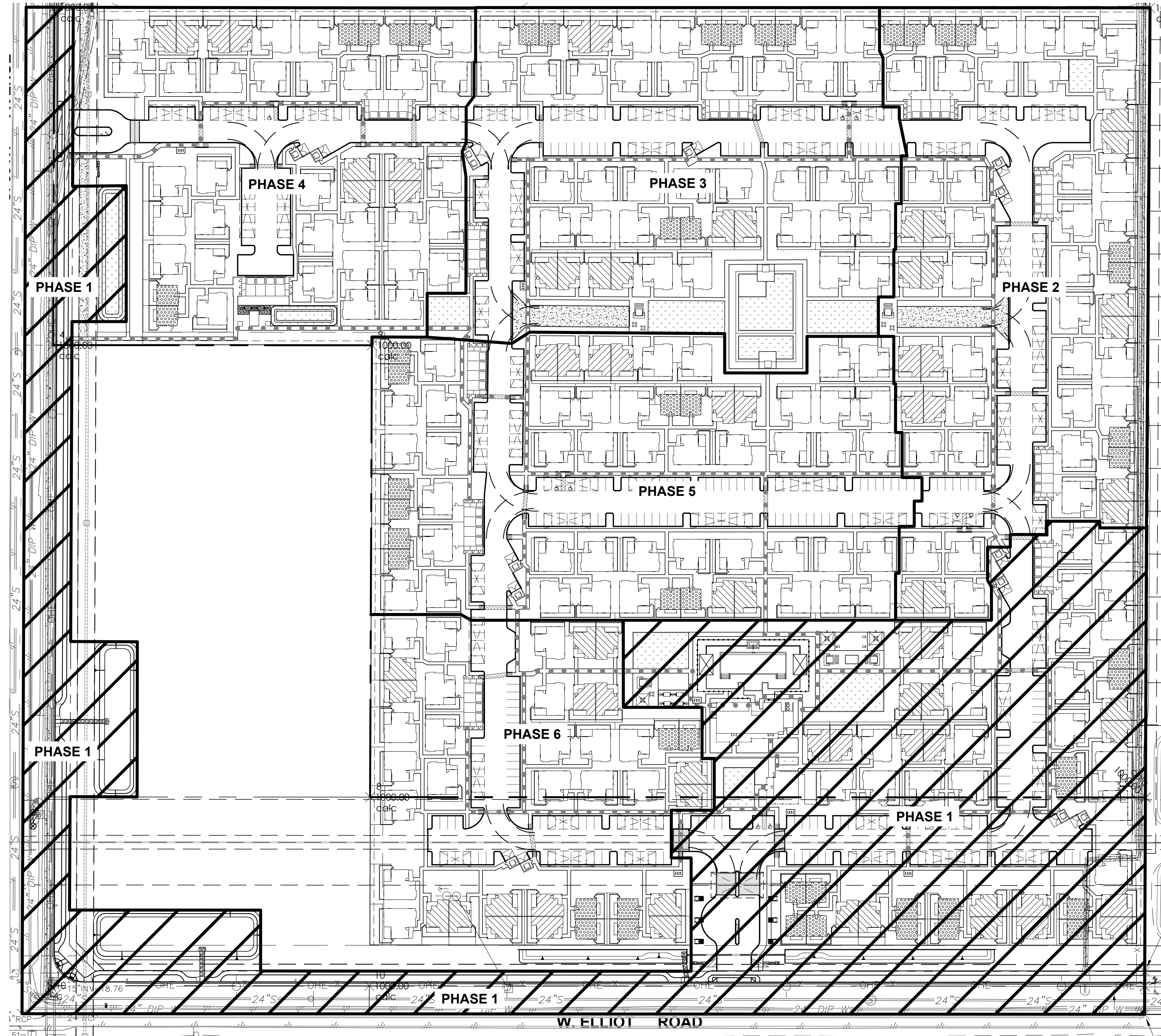
DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL

CHECKED BY: TBL  
 DRAWN BY: CMB  
 TITLE: PRELIMINARY SITE PLAN  
 SHEET No. 3 of 4  
 PROJECT No. 0929



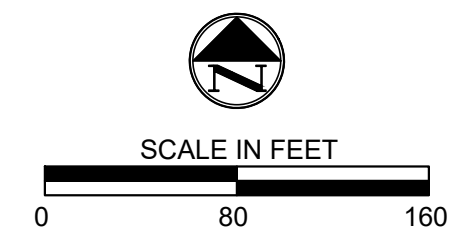
**STIPULATIONS**

1. THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN AND BUILDING ELEVATIONS FOR THE COMMERCIAL (C-1) PORTION OF THE SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED MAY 3, 2019, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
  - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
  - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
  - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-FOOT MINIMUM LANDSCAPE SETBACK SHALL BE PROVIDED ALONG 59TH AVENUE AND ALONG ELLIOTT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 10% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. THE DEVELOPER SHALL INSTALL A MINIMUM OF 20 INVERTED U-BICYCLE RACKS FOR GUESTS, INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H.4 OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE R-3 AND C-1 PORTIONS OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
8. THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO THE CITY FOR THIS DEVELOPMENT. THE CONCLUSIONS OF THE STUDY WILL BE USED TO DETERMINE THE REQUIRED ROADWAY AND TRAFFIC IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY. CONTACT MR. MATTHEW WILSON (602-262-7580) TO SET UP A MEETING TO DISCUSS THE REQUIREMENTS OF THE STUDY. THE TRAFFIC IMPACT STUDY SHALL ALSO BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL.
9. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FOR THE ENTIRE LENGTH OF PROPERTY, EXTENDING TO ELLIOT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE.
10. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. THE DEVELOPER SHALL PROVIDE FOR A 25-FOOT BY 25-FOOT RIGHT-OF-WAY TRIANGLE DEDICATION AT THE NORTHEAST CORNER OF THE 59TH AVENUE AND ELLIOT ROAD INTERSECTION.
12. OPEN IRRIGATION FACILITIES ARE TO BE RELOCATED AND PIPED OUTSIDE OF THE RIGHT-OF-WAY. CONTACT SALT RIVER PROJECT TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH AN APPROPRIATE PROCESS TO RELOCATE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
13. THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTED OR TO BE RELOCATED AS PART OF THIS PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, 5-FOOT SIDEWALK, CURB RAMPS, STREETLIGHTS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.



**SEQUENCING PLAN**

PHASE	DESCRIPTION
1	W. ELLIOT RD. FRONTAGE, S. 59TH AVE FRONTAGE, 51 UNITS, 1 GARAGE, LEASING OFFICE, RESIDENCE CLUBHOUSE, AMENITIES
2	56 UNITS, 3 GARAGES
3	48 UNITS, 2 GARAGES
4	46 UNITS, 2 GARAGES
5	58 UNITS, 2 GARAGES
6	40 UNITS, 1 GARAGE



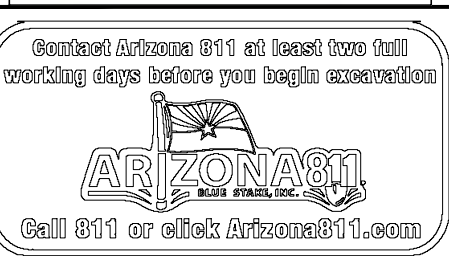
**CITY OF PHOENIX**  
 APR 19 2021  
 Planning & Development  
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consulting  
**Terrascope**  
 civil engineering • surveying • urban planning  
 645 East Missouri Ave, Suite 146, Phoenix, Arizona 85012  
 P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com



ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



DATE	DESCRIPTION
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CHECKED BY: TBL  
 DRAWN BY: CMB

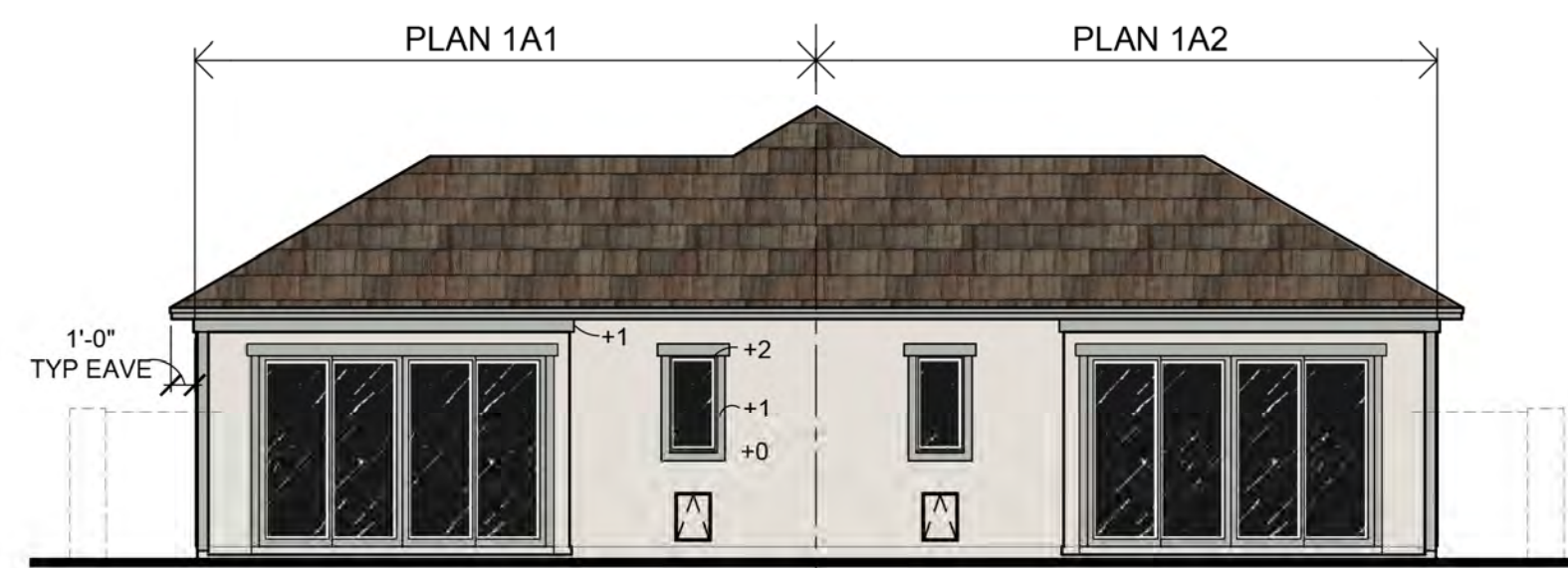
TITLE:  
**STIPULATIONS**

SHEET No.  
 4 of 4  
 PROJECT No.  
 0929



**Right Elevation**

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



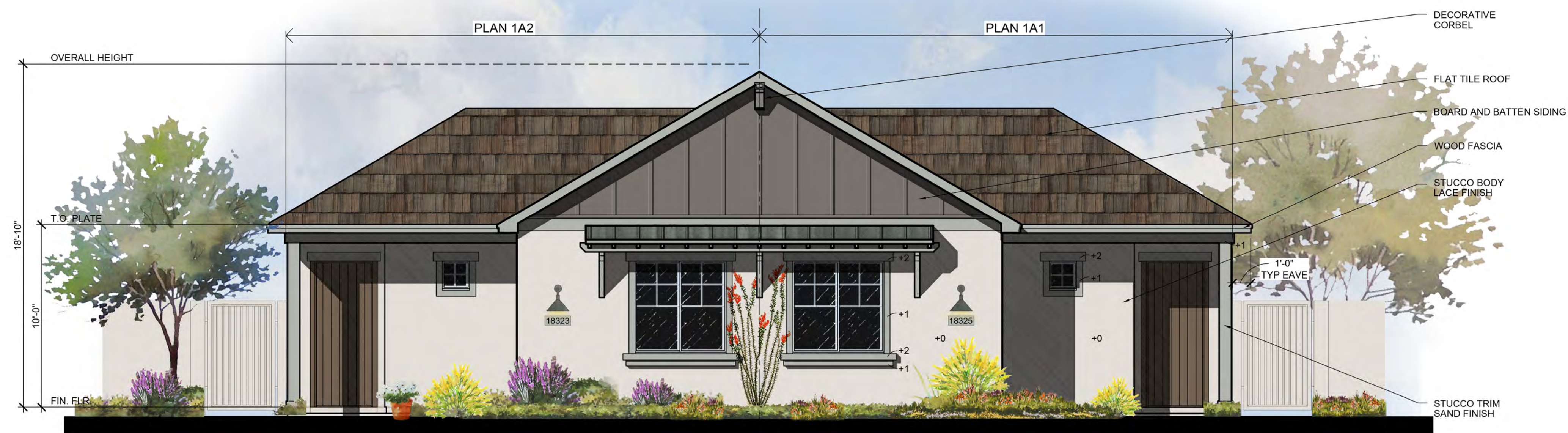
**Rear Elevation**

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



**Left Elevation**

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



**Front Elevation**

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

**CITY OF PHOENIX**

APR 19 2021

Planning & Development  
Department

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

3-24-2021



13555 SE 36<sup>th</sup> STREET  
BELLEVUE, WA 98006  
ISOLACOMMUNITIES.COM

PHO-1-21--Z-14-19-8

Proposed Elevations

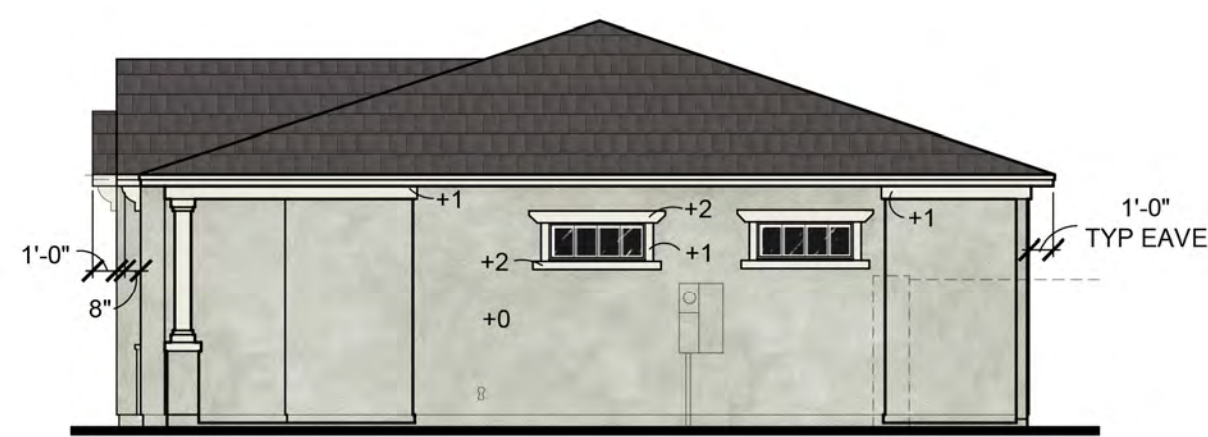
**FELTENGROUP**

ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.967.2500 WWW.FELTENGROUP.COM

www.feltengroup.com copyright 2019

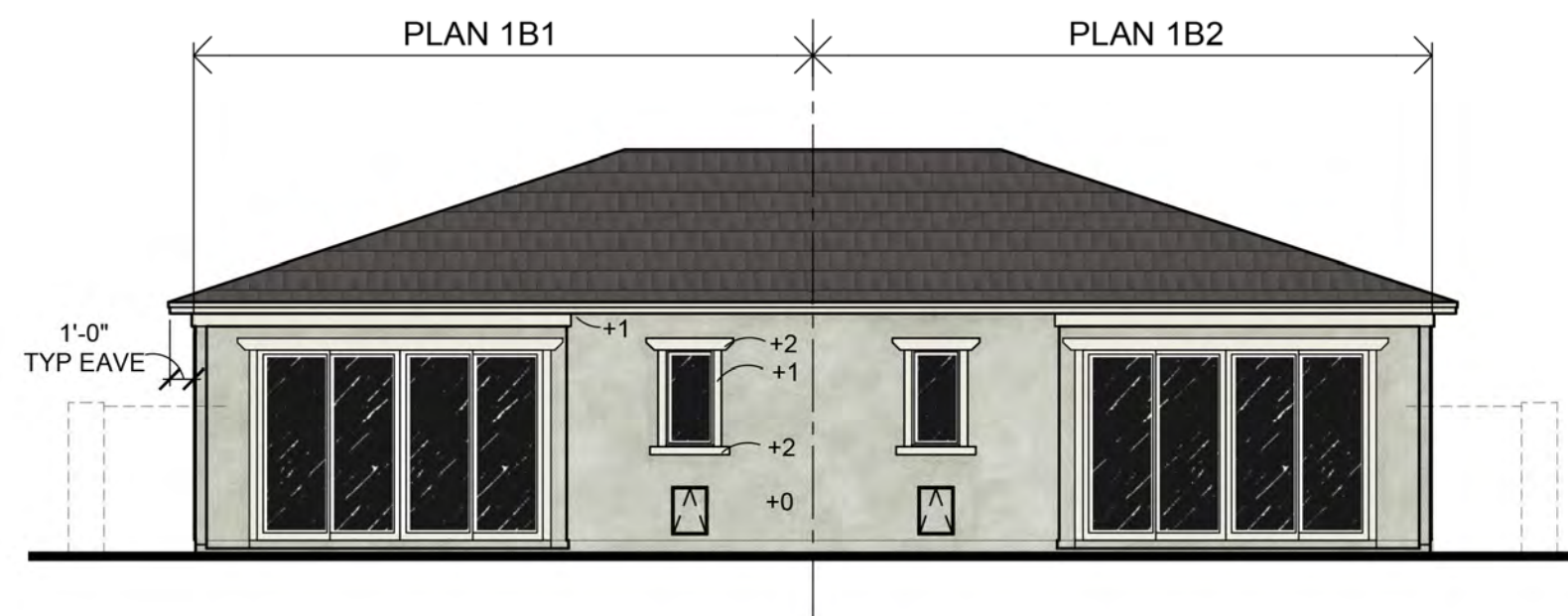
Hearing Date: July 21, 2021



**Right Elevation**

Elevation B - Craftsman

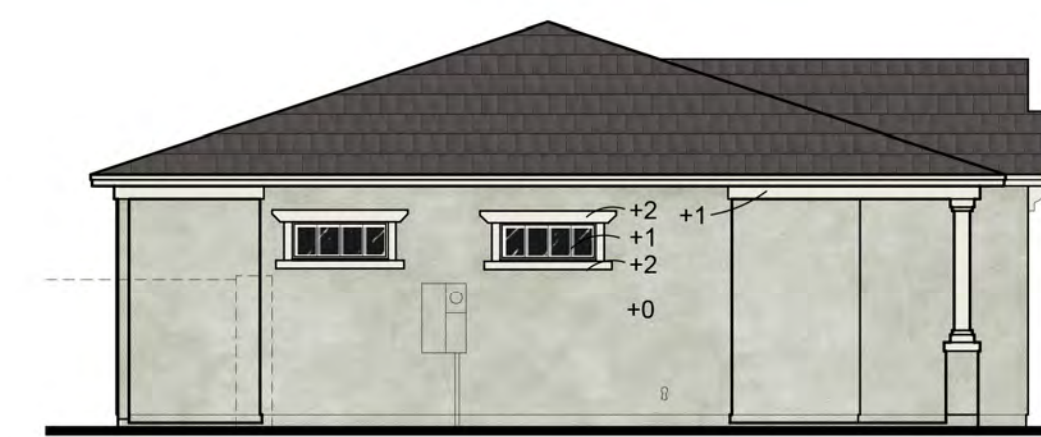
1/8" = 1'-0"



