

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



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** May 12, 2022
From: Alan Stephenson
Planning & Development Department Director
Subject: **P.H.O. APPLICATION NO. PHO-3-22--Z-96-06-7— 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 **June 15, 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 **May 19, 2022**.

DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Sina Matthes, Tony Motola), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Aaron Conway), 2nd Floor
Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Michael Pierce)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Julianna Pierre, 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-3-22-Z-96-06

Council District: 7

Request For: Stipulation Modification

Reason for Request: Review of conceptual elevations per Stipulation 2.

Owner	Applicant	Representative
John Vanderwey, REXCO S202 LLC 2241 East Colter Street Phoenix AZ 85016 (602) 955-0582 terry@rexcollc.com	Ray Brown, Wentworth Properties 802 North 3rd Avenue Phoenix AZ 85003 (602) 885-7009 rbrown@wentprop.com	Alan Beaudoin, Norris Design 901 East Madison Street Phoenix AZ 85034 P: (602) 254-9600 F: abeaudoin@norris-design

Property Location: Southwest corner of 59th Avenue and Southern Avenue

Zoning Map: D-5 Quarter Section: 2-14 APN: 104-81-001F Acreage: 22.12
Village: Laveen
Last Hearing: PHO MEETING
Previous Opposition: No
Date of Original City Council Action: 11/01/2006 0500 PM
Previous PHO Actions: 04/03/2019
Zoning Vested: S-1 (App. R-3A, C-2)
Supplemental Map No.:
Planning Staff: 081754

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	04/29/2022	22-0041656	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer Date: <u>06/15/2022 1000 AM</u>	Planning Commission Date: _____	City Council Date: _____
Appealed?: _____	Appealed?: _____	Action: _____
Action: _____	Action: _____	Action: _____

West Southern Avenue and the South 59th Alignment – Southwest Corner

PHO Hearing Written Request and Narrative

April 29, 2022

The proposed development is located at the southwest corner of south 59th and west Southern Avenues. The project site is approximately 20 acres and has a current zoning designation of Multifamily Residential (R3-A). Reference zoning case: Z-96-06-7 for zoning conditions of approval. The subject property is part of a subdivision plat (Final Plat) that has been filed and is under review. The Final Plat is designed to subdivide the +/- 40 Acre property inclusive of the subject site and surrounding the same.

The future site of Alstate Steel and the Danzeisen Dairy are located north of the property across west Southern Avenue. To the east of the property across the future alignment of south 59th Avenue is a single-family community that includes a defunct golf course (the Bougainvillea Golf Course). Also, to the immediate east, is a planned Salt River Project well site as proposed and approved under Preliminary Site Plan (PRLM 2107602). To the south of the property is vacant land owned by Maricopa Community College District. To the west the subject property is additional planned residential housing, and commercial pad properties as proposed on the Final Plat, including retail uses and self-storage adjacent to the Loop 202.

In accordance with stipulation number 2, of Zoning Approval 96-06-7, the Applicant is seeking the public review of the intended building elevations for the residential community being proposed as the initial phase of the larger project. The development proposal consists of 231 units, bringing the total density to 10.11 dwelling units per acre, which is under the maximum density allowed under residential, resulting in a R-3A zoning district (Section 616, Table B, Planned Residential Development) and the conditions of zoning approval.

All homes will have a patio, and some will have a garage.

The main access will be provided from the establishment of south 60th Avenue with a gated entry located at the north-western side of the property that allows for both ingress and egress. The site will also be accessed via the establishment of south 59th Avenue along the eastern property boundary and Alta Vista Drive along the southern boundary.

Amenity spaces will be provided in the central area of the community close to the main entry while additional Common Area will be provided along a north/south spine that extends south from the amenity space. Landscape areas will be provided between each of the single-family home garage drives to allow for shading and beautification of the community.

On April 9, 2019, the City Council ratified application Z-96-06-7 with the following stipulation:

2. Conceptual Elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to final site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

- a. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies.
- b. All elevations of the building shall include a minimum of three finishing materials.
- c. Buildings shall include pitched, hipped, gable, or similar roof elements or facades.

The residential buildings are designed to evoke an agricultural look with the intended expression of "farmhouse style" to illicit an agrarian touch that is intended to blend in, and complement, the surrounding community. To provide interest each home elevation varies in depth and texture and is clad with at least two of the following: 8" or 16" board and batten (vertical), lap siding, and straight edge shake siding in one of four neutral colors. Entries and porches are covered with a dark gray standing seam metal roof with the pitched roof is covered with shingles in a complementary color. Subtle contrast is added by the fascia trim and white vinyl windows in two sizes. Accent color is added at the front door that will vary between five different colors and will complement the color scheme of the home's cladding.

The Leasing building and clubhouse and support buildings are designed in a similar style to the homes in the community. Horizontal wood panels provide additional interest, shade, and screening. All roofs are pitched and either shingled or standing seam metal. Large storefront windows on the Leasing Center/Clubhouse greet residents and visitors to the community and look out over the pool area.



April 9, 2019

Alan Beaudoin
Norris Design
901 East Madison Street
Phoenix, Arizona 85034

RE: PHO-1-18-Z-96-06-7 – Southwest corner of 59th Avenue and Southern Avenue

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on April 3, 2019, considered a request for 1) Modification of Stipulation No. 1 regarding general conformance to the site plan date stamped August 15, 2006. 2) Deletion of Stipulation 2 No. regarding submission of elevations for PHO review. 3) Deletion of Stipulation No. 3 regarding a 50-foot landscape setback along the eastern property line. 4) Modification of Stipulation No. 9 regarding location of transit pad. 5) Deletion of Stipulation 10 No. regarding transit pad, 2 bus bay and dedication of right-of-way. 6) Deletion of Stipulation No. 11 regarding transit pad, 2 bus bay and dedication of right-of-way. 7) Modification of Stipulation No. 13 regarding size of right-of way. 8) Modification of Stipulation No. 18 regarding maximum dwelling units per acre. 9) Modification of Stipulation No. 19 regarding open space on specific parcels. 10) Deletion of Stipulation No. 20 regarding conceptual lighting, signage and landscaping plan for PHO review. 11) Technical corrections to Stipulations Nos. 8, 12, 14, and 15.

The City Council ratified application Z-108-05-8 as recommended by the Planning Hearing Officer for approval.

Stipulations:

General

1. The development shall be in general conformance with the site plan date stamped January 15, 2019 as modified by the following stipulations and approved by the Planning and Development Department, with specific regard to the following:
 - a. The maximum residential building height shall be 2 stories and 30 feet adjacent to 59th Avenue and Southern Avenue.
 - b. The R-3A portion of the site shall not exceed 20.8 dwelling units per gross

acre and the entire residential development shall not exceed 18 dwelling units per gross acre combined.

- c. The entire residential development shall provide a minimum 28% common area combined, of which a minimum 10% shall be active open space.
- d. All driveways shall be full movement where feasible and as approved by the Street Transportation Department.
- e. The residential communities shall be gated.

2. Conceptual Elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to final site plan approval. This is a legislative review for conceptual purposes only. specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

- a. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies.
- b. All elevations of the building shall include a minimum of three finishing materials.
- c. Buildings shall include pitched, hipped, gable, or similar roof elements or facades.

3. A minimum 30-foot landscaped setback shall be provided along the east property line, as approved by the Planning and Development-Department.

4. Sidewalks along 59th Avenue and Southern Avenue shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 50% two inch caliper and 50% three inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

5. Perimeter fencing along 59th Avenue and Southern Avenue shall consist of a minimum 60% open view fencing, as approved by the Planning and Development Department.

6. Pedestrian access gates shall be installed to provide connectivity to the shared use path adjacent to the Loop 202 frontage and the Maricopa Community College property to the south and at all vehicular access points, as approved or modified by the Planning and Development Department.

Disclosures

- 7. Prior to final site plan approval, the property owner shall record documents that disclose to tenants of the site or purchasers of property within the site, the

existence, proximity and operational characteristics of a regional freeway, active agricultural uses, non-domesticated animal keeping, a golf course, and industrial activities. 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. 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.

Archaeology

9. The developer shall complete an archaeological survey of the site; the survey shall be submitted to, and approved by, the City Archaeologist prior to any construction related ground disturbance of the site.
10. All construction related ground disturbance within AZ T: 12:90 (ASM) or within 250 feet of AZ T: 12:90 (ASM), AZ T: 12:205 (ASM), and AZ T: 12:221 (ASM) shall be tested and monitored for archaeological resources, as approved by the City Archaeologist.

Parks and Recreation

11. The developer shall dedicate a 30-foot public shared use path easement and construct a 10-foot concrete shared use path adjacent to the Loop 202 frontage, the easement shall be landscaped with a mix of 2 and 3-inch caliper trees and appropriate ground cover, as approved by the Planning and Development Department. However, the trail may be located on the west side of the Loop 202 frontage between Southern Avenue and Vineyard Road if a dedicated, publicly accessible route (e.g. underpass) acceptable to the City is provided between the west and east side of the Loop 202, this route must be located between Southern Avenue and Vineyard Road.
12. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Southern Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail as approved or modified by the Parks and Recreation and Planning and Development Departments.

Transit

13. The developer shall dedicate right-of-way and construct a bus stop pad along eastbound Southern Avenue east of the proposed driveway between Parcels B and C. The bus stop pad shall be constructed according to City of Phoenix standard detail P1260 with a depth of at least 10 feet. The bus stop pad shall be spaced from the intersection of Southern Avenue and any proposed driveway as per City of Phoenix standard detail P1258, as approved by the Public Transit Department.

14. The developer shall dedicate right-of-way and construct a bus bay along southbound 59th Avenue, south of Southern Avenue. The bus bay shall be constructed according to City of Phoenix standard detail P1256. The attached bus stop pad shall be constructed according to City of Phoenix standard detail P1261 with a depth of at least 10 feet. The bus bay shall be spaced from the intersection of 59th Avenue and Southern Avenue as per City of Phoenix standard detail P1258, as approved by the Public Transit Department.
15. The developer shall dedicate right-of-way and construct one bus stop pad along southbound 59th Avenue, south of the project driveway. The bus stop pad shall be constructed according to City of Phoenix standard detail P1260 with a depth of at least 10 feet. The bus stop pad shall be spaced from the intersection of 59th Avenue and the project driveway as per City of Phoenix standard detail P1258, as approved by the Public Transit Department.

Street Transportation

16. Right-of-way totaling 55 feet and a sidewalk easement totaling 10 feet shall be dedicated for the south half of Southern Avenue, as approved by the Planning and Development Department.
17. Right-of-way totaling 50 feet and a sidewalk easement totaling 10 feet shall be dedicated for the west half of 59th Avenue, as approved by the Planning and Development Department.
18. A 21-foot by 21-foot right-of-way triangle shall be dedicated at the southwest corner of 59th Avenue and Southern Avenue, as approved by the Planning and Development Department.
19. 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 Department. All improvements shall comply with all Americans with Disabilities Act accessibility standards.
20. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Traffic Engineer II, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
21. The applicant shall submit a Red Border letter to ADOT for review. This form is a requirement of ADOT for all projects within 1/2 mile of any freeway, proposed or existing. Contact right-of-way Agent III (Louis J. Malloque), ADOT, 205 South 17th Avenue, Mail Drop 612E, Phoenix, AZ 85007, PH: (602) 712-8755, E-mail: lmalloque@azdot.gov for additional information.
22. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's office. The waiver

shall be recorded with the Maricopa County Recorder's Office and delivered to the city to be included in the rezoning application file for record.

23. The developer shall notify the following individuals at a minimum 15 calendar days prior to any Planning Hearing Officer request to modify or delete stipulations or rezoning action. The notice shall include the date, time, and location of the hearing.
 - a. Phil Hertel
2845 W. Broadway Rd.
Phoenix, AZ 85041
 - b. Jon Kimoto
3216 W. Ansell Rd.
Laveen, AZ 85339
 - c. Sandy Hamilton
5218 W. Magdalena Ln.
Laveen, AZ 85339

Sincerely,

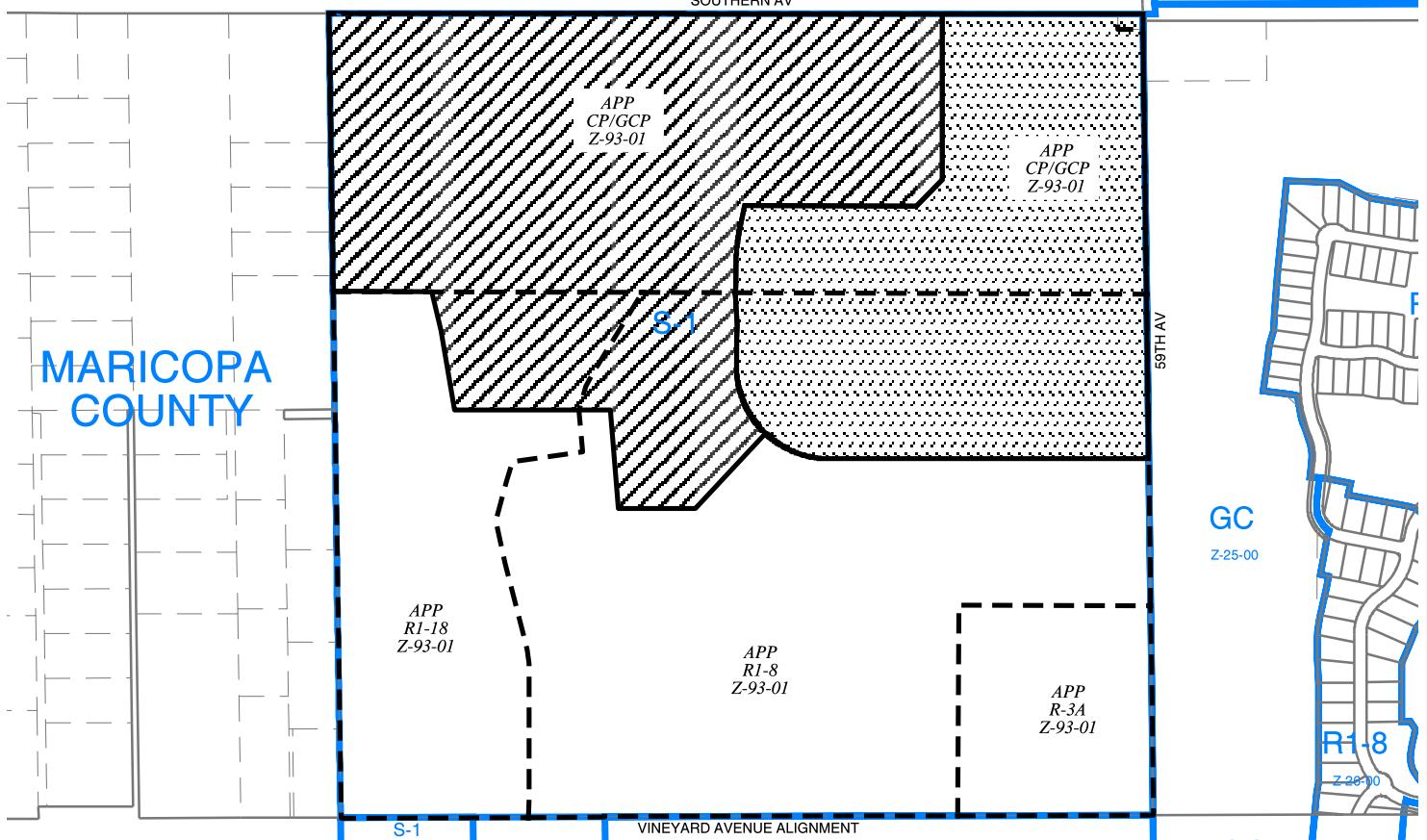


Adam Stranieri
Planner III

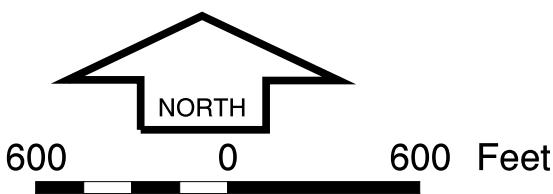
- c: Terry Klinger, Rexco LLC, 2241 E. Colter St., Phoenix, AZ 85016
Sofia Mastikhina, PDD-Planning (Electronically)
Joshua Bednarek, PDD-Development (Electronically)
Greg Gonzales, NSD (Electronically)
Penny Parrella, City Council (Electronically)

MARICOPA COUNTY

R1-8 PRD*
Z-98-98



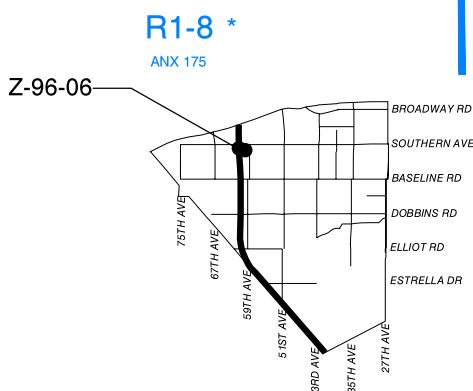
MARICOPA
COUNTY



CITY OF PHOENIX PLANNING DEPARTMENT

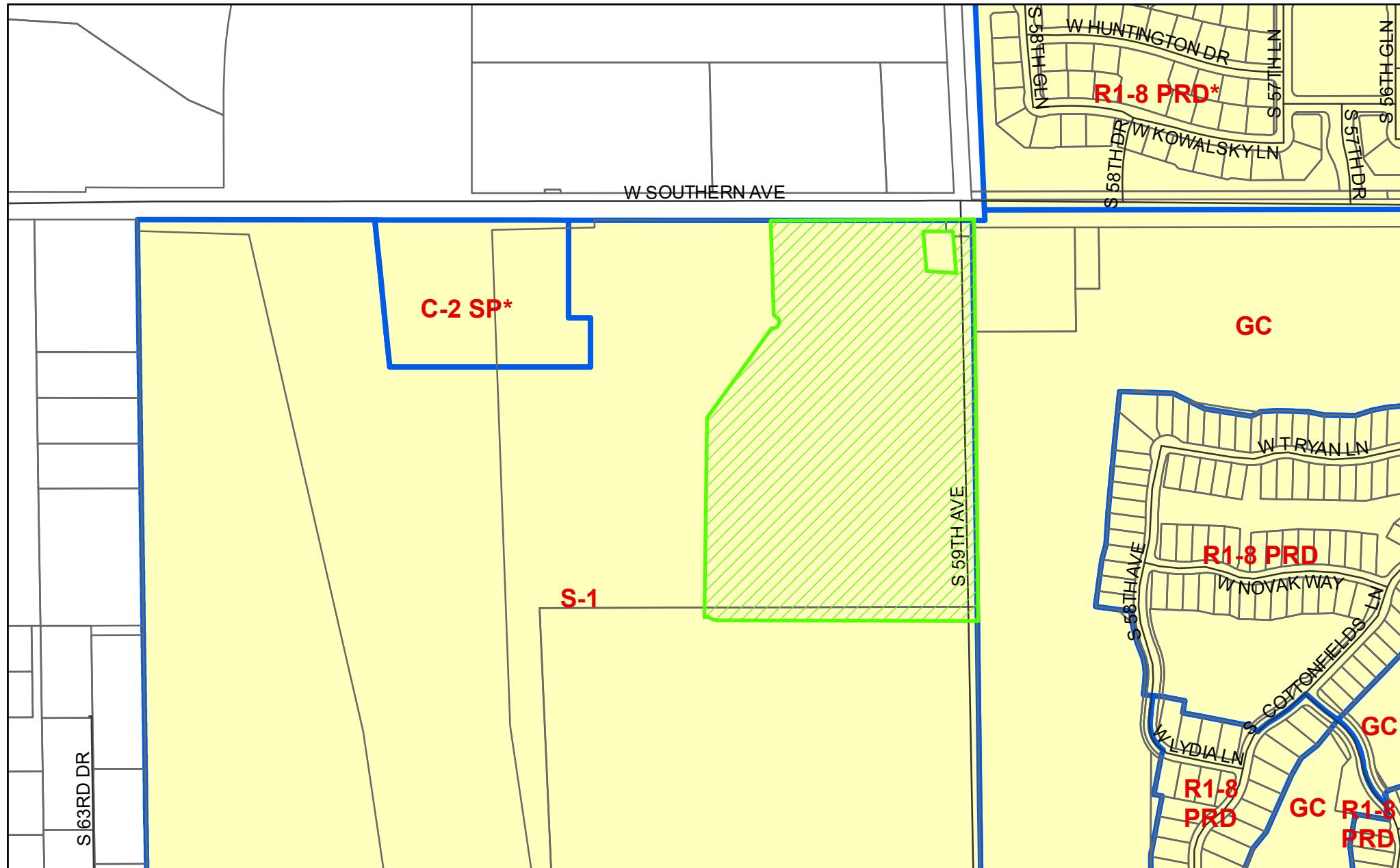
Laveen Village

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: REXCO LLC/JOHN VANDERWEY		REQUESTED CHANGE:		
APPLICATION NO. Z-96-06	DATE: 8-23-2006 REVISION DATES:	FROM: S-1 (82.34 ac) [S-1 (0.10 ac), Appr. CP/GCP (54.95 ac), R1-18 (4.67 ac), R1-8 (22.62 ac)]		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 82.34 Acres		AERIAL PHOTO & QUARTER SEC. NO. Q2-14	ZONING MAP D5	TO: <input checked="" type="checkbox"/> C-2 (48.23 ac) <input type="checkbox"/> R-3A (34.11 ac)
MULTIPLES PERMITTED S-1 (Appr. CP/GCP / R1-18 / R1-8) C-2 / R-3A		CONVENTIONAL OPTION 82 (N/A / 9 / 90) 699 / 750		* UNITS P.R.D. OPTION N/A (N/A / 9 / 102) 734 / 788

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



PHO-3-22--Z-96-06-7

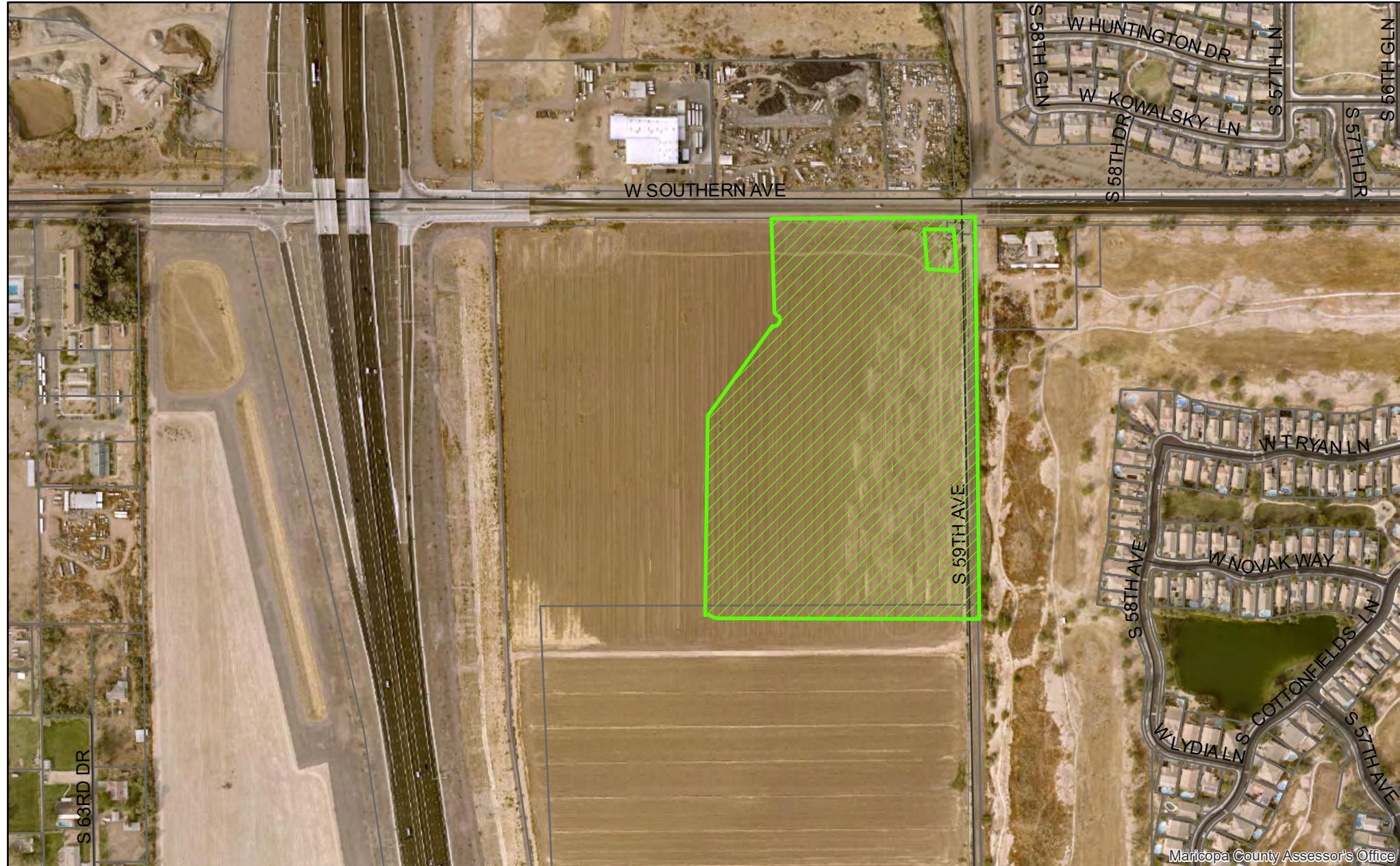
Property Location: Southwest corner of 59th Avenue and Southern Avenue



Planning & Development Department

0 200 400 800 Feet





PHO-3-22--Z-96-06-7

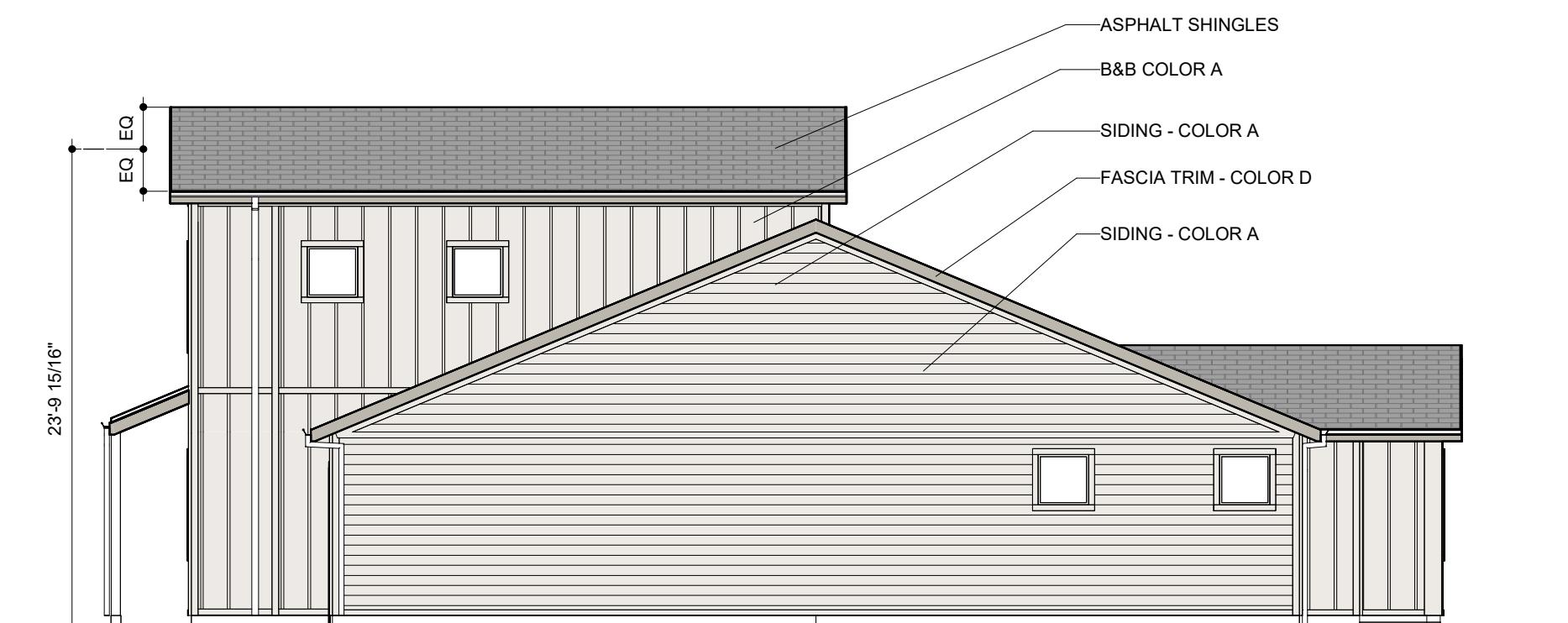
Property Location: Southwest corner of 59th Avenue and Southern Avenue



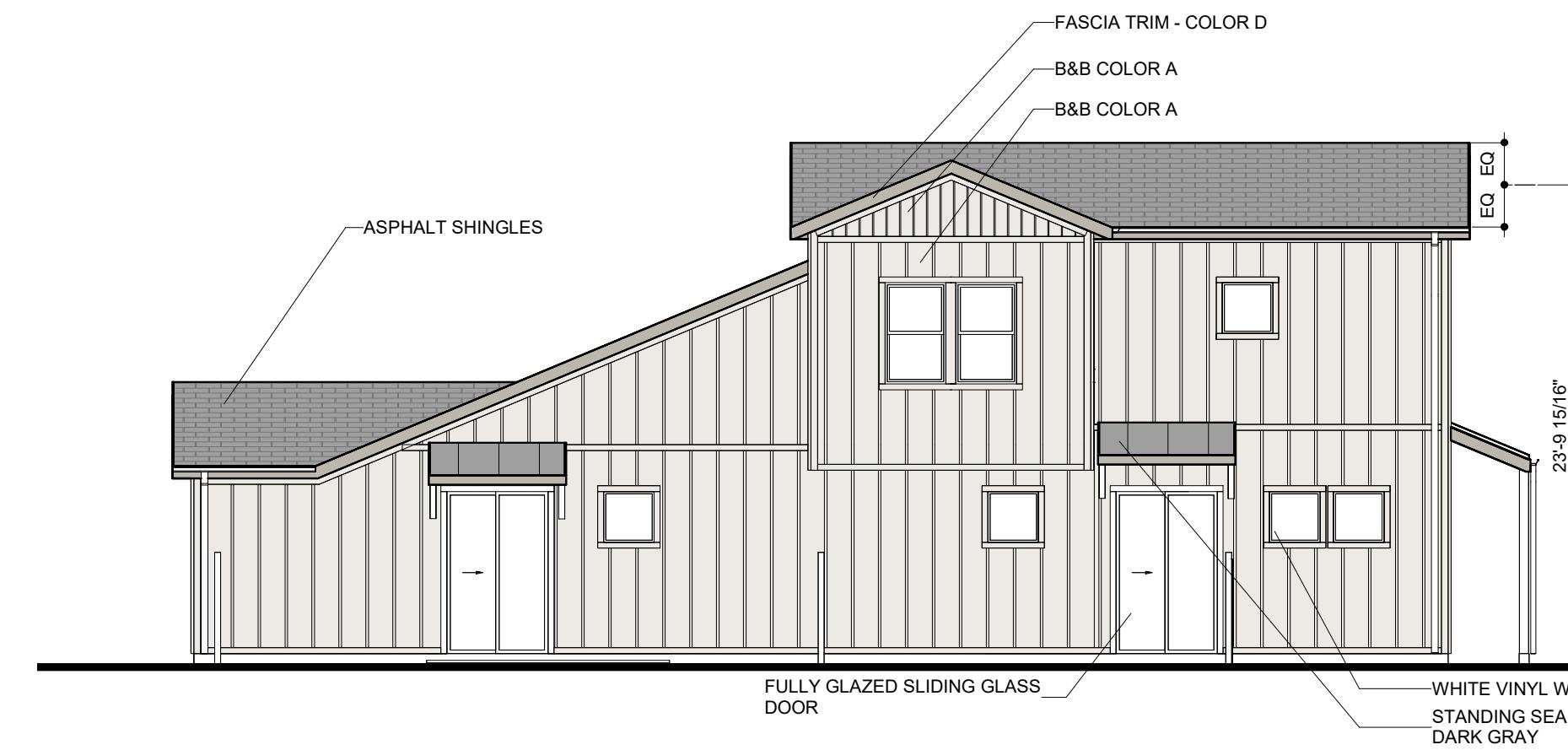
Planning & Development Department

0 200 400 800 Feet

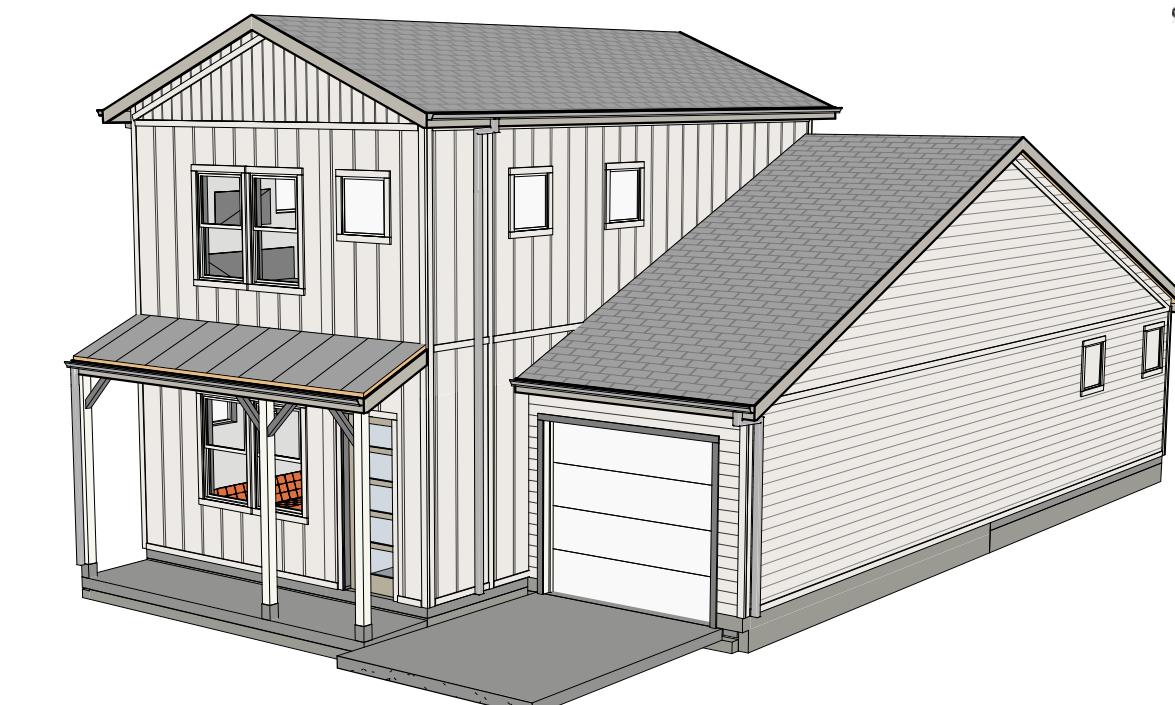




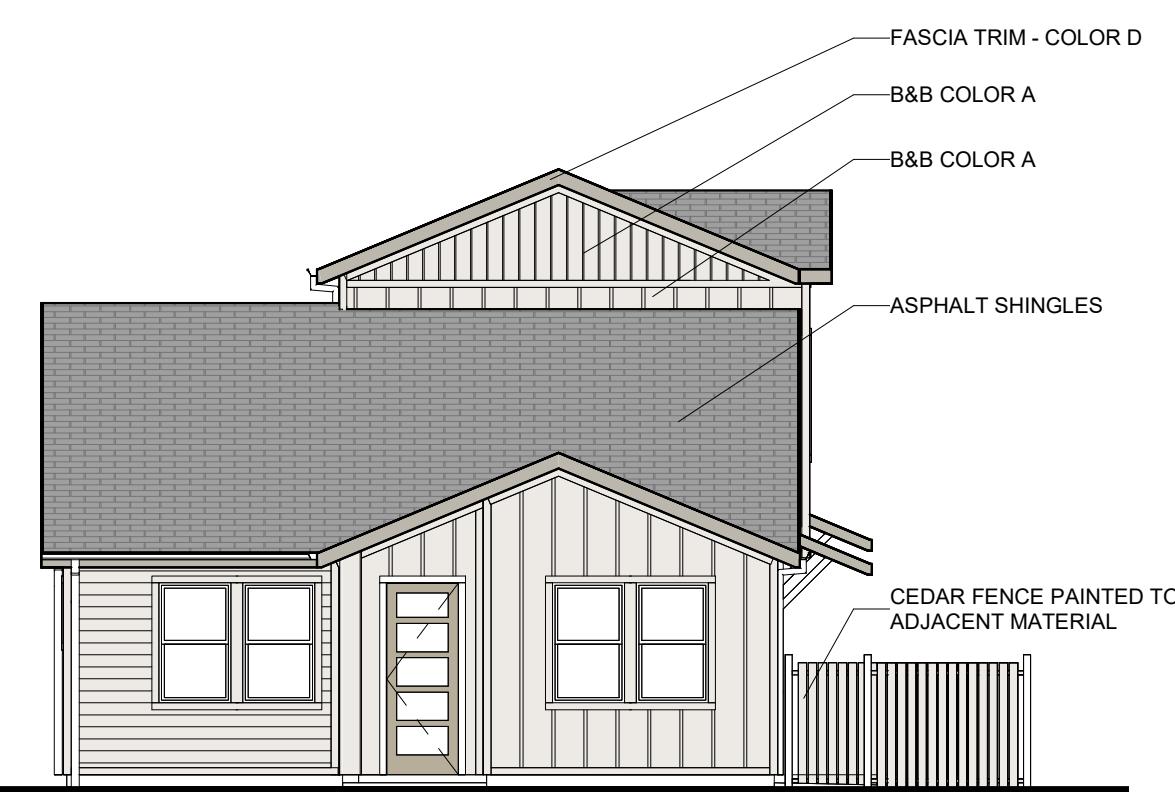
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1/8" = 1'-0"



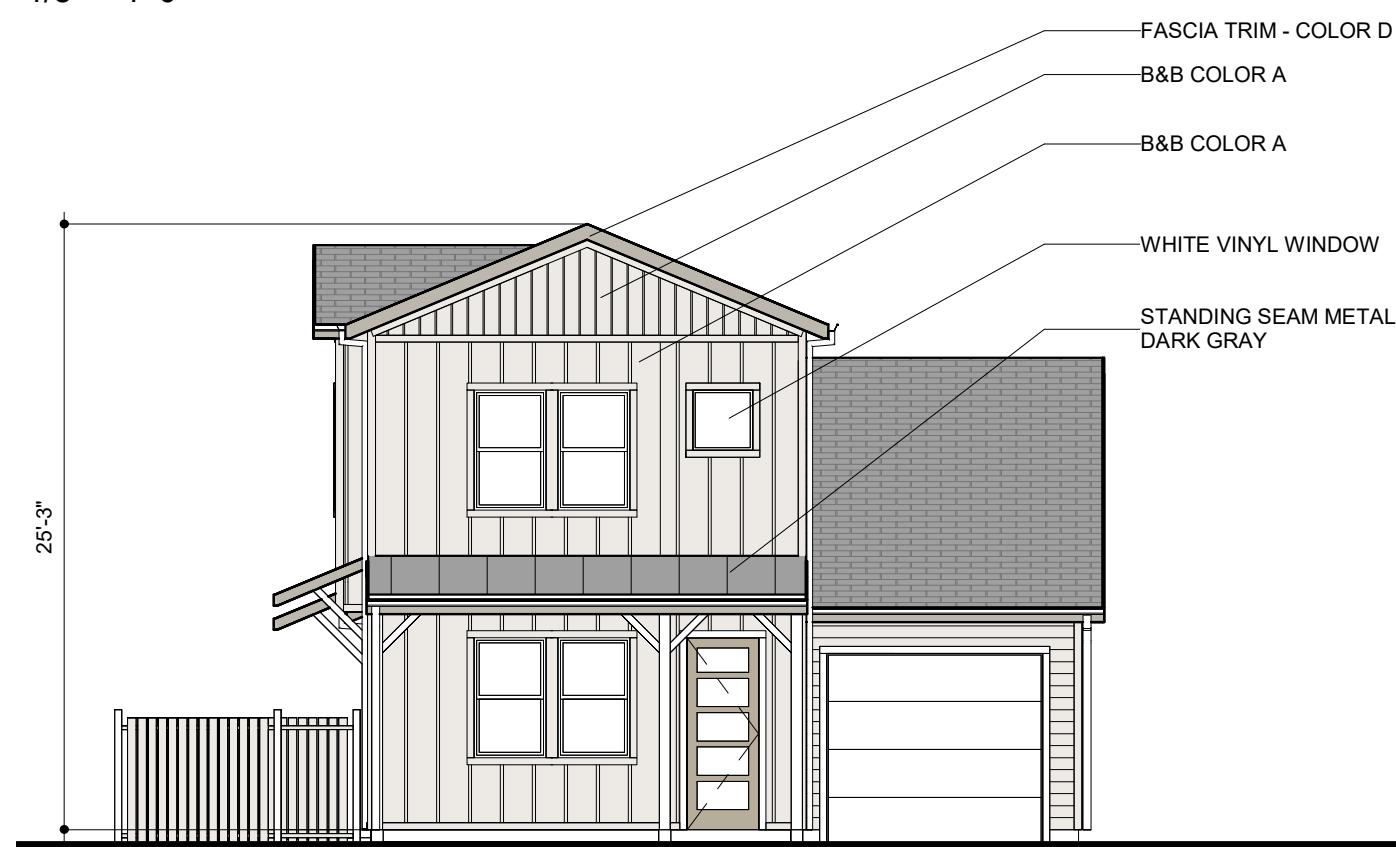
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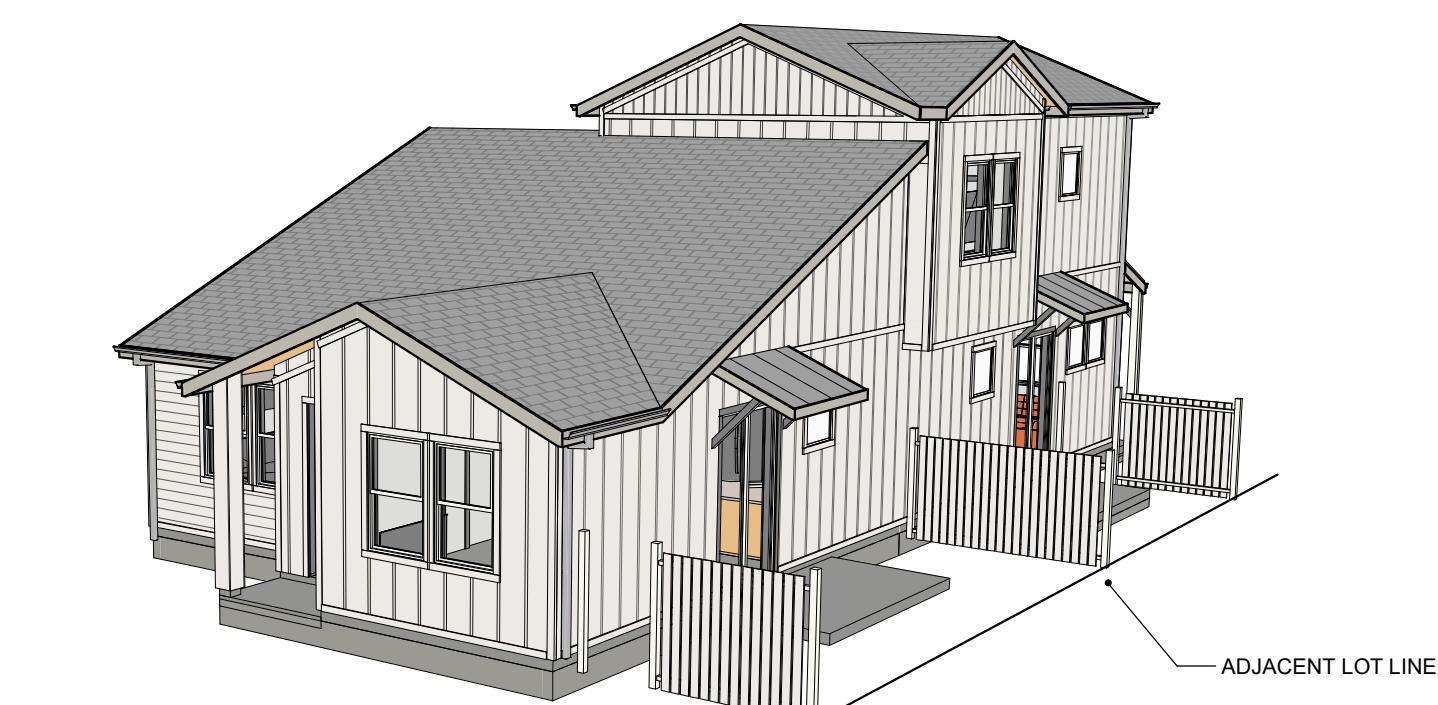
5 BUILDING A - STREET SIDE



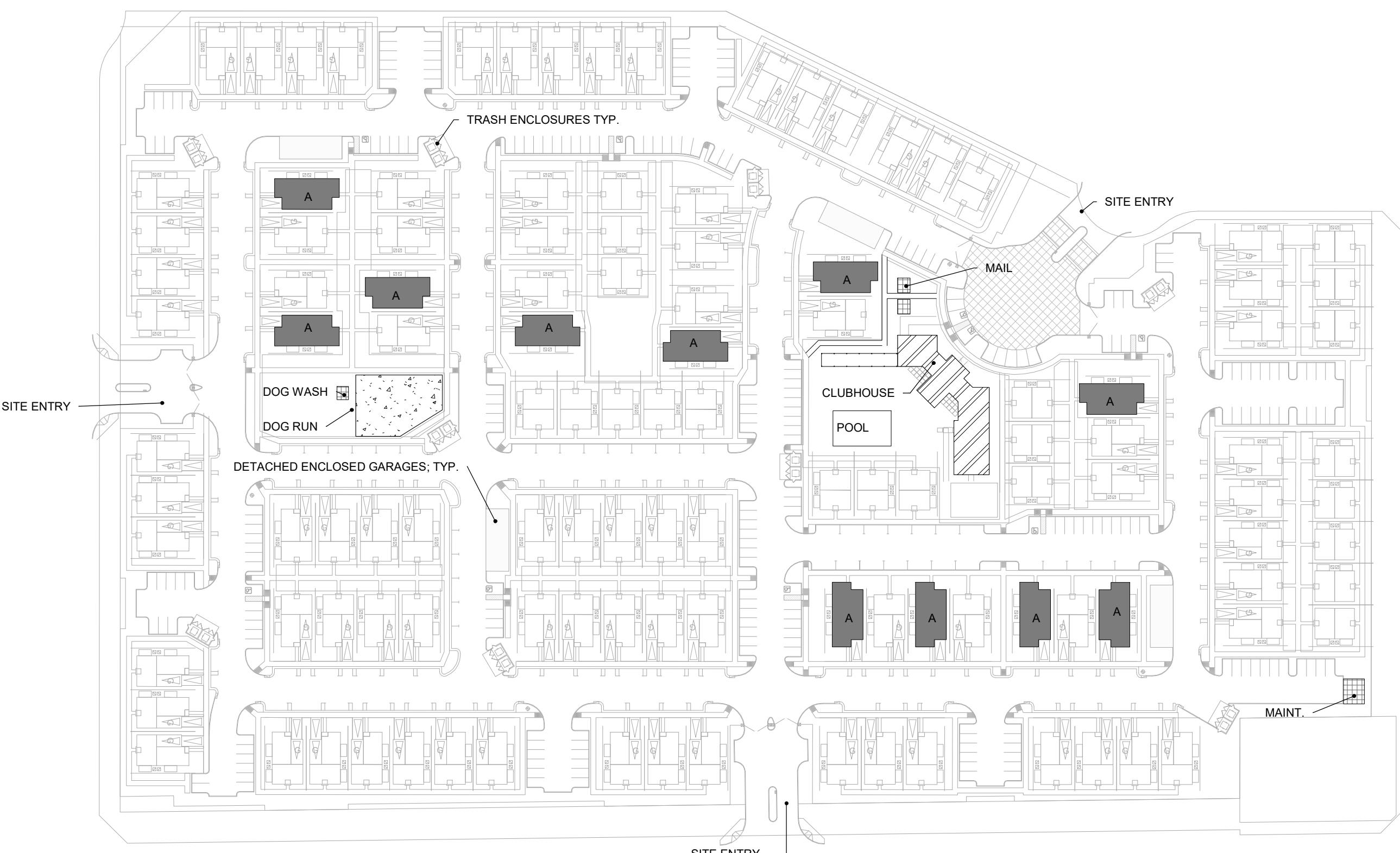
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1/8" = 1'-0"



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



6 BUILDING A - COURTYARD SIDE



7 KEY PLAN - BUILDING A
1" = 100'-0"

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
COLOR B - SW 9109 NATURAL LINEN	8" BOARD AND BATTEN SIDING
COLOR C - SW 6478 WATERY	8" LAP SIDING
COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF



CITY OF PHOENIX

APR 29 2022

Planning & Development
Department

NOT FOR
CONSTRUCTION

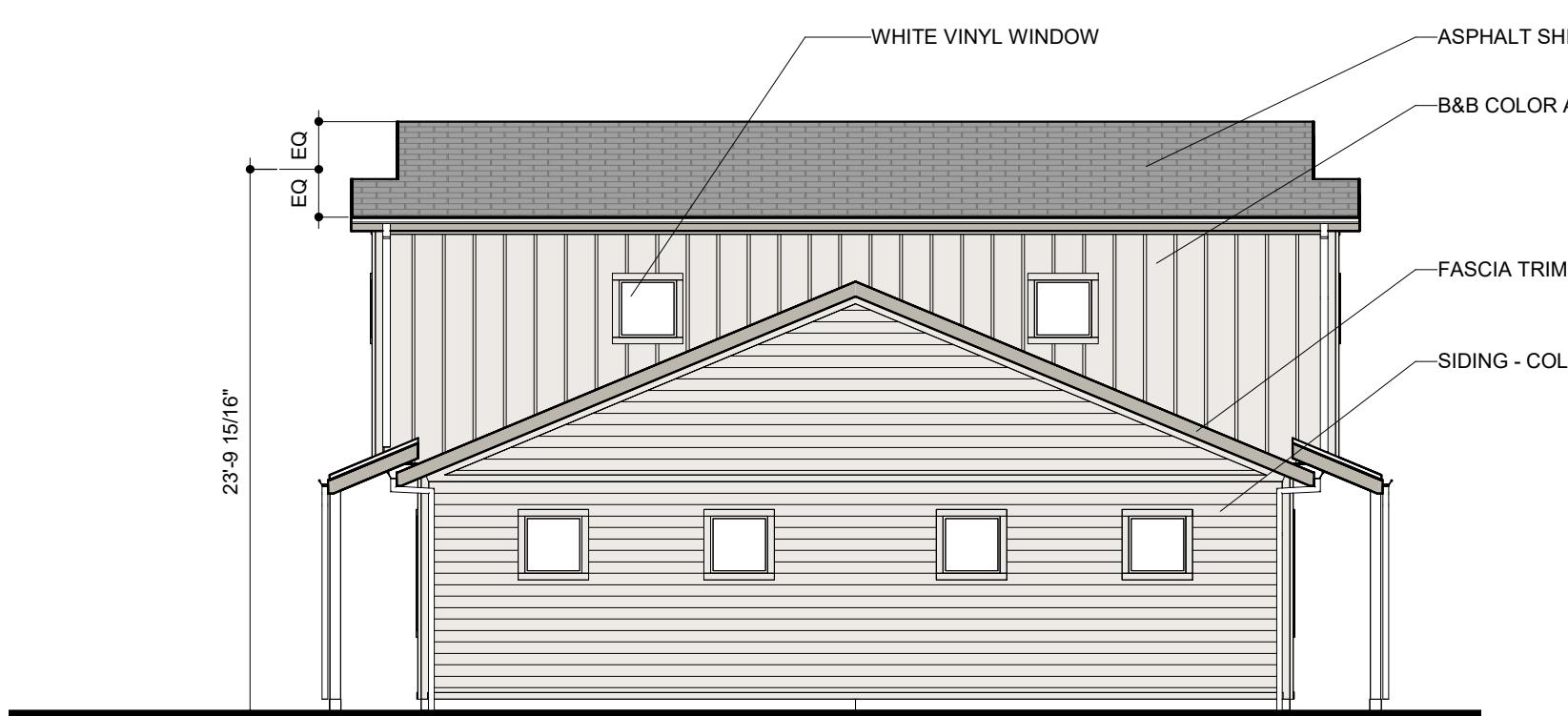
DATE:
04.26.2022 PHO SUBMITTAL

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

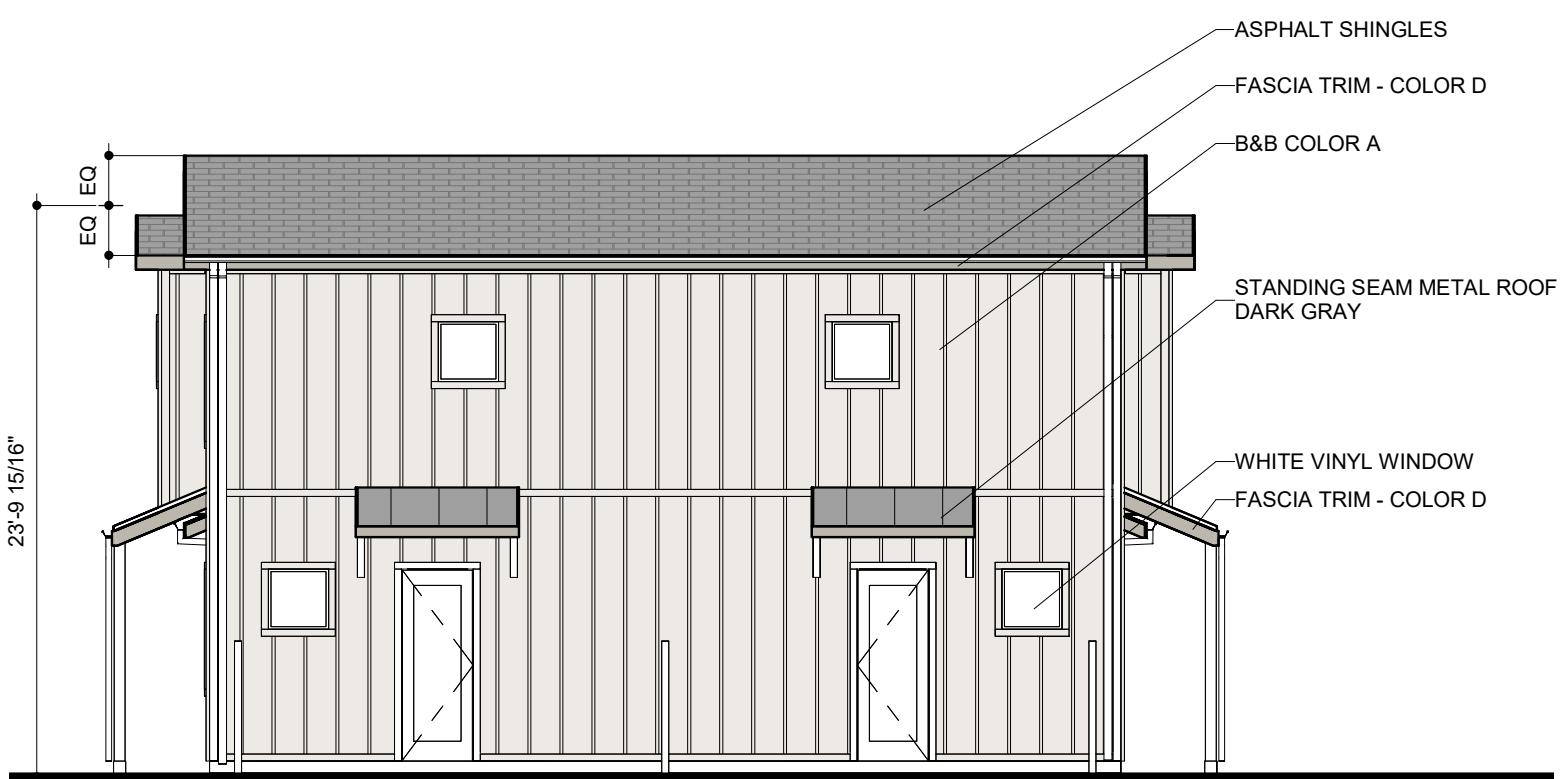
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BLDG A

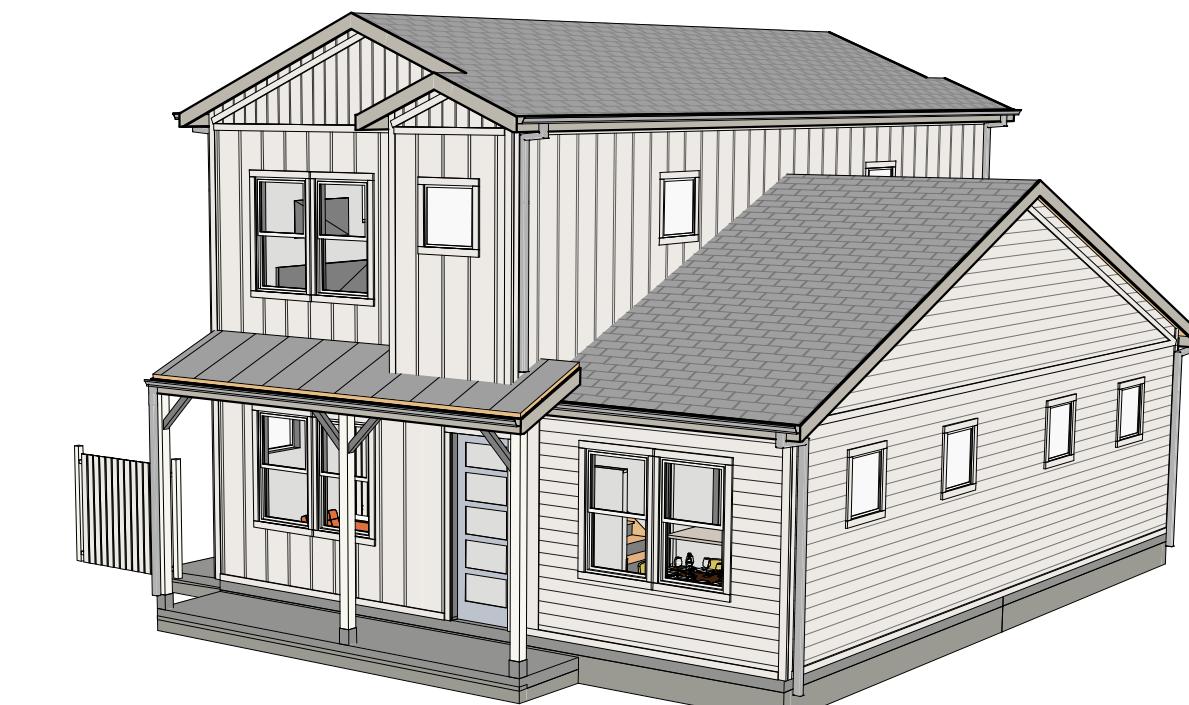
PL01



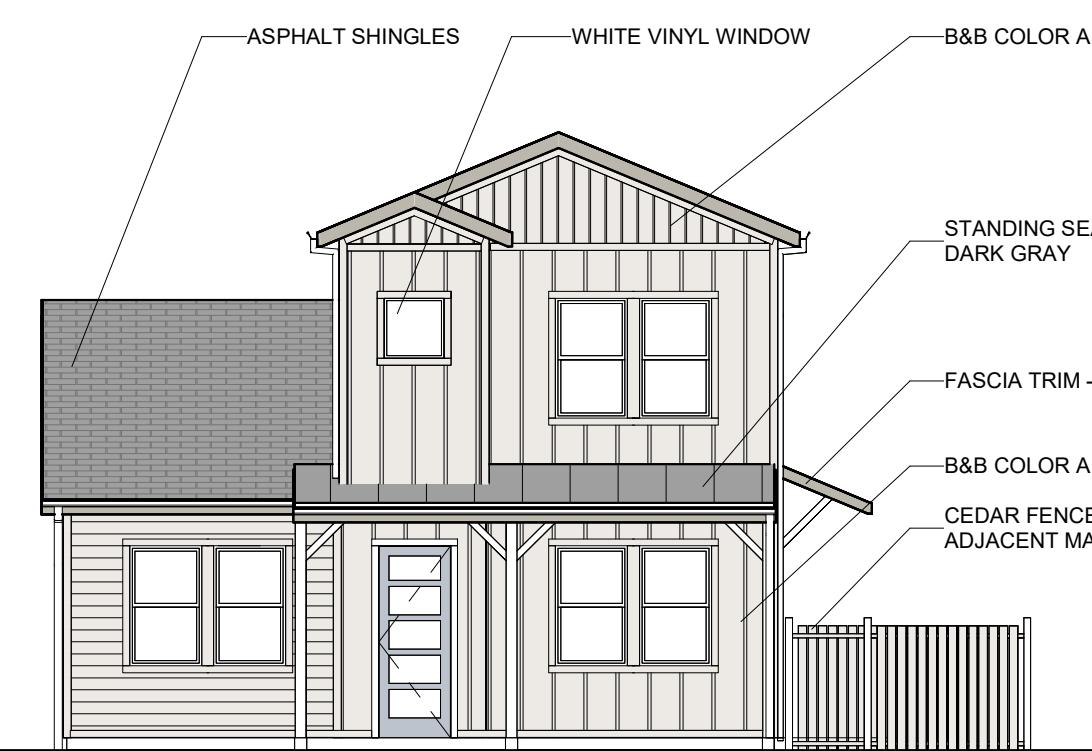
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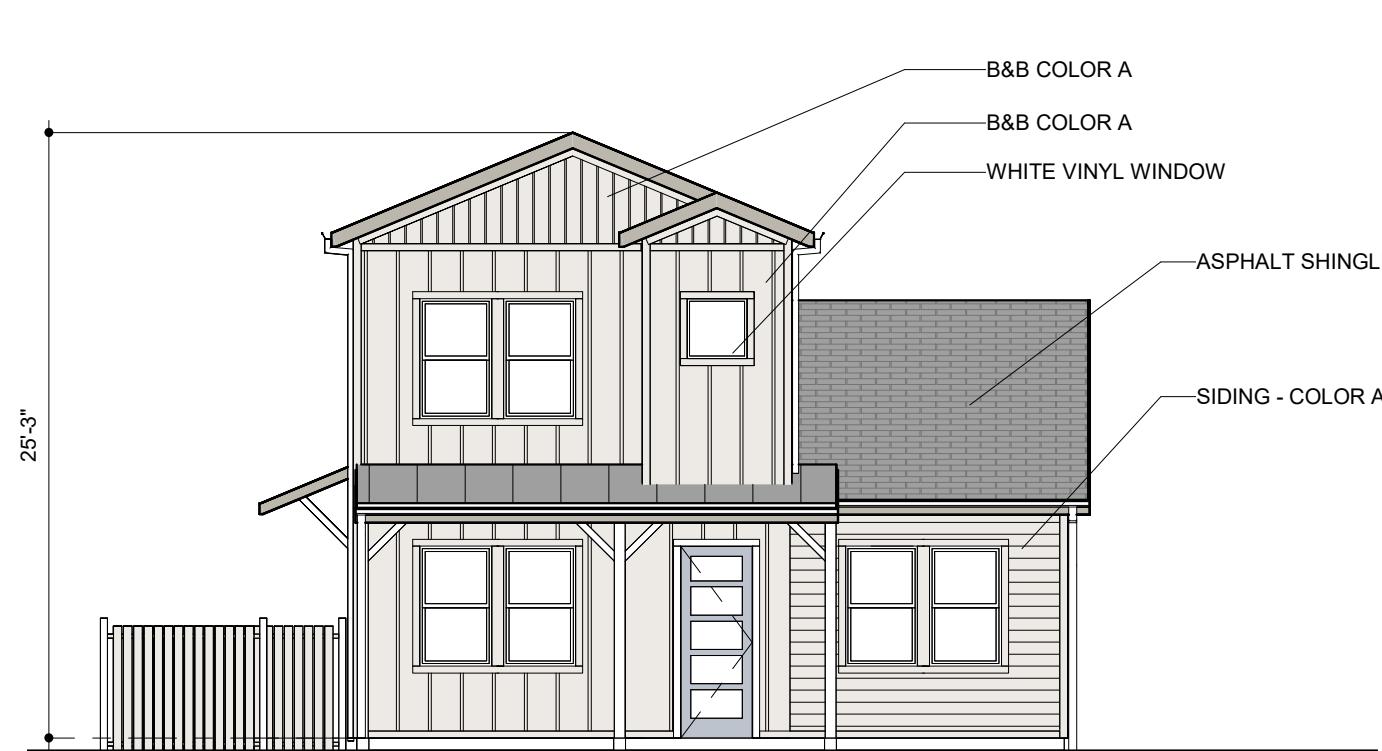
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1/8" = 1'-0"



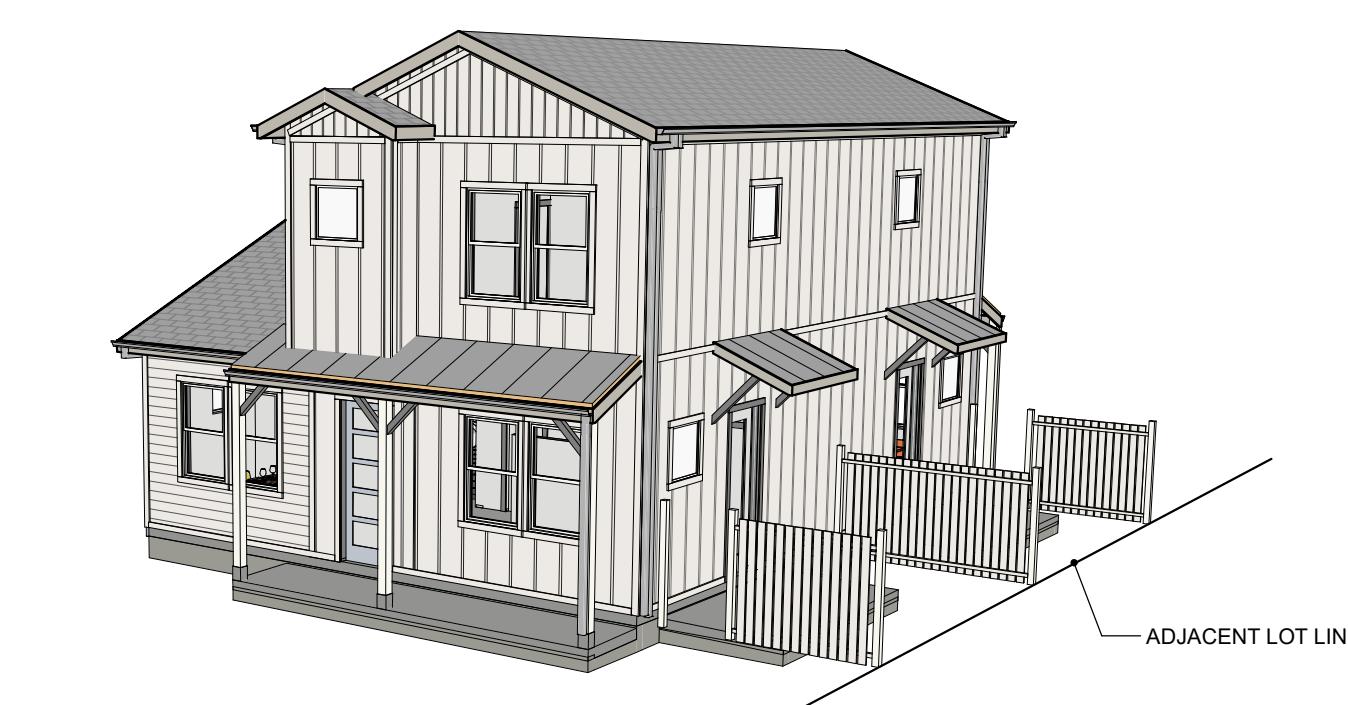
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3 REAR ELEVATION - BUILDING B
1/8" = 1'-0"



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

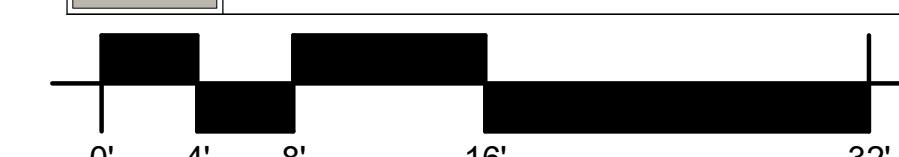


6 BUILDING B - COURTYARD SIDE



7 KEY PLAN - BUILDING B
1" = 100'-0"

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
COLOR B - SW 9109 NATURAL LINEN	8" BOARD AND BATTEN SIDING
COLOR C - SW 6478 WATERY	8" LAP SIDING
COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF



CITY OF PHOENIX

APR 29 2022

Planning & Development
Department

NOT FOR
CONSTRUCTION

DATE:
04.26.2022 PHO SUBMITTAL

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

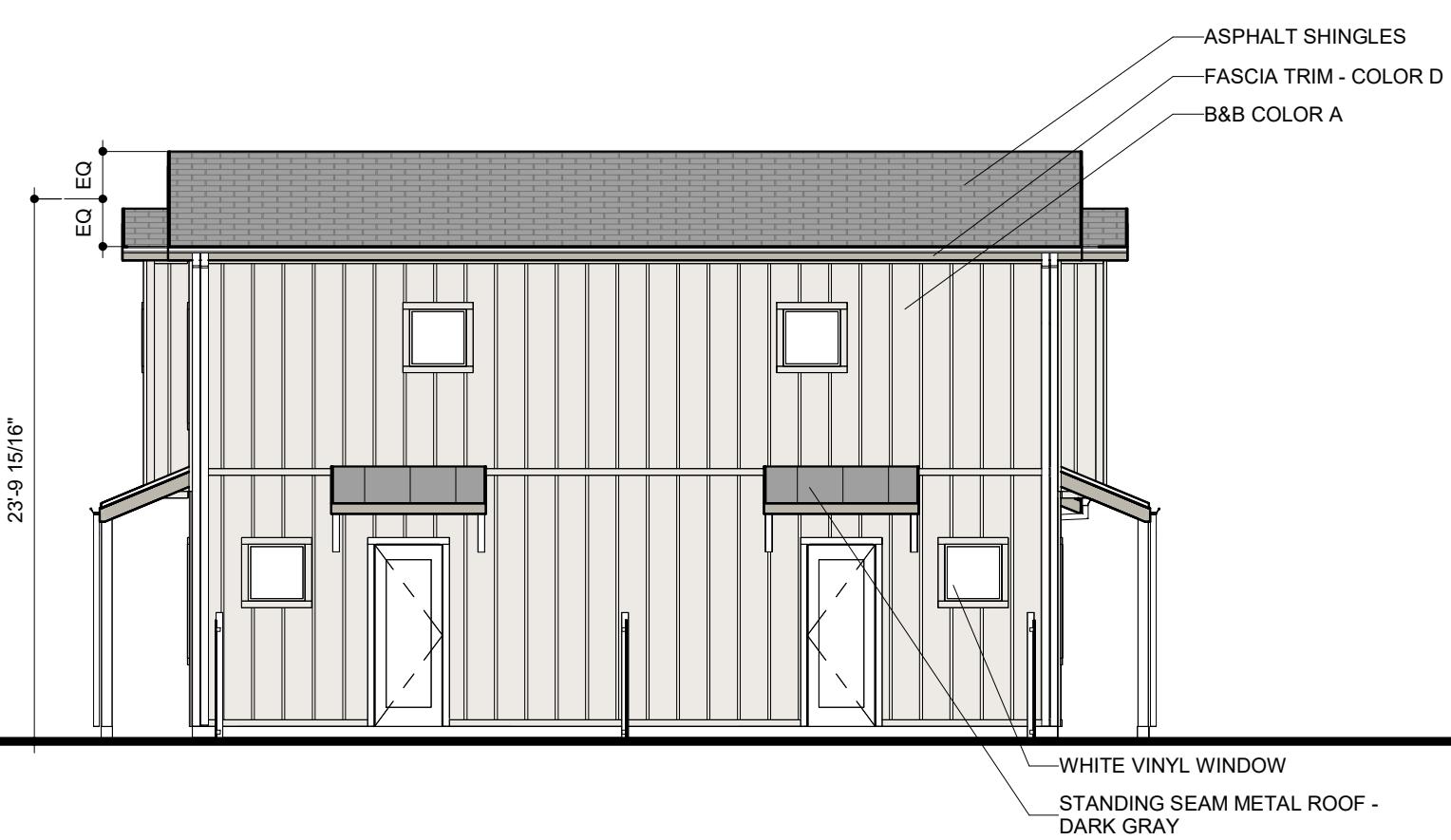
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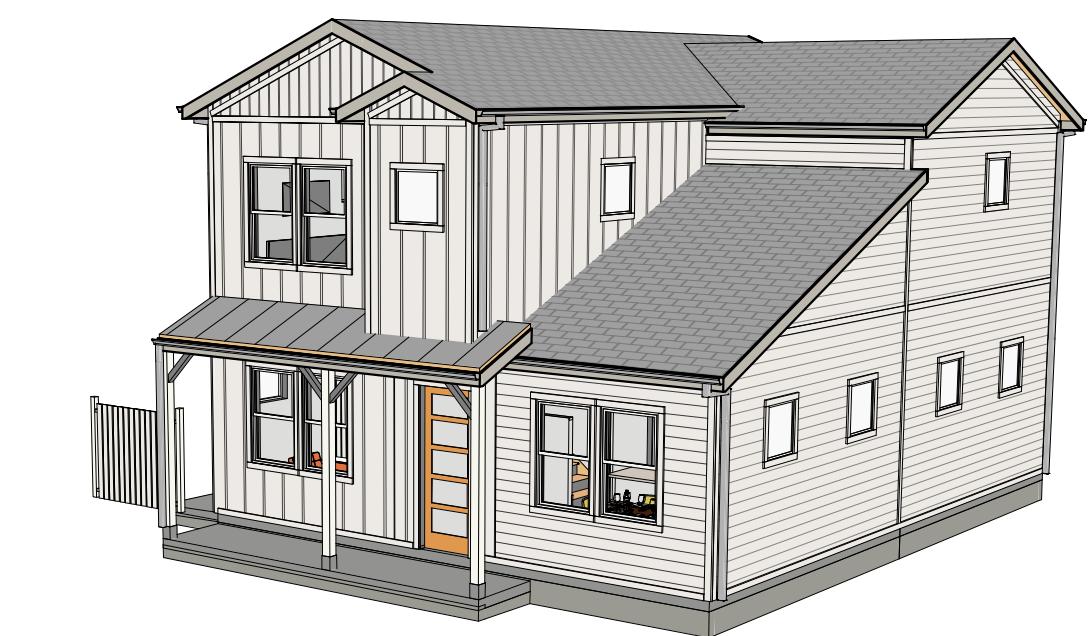
PL02



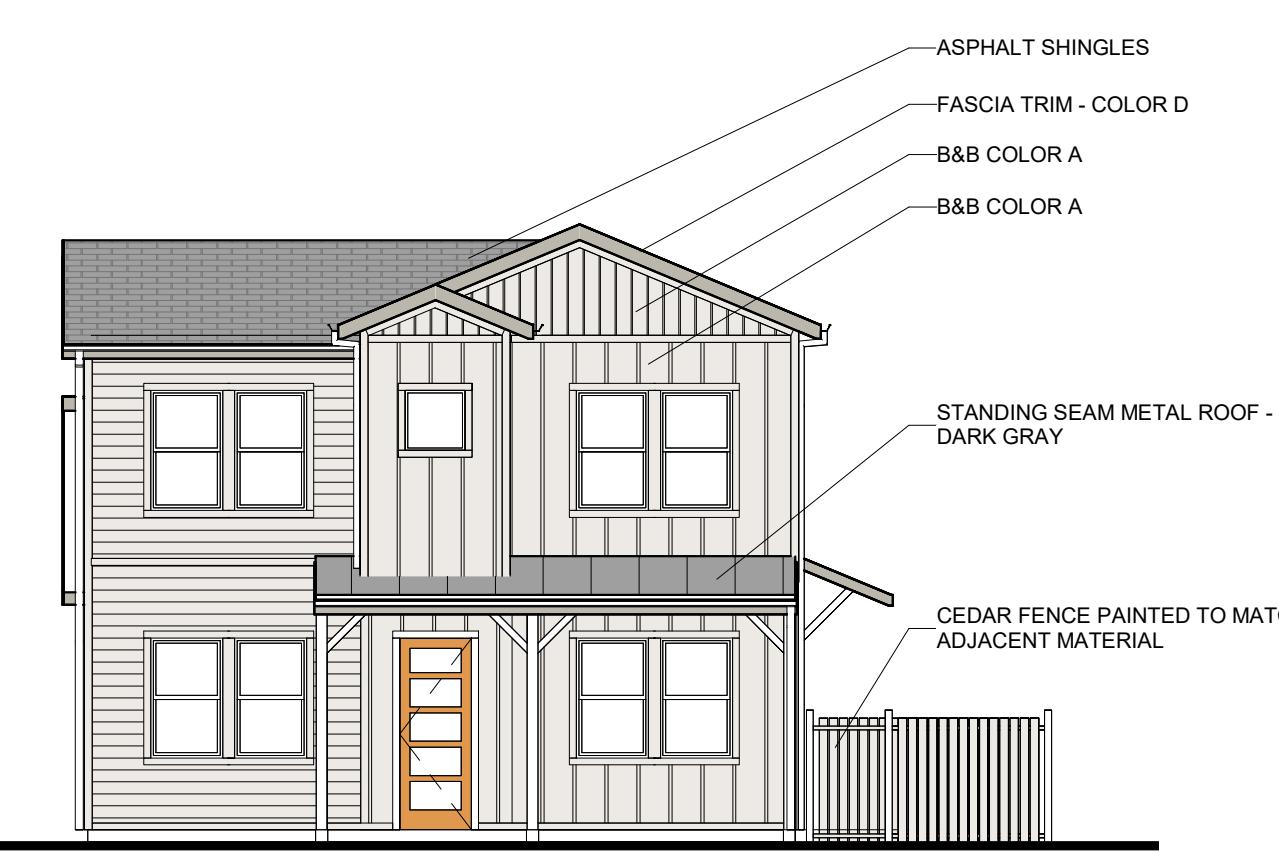
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 $1/8'' = 1'-0''$



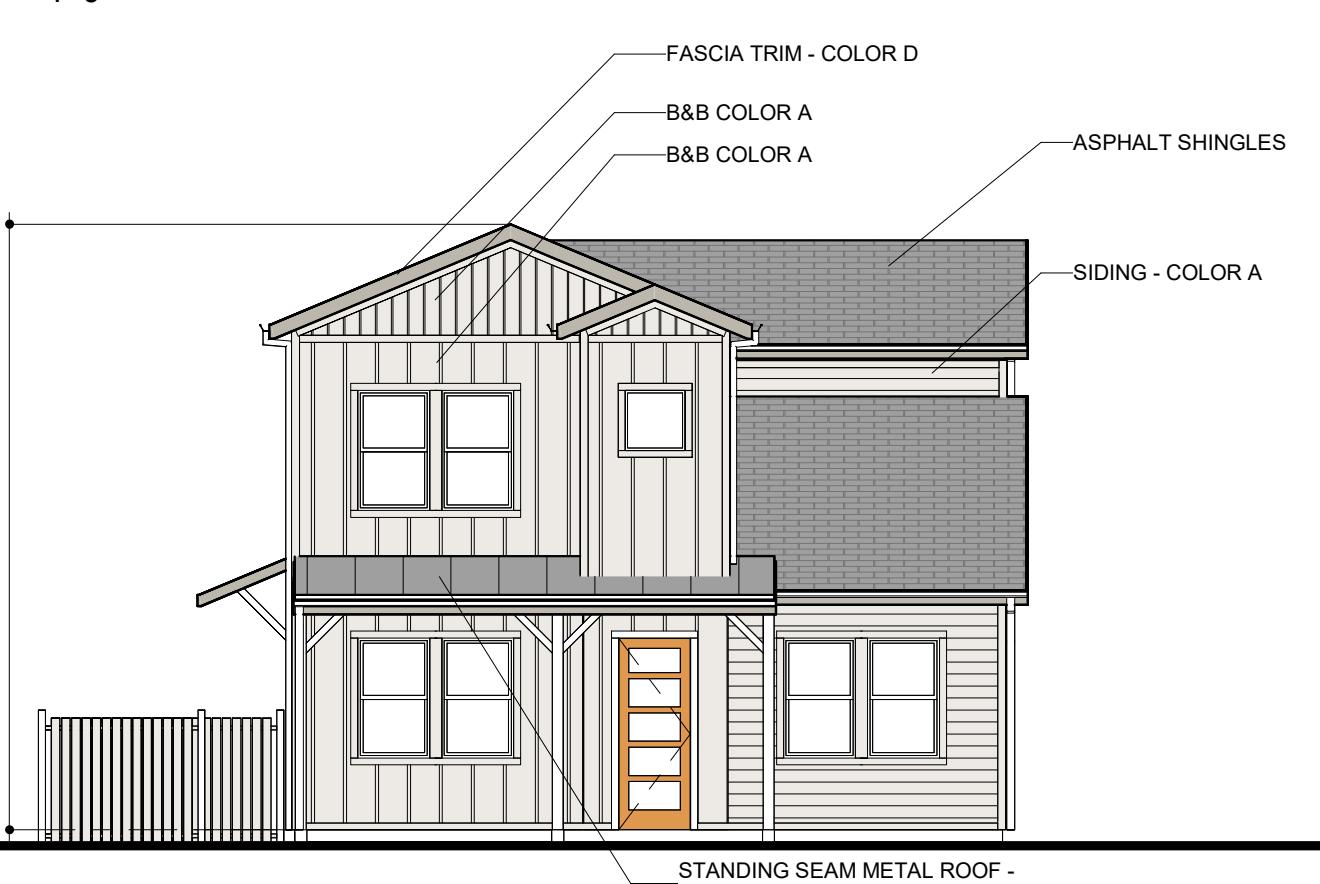
2 LEFT ELEVATION - BUILDING C
 $1/8'' = 1'-0''$



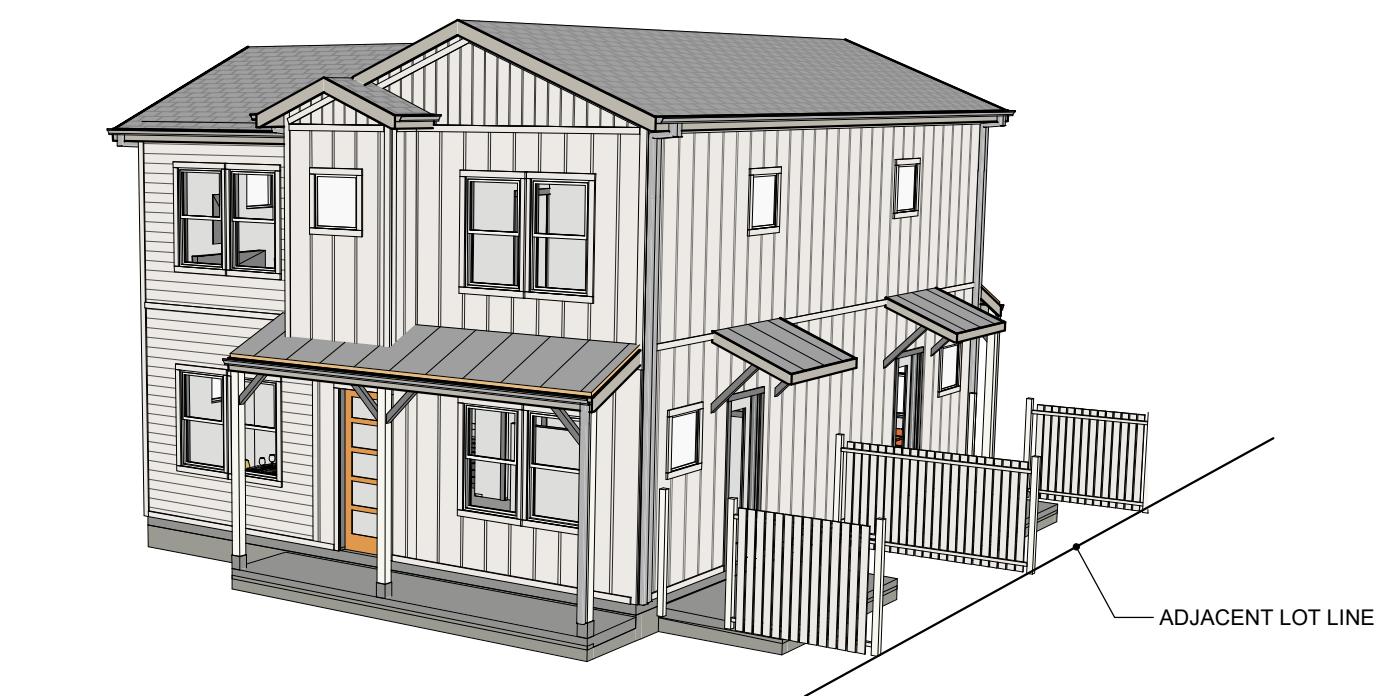
5 BUILDING C - STREET SIDE



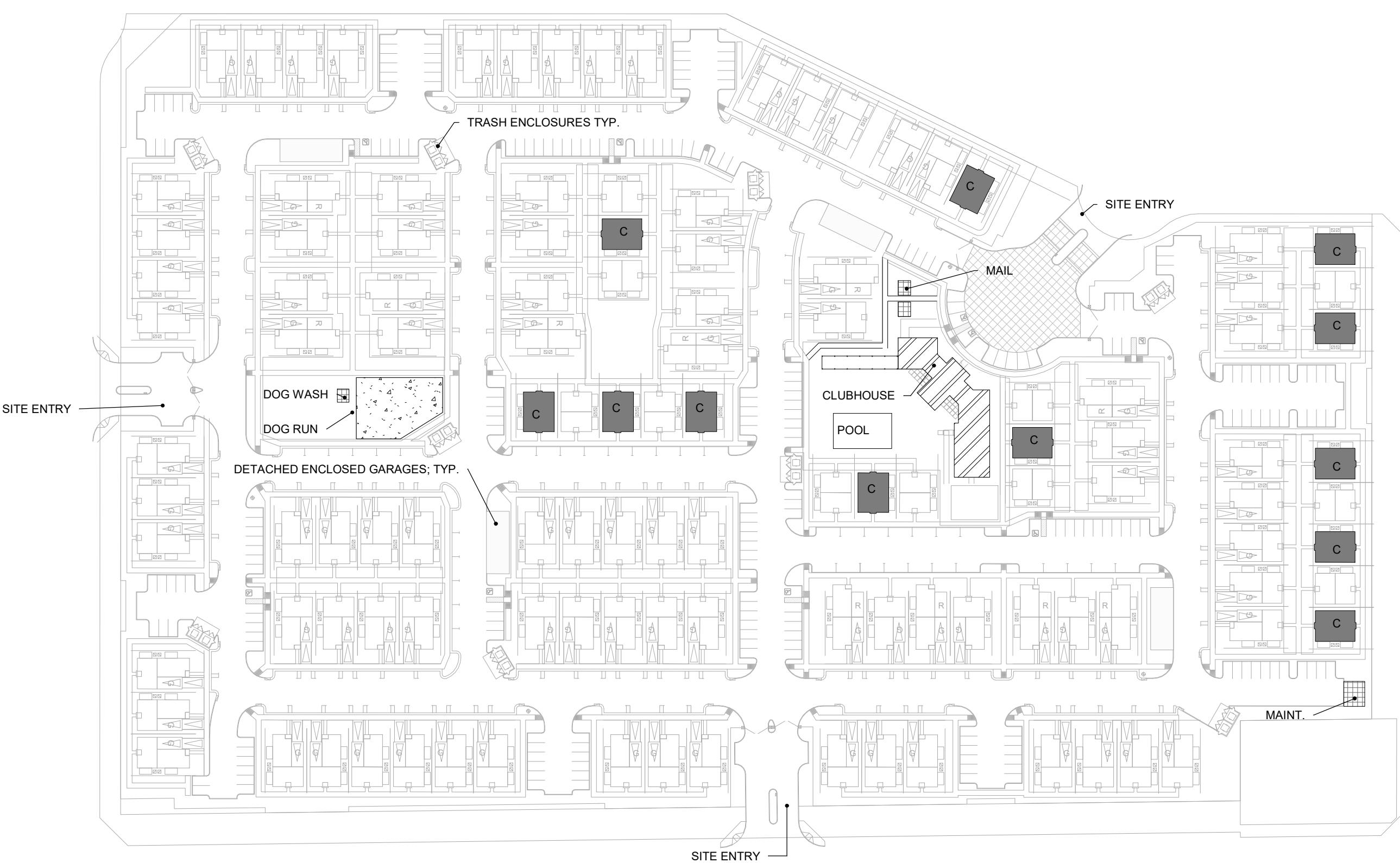
3 REAR ELEVATION - BUILDING C
 $1/8'' = 1'-0''$



1 FRONT ELEVATION - BUILDING C
 $1/8'' = 1'-0''$



6 BUILDING C - COURTYARD SIDE



7 KEY PLAN - BUILDING C
 $1'' = 100'-0''$

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
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COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF



CITY OF PHOENIX

APR 29 2022

Planning & Development
Department

PL03

Hearing Date: June 15, 2022

OWNER:

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ARIZONA811
Call 811 or click Arizona811.com

NOT FOR
CONSTRUCTION

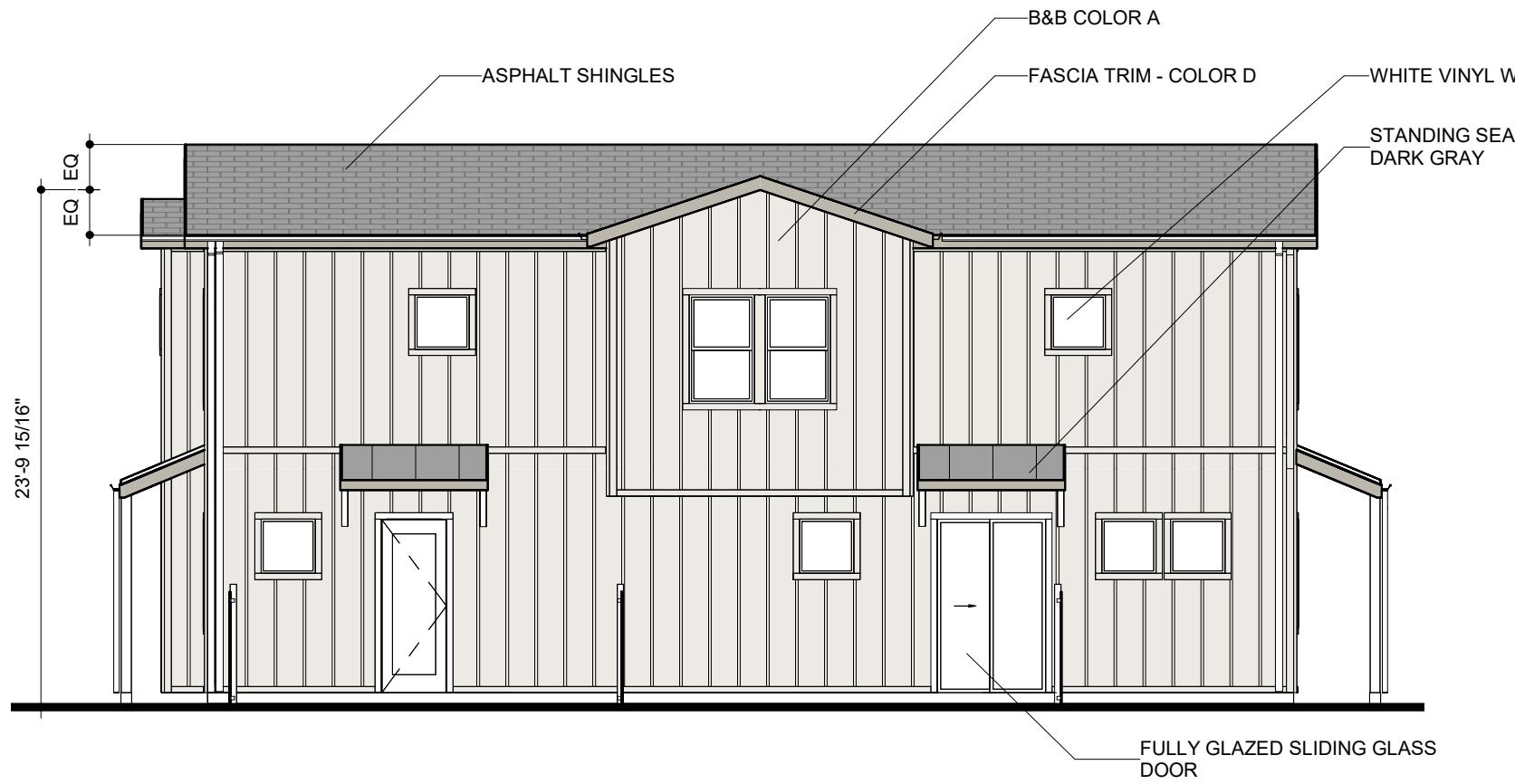
DATE:
04.26.2022 PHO SUBMITTAL

SHEET TITLE:

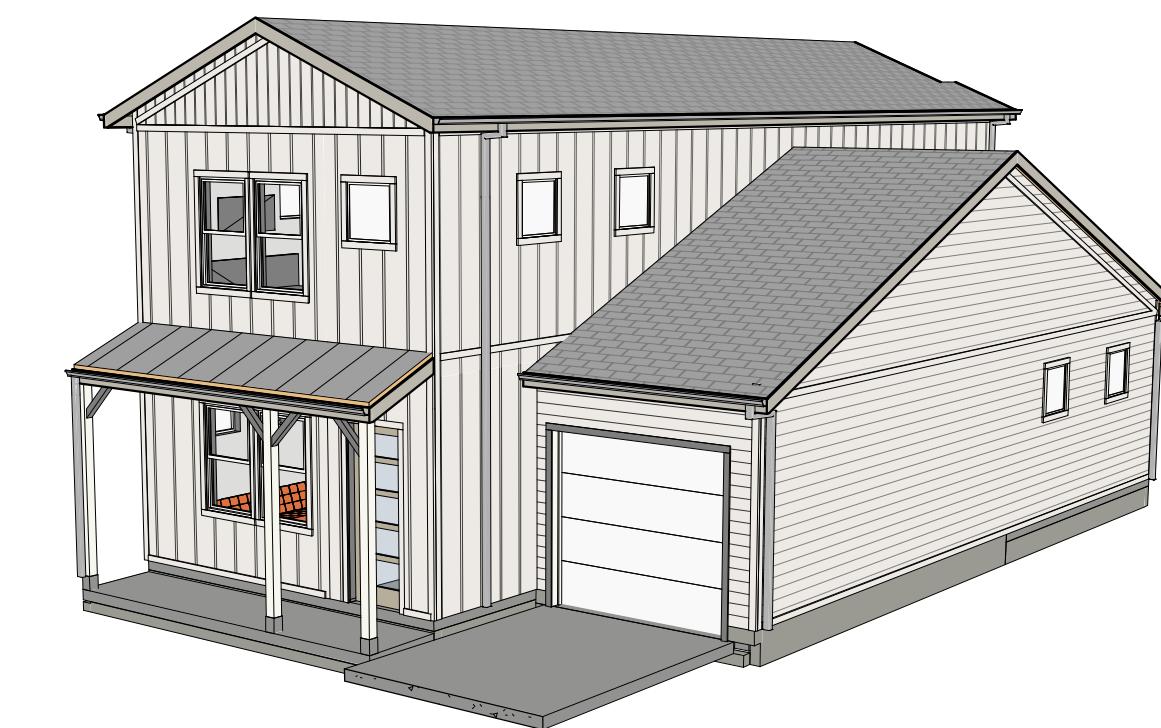
BLDG C



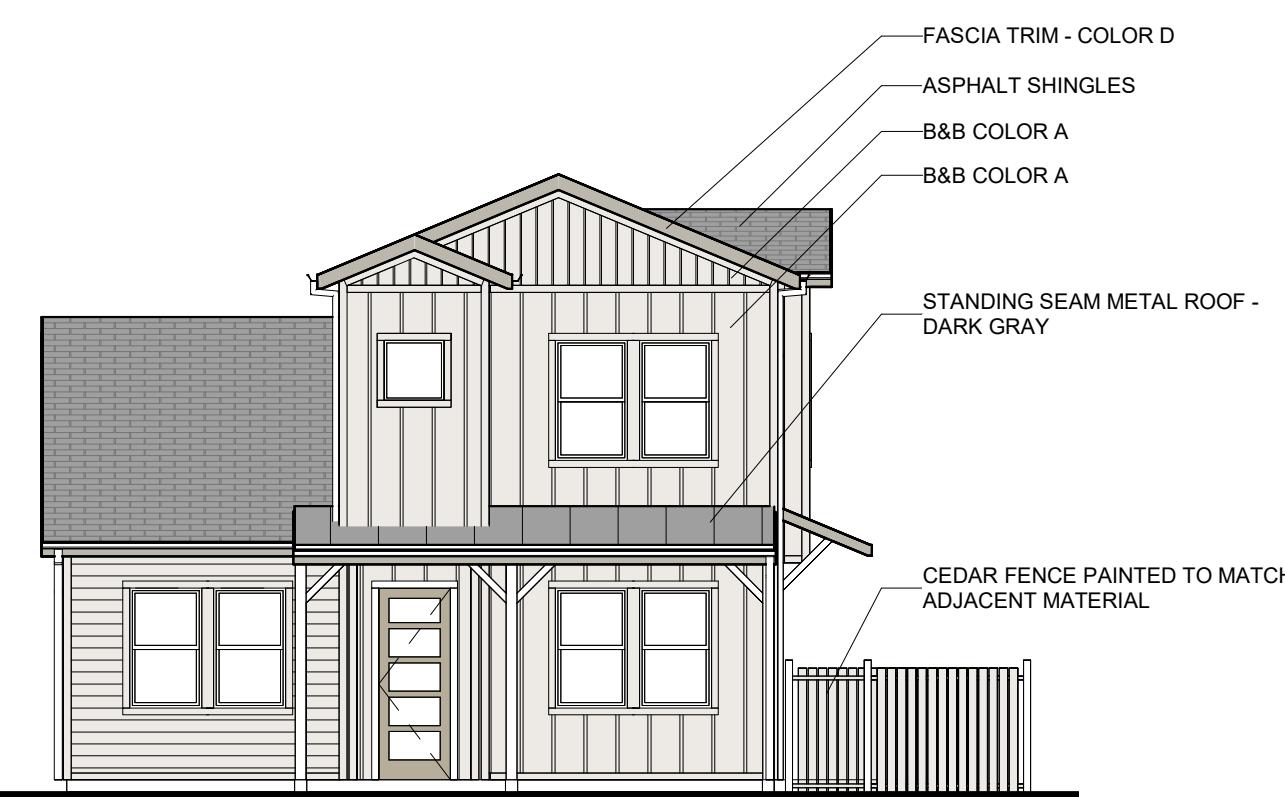
4 RIGHT ELEVATION - BUILDING D
 1/8" = 1'-0"



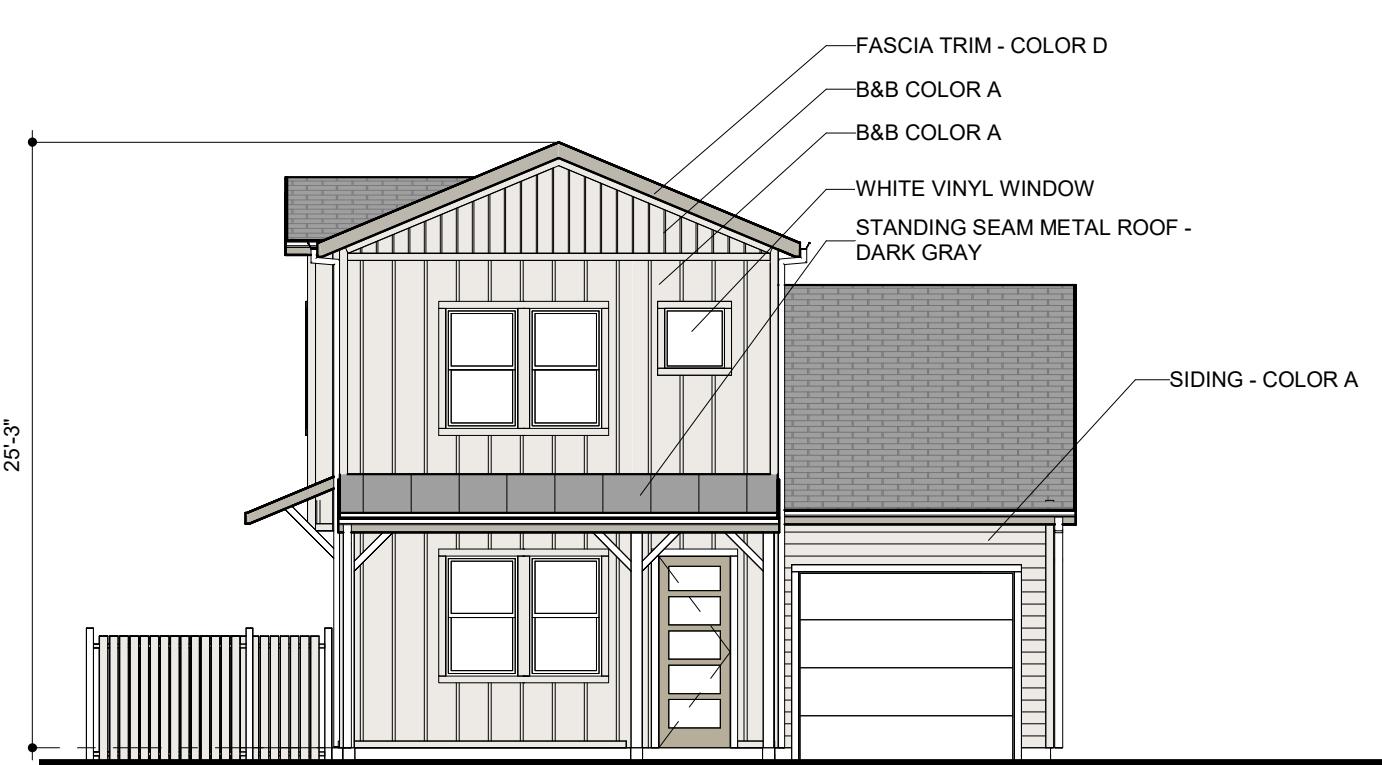
2 LEFT ELEVATION - BUILDING D
 1/8" = 1'-0"