**Rear Elevation**

Elevation B - Craftsman

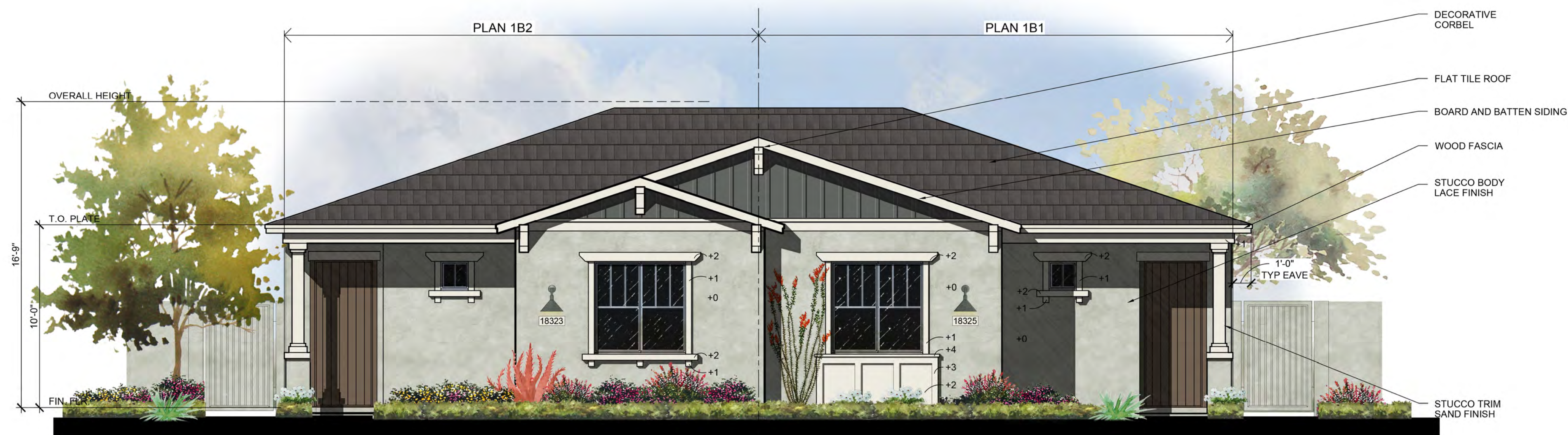
1/8" = 1'-0"



**Left Elevation**

Elevation B - Craftsman

1/8" = 1'-0"



**Front Elevation**

Elevation B - Craftsman

1/4" = 1'-0"