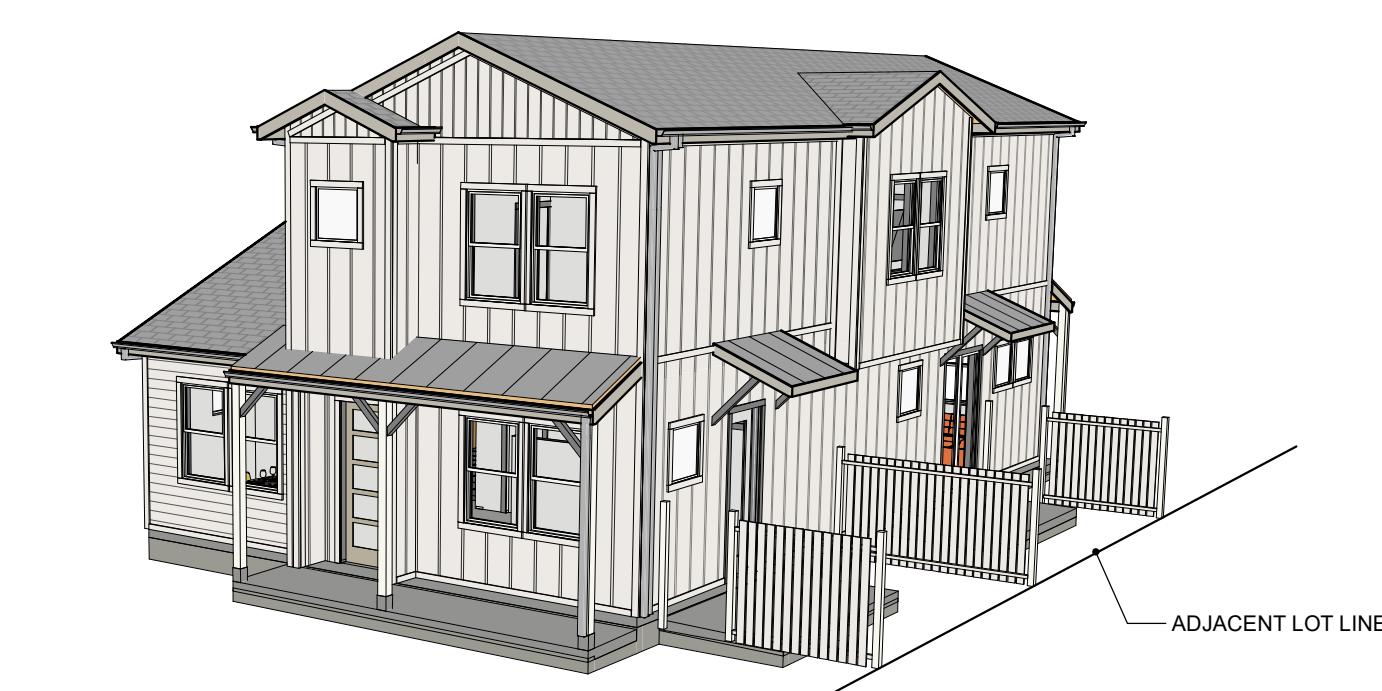
5 BUILDING D - STREET SIDE
 1/8" = 1'-0"



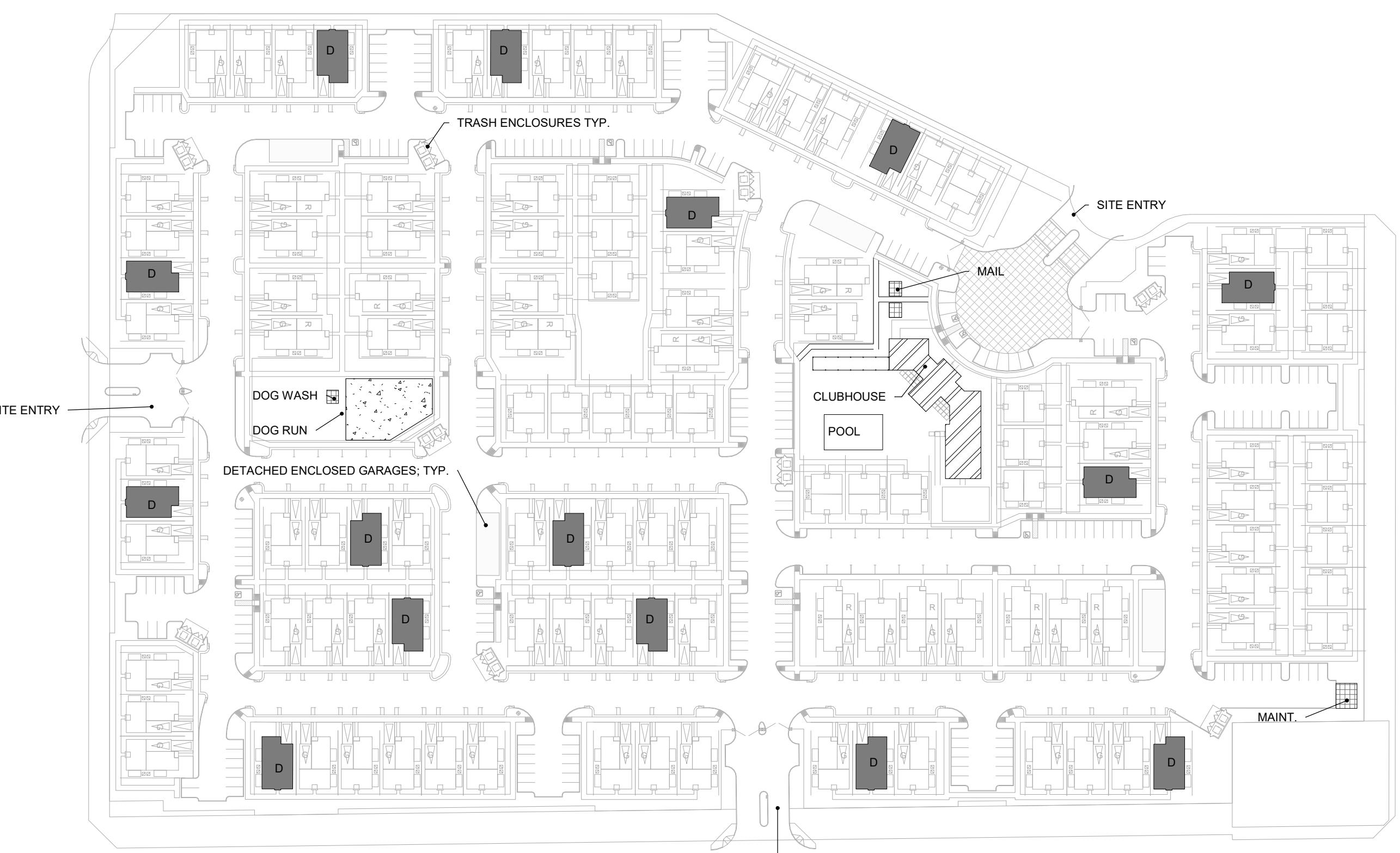
3 REAR ELEVATION - BUILDING D
 1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING D
 1/8" = 1'-0"



6 BUILDING D - COURTYARD SIDE
 1/8" = 1'-0"



7 KEY PLAN - BUILDING D
 1" = 100'-0"

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
COLOR B - SW 9109 NATURAL LINEN	8" BOARD AND BATTEN SIDING
COLOR C - SW 6478 WATERY	8" LAP SIDING
COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF



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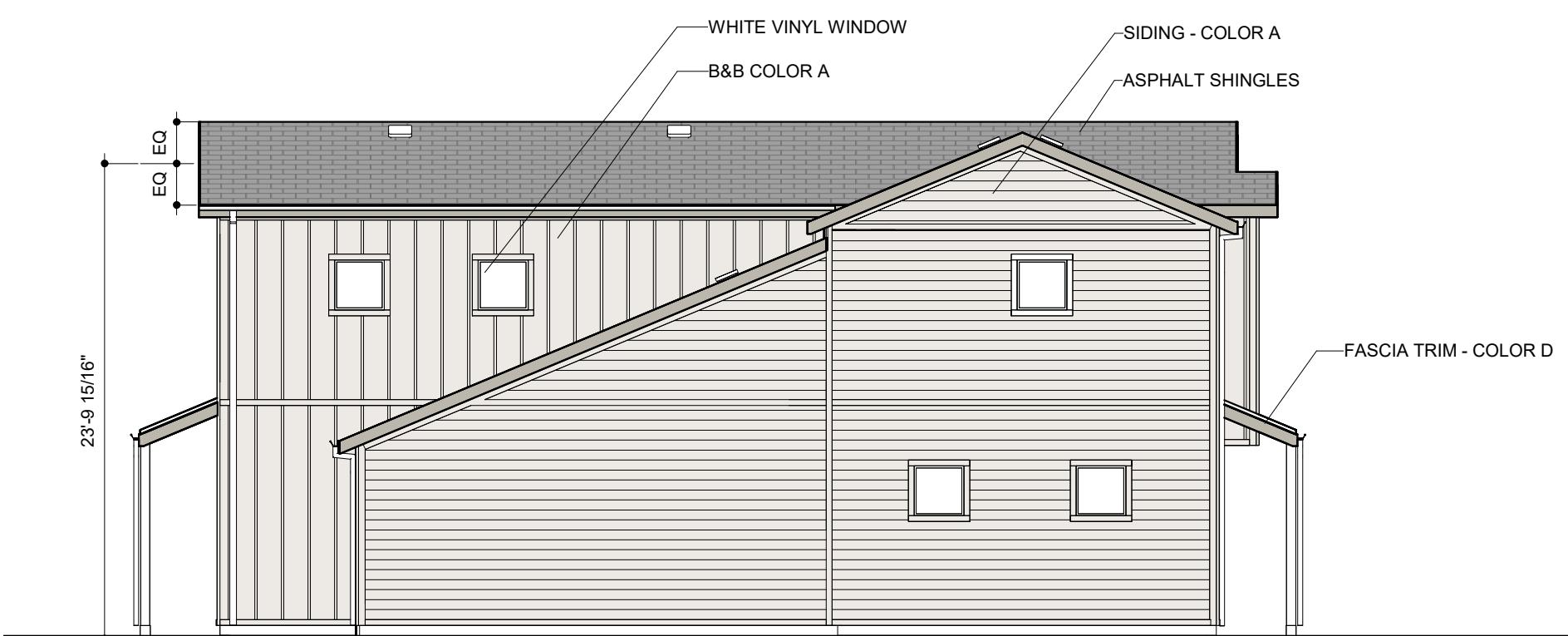
OWNER:

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ARIZONA 811
Call 811 or click Arizona811.com

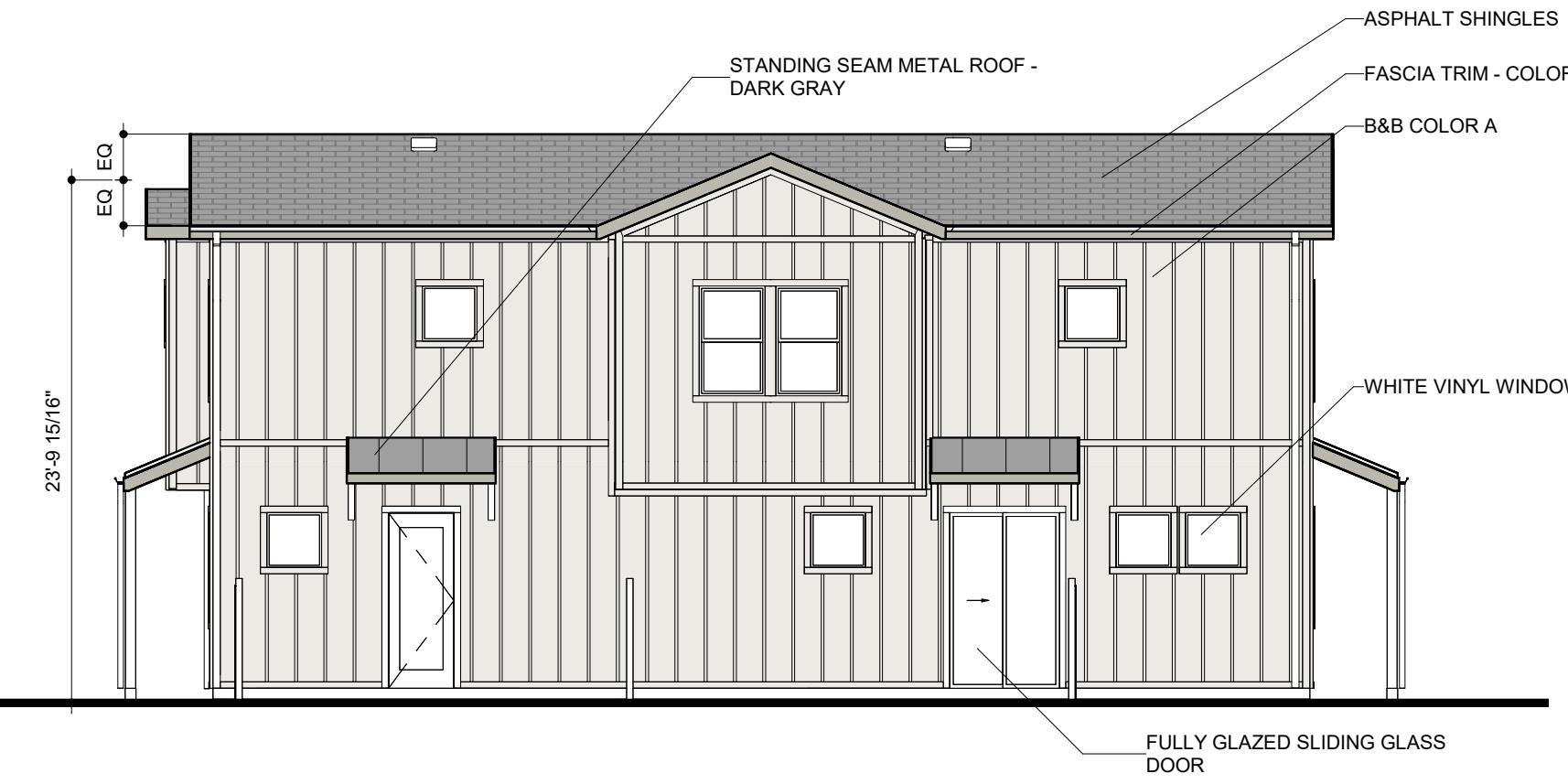
SHEET TITLE:

BLDG D

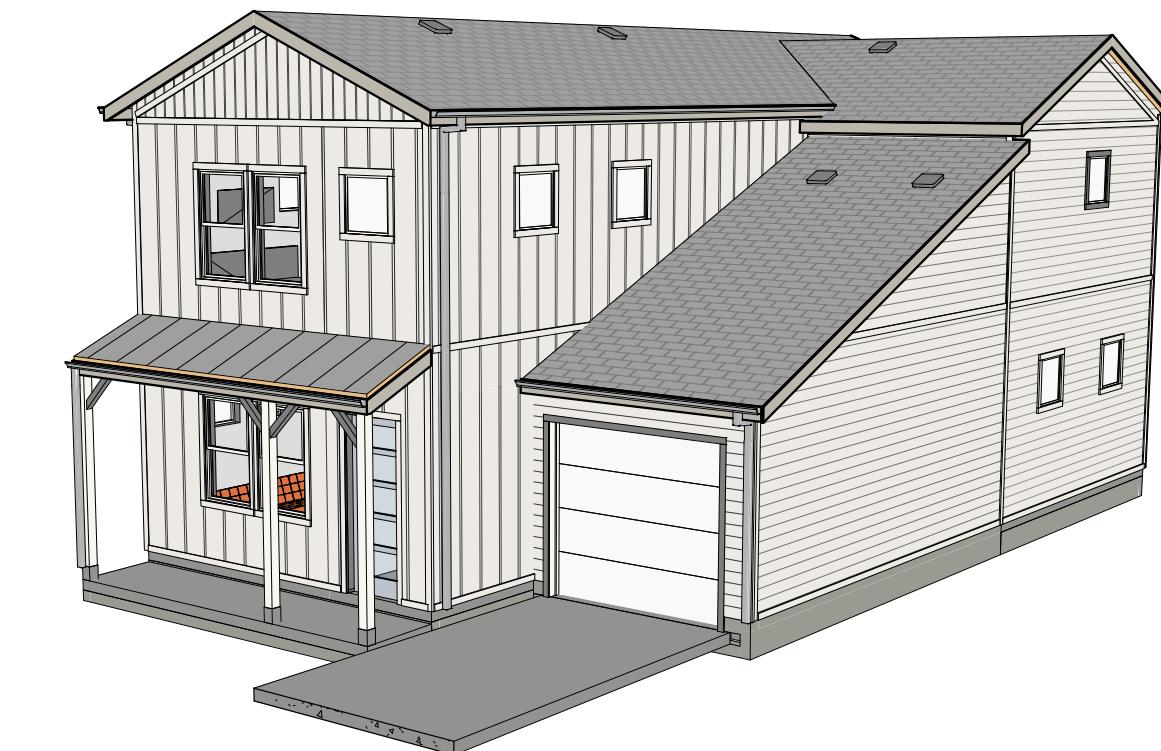
PL04



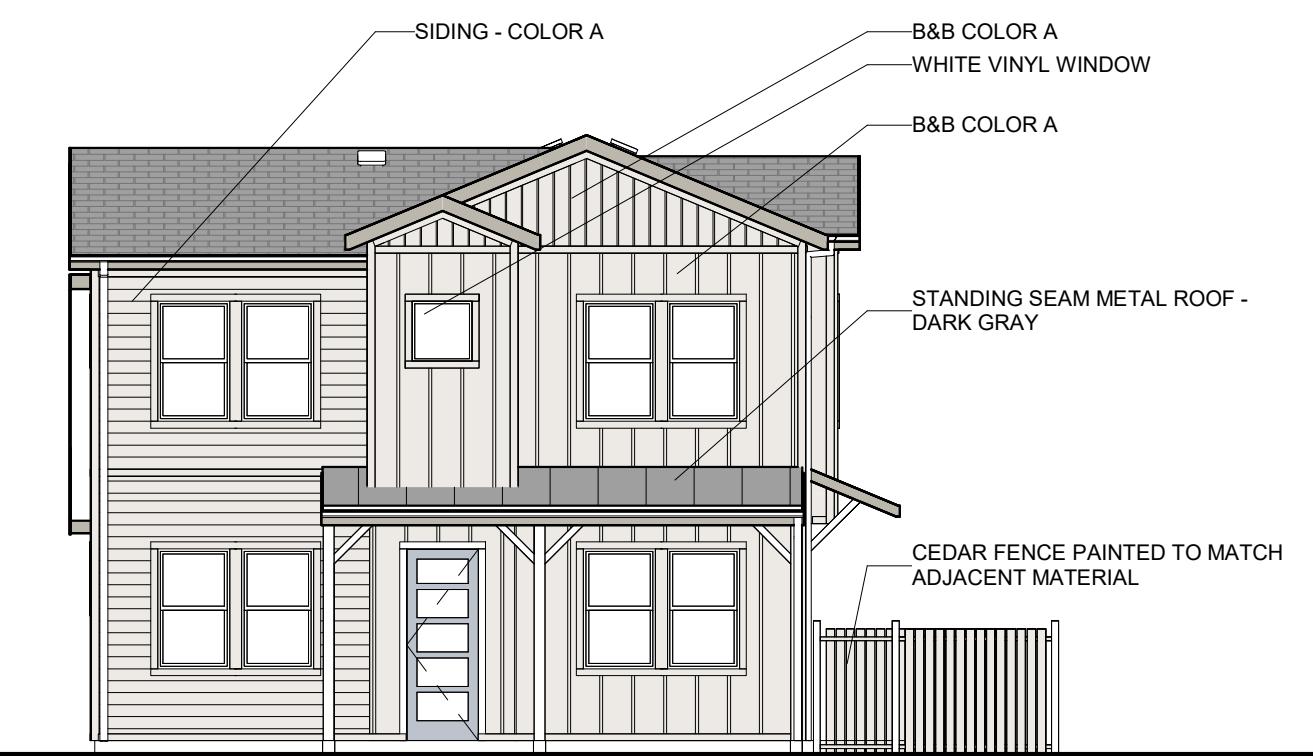
4 RIGHT ELEVATION - BUILDING Ea
 1/8" = 1'-0"



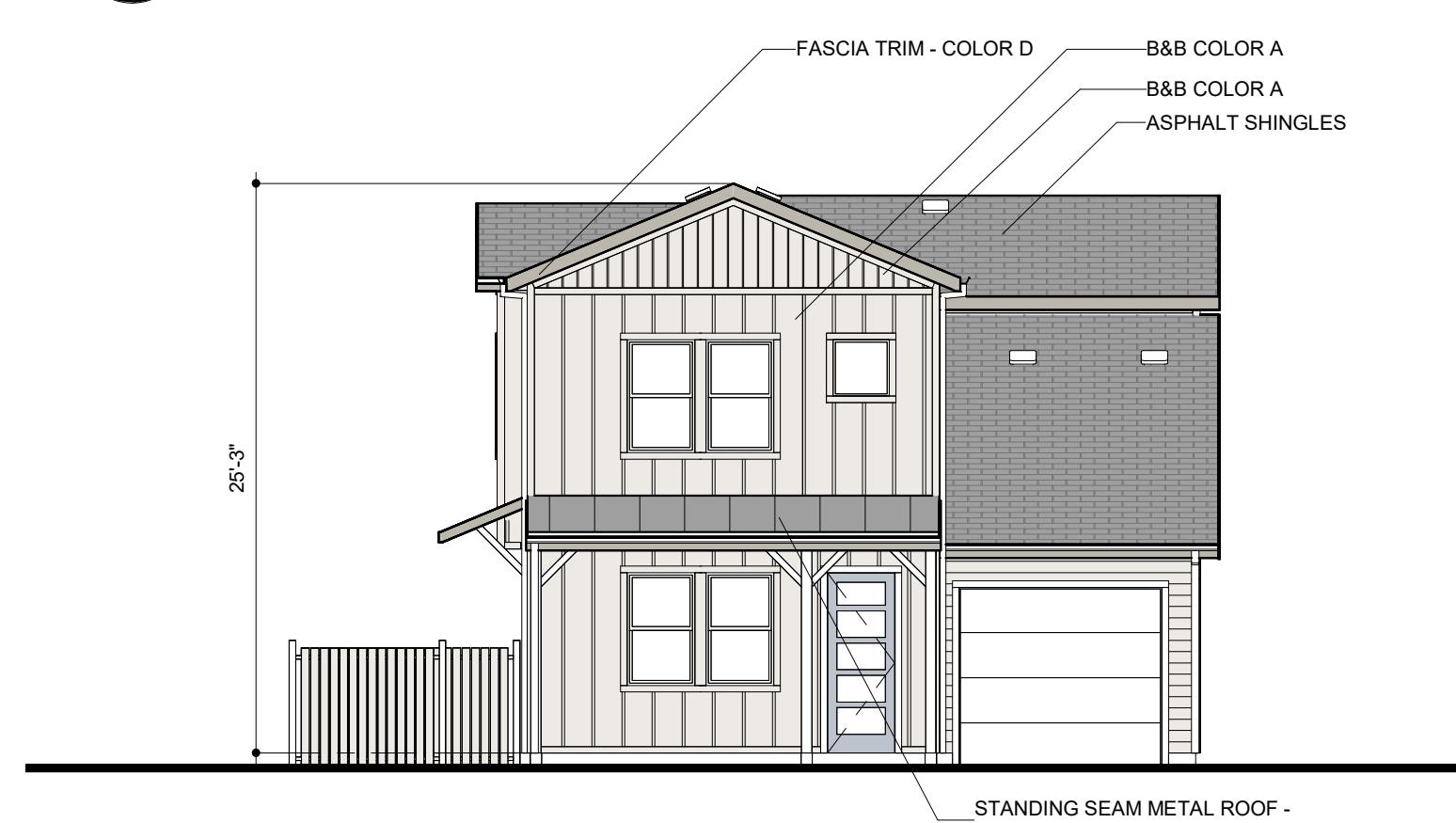
2 LEFT ELEVATION - BUILDING Ea
 1/8" = 1'-0"



5 BUILDING Ea - STREET SIDE



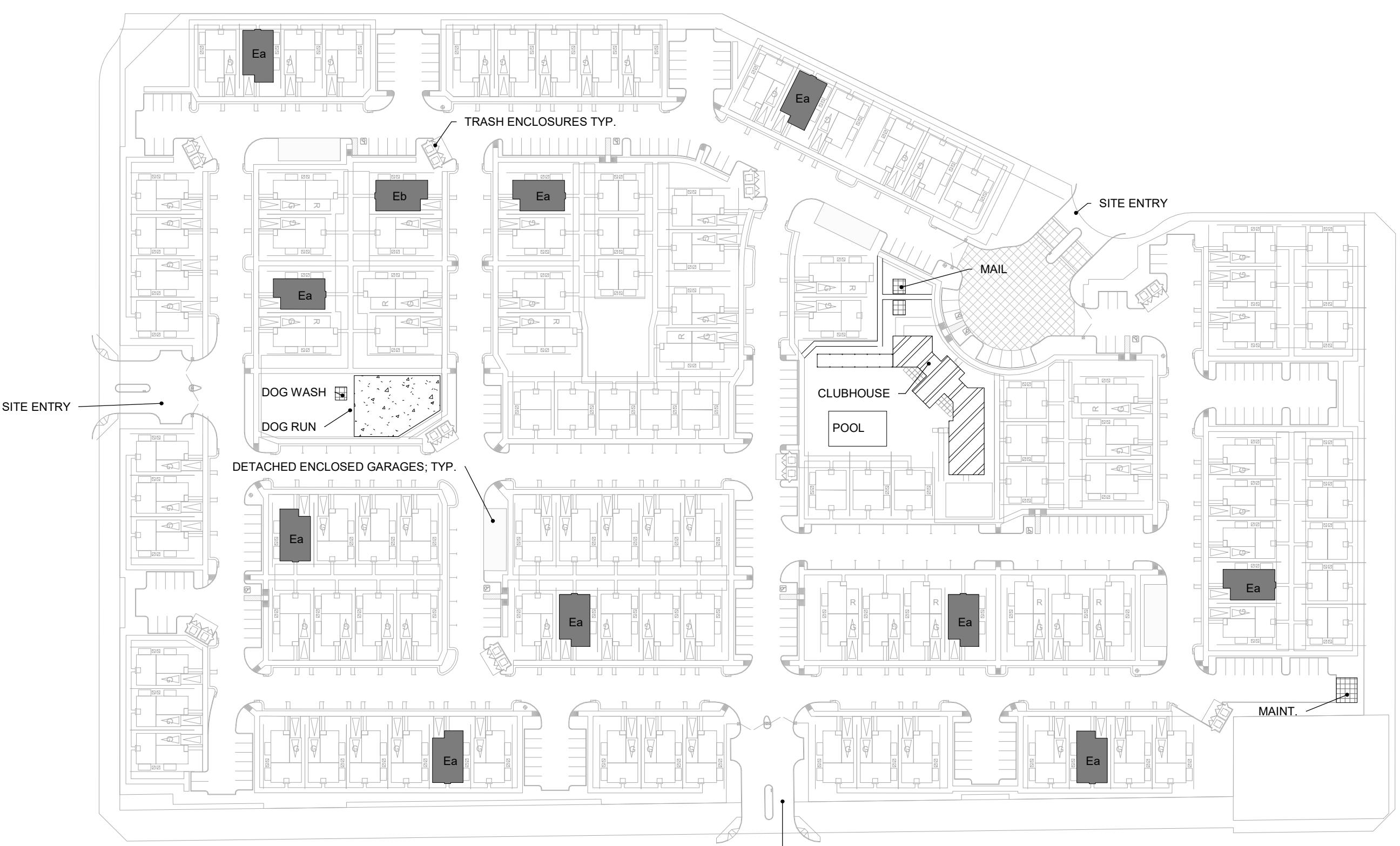
3 REAR ELEVATION - BUILDING Ea
 1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING Ea
 1/8" = 1'-0"



11 BUILDING Ea - COURTYARD SIDE



6 KEYPLAN - BUILDING Ea
 1" = 100'-0"

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
COLOR B - SW 9109 NATURAL LINEN	8" BOARD AND BATTEN SIDING
COLOR C - SW 6478 WATERY	8" LAP SIDING
COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF

0' 4' 8' 16' 32'

CITY OF PHOENIX

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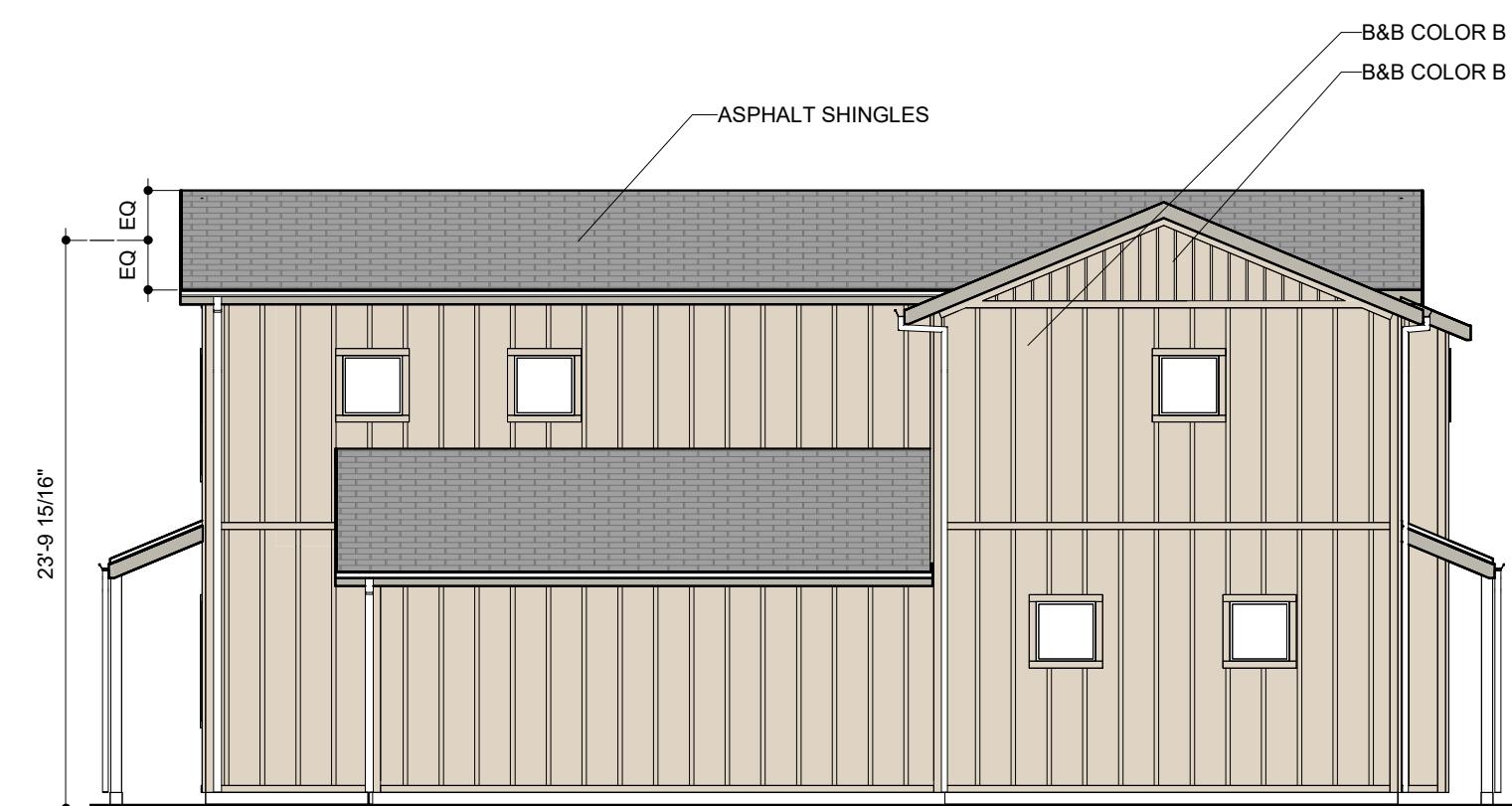
DATE:
04.26.2022 PHO SUBMITTAL

ARIZONA811
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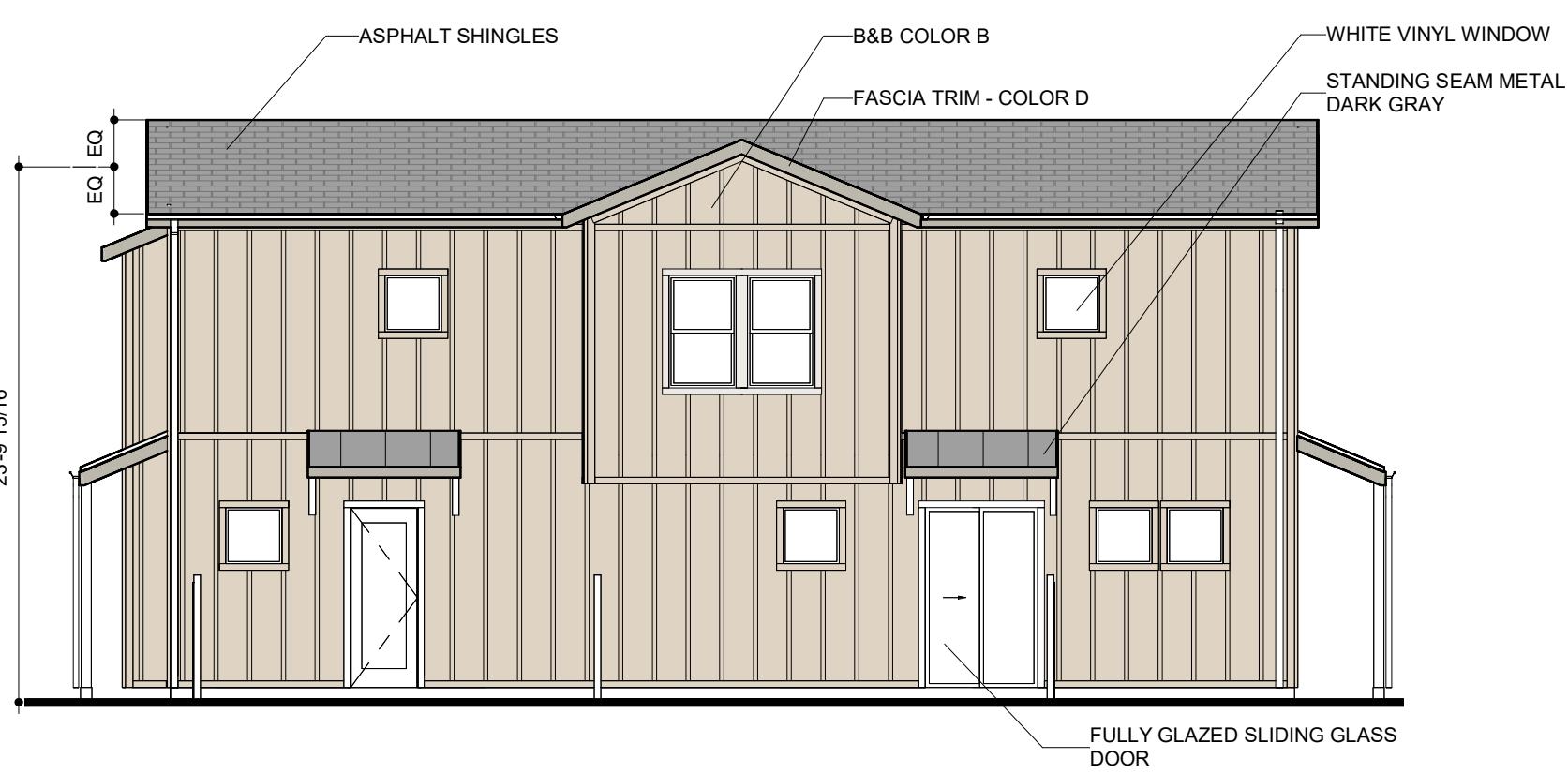
SHEET TITLE:

BLDG Ea

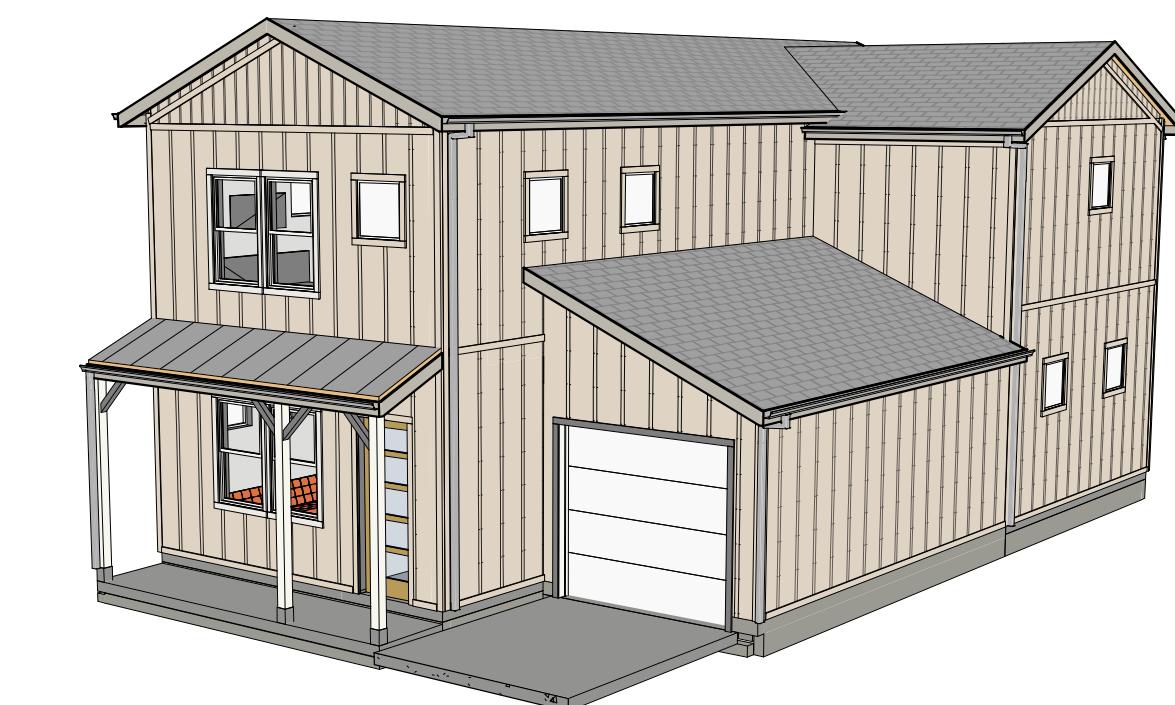
PL05



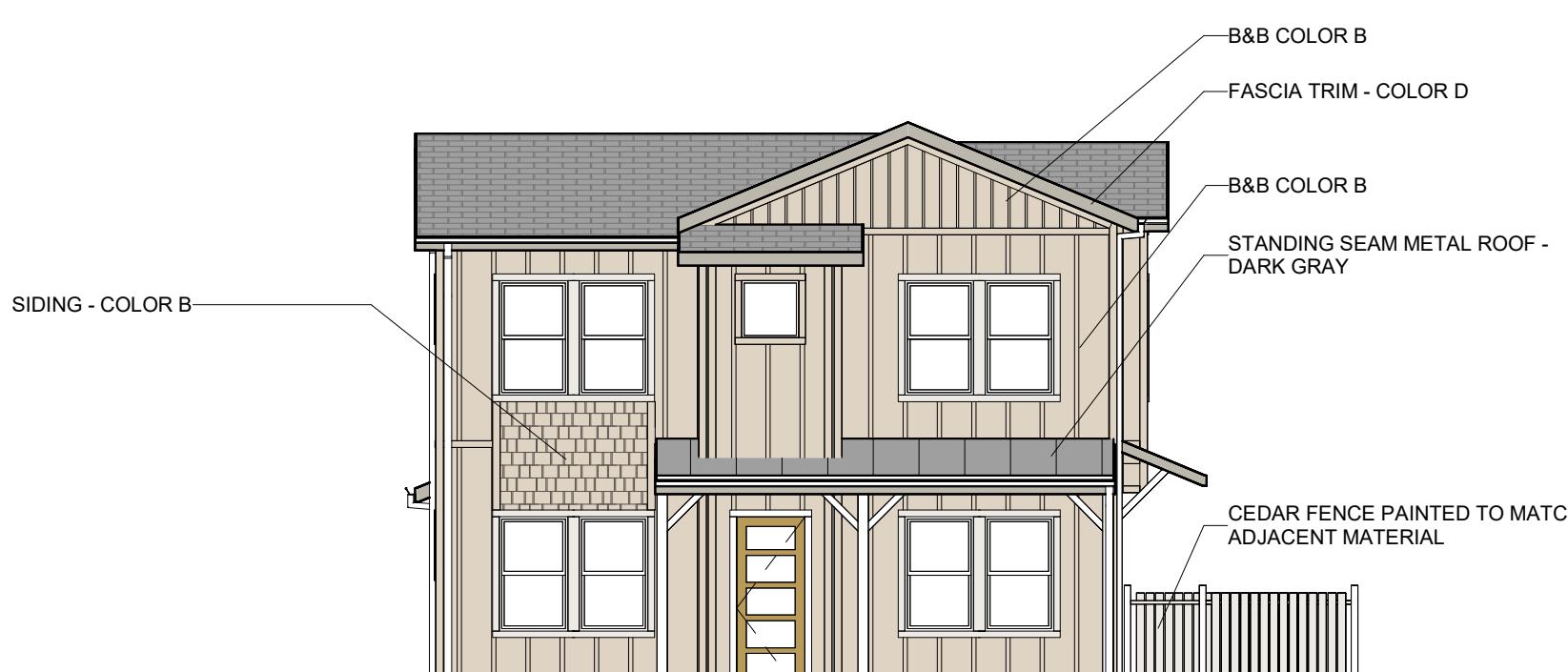
4 RIGHT ELEVATION - BUILDING Eb
1/8" = 1'-0"



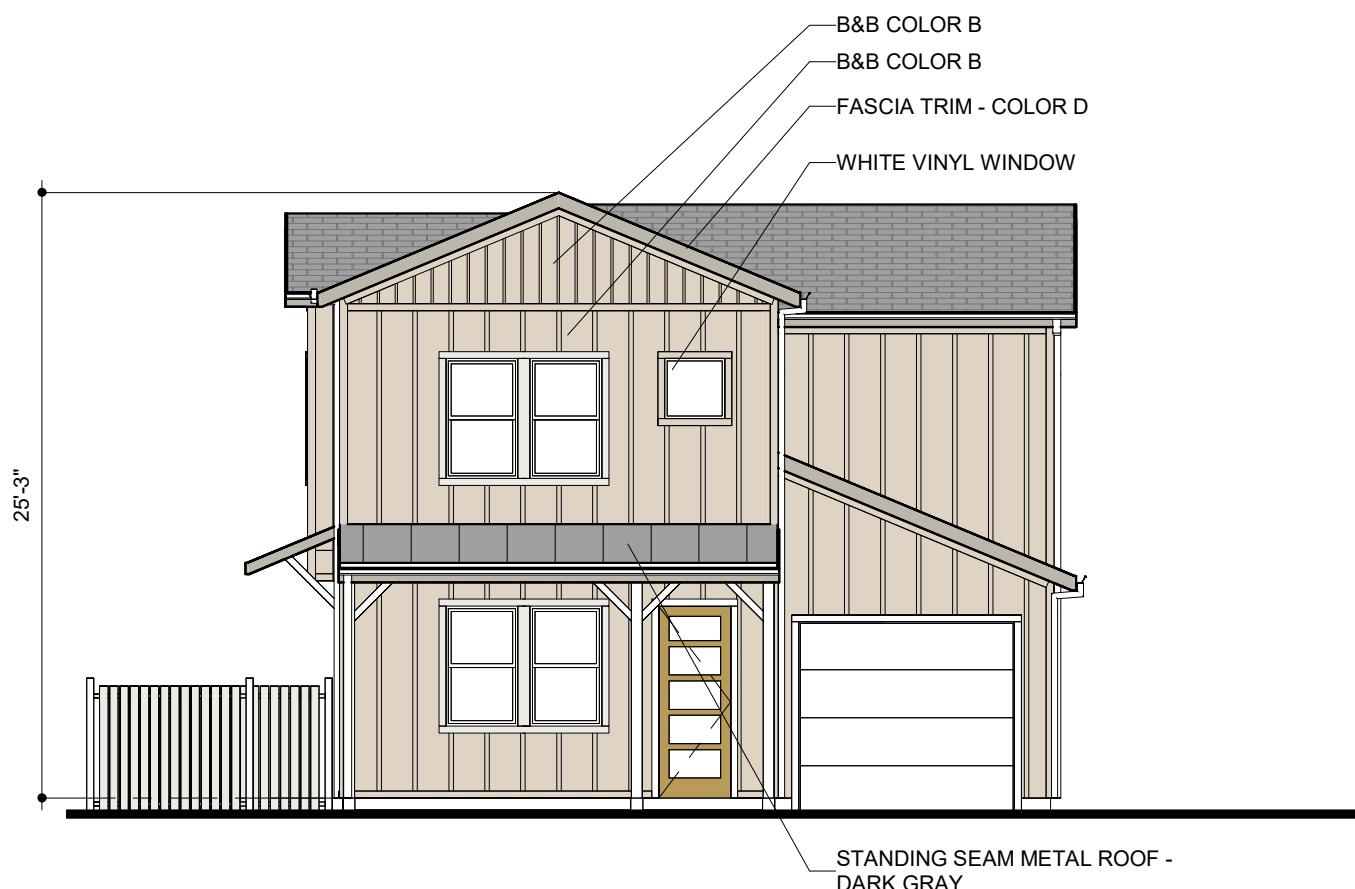
2 LEFT ELEVATION - BUILDING Eb
1/8" = 1'-0"



5 BUILDING Eb - STREET SIDE



3 REAR ELEVATION - BUILDING Eb
1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING Eb
1/8" = 1'-0"



6 BUILDING Eb - COURTYARD SIDE



7 KEY PLAN - BUILDING Eb
1" = 100'-0"

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
COLOR B - SW 9109 NATURAL LINEN	8" BOARD AND BATTEN SIDING
COLOR C - SW 6478 WATERY	8" LAP SIDING
COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF

0' 4' 8' 16' 32'

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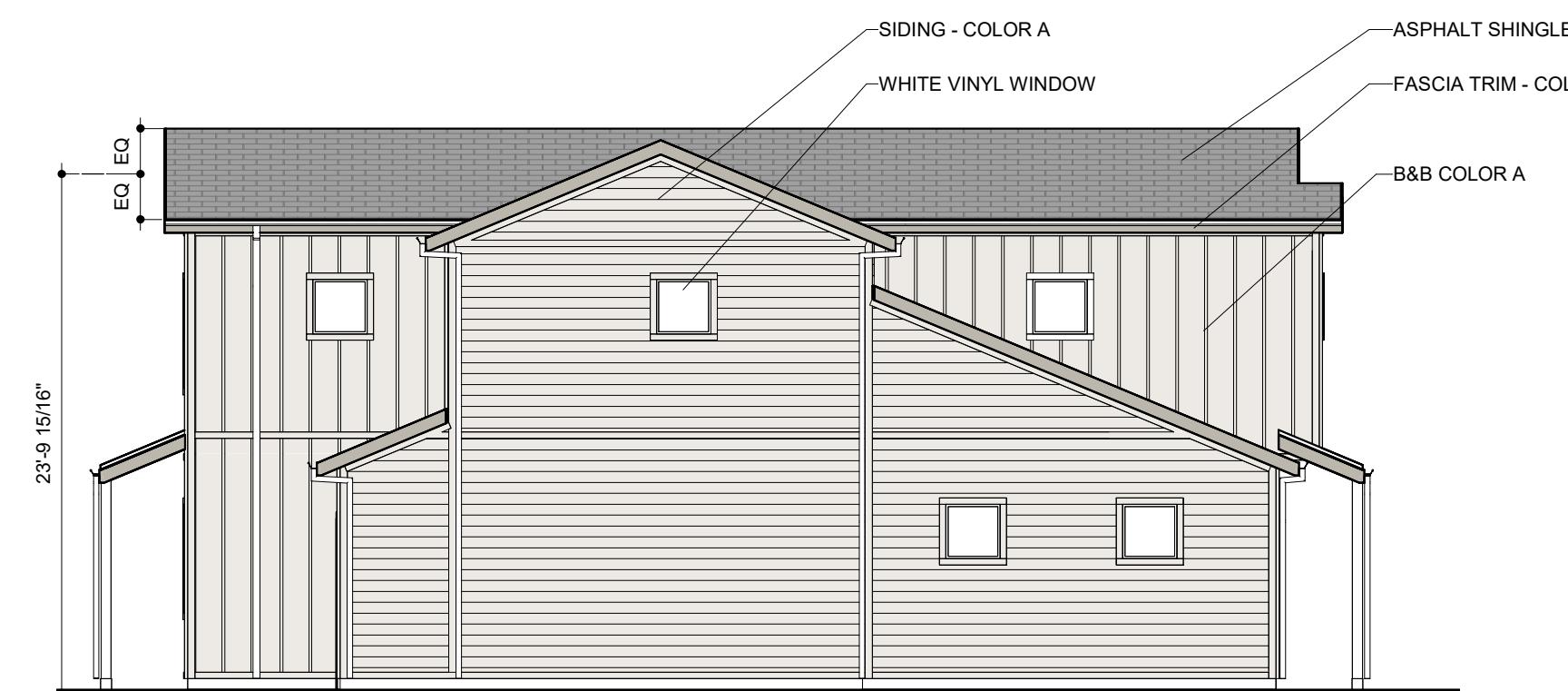
NOT FOR
CONSTRUCTION

DATE:
04.26.2022 PHO SUBMITTAL

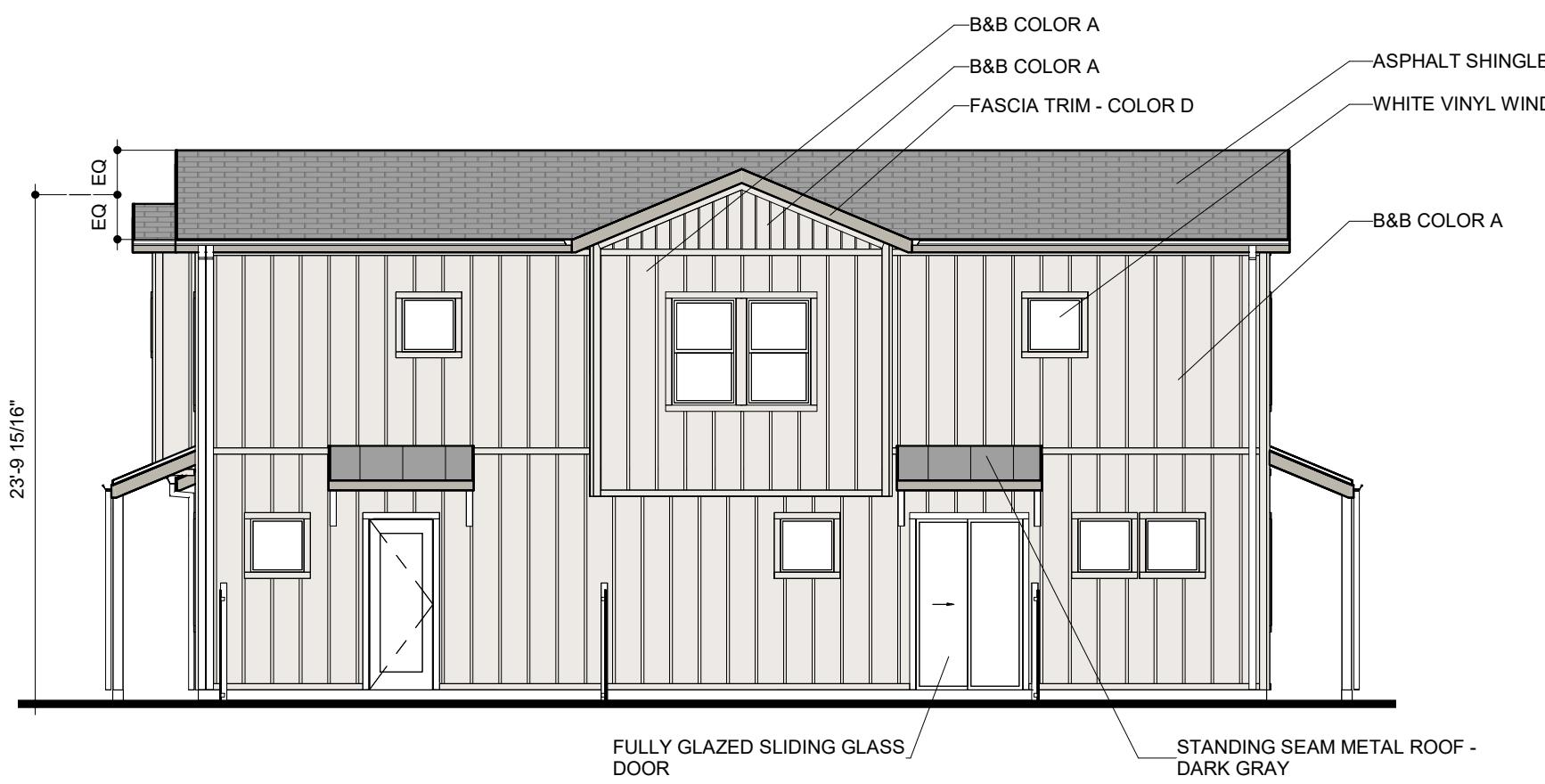
SHEET TITLE:

BLDG Eb

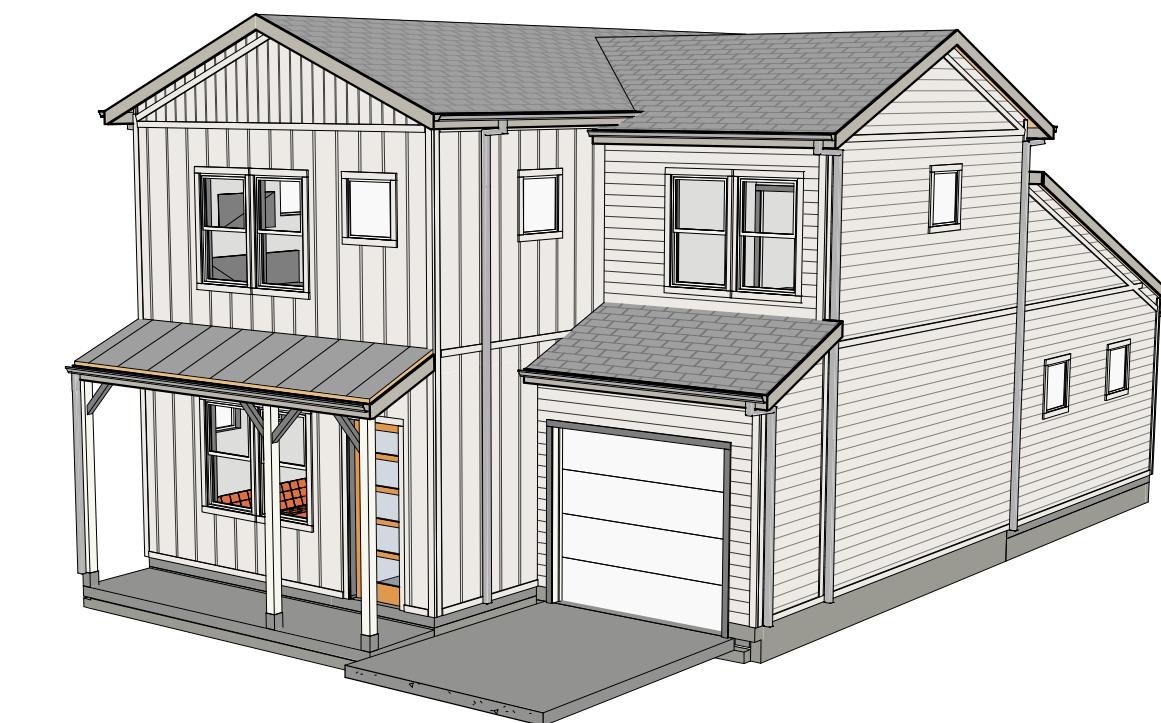
PL06



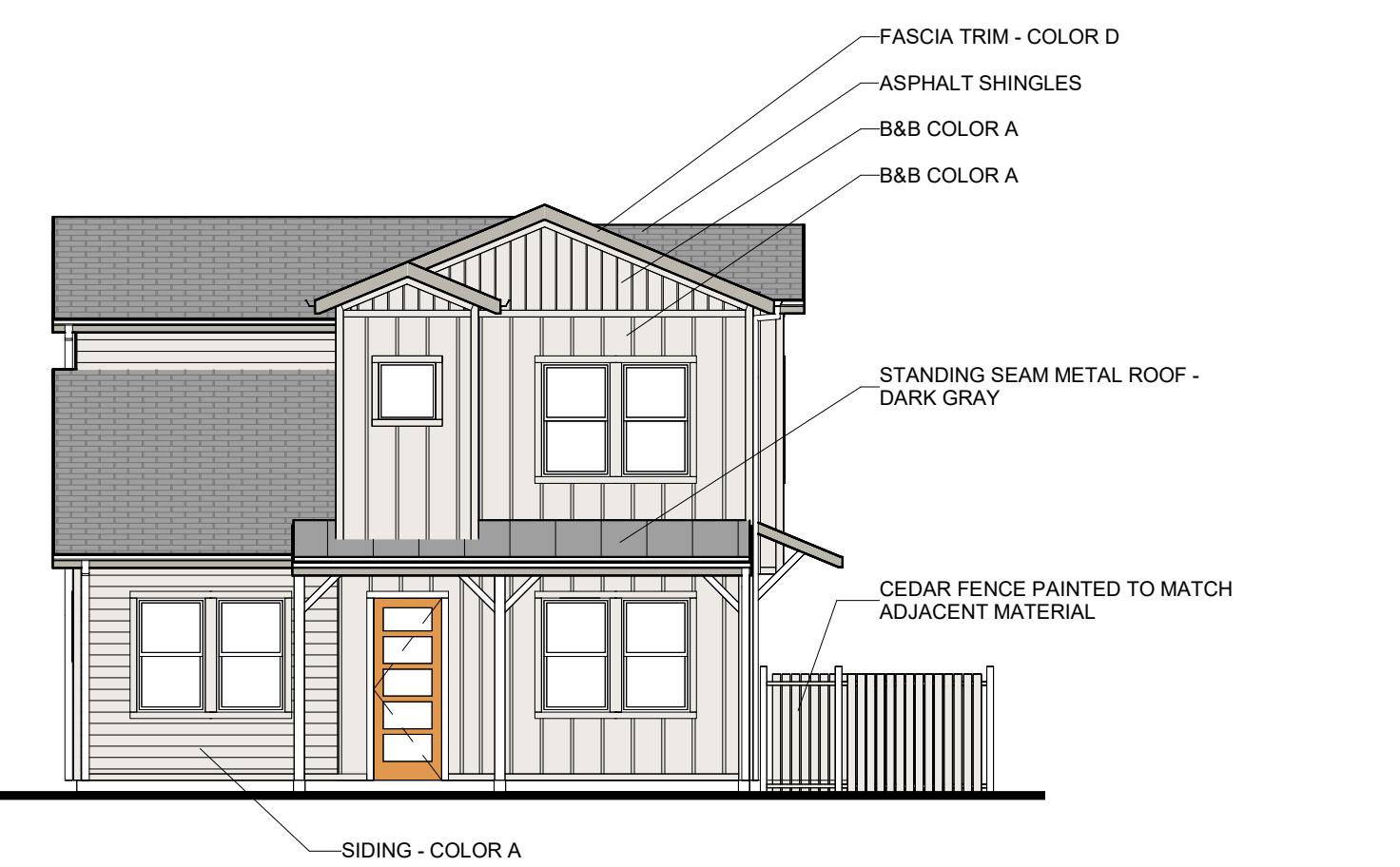
4 RIGHT ELEVATION - BUILDING Fa
1/8" = 1'-0"



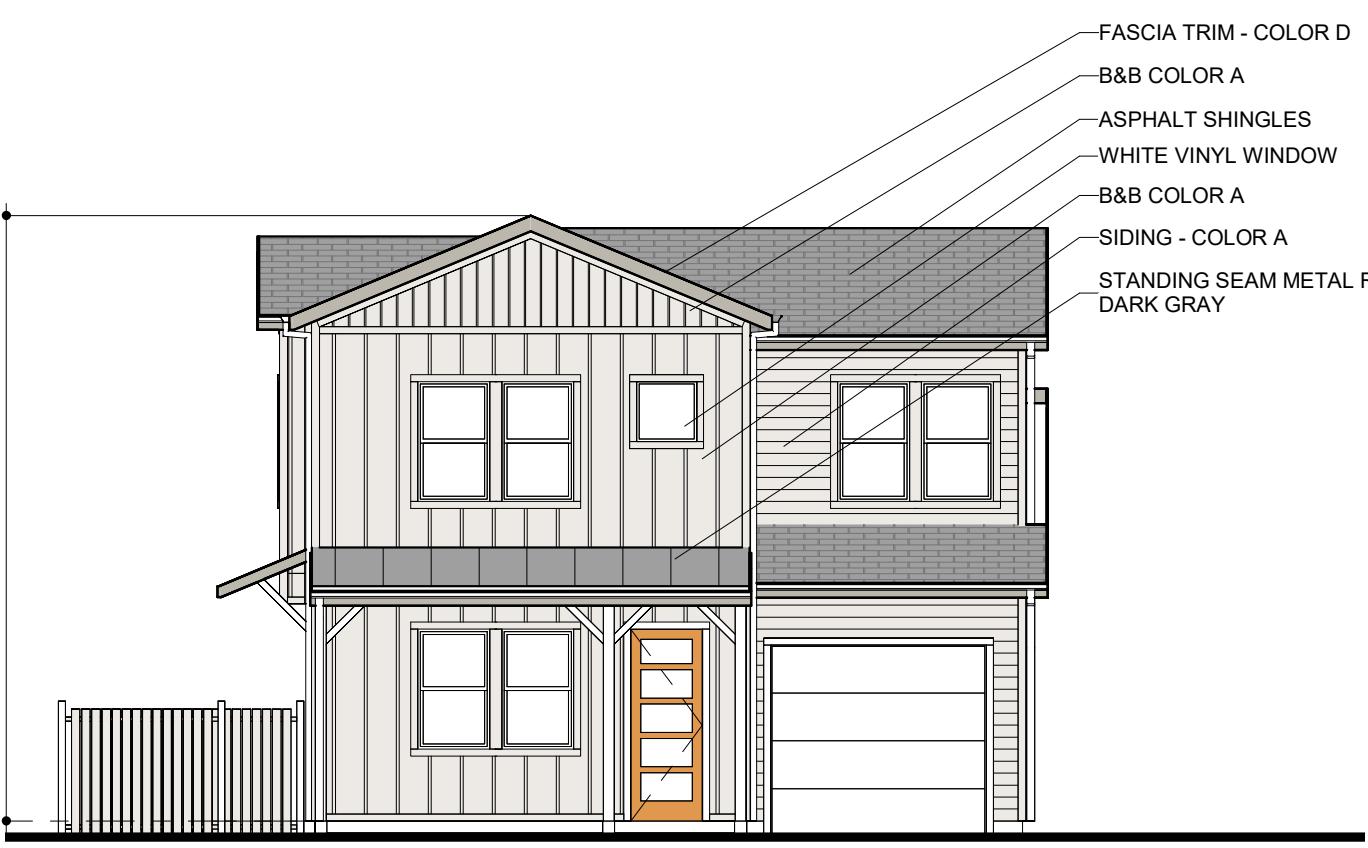
2 LEFT ELEVATION - BUILDING Fa
1/8" = 1'-0"



5 BUILDING Fa - STREET SIDE



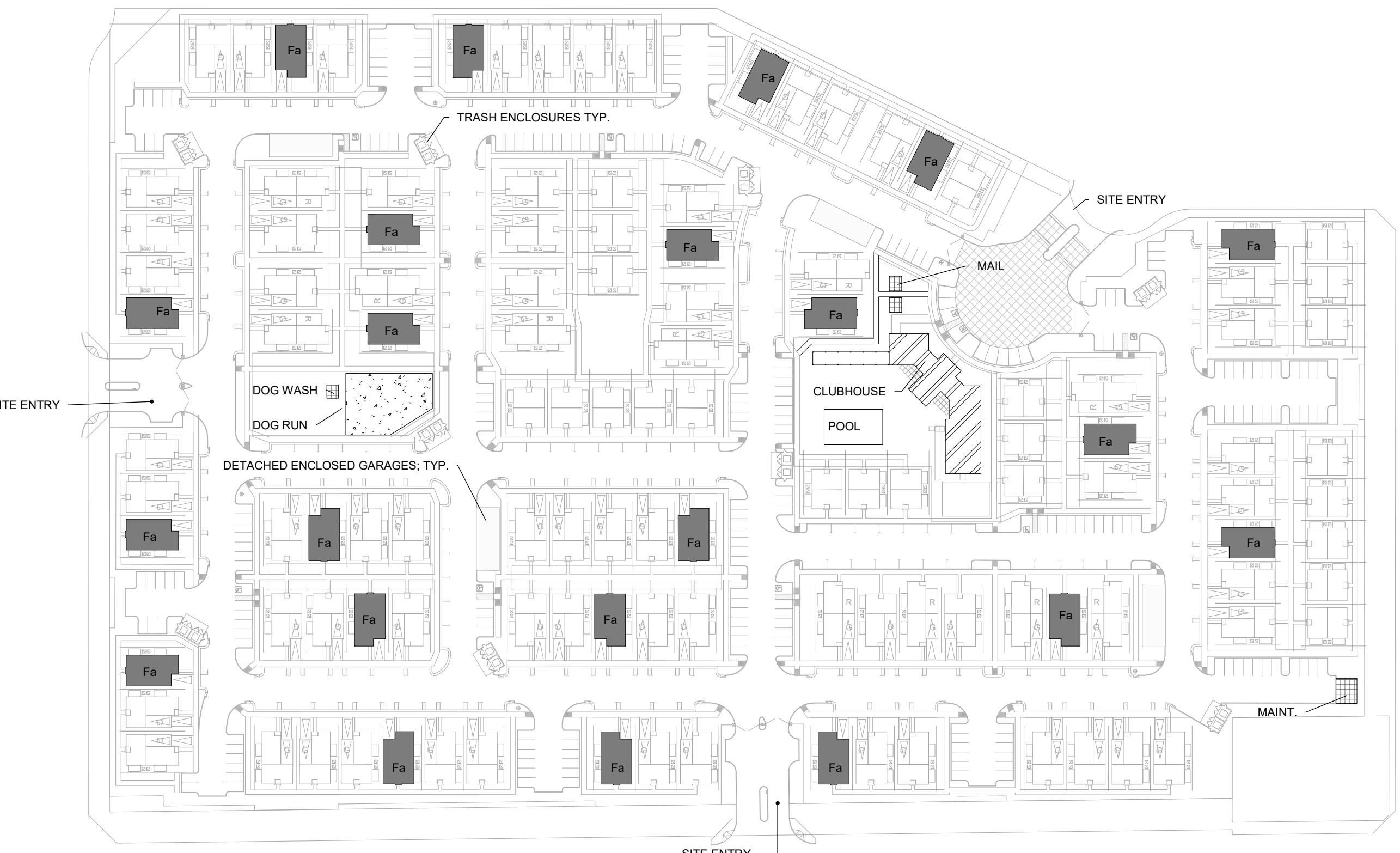
3 REAR ELEVATION - BUILDING Fa
1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING Fa
1/8" = 1'-0"



11 BUILDING Fa - COURTYARD SIDE



6 KEY PLAN - BUILDING Fa
1" = 100'-0"

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
COLOR B - SW 9109 NATURAL LINEN	8" BOARD AND BATTEN SIDING
COLOR C - SW 6478 WATERY	8" LAP SIDING
COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF

0' 4' 8' 16' 32'