**CITY OF PHOENIX**

APR 19 2021

Planning & Development  
Department

Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

3-24-2021



13555 SE 36th STREET  
BELLEVUE, WA 98006  
ISOLACOMMUNITIES.COM

PHO-1-21--Z-14-19-8

Proposed Elevations

**FELTENGROUP**

ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROUP.COM

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Hearing Date: July 21, 2021



**Right Elevation**

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



**Rear Elevation**

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



**Left Elevation**

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



**Front Elevation**

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

**CITY OF PHOENIX**

APR 19 2021

Planning & Development  
Department

Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

3-24-2021



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PHO-1-21--Z-14-19-8

Proposed Elevations

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Hearing Date: July 21, 2021



**RIGHT ELEVATION**

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



**REAR ELEVATION**

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



**LEFT ELEVATION**

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



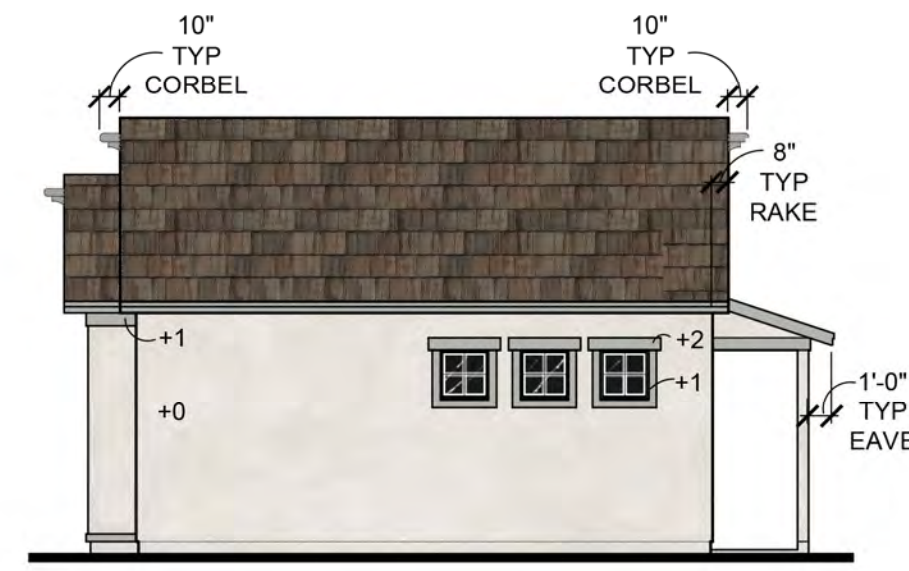
**FRONT ELEVATION**

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

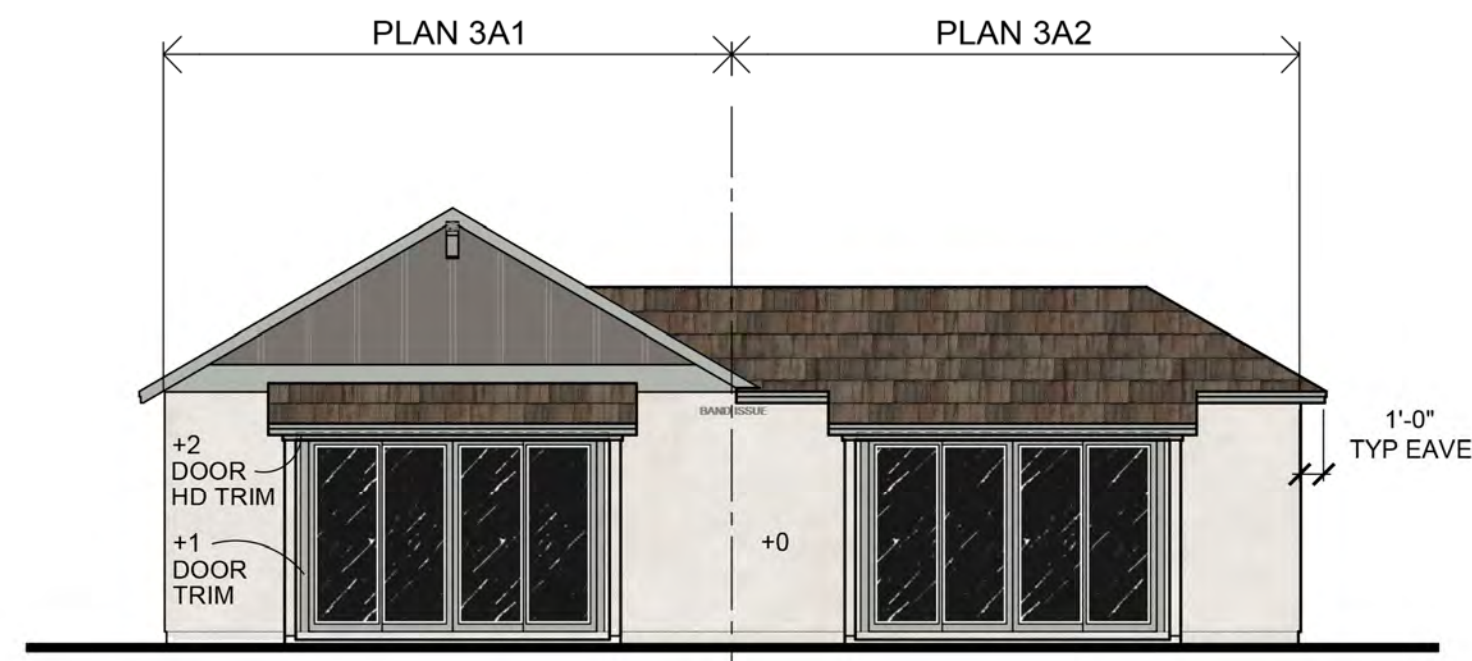
**CITY OF PHOENIX**

APR 19 2021

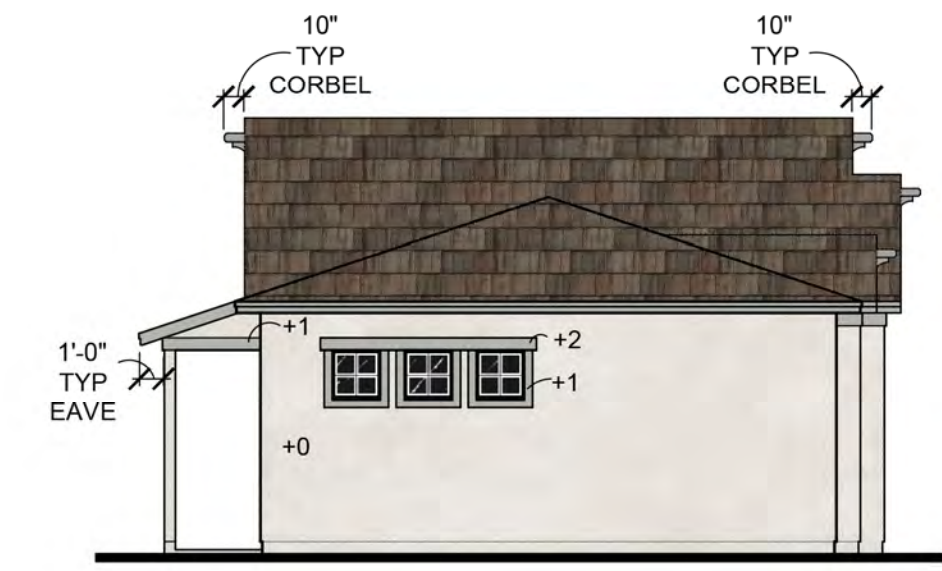
Planning & Development  
Department



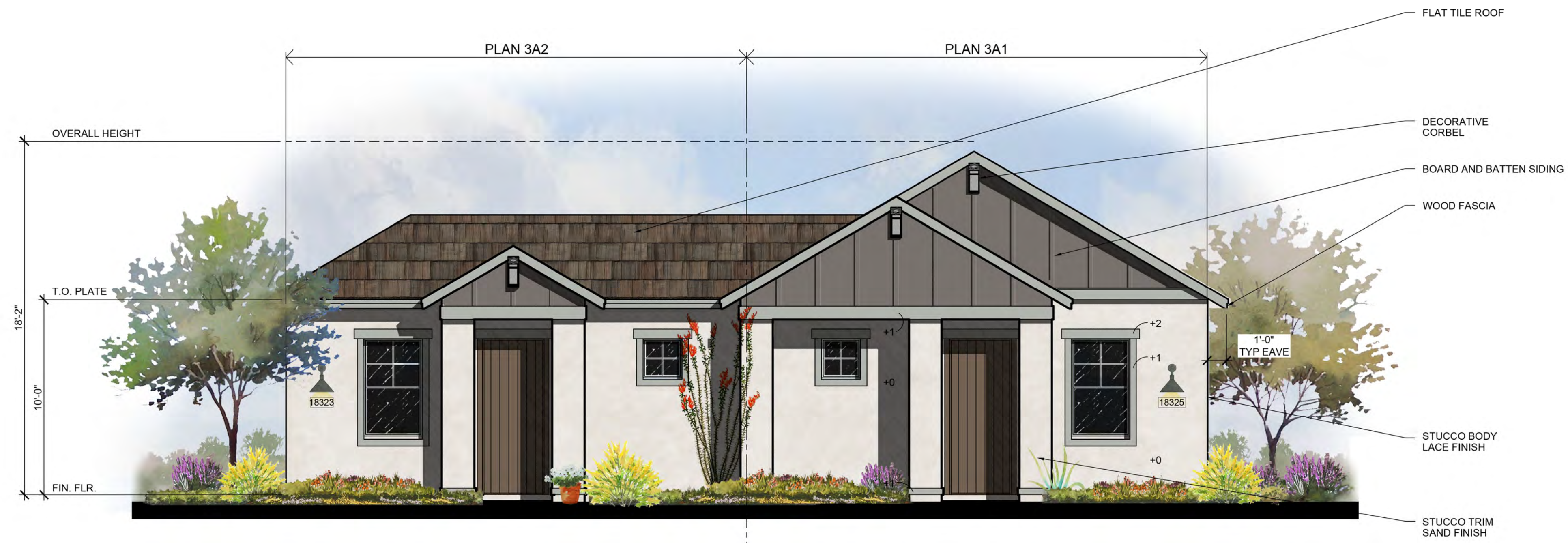
**Right Elevation**  
Elevation A - Cottage 1/8" = 1'-0"



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



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



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

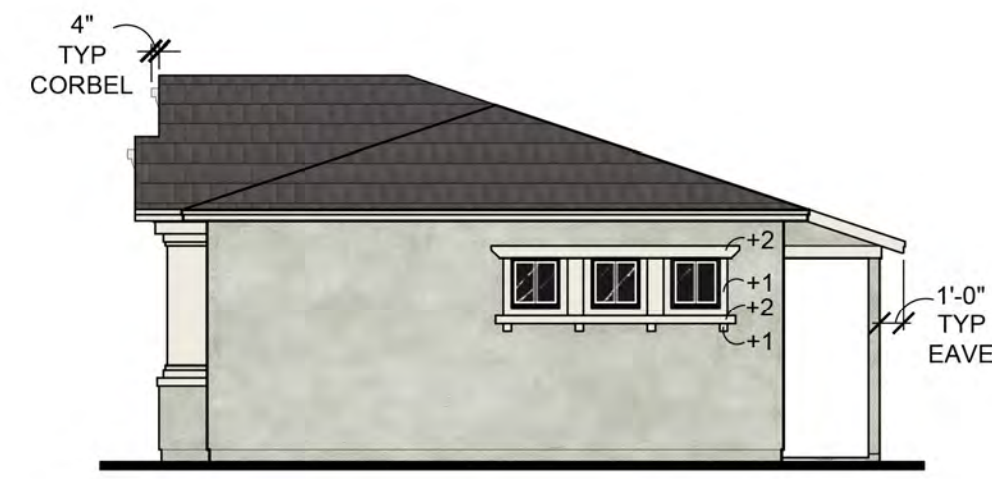
**CITY OF PHOENIX**

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Department

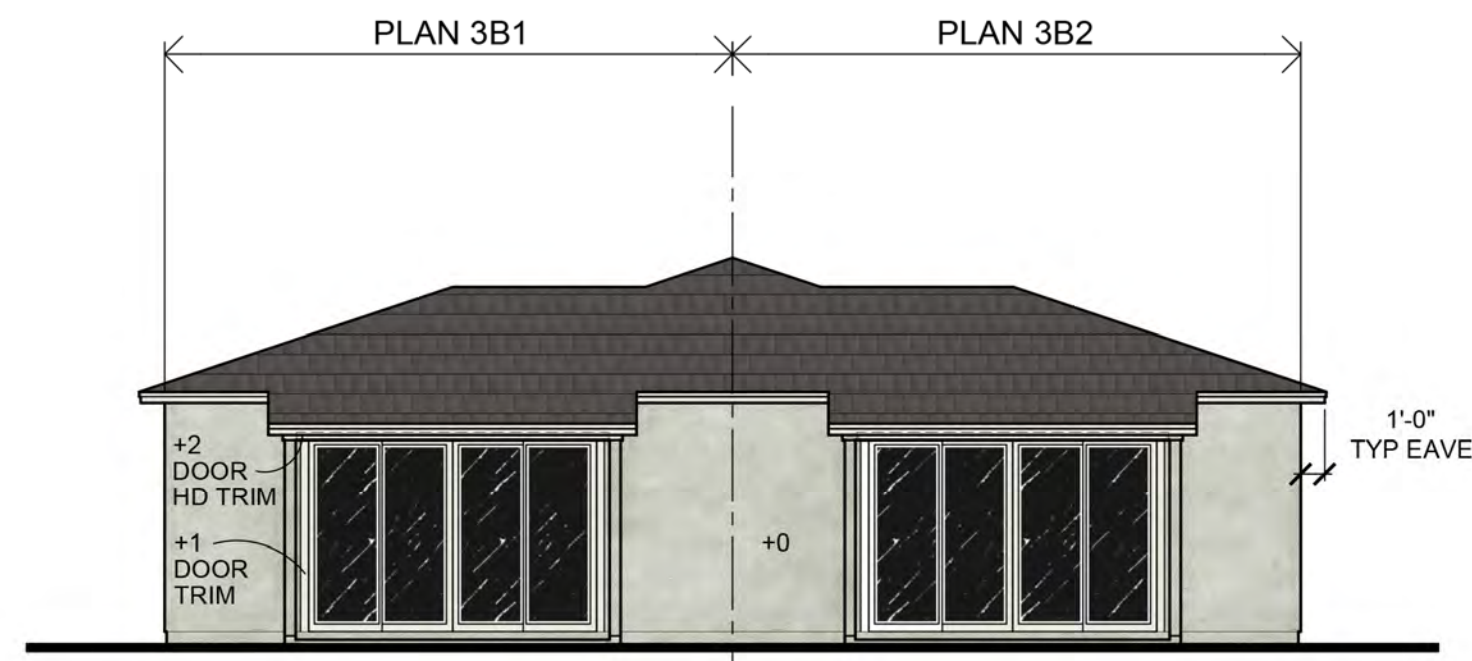
Plan 3 - Cottage Elevation | 1 and 2 Family Rental Units