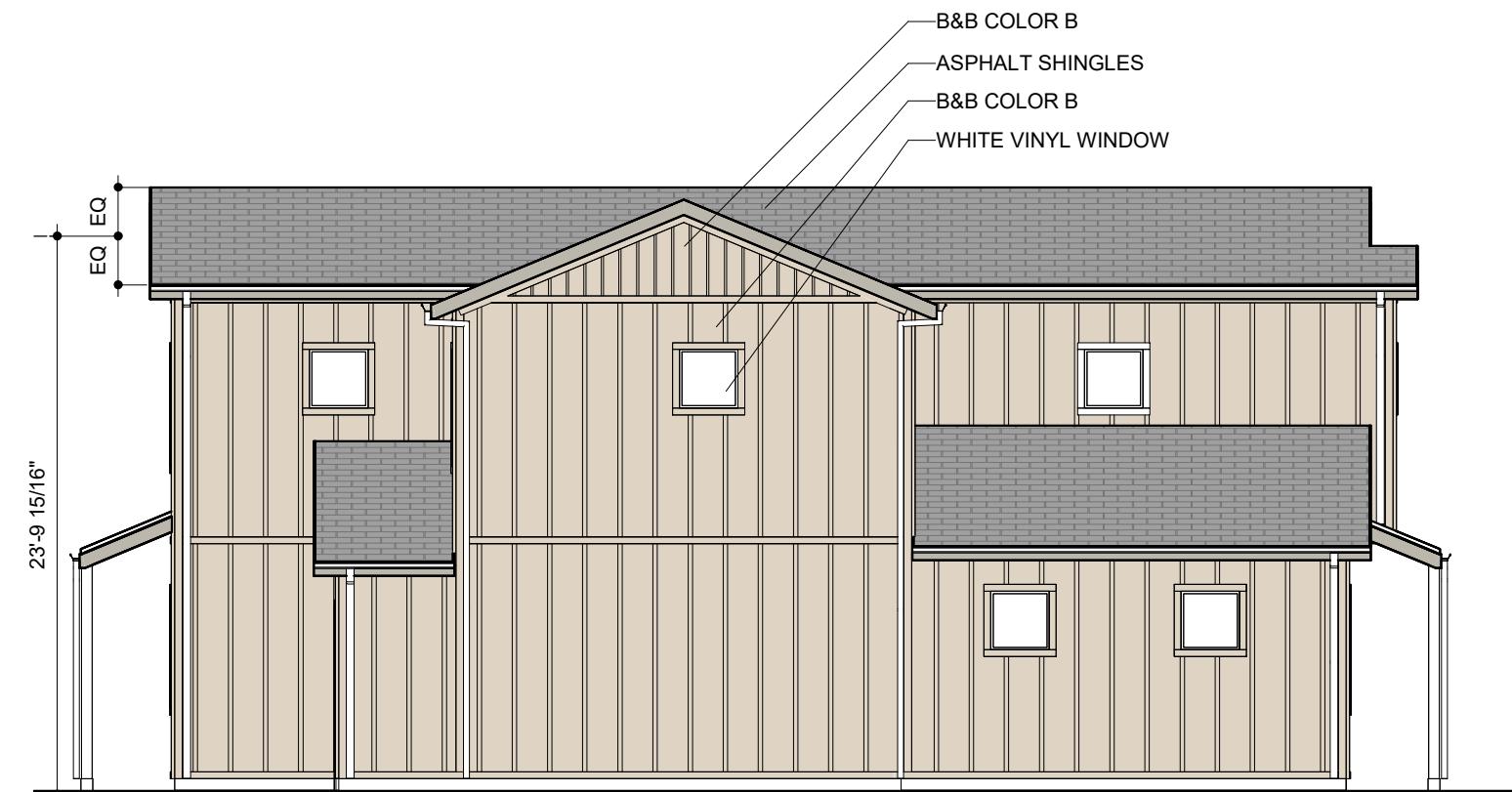
CITY OF PHOENIX

APR 29 2022

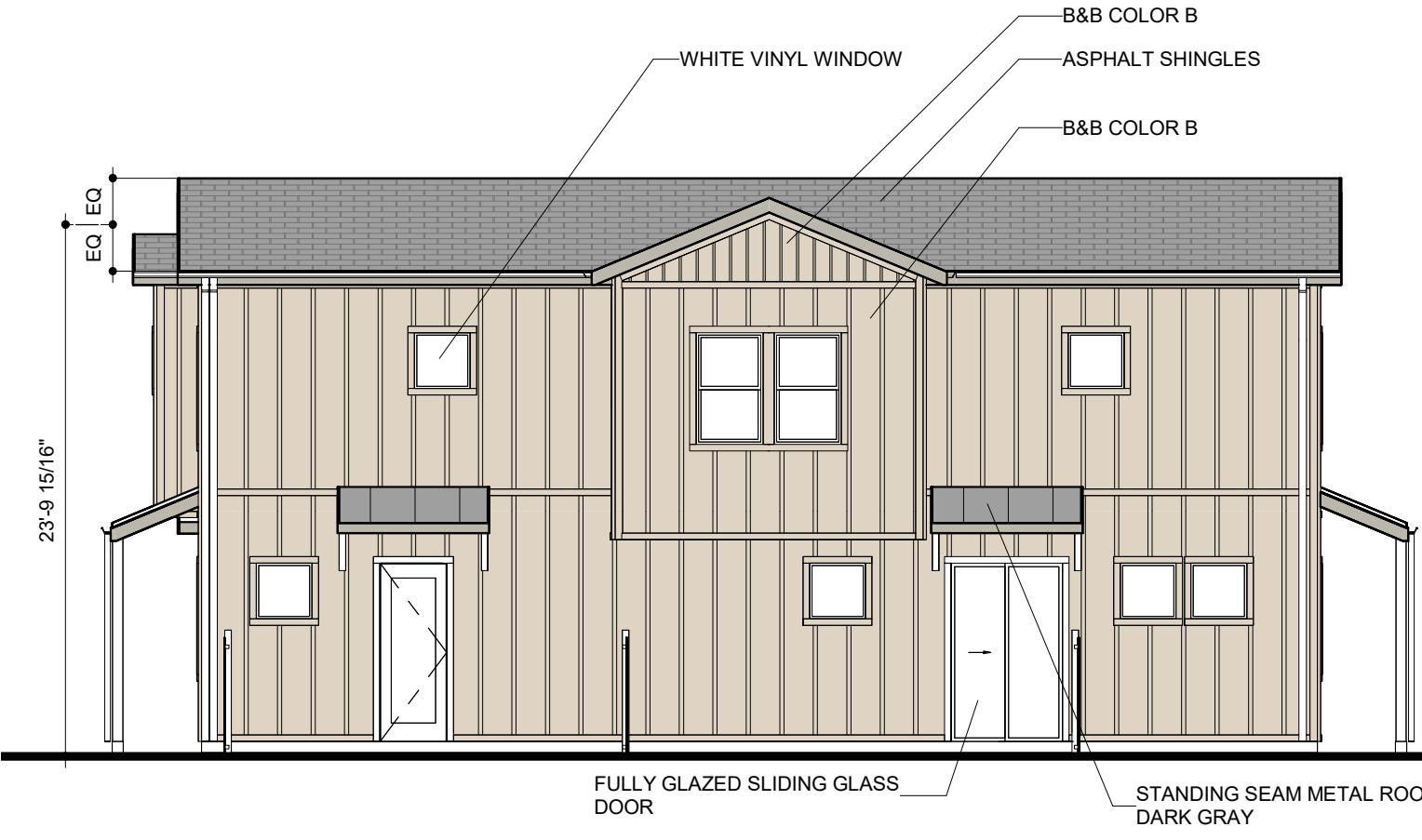
Planning & Development
Department

PL07

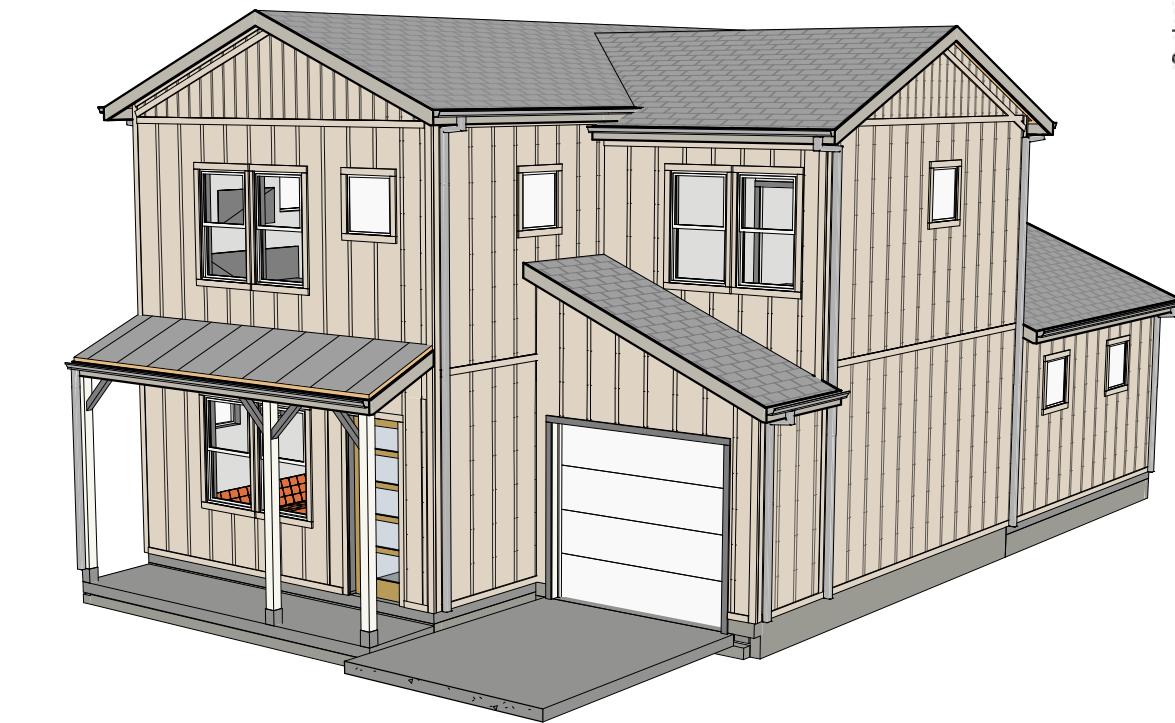
Hearing Date: June 15, 2022



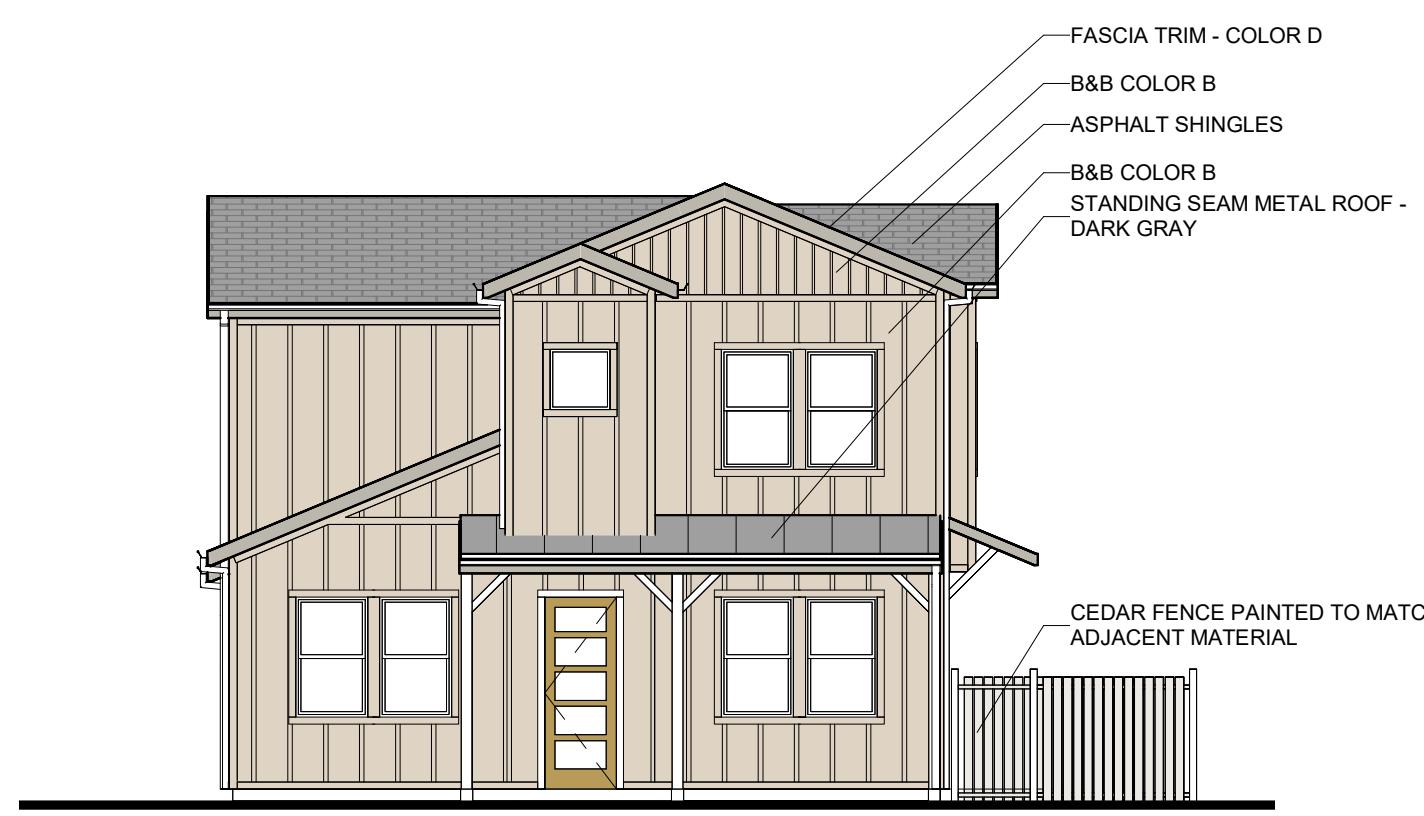
④ RIGHT ELEVATION - BUILDING Fb



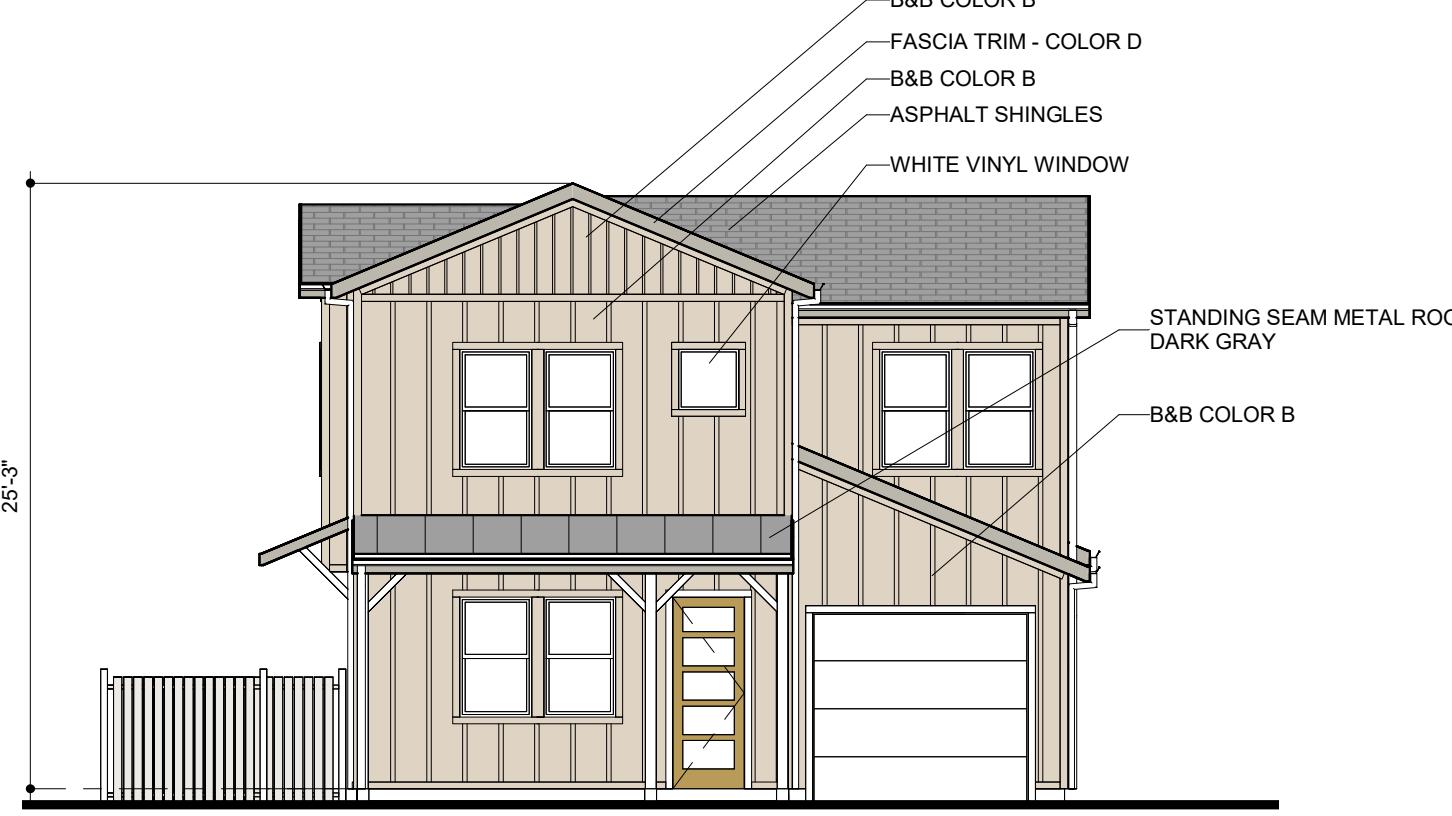
② LEFT ELEVATION - BUILDING Fb



⑤ BUILDING Fb - STREET SIDE



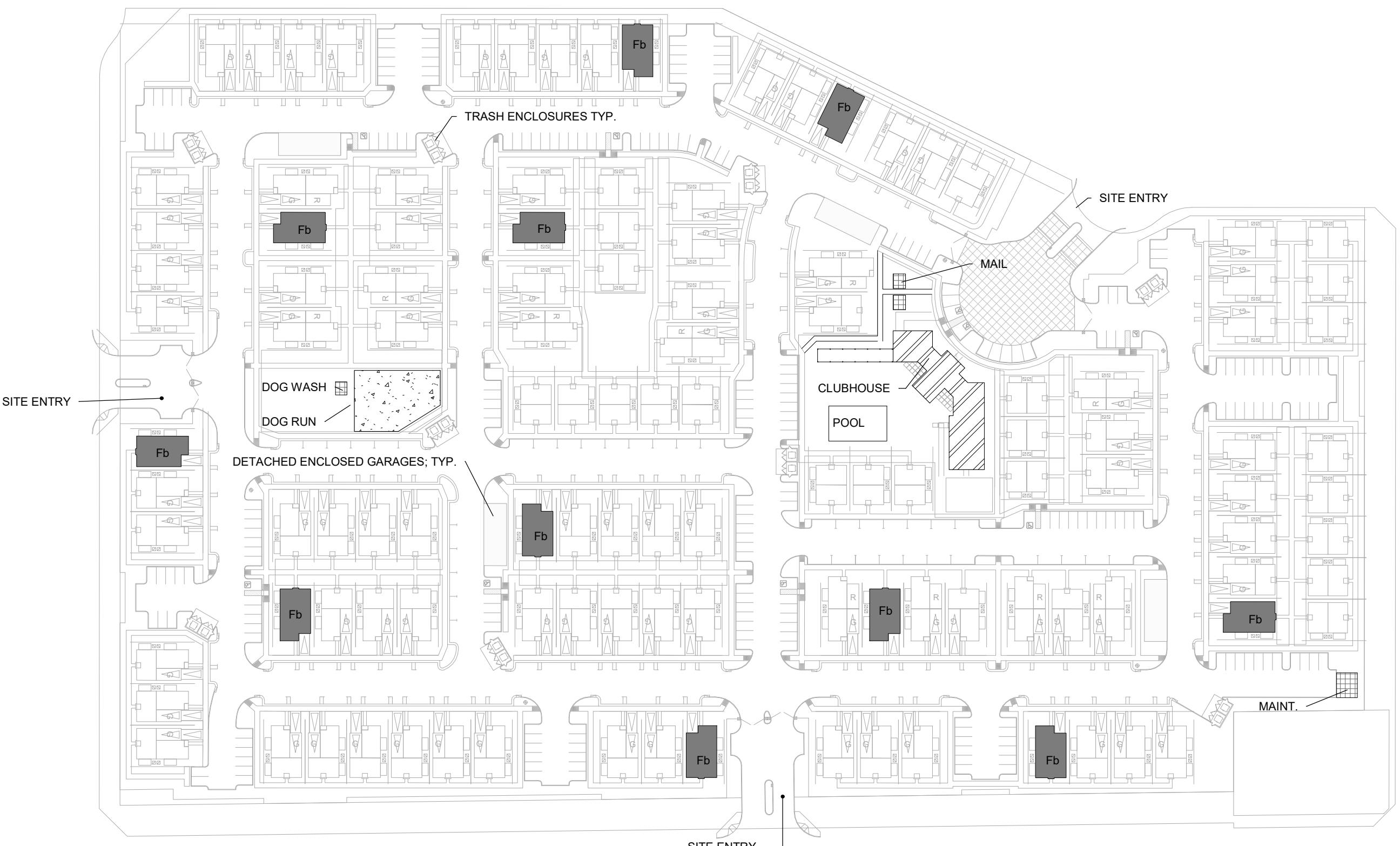
③ REAR ELEVATION - BUILDING Fb



① FRONT ELEVATION - BUILDING Fb



⑥ BUILDING Fb - COURTYARD SIDE



⑦ KEY PLAN - BUILDING Fb

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
COLOR B - SW 9109 NATURAL LINEN	8" BOARD AND BATTEN SIDING
COLOR C - SW 6478 WATERY	8" LAP SIDING
COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF



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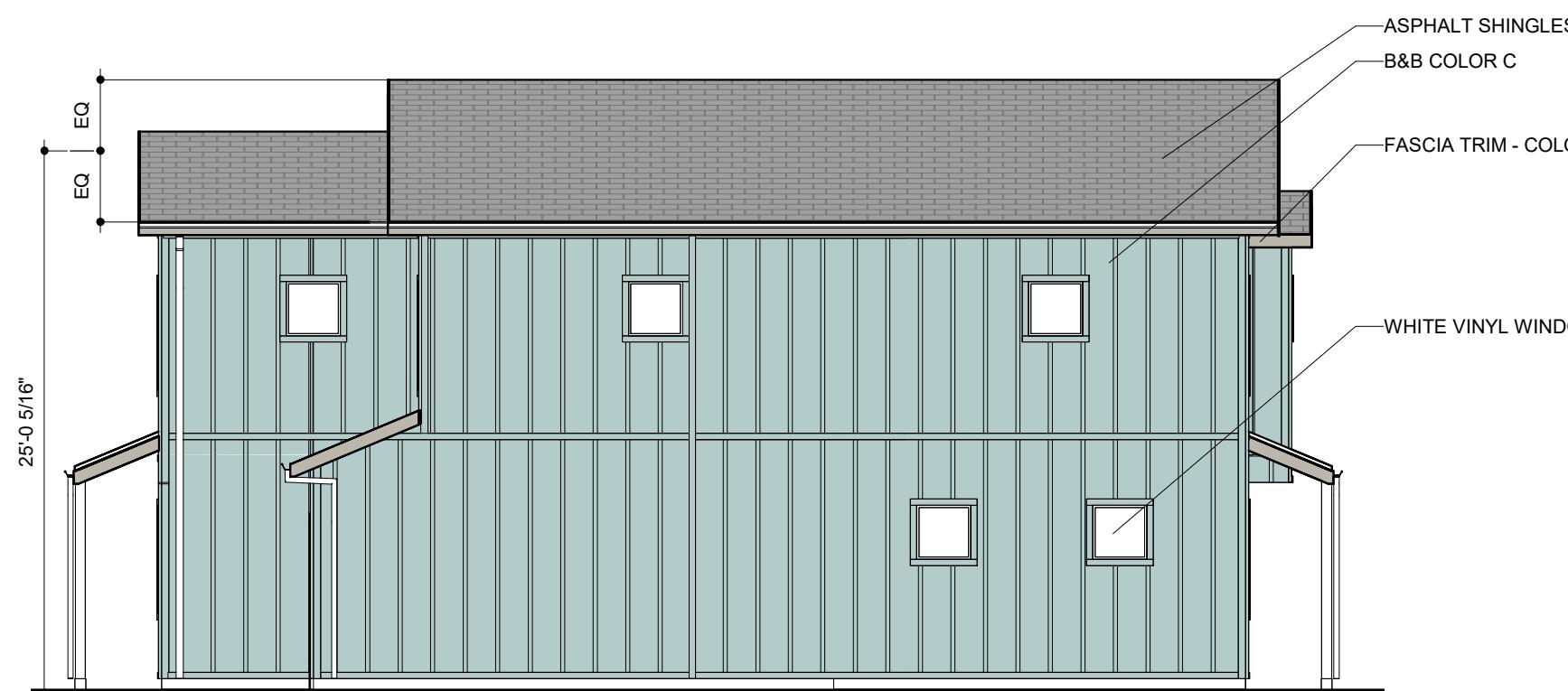
Planning & Development
Department

PL08

SHEET TITLE:

BLDG Fb

Hearing Date: June 15, 2022



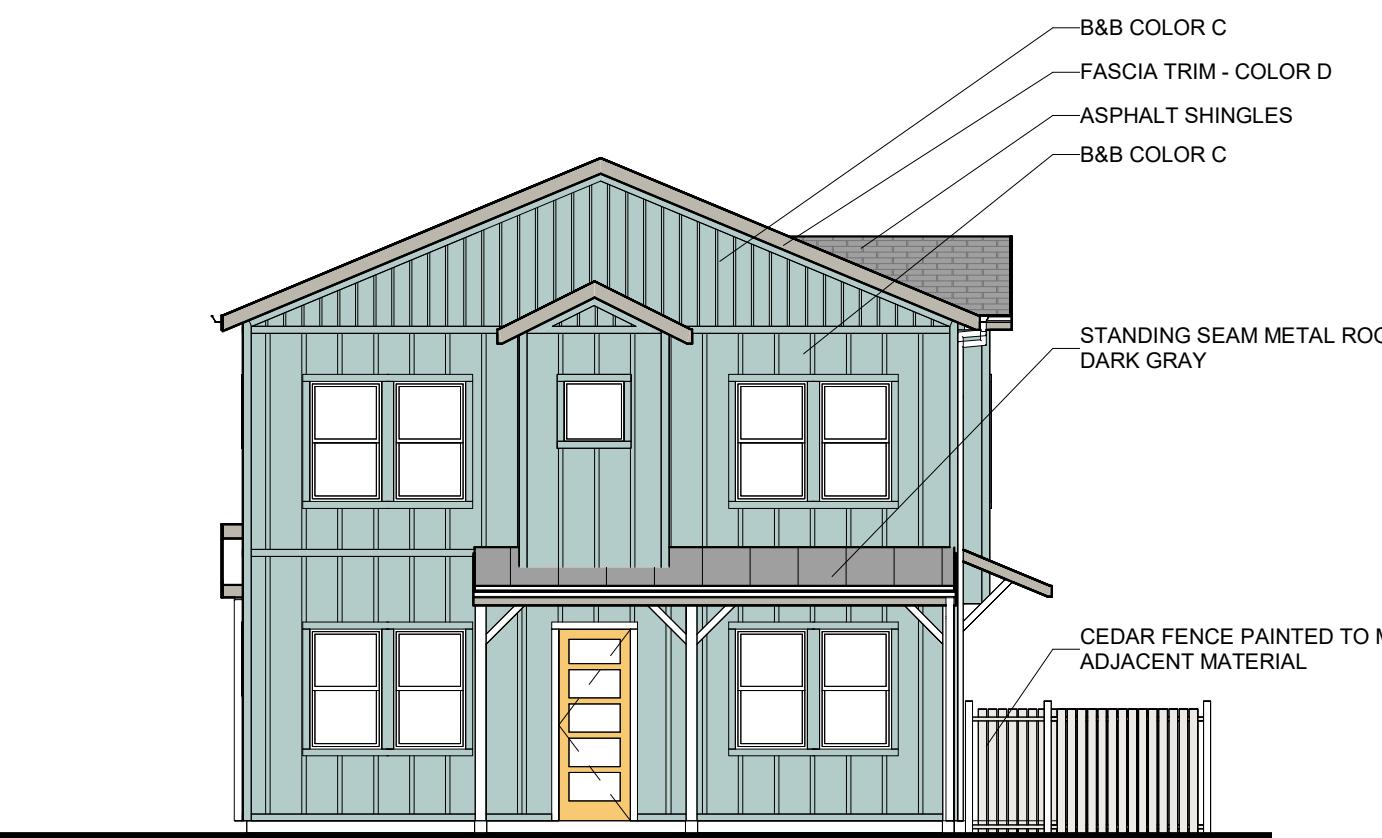
4 RIGHT ELEVATION - BUILDING G
1/8" = 1'-0"



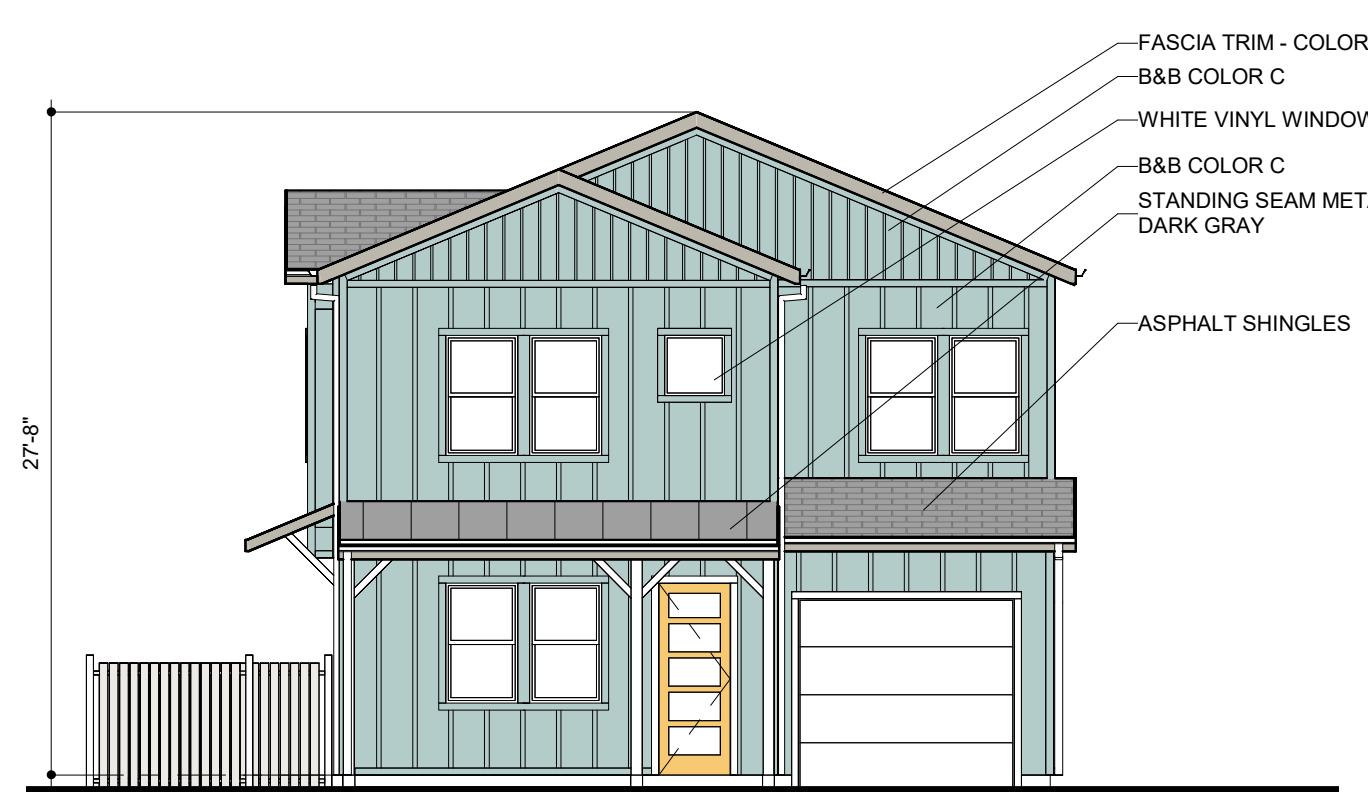
2 LEFT ELEVATION - BUILDING G
1/8" = 1'-0"



5 BUILDING G - STREET SIDE



3 REAR ELEVATION - BUILDING G
1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING G
1/8" = 1'-0"



6 BUILDING G - COURTYARD SIDE



7 KEY PLAN - BUILDING G
1" = 100'-0"

MATERIAL COLOR LEGEND	MATERIAL LEGEND (ELEVATION)
COLOR A - SW 7004 SNOWBOUND	16" BOARD AND BATTEN SIDING
COLOR B - SW 9109 NATURAL LINEN	8" BOARD AND BATTEN SIDING
COLOR C - SW 6478 WATERY	8" LAP SIDING
COLOR D - SW 7016 MINDFUL GRAY	8" STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF

0' 4' 8' 16' 32'

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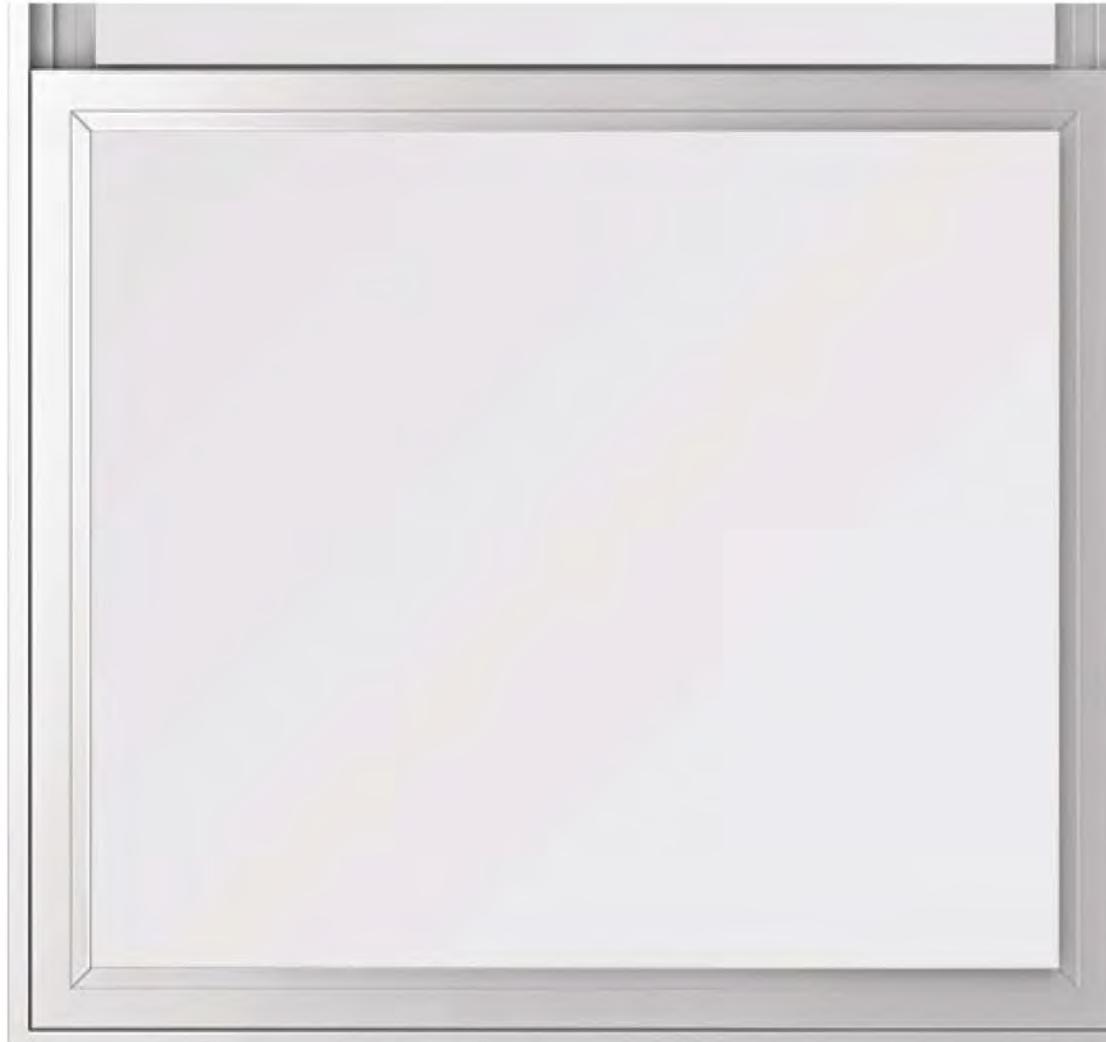
Planning & Development
Department

PL09

Hearing Date: June 15, 2022



**ROOF FASCIA COLOR -
SW 7016 MINDFUL GRAY**



**SINGLE HUNG WINDOWS -
WHITE VINYL**



**PATIO DOORS -
WHITE VINYL**



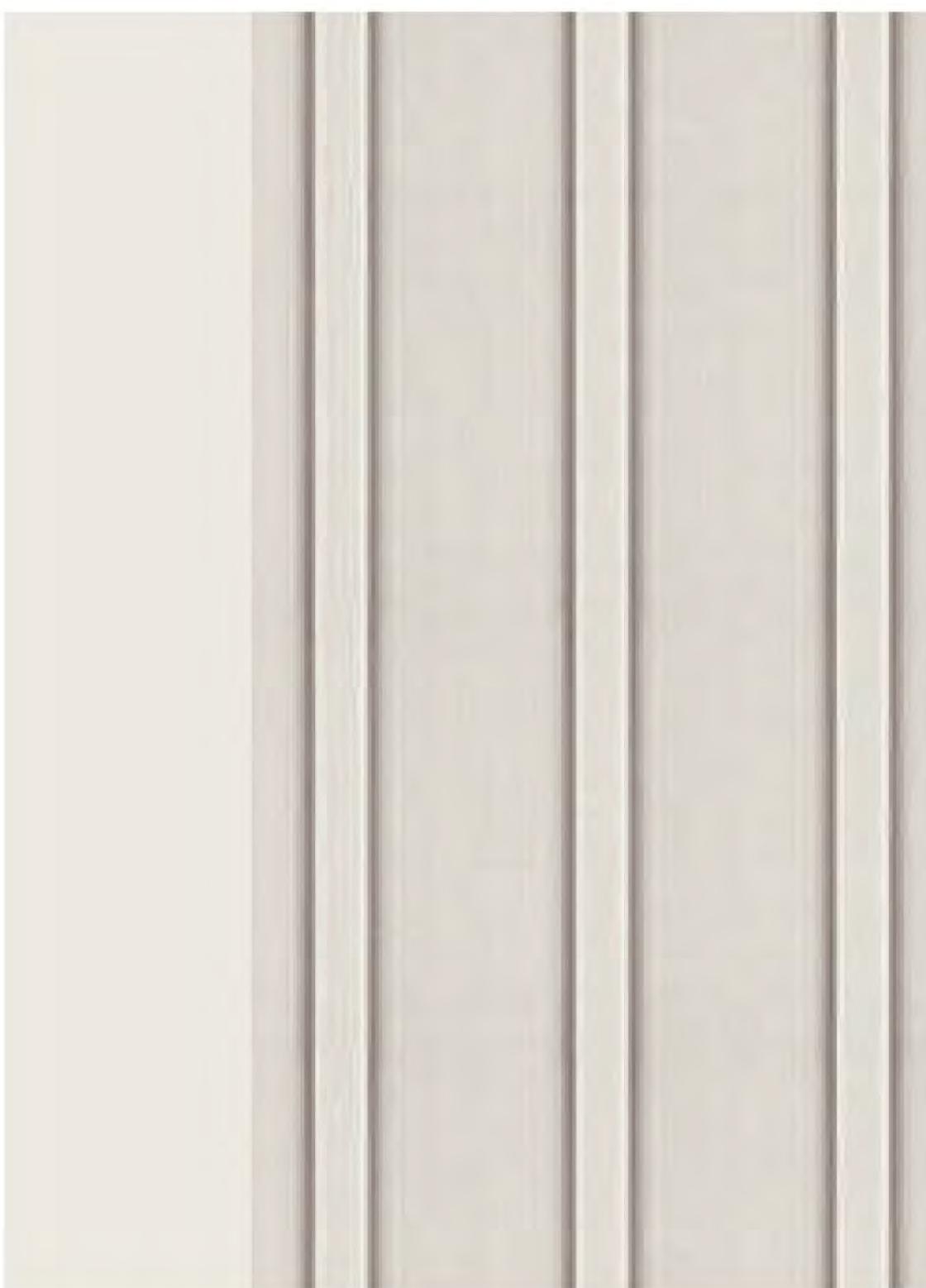
**METAL AWNINGS -
DARK GRAY STANDING SEAM METAL**



**FRONT DOORS -
VARIOUS ACCENT COLORS**



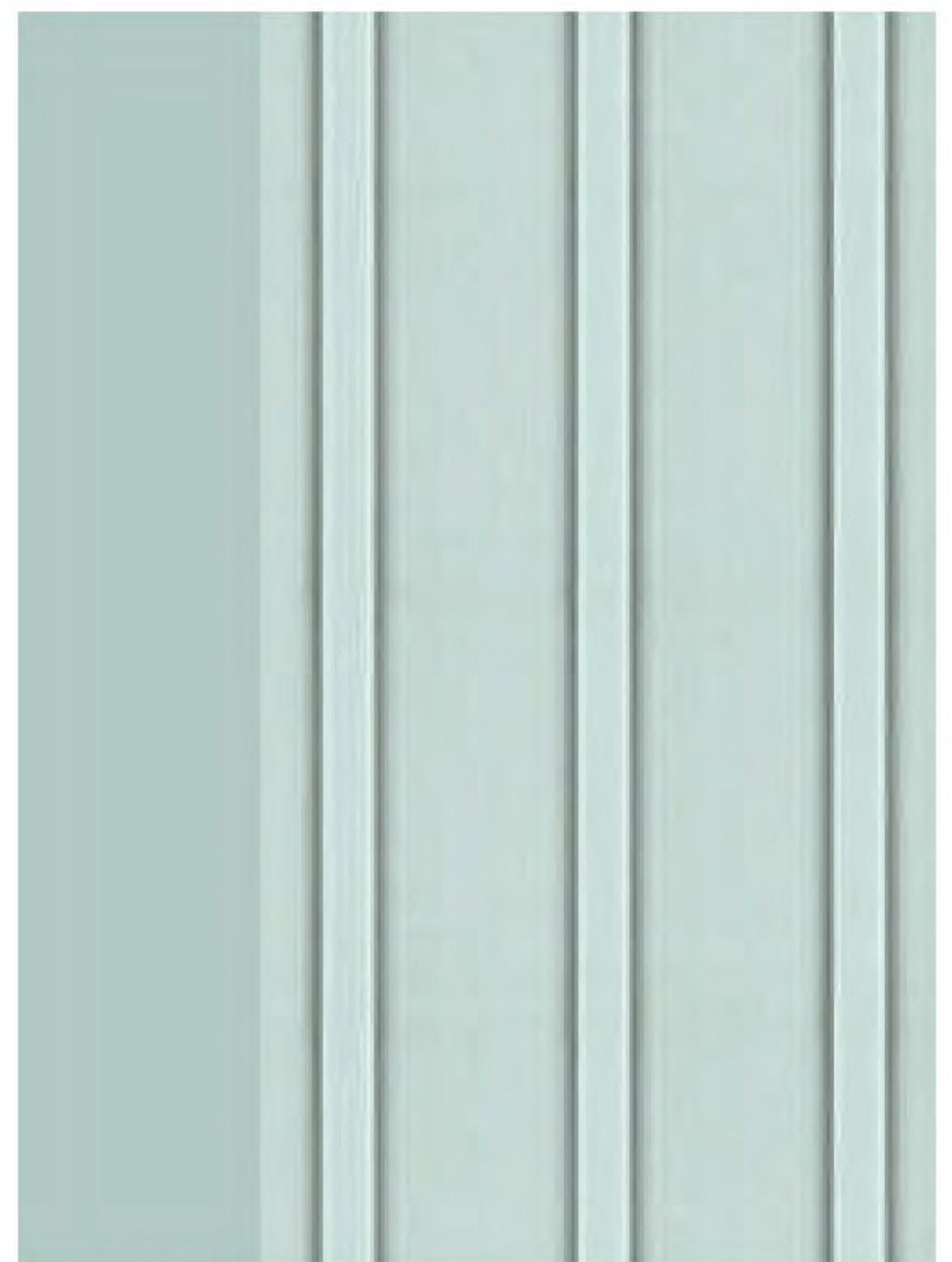
**ASPHALT ROOF SHINGLE -
TAMKO - RUSTIC BLACK OR SIMILAR**



**BOARD AND BATTEN (A)
SW 7004 SNOWBOUND OR SIMILAR**



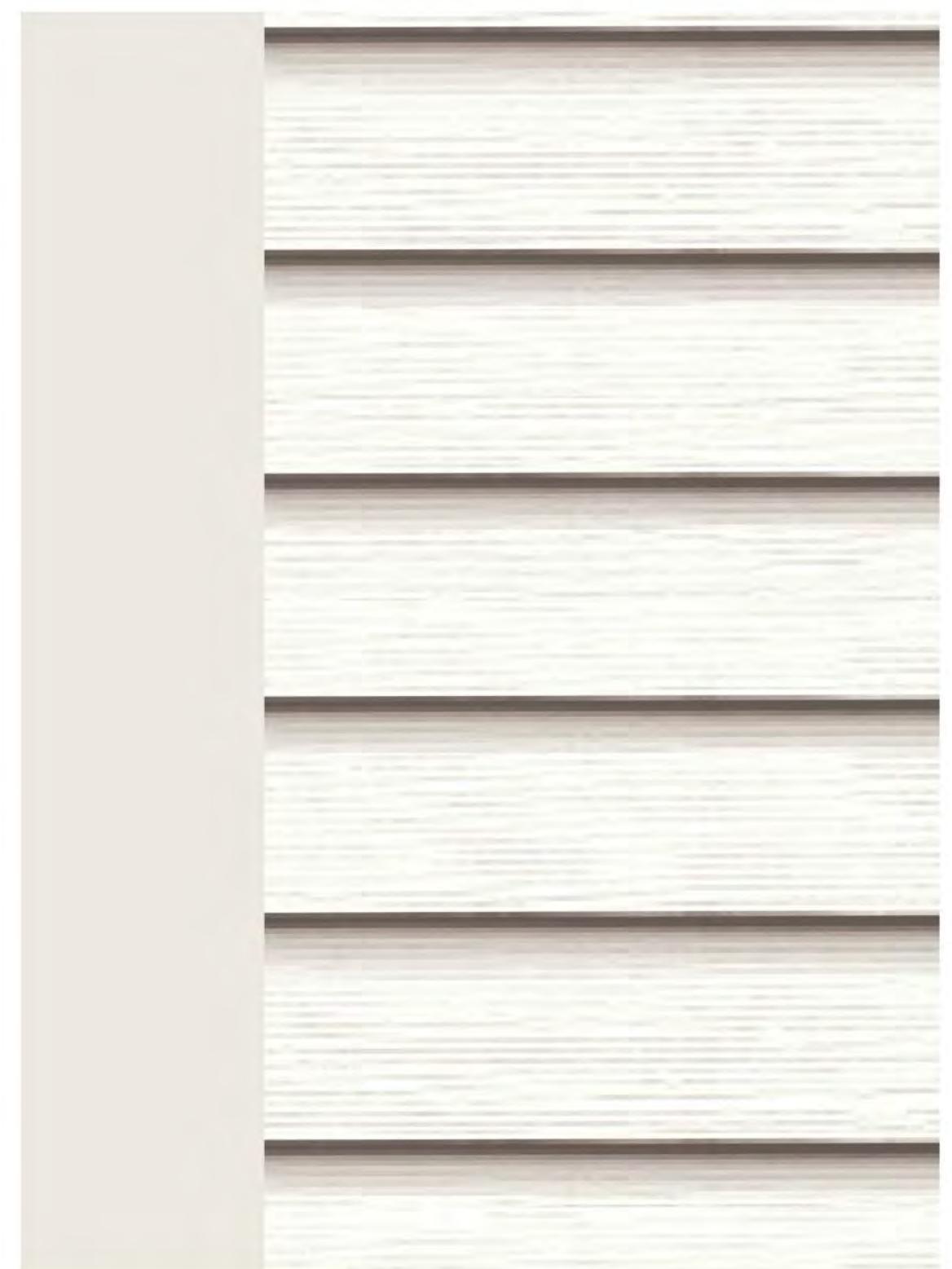
**BOARD AND BATTEN (B)
SW 9109 NATURAL LINEN OR SIMILAR**



**BOARD AND BATTEN (C)
SW 6478 WATERY OR SIMILAR**



**SHAKE SIDING -
(COLOR TO MATCH BOARD AND BATTEN)**



**6" HORIZ. SIDING -
(COLOR TO MATCH BOARD AND BATTEN)**

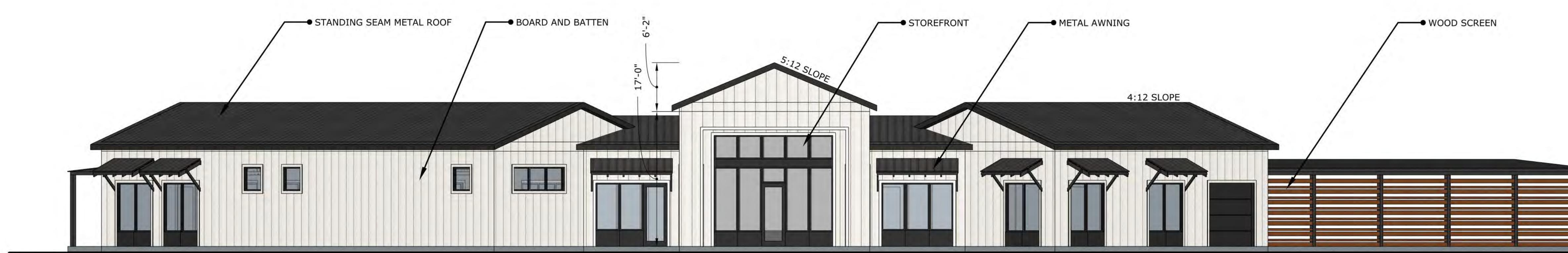
LEASING / CLUBHOUSE



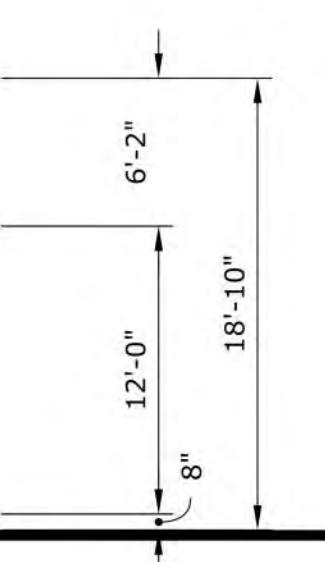
FRONT ISO
SCALE: NTS



BACK ISO
SCALE: NTS



FRONT ELEVATION
SCALE: 1/8" = 1'



MATERIAL LEGEND (ELEVATION)

	16' BOARD AND BATTEN SIDING
	8' BOARD AND BATTEN SIDING
	8' LAP SIDING
	8' STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF

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SCALE: 1/8" = 1'

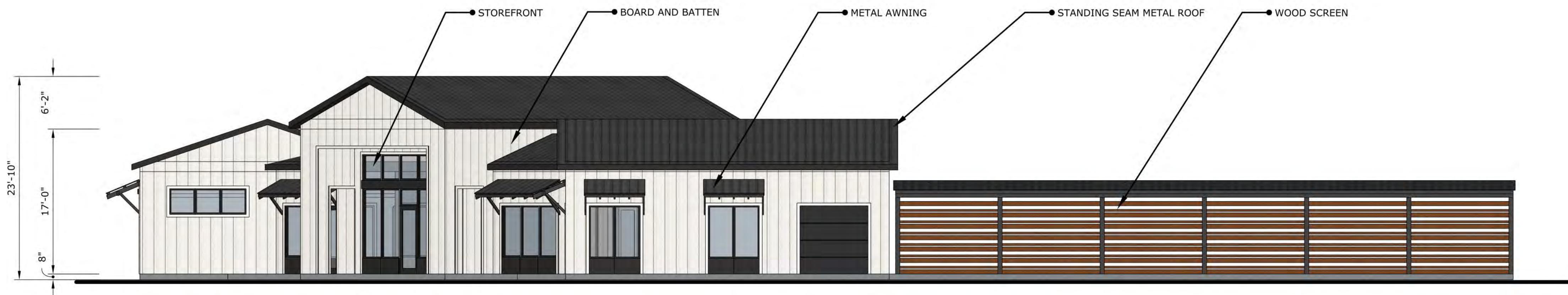
NOT FOR
CONSTRUCTION

DATE:
04.26.2022 PHO SUBMITTAL

SHEET TITLE:

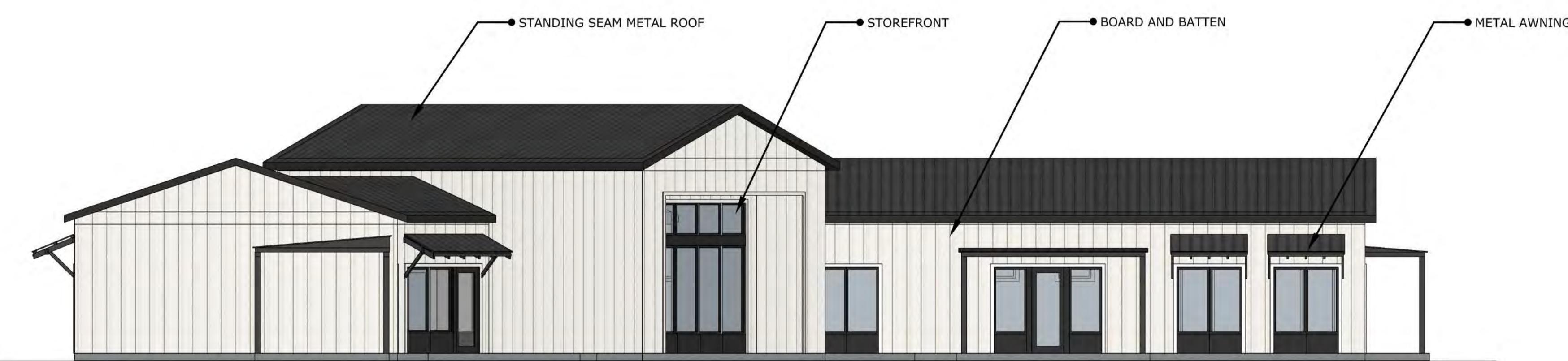
LEASING /
CLUBHOUSE

PL16



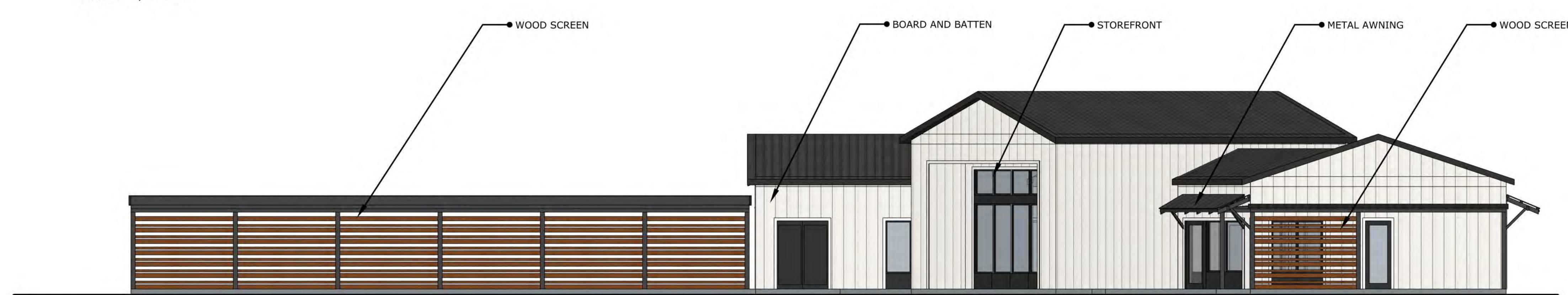
SIDE 01 ELEVATION

SCALE: 1/8" = 1'



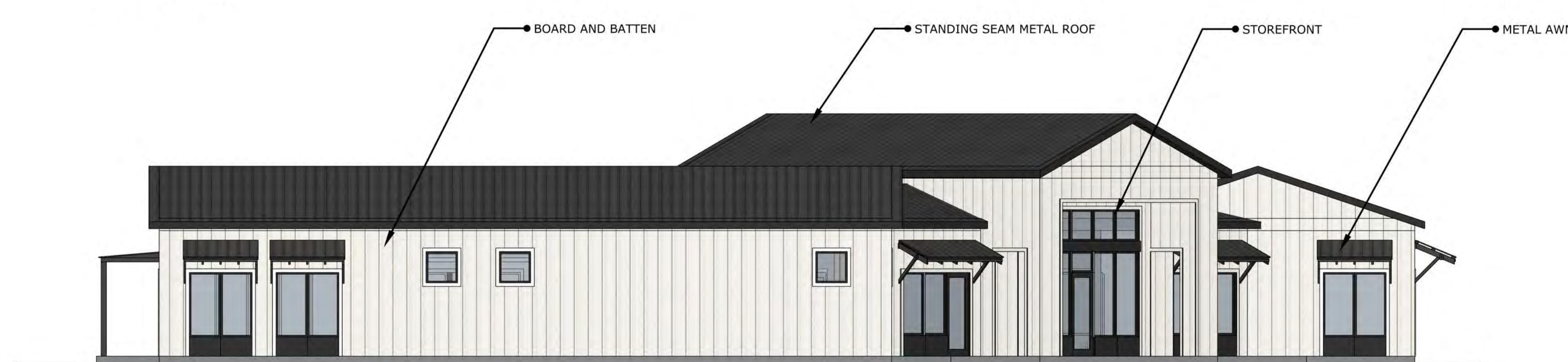
SIDE 02 ELEVATION

SCALE: 1/8" = 1'



SIDE 03 ELEVATION

SCALE: 1/8" = 1'



SIDE 04 ELEVATION

SCALE: 1/8" = 1'

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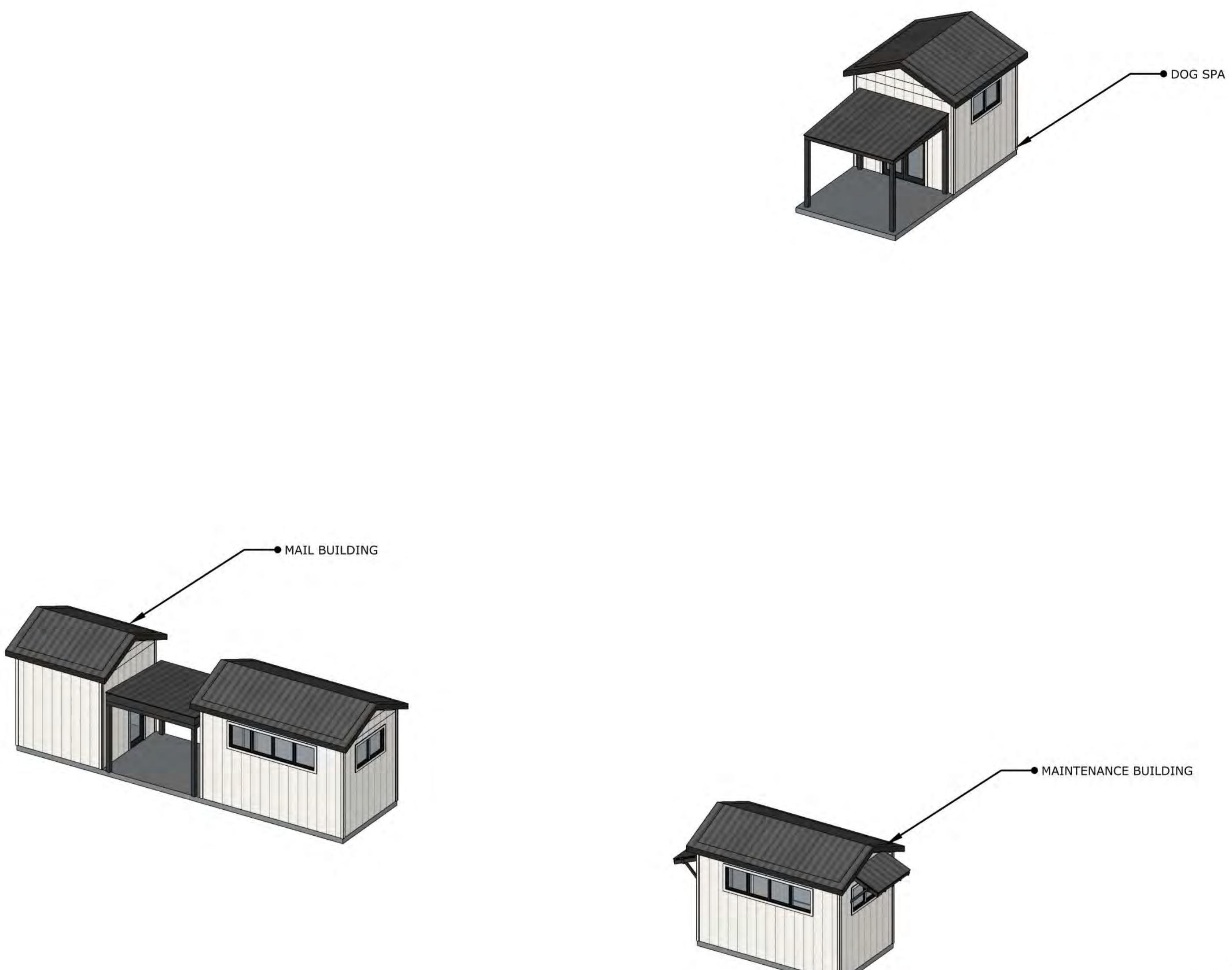
SCALE: 1/8" = 1'
1 2 4 6 10 14

SHEET TITLE:
LEASING /
CLUBHOUSE

PL17

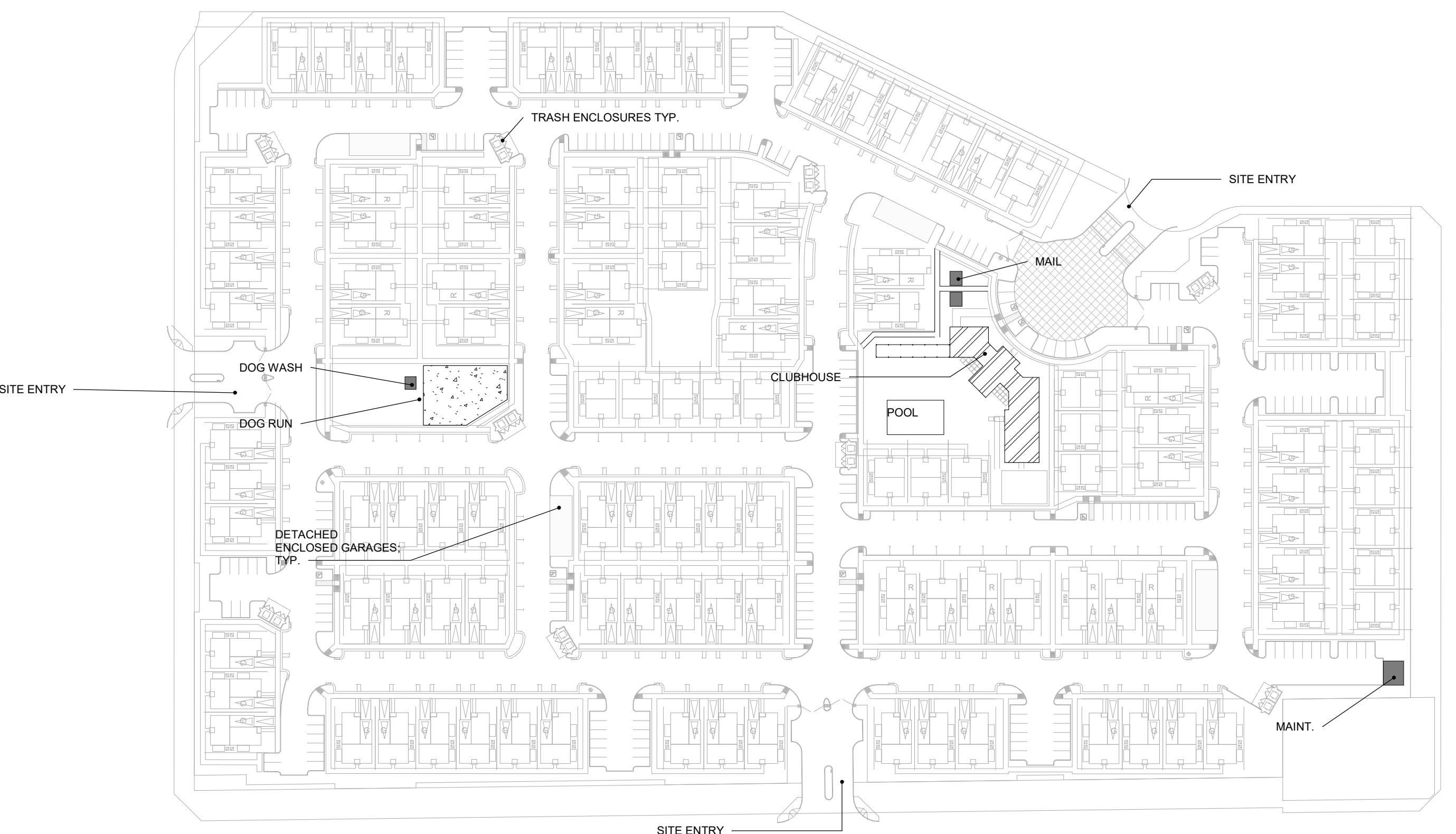
MATERIAL LEGEND (ELEVATION)	
	16' BOARD AND BATTEN SIDING
	8' BOARD AND BATTEN SIDING
	8' LAP SIDING
	8' STRAIGHT EDGE SHAKE SIDING
	ASPHALT ROOF SHINGLES
	STANDING SEAM METAL ROOF

SUPPORT BUILDINGS

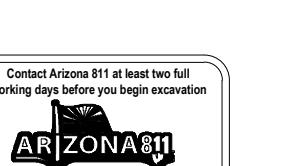


FRONT ISO
SCALE: NTS

BACK ISO
SCALE: NTS



1 KEYPLAN - SUPPORT BUILDINGS
1" = 100'-0"



NOT FOR
CONSTRUCTION

DATE:
04.26.2022 PHO SUBMITTAL



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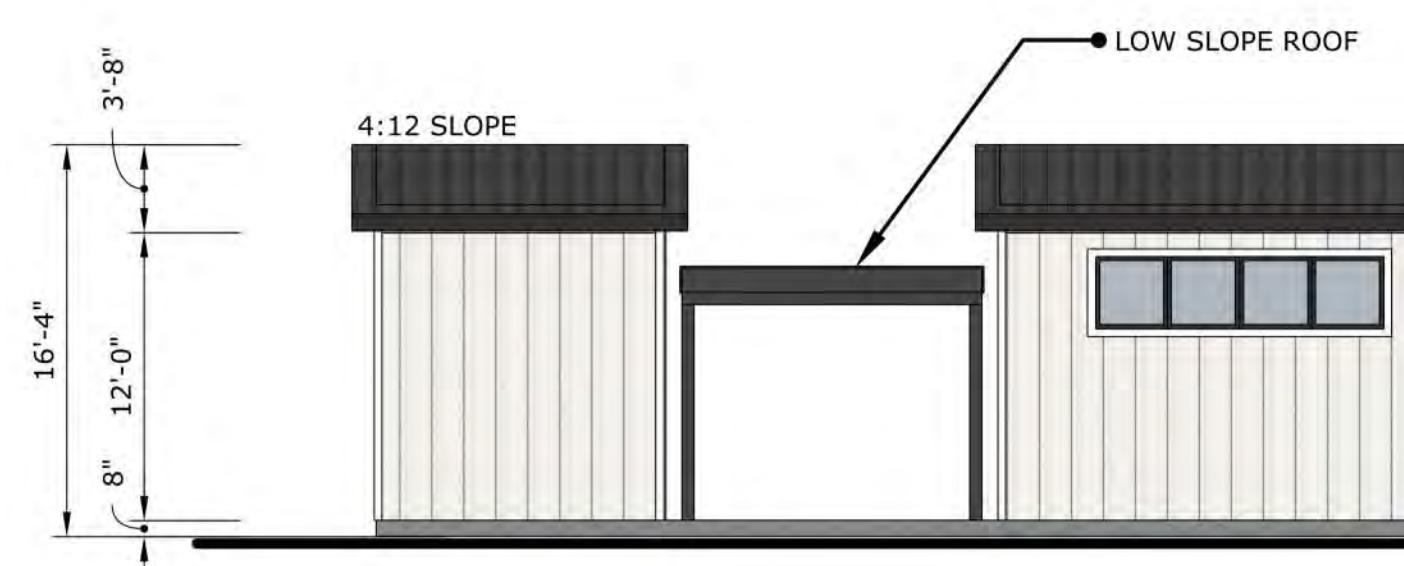
APR 29 2022