3-24-2021



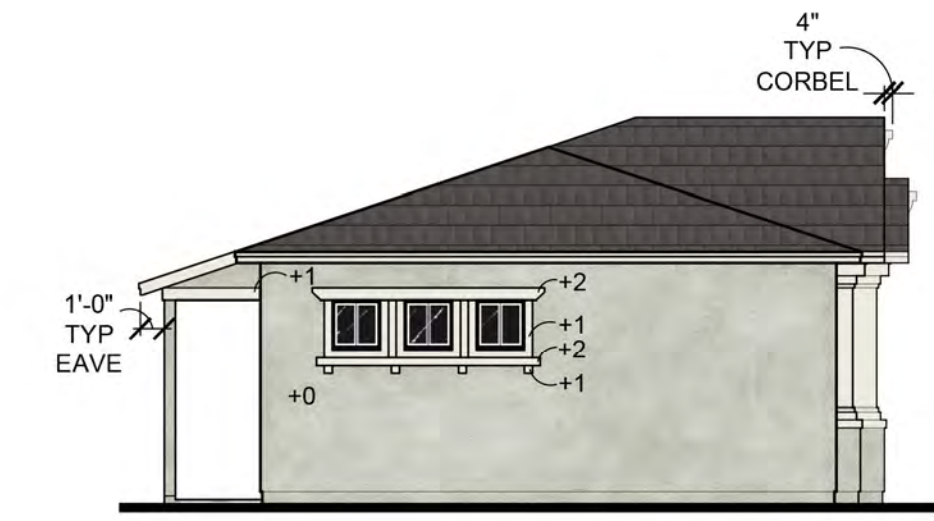
Right Elevation

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



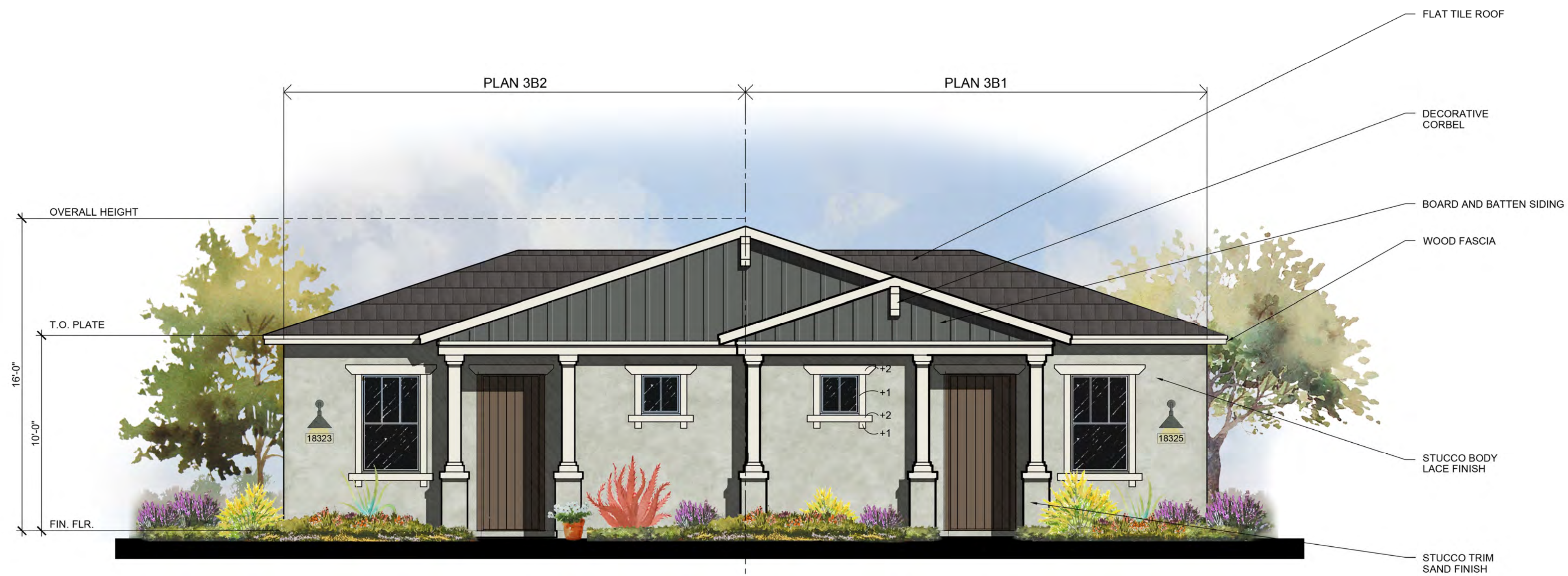
Rear Elevation

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



Left Elevation

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



Front Elevation

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

CITY OF PHOENIX

APR 19 2021

Planning & Development Department

Plan 3 - Craftsman Elevation | 1 and 2 Family Rental Units

3-24-2021



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PHO-1-21--Z-14-19-8

Proposed Elevations

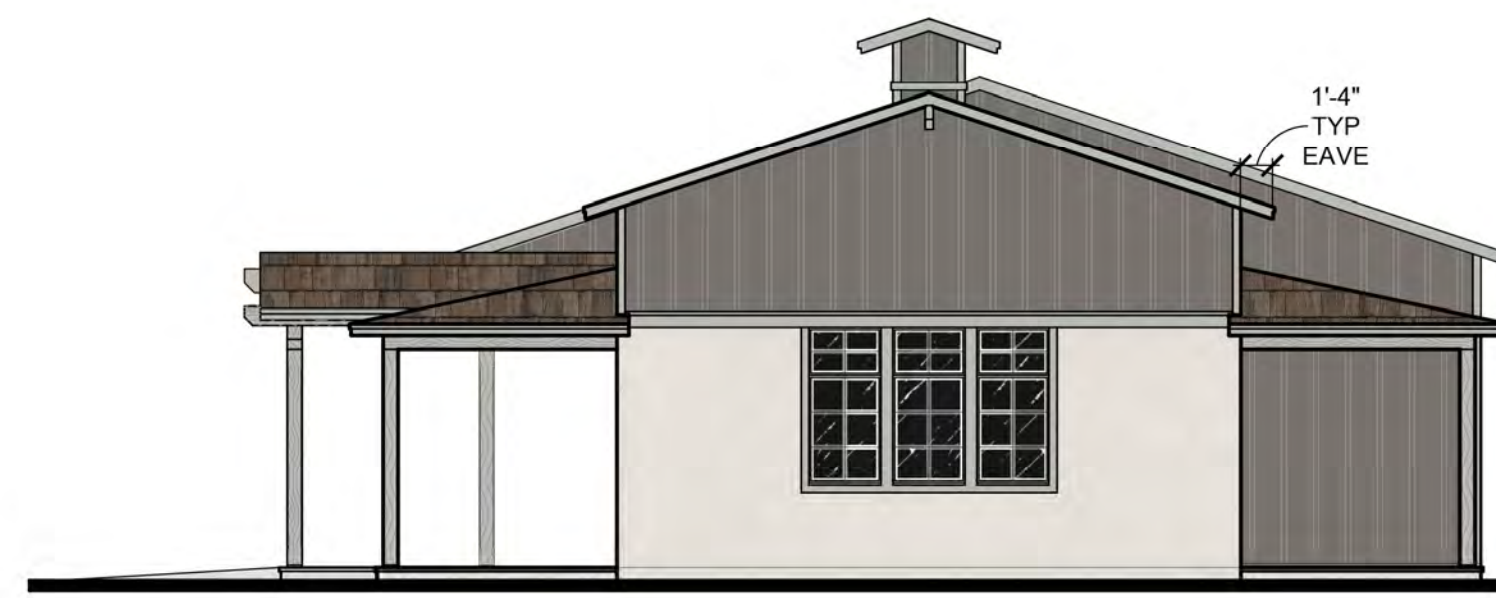
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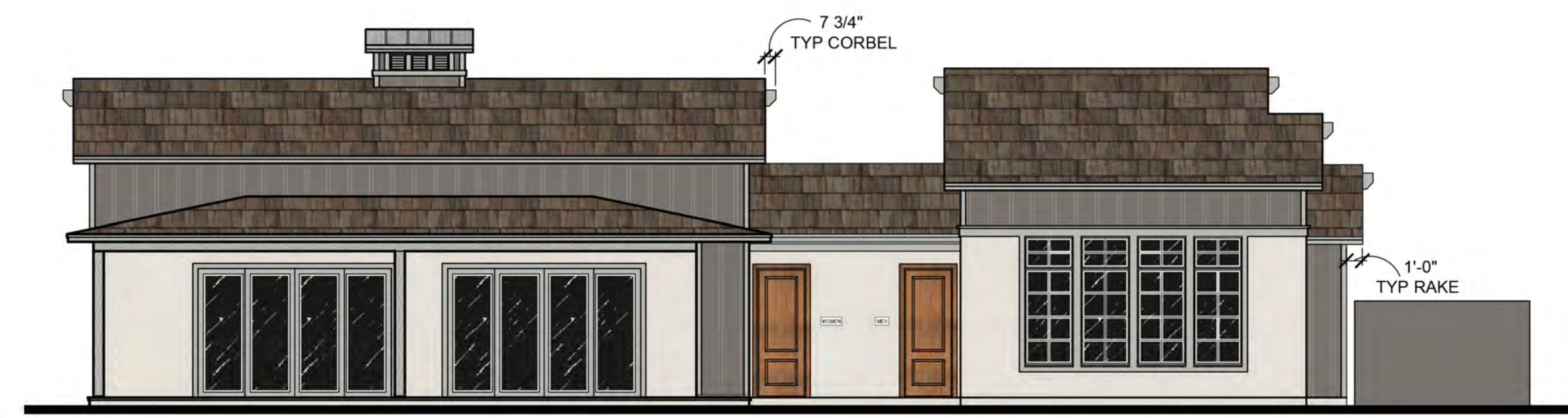
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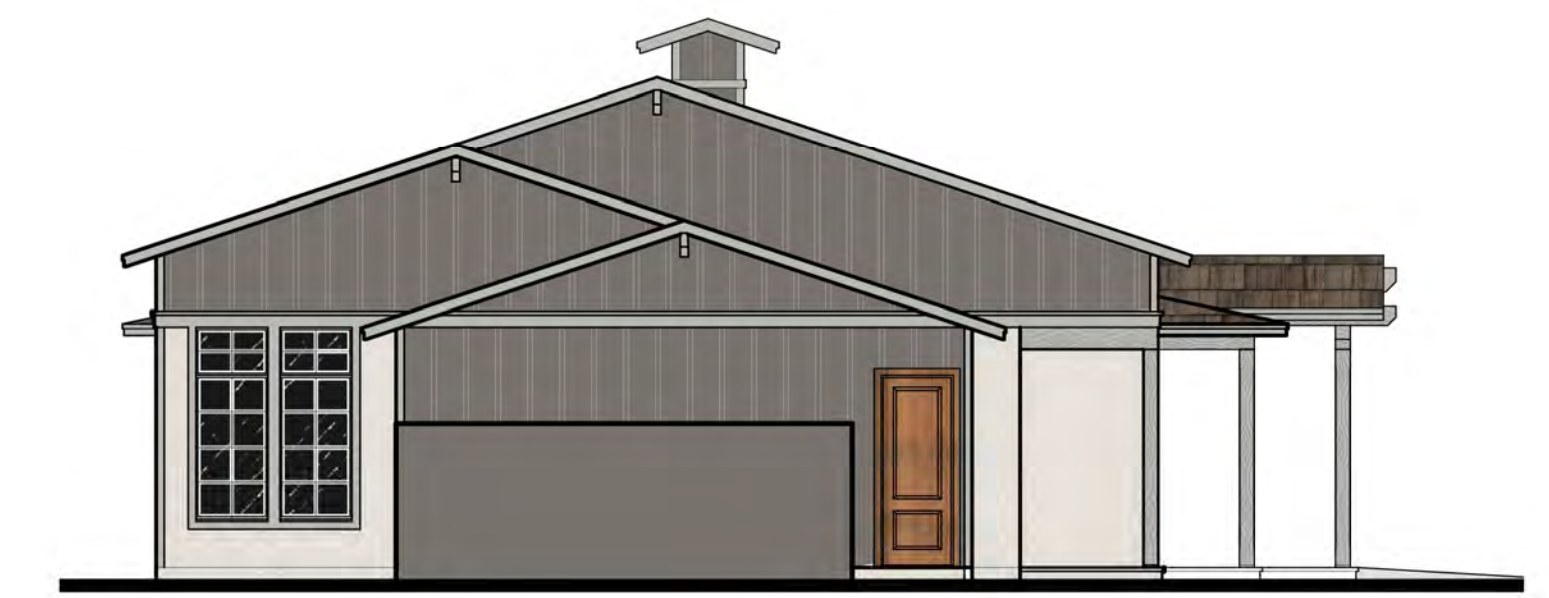
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

- STANDING SEAM METAL ROOF
- FLAT TILE ROOF
- BOARD AND BATTEN SIDING
- WOOD FASCIA
- STUCCO BODY LACE FINISH
- STUCCO TRIM SAND FINISH
- WOOD POST AND BEAMS AT PORCH

- OVERALL HEIGHT
- LOUNGE HEIGHT
- FITNESS HEIGHT
- T.O. PLATE
- FIN. FLOOR

CITY OF PHOENIX

APR 19 2021

Planning & Development  
Department

Residence Club Building | One & Two Family Rental Community

3-24-2021



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PHO-1-21--Z-14-19-8

Proposed Elevations

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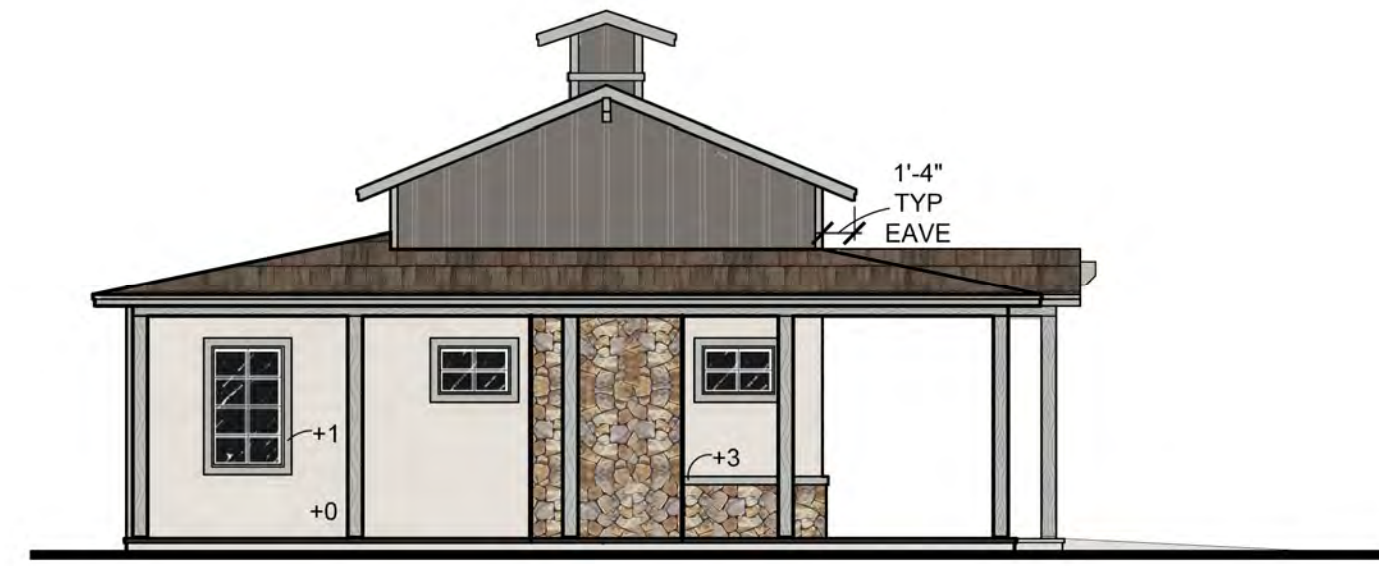
ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROUP.COM

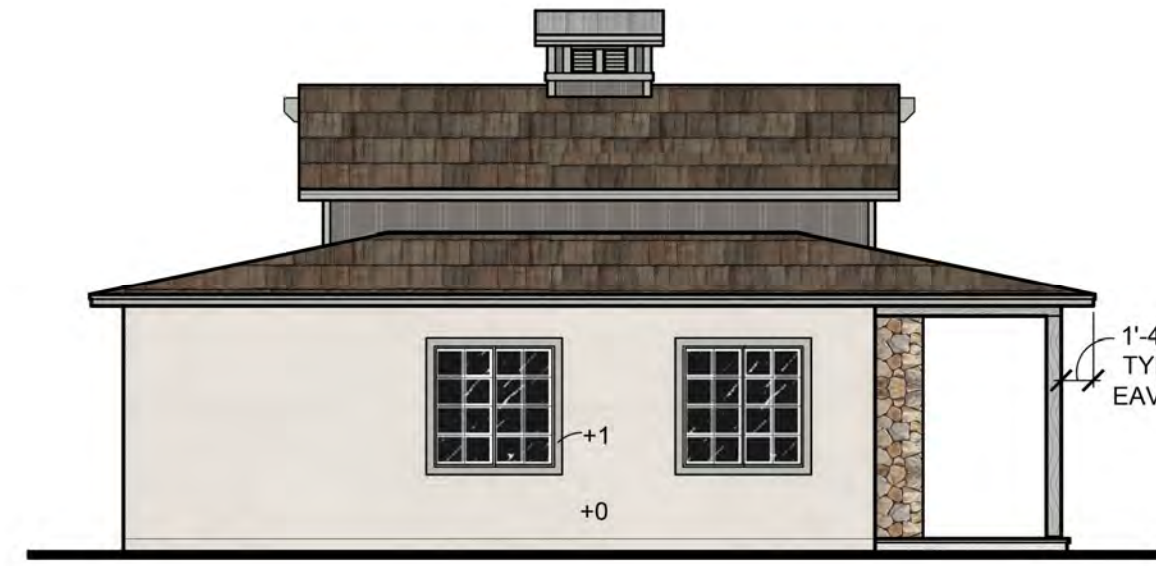
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Hearing Date: July 21, 2021





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



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



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



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

**CITY OF PHOENIX**

APR 19 2021

Planning & Development  
Department

Leasing Office | 1 and 2 Family Rental Units

3-24-2021



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

CITY OF PHOENIX

APR 19 2021

Planning & Development  
Department

Garage / Storage Building | One & Two Family Rental Community

3-24-2021



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Proposed Elevations

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Hearing Date: July 21, 2021

# PORTE COCHERE



Latte Froth, DE6239



DE6276, Silhouette



Lighting Style

Coronado Stone, Appalachian Fieldstone, Naples Veneer



CITY OF PHOENIX

APR 19 2021

Planning & Development  
 Department





# RESIDENCE CLUB



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



Body Color

Latte Froth, DE6239



Trim/Accent Color

DE6276, Silhouette



Board & Batten Siding Color

DE6376, Looking Glass



Exterior Doors  
DE6112, Cedar Chest



Lighting Style



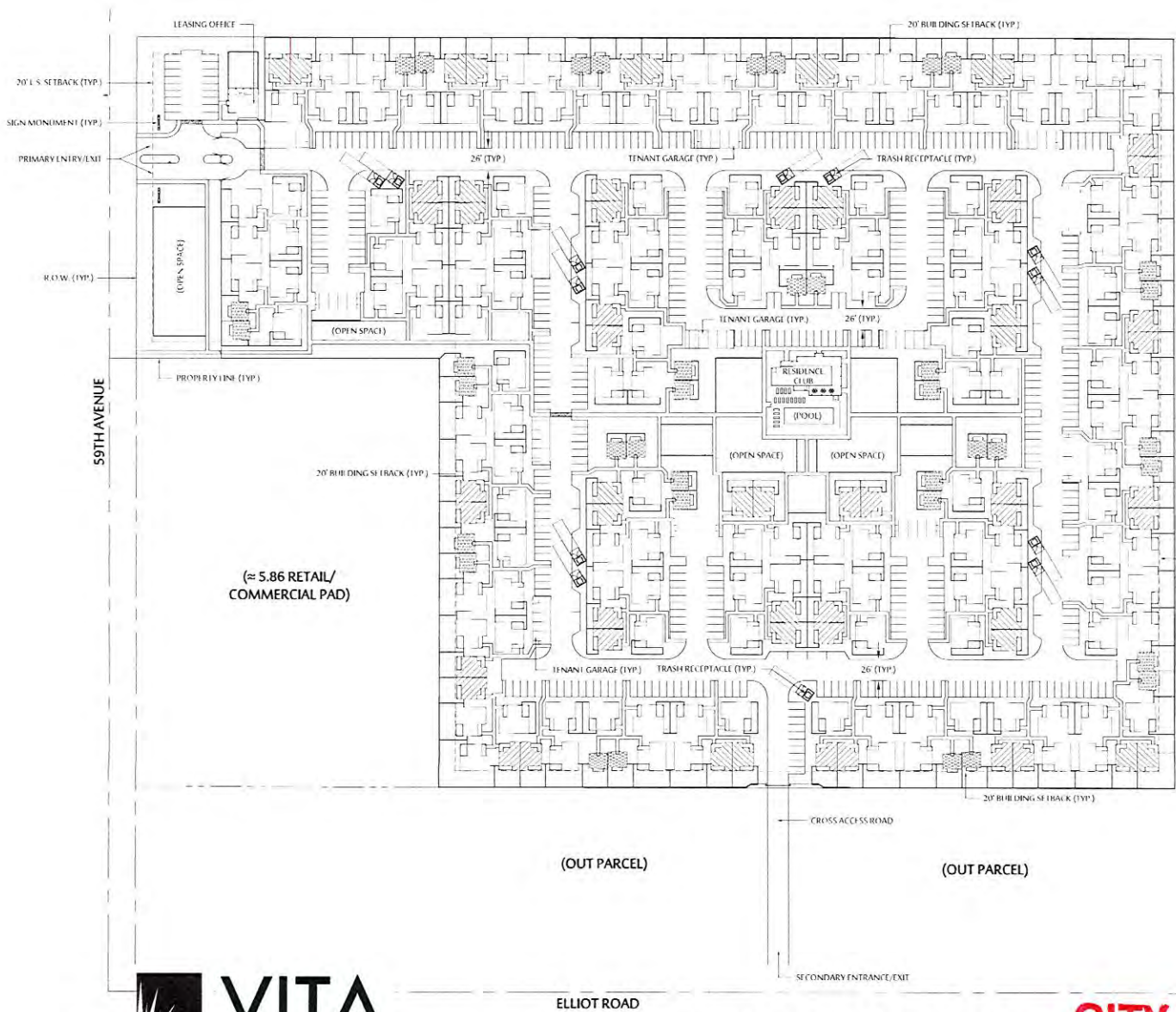
Eagle Roofing  
Ponderosa #5699

CITY OF PHOENIX

APR 19 2021

Planning & Development  
Department





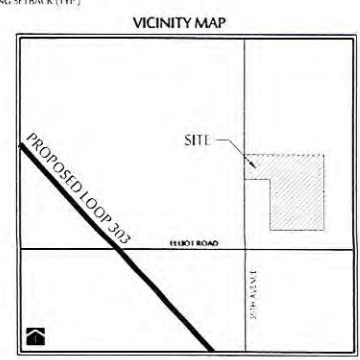
**LAND PLAN SUMMARY**

SITE AREA: ≈ 22.51 ACRES

UNITS: 249 (11.06 DU/ACRE)  
 - STUDIO UNITS: 38 (15%)  
 - 1 BEDROOM UNITS: 62 (25%)  
 - 2 BEDROOM UNITS: 149 (60%)

REQUIRED PARKING: 498 SPACES  
 PROVIDED PARKING: 498 SPACES  
 - UNCOVERED: 192 (ESTIMATE)  
 - COVERED: 250 (ESTIMATE)  
 - GARAGES: 56 (ESTIMATE)  
 (10' X 20' GARAGES)  
 - STORAGE UNITS: 10 BE BUILT INTO THE ENDS OF THE GARAGE STRUCTURES (3) EACH END.  
 TOTAL QUANTITY: 84

- ACCESSIBLE: 10 SPACES  
 LOCATIONS TO BE DETERMINED.  
 MAY BE COVERED/UNCOVERED.



**VITA AT 59TH & ELLIOT**  
 CONCEPTUAL LAND PLAN  
 NEC OF 59TH AVE. & ELLIOT RD. - PHOENIX, AZ  
 MAY 2, 2019

**CITY OF PHOENIX** SCALE: 1"=60'-0"

**MAY 03 2019**

**Planning & Development Department**



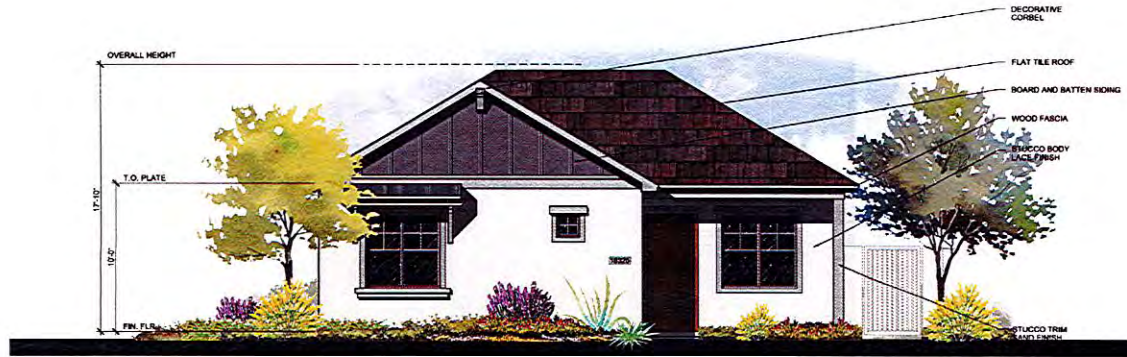
Right Elevation  
Elevation A - Cottage 1/8" = 1'-0"



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



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



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

- DECORATIVE CORBEL
- FLAT TILE ROOF
- BOARD AND BATTEN SIDING
- WOOD FASCIA
- STUCCO BODY
- LACE FINISH
- STUCCO TRIM

OVERALL HEIGHT  
17'-0"  
T.O. PLATE  
16'-2"  
FIN. FLOOR

**CITY OF PHOENIX**

**MAY 03 2019**

**Planning & Development  
Department**

1-16-2019

Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

**VITA**  
COMMUNITIES  
1017 North Central Avenue, Suite 2  
Phoenix, AZ 85004

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



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



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



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

**CITY OF PHOENIX**

**MAY 03 2019**

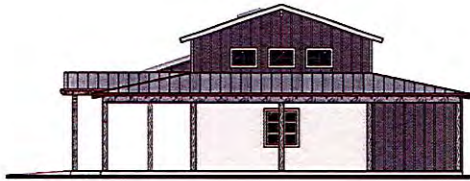
1-16-2019

Plan 2 - Craftsman Elevation | 1 and 2 Family Rental Units

**VITA**  
COMMUNITIES  
1017 North Central Avenue, Suite 2  
Phoenix, AZ 85004

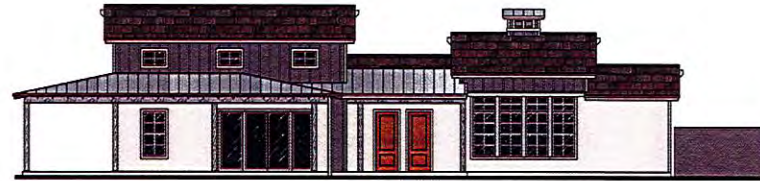
**Planning & Development  
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Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

**CITY OF PHOENIX**

MAY 03 2019

1-16-2019

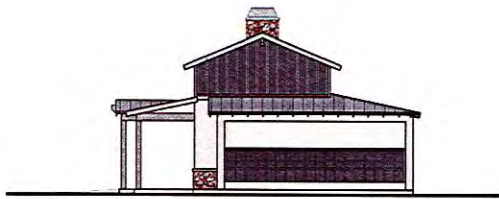
Residence Club Building | One & Two Family Rental Community

**VITA**  
 COMMUNITIES  
 1017 North Central Avenue, Suite 2  
 Phoenix, AZ 85004

**Planning & Development  
 Department**

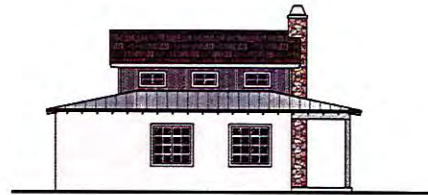
**FELTENGROU**  
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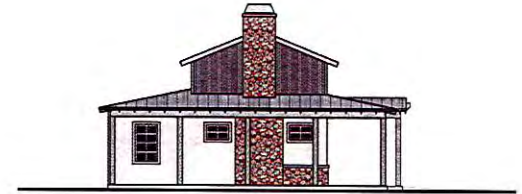
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Leasing Office | One & Two Family Rental Community

**VITA**  
COMMUNITIES  
1017 North Central Avenue, Suite 2  
Phoenix, AZ 85004

**CITY OF PHOENIX**

MAY 03 2019

**Planning & Development  
Department**

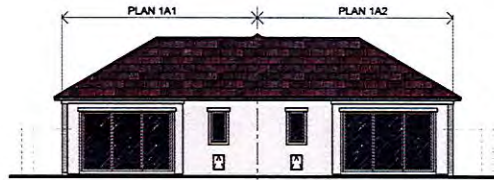
1-16-2019

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www.feltengroup.com copyright 2019



Right Elevation

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



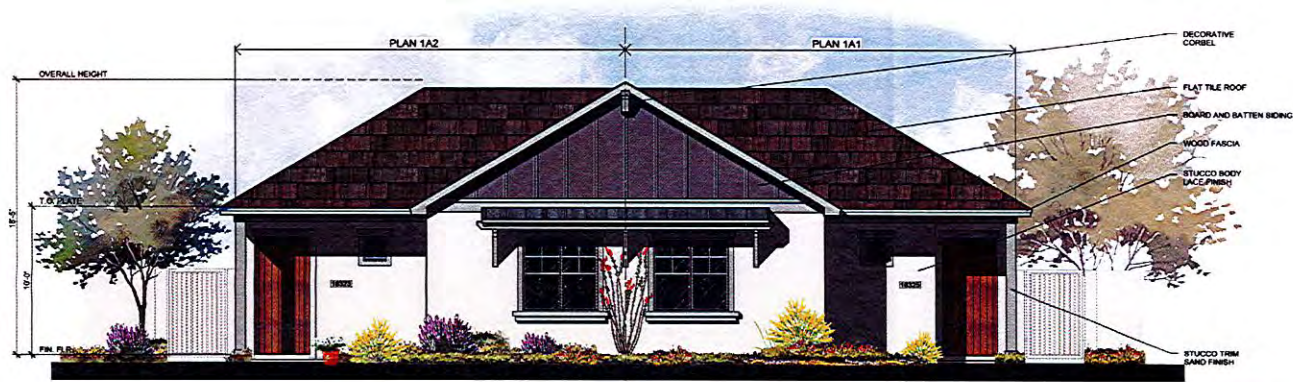
Rear Elevation

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



Left Elevation

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



Front Elevation

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

**CITY OF PHOENIX**

MAY 03 2019

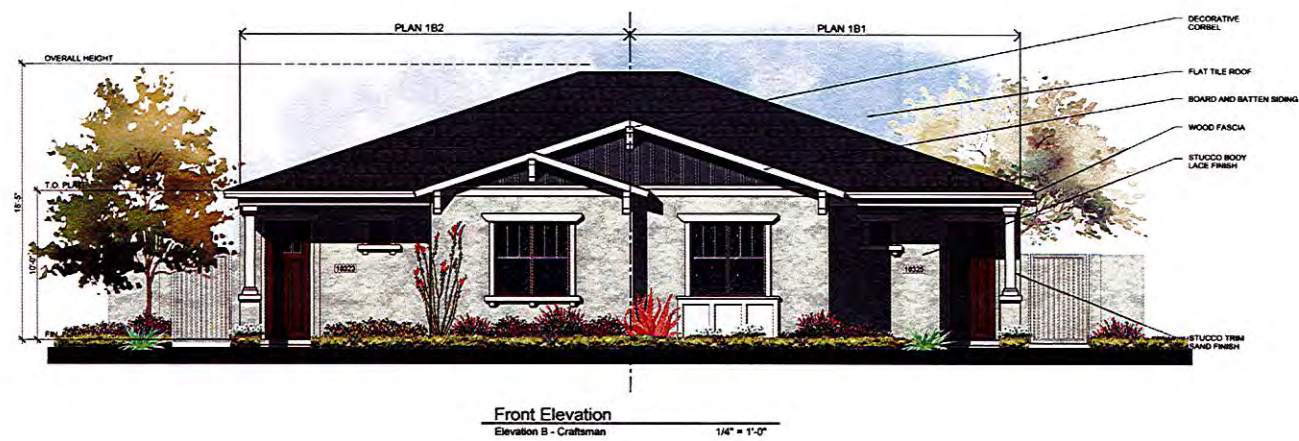
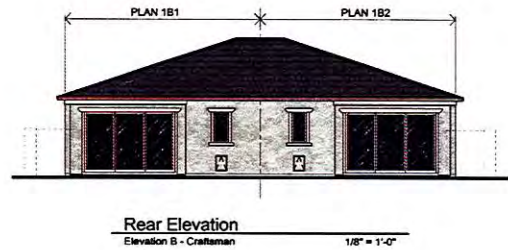
**Planning & Development  
Department**

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

**VITA**  
COMMUNITIES  
1017 North Central Avenue, Suite 2  
Phoenix, AZ 85004

1-16-2019

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Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

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COMMUNITIES  
1017 North Central Avenue, Suite 2  
Phoenix, AZ 85004

**CITY OF PHOENIX**

1-16-2019

**MAY 03 2019**

**Planning & Development  
Department**

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Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

DECORATIVE CORBEL

SHINGLE ROOF

WOOD FASCIA

STUCCO BODY  
LACE FINISH

STUCCO TRIM  
SAND FINISH

OVERALL HEIGHT  
15'-6"  
T.O. PLUMB  
10'-1"

Garage / Storage Building | One & Two Family Rental Community

**VITA**  
COMMUNITIES  
1017 North Central Avenue, Suite 2  
Phoenix, AZ 85004

**CITY OF PHOENIX**

**MAY 03 2019**

**Planning & Development  
Department**

1-16-2019

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**Location**

Northeast corner of 59th Avenue and Elliott Road

Council District: 8

Parcel Addresses: N/A

**Discussion**

Mayor Gallego declared the public hearing open. Noting there was no one present to speak, she declared the public hearing closed.

**The hearing was held. A motion was made by Councilmember Garcia, seconded by Councilman DiCiccio, that this item be approved per the Planning Commission's recommendation and to adopt the related resolution. The motion carried by the following vote:**

**Yes:** 8 - Councilman DiCiccio, Councilmember Garcia, Councilwoman Guardado, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Vice Mayor Waring and Mayor Gallego

**No:** 0

**Absent:** 1 - Councilwoman Williams

**120 Public Hearing and Ordinance Adoption - Amend City Code - Rezoning Application Z-14-19-8 - Northeast Corner of 59th Avenue and Elliot Road (Ordinance G-6608)**

Request to hold a public hearing on the request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-14-19-8 and rezone the site from S-1 (Approved R1-8 PCD) and S-1 (Approved C-1 PCD) to R-3 and C-1 for multifamily residential and commercial.

**Summary**

Application: Z-14-19-8

Current Zoning: 22.08 acres of S-1 (Approved R1-8 PCD) and 8.06 acres of S-1 (Approved C-1 PCD)

Proposed Zoning: 22.89 acres of R-3 and 7.25 acres of C-1

Acreage: 30.14

Proposed Use: Multifamily residential and commercial

Owner: Miller 160, LLC; AMED Partners, LLC

Applicant: Jim Stockwell, Jr, Vita Communities, LLC

Representative: Jim Stockwell, Jr, Vita Communities, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard the case on May 13, 2019, and recommended approval per the staff recommendation with additional stipulations by an 11-1 vote.

PC Action: The Planning Commission heard this case on June 6, 2019, and recommended approval per the Laveen Village Planning Committee recommendation by a 9-0 vote.

### **Location**

Northeast corner of 59th Avenue and Elliot Road.

Council District: 8

Parcel Addresses: N/A

### **Discussion**

Mayor Gallego declared the public hearing open. Noting there was no one present to speak, she declared the public hearing closed.

**The hearing was held. A motion was made by Councilmember Garcia, seconded by Councilman DiCiccio, that this item be approved per the Planning Commission's recommendation and to adopt the related ordinance. The motion carried by the following vote:**

**Yes:** 8 - Councilman DiCiccio, Councilmember Garcia, Councilwoman Guardado, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Vice Mayor Waring and Mayor Gallego

**No:** 0

**Absent:** 1 - Councilwoman Williams

## **121 Public Hearing and Ordinance Adoption - General Plan Amendment GPA-EN-1-19-4 - Northeast Corner of Central Avenue and Indian School Road (Ordinance S-45917)**

Request to hold a public hearing on a General Plan Amendment for the following item and to consider the Planning Commission's recommendation and the related ordinance if approved. This file is a companion case to Z-9-19-4.

### **Summary**

Item #: 4  
Application #: Z-14-19-8 (Companion case GPA-LV-1-19-8)  
From: S-1 (Approved R1-8 PCD) and S-1 (Approved C-1 PCD)  
To: R-3 and C-1  
Acreage: 30.14  
Location: Northeast corner of 59th Avenue and Elliot Road  
Proposal: Multifamily residential and commercial  
Applicant: Jim Stockwell, Jr., Vita Communities, LLC  
Owner: Miller160, LLC and AMED Partners, LLC  
Representative: Jim Stockwell, Jr., Vita Communities, LLC

Ms. Racelle Escolar stated that Item Nos. 4 [3] and 5 [4] are related cases and can be heard together, but separate motions are required. Both are located on 30.14 acres at the northeast corner of 59th Avenue and Elliot Road.

Item No. 3 is GPA-LV-1-19-8, a request to amend the General Plan Land Use Map designation from Residential 3.5 to 5 dwelling units per acre, to Residential 10 to 15 dwelling units per acre and Commercial.

Item No. 4 is Z-14-19-8, a request to rezone from S-1 (Ranch or Farm Residence District), Approved R1-8 (Single-Family Residence District) PCD (Planned Community District) and S-1, Approved C-1 (Neighborhood Retail District) PCD; to R-3 (Multifamily Residence District) and C-1 to allow multifamily residential and commercial.

The Laveen Village Planning Committee recommended approval of GPA-LV-1-19-8 by a 12-0 vote; and recommended approval of Z-14-19-8 per the staff recommendation with additional stipulations.

The added stipulations require general conformance to a site plan, a maximum of 249 units, that all front elevations have a minimum of 10 percent non-stucco accent material, that the development be gated, and that all Planning Hearing Officer requests go through the Village Planning Committee.

Staff recommends approval of GPA-LV-1-19-8 and Z-14-19-8, per the Laveen Village Planning Committee recommendations.

Chairman Johnson stated that no cards were submitted wishing to speak.

**Commissioner Shank made a MOTION to approve Z-14-19-8 per the Laveen Village Planning Committee recommendation.**

**Commissioner Winger SECONDED.**

There being no further discussion, Chairman Johnson called for a vote and the **MOTION PASSED 9-0.**

Stipulations:

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the

commercial (C-1) portion of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval.

2. The development shall be in general conformance with the SITE PLAN AND Elevations date stamped May 3, 2019, as approved by the Planning and Development Department, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
  - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
  - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
  - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.



11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.

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fencing plans be reviewed through the Planning Hearing Officer prior to preliminary site plan approval. **Mr. Randy Schiller** seconded the motion.

**Vote**

**12-0**, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Bolding, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor.

8. **GPA-LV-1-19-8 (Companion Case – Z-14-19-8)**: Presentation, discussion and possible recommendation on a request to amend the City of Phoenix General Plan Land Use Map Designation on approximately 30.14 acres located at the northeast corner of 59th Avenue and Elliott Road from Residential 3.5 to 5 dwelling units per acre to Residential 10 to 15 dwelling units per acre and Commercial to allow for multifamily residential and commercial uses.

*Discussion for this item was combined with Z-14-19-8.*

**MOTION**

**Ms. Linda Abegg** motioned to recommend approval of the General Plan Land Use Map amendment. **Ms. Jennifer Rouse** seconded the motion.

**Vote**

**12-0**, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Bolding, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor.

9. **Z-14-19-8**: Presentation, discussion and possible recommendation on a request to rezone approximately 30.14 acres located at the northeast corner of 59th Avenue and Elliott Road from S-1 (Approved C-1 PCD) (Ranch or Farm Residence, approved Neighborhood Retail, Planned Community District) and S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, approved Single-Family Residence District, Planned Community District) to C-1 (Neighborhood Retail) and R-3 (Multifamily Residence District).

**Mr. Joel Carrasco** provided a staff presentation for the request.

**Mr. Adam Baugh** with Withey Morris provided the applicant presentation for the request.

**Mr. Carlos Ortega** asked if there would be any two-story buildings. **Mr. Baugh** replied that all buildings would be single-story, save for the leasing office, which would be two stories.

**Mr. John Mockus** mentioned that multifamily is inevitable in Laveen.

**Ms. Linda Abegg** mentioned that she would like to see more stone accent material on the elevations, a general conformance stipulation with a unit cap, and required entry gates.

**Chairman Robert Branscomb** opened the floor to public comment.

**Mr. Phil Hertel** provided public comment noting that the LCRD had no concerns regarding the project.

**MOTION**

**Ms. Linda Abegg** motioned to recommend approval of the rezone request, adding additional stipulations requiring general conformance to the site plan, a maximum of 249 units, that all front elevations shall have a minimum of 10% non-stucco accent material, that the development shall be gated and that all stipulation modification requests through the Planning Hearing Officer notify the Village Planning Committee prior to the PHO hearing. **Ms. Jennifer Rouse** seconded the motion.

**Vote**

**11-1**, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor. Bolding Opposed.

10. **Staff update on cases recently reviewed by the committee.**

None.

11. **Committee member announcements, requests for information, follow up, or future agenda items.**

12. **Adjournment.**

The meeting was adjourned at 8:55 PM.