Planning & Development
Department

SHEET TITLE:
SUPPORT BUILDINGS

PL18

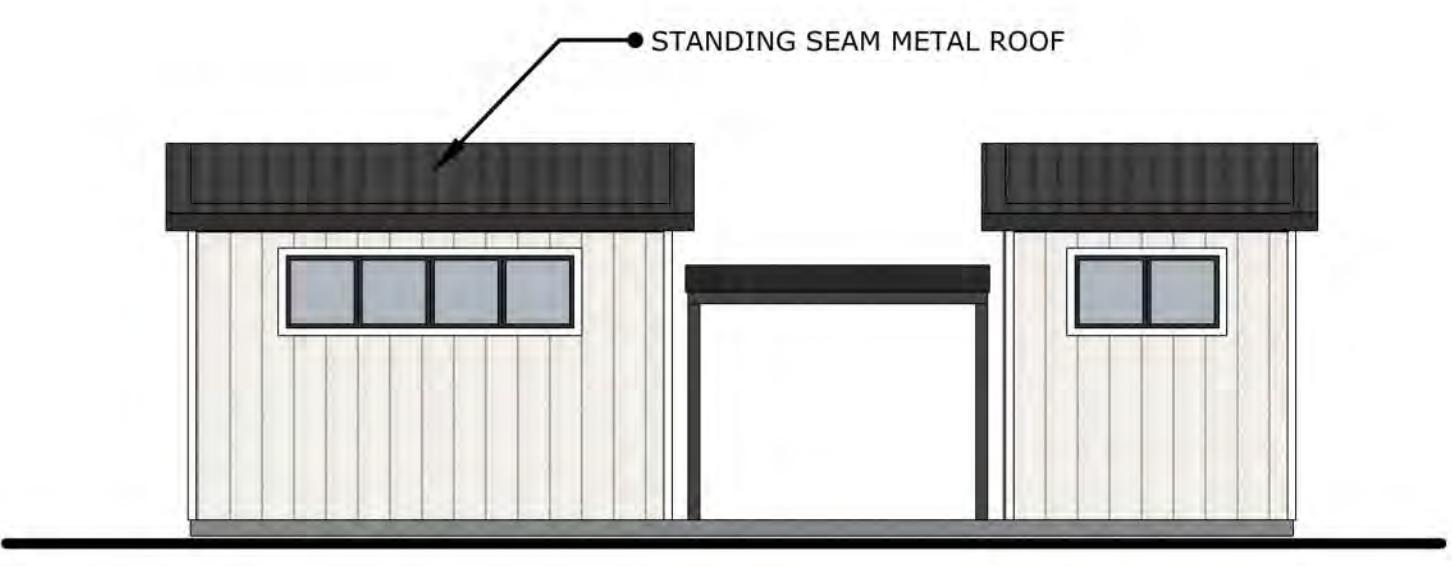
Hearing Date: June 15, 2022



MAIL 01
SCALE: 1/8" = 1'



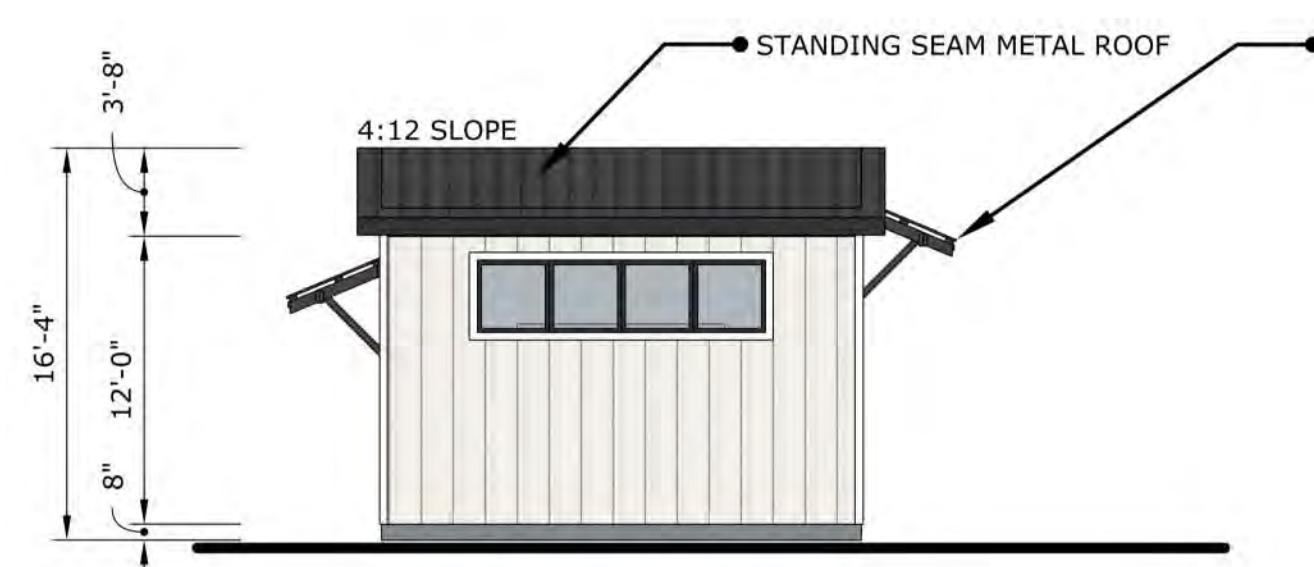
MAIL 02
SCALE: 1/8" = 1'



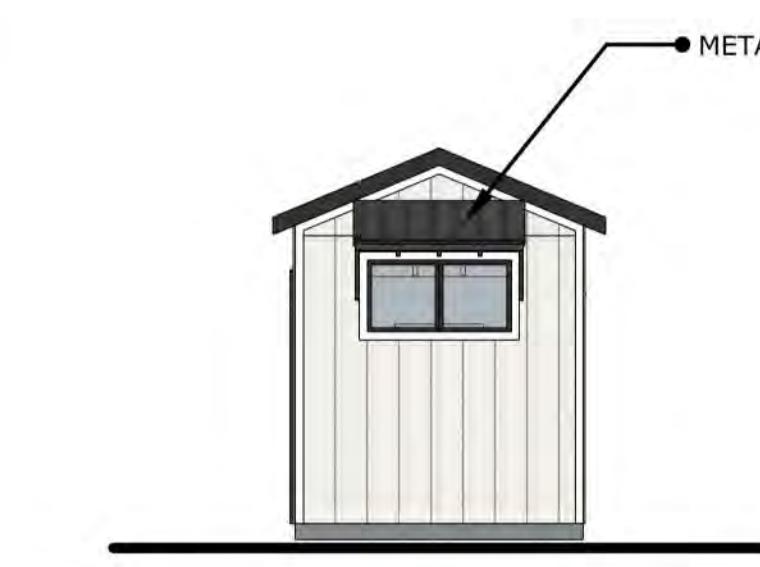
MAIL 03
SCALE: 1/8" = 1'



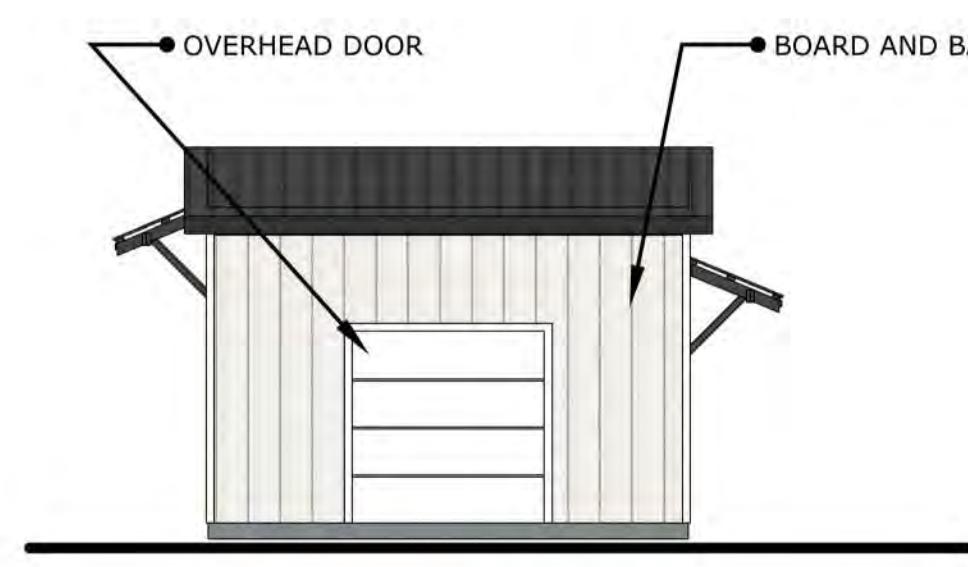
MAIL 04
SCALE: 1/8" = 1'



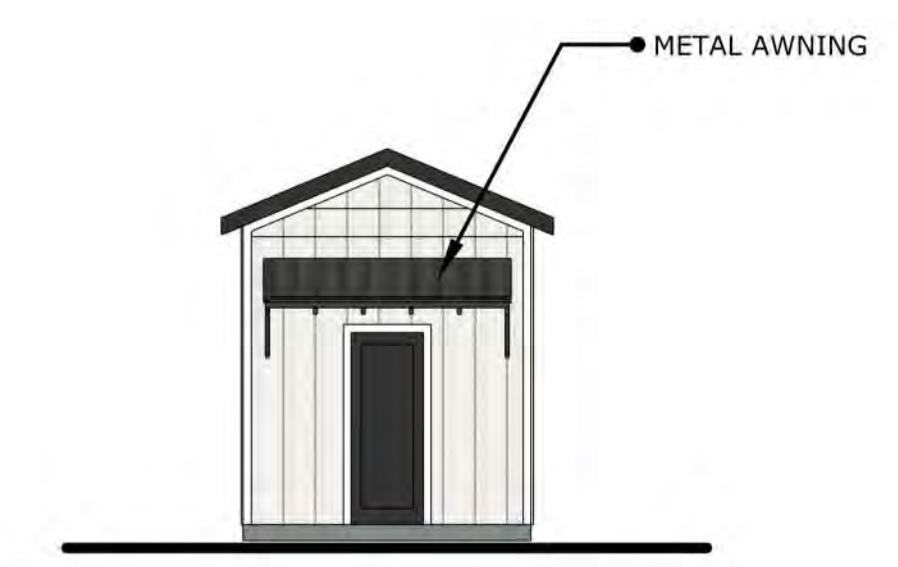
MAINTENANCE 01
SCALE: 1/8" = 1'



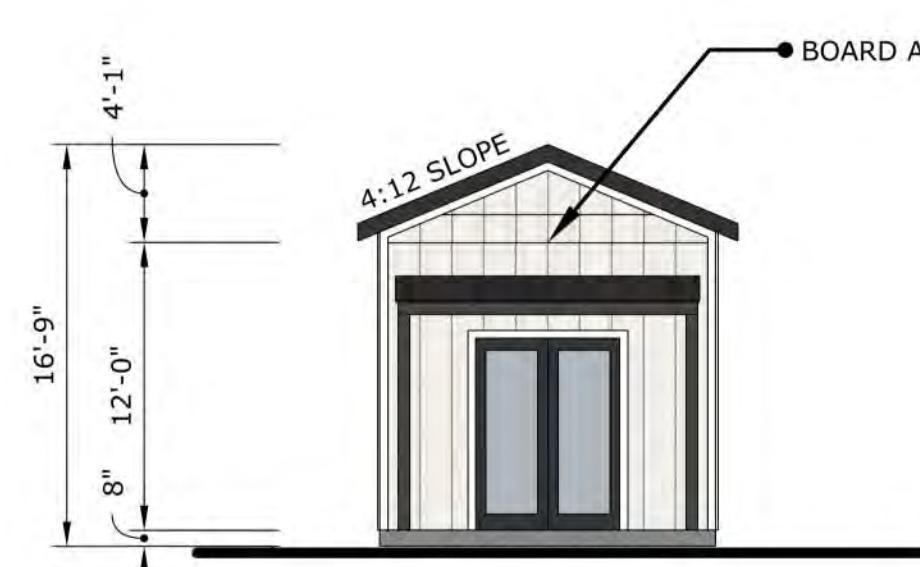
MAINTENANCE 02
SCALE: 1/8" = 1'



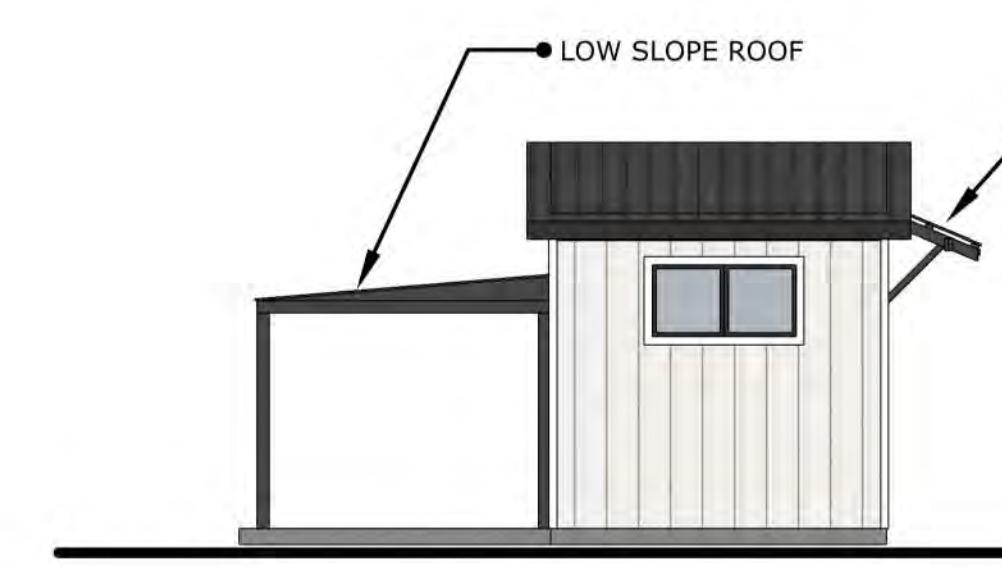
MAINTENANCE 03
SCALE: 1/8" = 1'



MAINTENANCE 04
SCALE: 1/8" = 1'



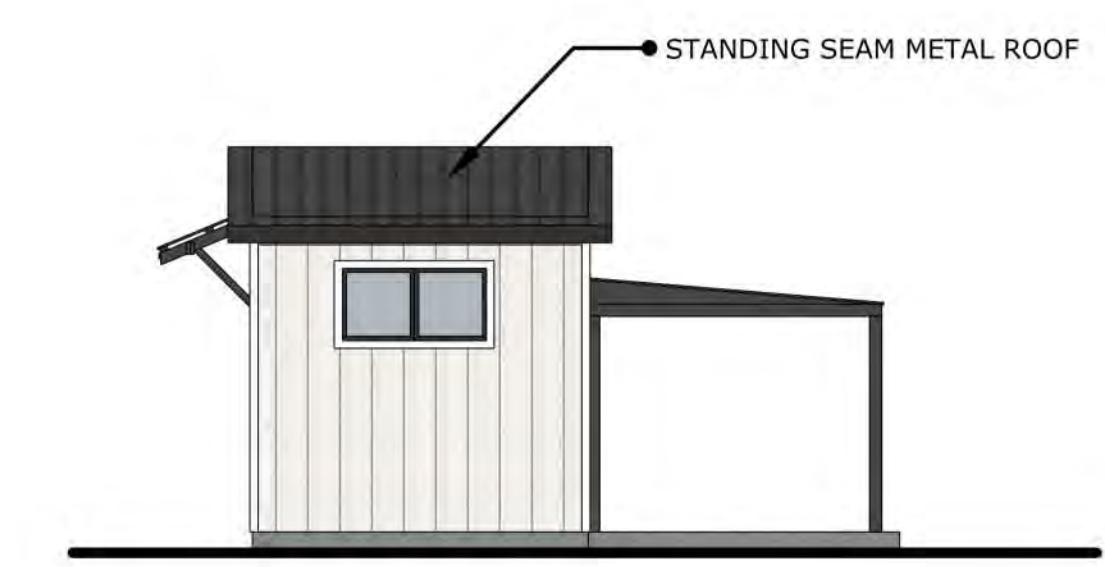
DOG SPA 01
SCALE: 1/8" = 1'



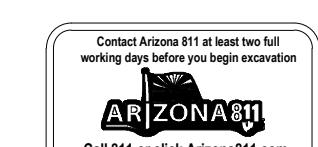
DOG SPA 02
SCALE: 1/8" = 1'



DOG SPA 03
SCALE: 1/8" = 1'



DOG SPA 04
SCALE: 1/8" = 1'



NOT FOR
CONSTRUCTION

DATE:
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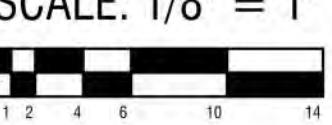
SHEET TITLE:

SUPPORT BUILDINGS

CITY OF PHOENIX

SCALE: 1/8" = 1'

APR 29 2022

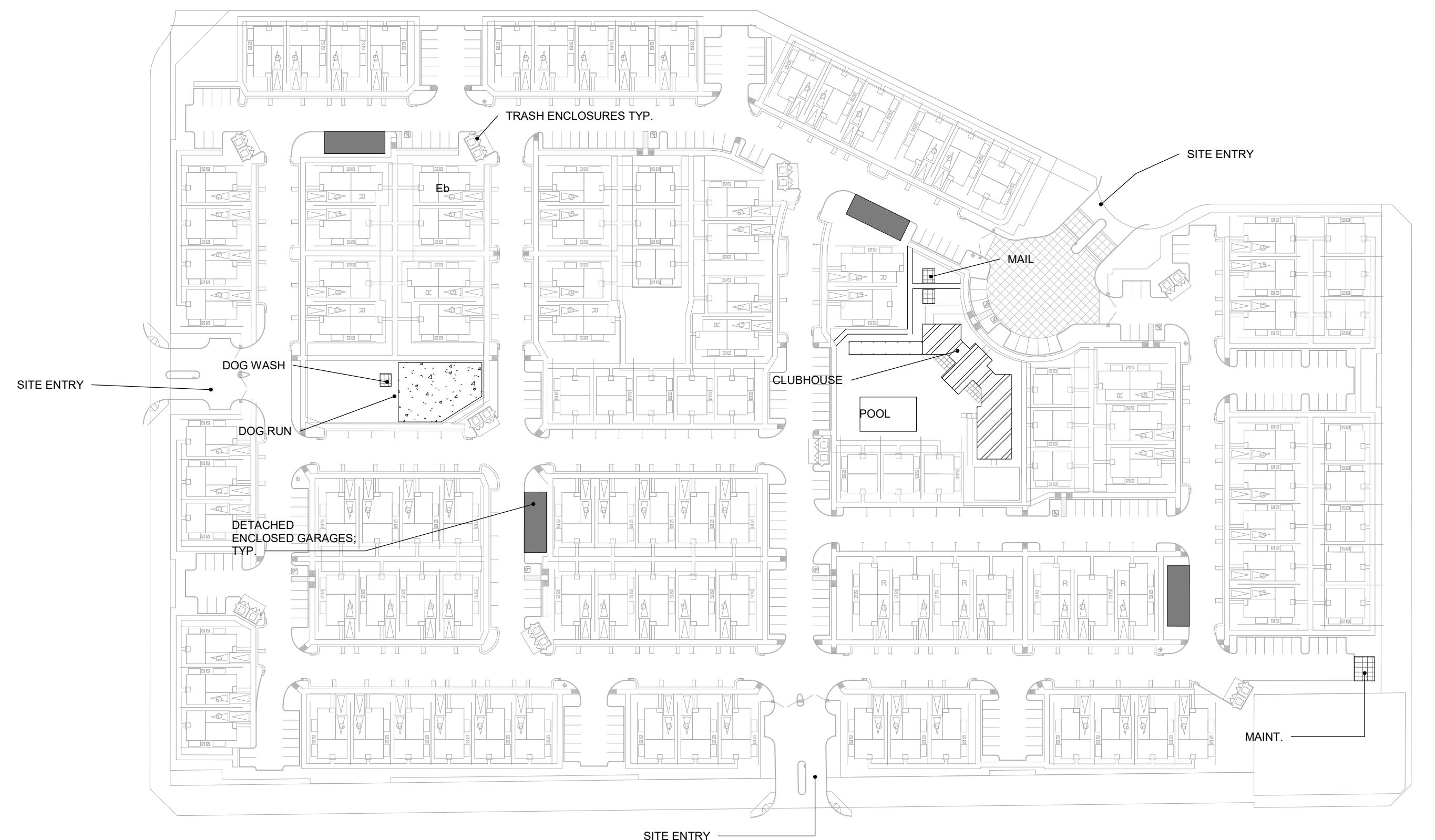


Planning & Development
Department

PL19

Hearing Date: June 15, 2022

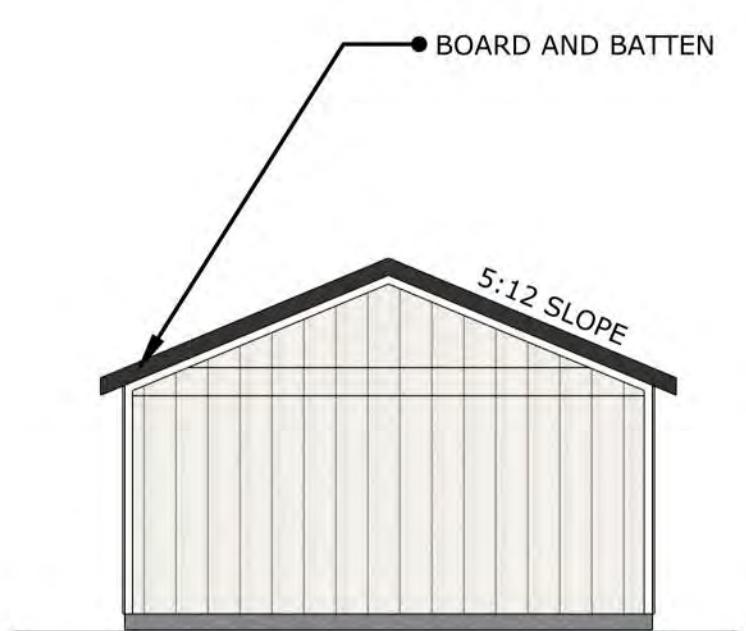
GARAGE BUILDING



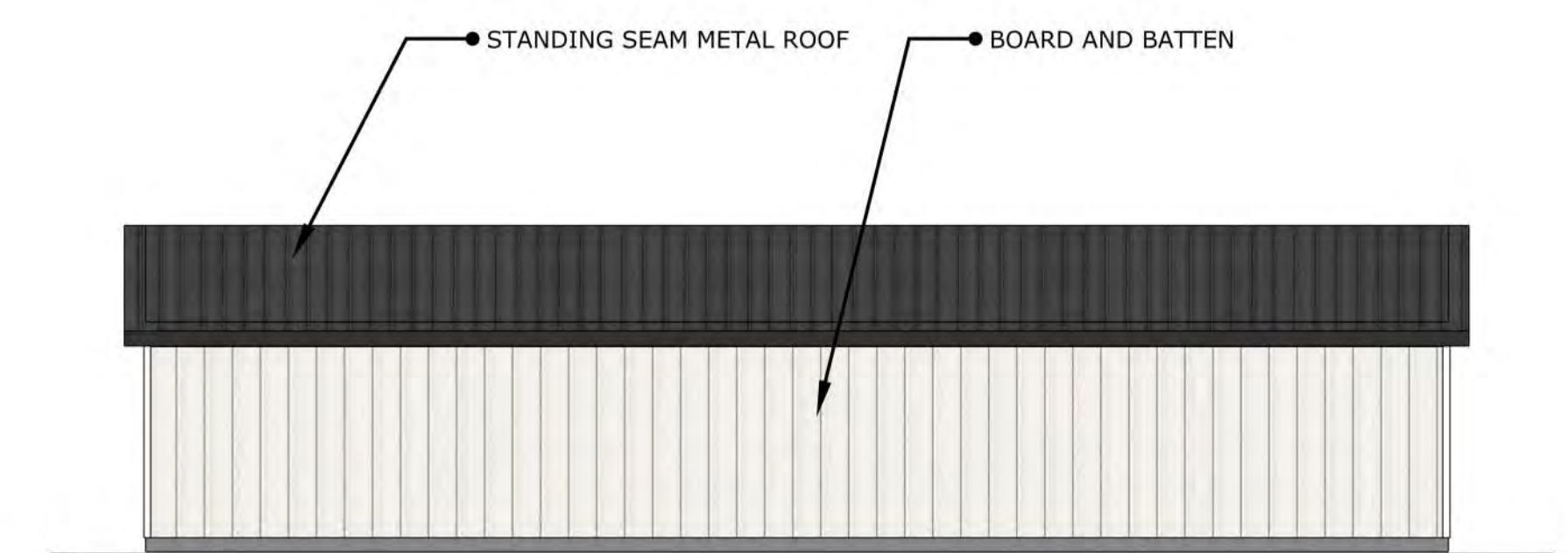
1 KEYPLAN - GARAGES



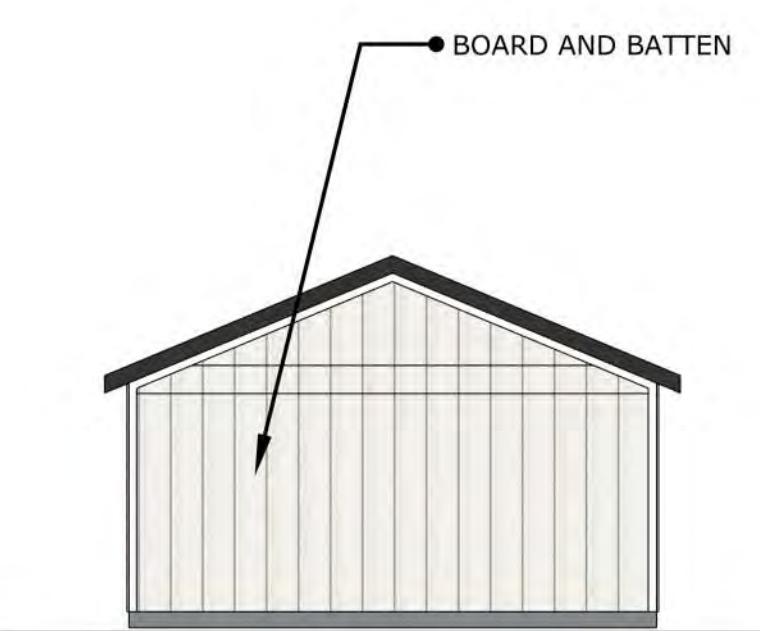
GARAGE 01
SCALE: 1/8" = 1'



GARAGE 02
SCALE: 1/8" = 1'



GARAGE 03
SCALE: 1/8" = 1'



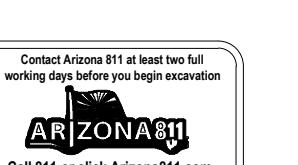
GARAGE 04
SCALE: 1/8" = 1'



FRONT ISO
SCALE: NTS



BACK ISO
SCALE: NTS



NOT FOR
CONSTRUCTION

DATE:
04.26.2022 PHO SUBMITTAL

SHEET TITLE:
PARKING BUILDING

PL20

CITY OF PHOENIX

APR 29 2022

Planning & Development
Department

SCALE: 1/8" = 1'
1 2 4 6 10 14



CLUBHOUSE ENTRY



CLUBHOUSE FRONT



CLUBHOUSE POOL SIDE



CLUBHOUSE POOL SIDE

CITY OF PHOENIX

APR 29 2022

Planning & Development
Department

Hearing Date: June 15, 2022



GARAGE BUILDING



MAIL BUILDINGS



MAINTENANCE BUILDING



DOG SPA

CITY OF PHOENIX

APR 29 2022

Planning & Development
Department

PL22

SHEET TITLE:

3D VIEWS

Hearing Date: June 15, 2022

exercised by the City Manager or his designee.

Financial Impact

The financial impact of this Agreement is a maximum of up to \$200,000 to be received each year, based upon \$20/acre-foot and 10,000 acre-feet/year maximum. Any funds received by the City from NMIDD will be credited to the Aquifer Storage Fund in WSD's Capital Improvement Program.

This item was adopted.

**85 Modification of Stipulation Request for Ratification of Jan. 16, 2019
Planning Hearing Officer Action - **Z-96-06-7****

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Jan. 16, 2019. This ratification requires formal action only.

Summary

Application: PHO-1-18--Z-96-06-7

Existing Zoning: S-1 (Approved R-3A, C-2)

Acreage: 82.34

Applicant: Terry Klinger - Rexco LLC

Owner: Terry Klinger - Rexco LLC

Representative: Alan Beaudoin - Norris Design

Proposal:

Modification of Stipulation 1 regarding general conformance to the site plan date stamped Aug. 15, 2006.

Deletion of Stipulation 2 regarding submission of elevations for PHO review.

Deletion of Stipulation 3 regarding a 50-foot landscape setback along the eastern property line.

Modification of Stipulation 9 regarding location of transit pad.

Deletion of Stipulation 10 regarding transit pad, 2 bus bay and dedication of right-of-way.

Deletion of Stipulation 11 regarding transit pad, 2 bus bay and dedication of right-of-way.

Modification of Stipulation 13 regarding size of right-of way.

Modification of Stipulation 18 regarding maximum dwelling units per acre.

Modification of Stipulation 19 regarding open space on specific parcels.
Deletion of Stipulation 20 regarding conceptual lighting, signage and
landscaping plan for PHO review.
Technical corrections to Stipulations 8, 12, 14 and 15.

Location

General Location: Southwest corner 59th Avenue and Southern Avenue.

Council District: 7

Parcel Address: N/A

Concurrence

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this case on Jan. 14, 2019 and recommended approval with a modification and an additional stipulation by a 8-1 vote.

Planning Hearing Officer Recommendation: The Planning Hearing Officer took this case under advisement on Jan. 16, 2019. On Feb. 8, 2019 the Planning Hearing Officer took this case out from under advisement and recommended denial as filed and approval with modifications and additional stipulations.

This item was approved.

86 Modification of Stipulation Request for Ratification of Jan. 16, 2019**Planning Hearing Officer Action - Z-142-06-7**

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Jan. 16, 2019. This ratification requires formal action only.

Summary

Application: PHO-1-18--Z-142-06-7

Existing Zoning: S-1 (Approved C-2 HGT/WVR)

Acreage: 7.56

Applicant: Terry Klinger - Rexco LLC

Owner: Terry Klinger - Rexco LLC

Representative: Alan Beaudoin - Norris Design

Proposal:

Modification of Stipulation 1 regarding general conformance to the site

REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Planner III, Hearing Officer

Jazmine Braswell, Planner II, Assisting

January 16, 2019

ITEM 5

DISTRICT 7

SUBJECT:

Application #: **Z-96-06-7 (PHO-1-18)** (Continued from 12/19/18 hearing)
Zoning: S-1 (Approved R-3A, C-2)
Location: Southwest corner 59th Avenue and Southern Avenue
Acreage: 82.34
Request: 1) Modification of Stipulation No. 1 regarding general conformance to the site plan date stamped August 15, 2006.
2) Deletion of Stipulation No. 2 regarding submission of elevations for PHO review.
3) Deletion of Stipulation No. 3 regarding a 50-foot landscape setback along the eastern property line.
4) Modification of Stipulation No. 9 regarding location of transit pad.
5) Deletion of Stipulation 10 No. regarding transit pad, 2 bus bay and dedication of right-of-way.
6) Deletion of Stipulation No. 11 regarding transit pad, 2 bus bay and dedication of right-of-way.
7) Modification of Stipulation No. 13 regarding size of right-of way.
8) Modification of Stipulation No. 18 regarding maximum dwelling units per acre.
9) Modification of Stipulation No. 19 regarding open space on specific parcels.
10) Deletion of Stipulation No. 20 regarding conceptual lighting, signage and landscaping plan for PHO review.
11) Technical corrections to Stipulations Nos. 8, 12, 14, and 15.
Applicant: Terry Klinger - Rexco LLC
Owner: Terry Klinger - Rexco LLC
Representative: Alan Beaudoin - Norris Design

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer took this case under advisement. On February 8, 2019 the Planning Hearing Officer took this case out from under advisement and recommended denial as filed and approval with modifications and additional stipulations.

Village Planning Committee (VPC) Recommendation: At its December 10, 2018 meeting, the Laveen Village Planning Committee recommended a continuance by a 12-0 vote.

At its January 14, 2019 meeting, the Laveen Village Planning Committee recommended approval with a modification and an additional stipulation by an 8-1 vote.

DISCUSSION

Alan Beaudoin with Norris Design, representing the property owner, stated that he presented these requests to the Laveen Citizens for Responsible Development (LCRD) and the Laveen Village Planning Committee (VPC). The proposed stipulation language before the hearing officer has been modified from the initial application to accommodate the recommendations of the LCRD and Laveen VPC. He stated that the applicant worked closely with the LCRD and Laveen VPC to formulate stipulation language that all parties agree upon.

Sandy Hamilton, president of the LCRD, stated the LCRD is in support of the stipulations brought forth by the Laveen VPC, with 2 exceptions. The LCRD supports a maximum density of 18 dwelling units per gross acre rather than the 17 dwelling units per gross acre recommended by the Laveen VPC. Secondly, the LCRD supports a two story height limit on buildings along the perimeter of the site and a three story height limit on the remainder of the site. The Laveen VPC recommended a two story limitation on the entire subject site. Adam Stranieri asked Mr. Hamilton if he was referring to the entire perimeter of the site or the perimeter property lines adjacent to public streets. Mr. Hamilton clarified he would support the height limit along property lines adjacent to public streets.

Phil Hertel, a member of the LCRD speaking in support of the request, stated that the LCRD supports the Laveen VPC recommendation overall, but agreed with the exceptions raised by Mr. Hamilton.

Gary Ensminger, a community resident speaking in opposition, stated he has concerns regarding the increase in density. In addition, he has concerns about the increase in traffic on Southern Road. He does not support the request to delete the stipulation requiring a 50-foot setback along the east property line, 59th Avenue from the golf course property.

Robert Branscomb, chair of the Laveen VPC, stated they are concerned with the proposed density. The Laveen VPC recommendation to limit the maximum building height to two-stories was intended to reduce the overall density of the project.

Mr. Stranieri stated that the property is adjacent to the 202 Freeway corridor to the west, intense commercial or industrial uses on County land to the north, a golf course to the east, and a Maricopa County Community Colleges owned property to the south. He noted that staff had received a letter from the President of South Mountain Community College indicating their support for the proposal and interest in developing their

property. He stated that the site is suitable for a targeted increase in density, however the limitation of building height along the adjacent streets and other proposed stipulations would mitigate potential impacts of the proposal.

Jon Kimoto, member of the LCRD speaking in support, stated that the LCRD would like to see a stipulation for a maximum of 18 du/acre combined.

Mr. Beaudoin stated they were originally proposing a total of 793 units. After discussion with the Laveen VPC, they reduced the total number of units to 716. The VPC recommended a combined density of 17 du/acre for development parcels E and F. The LCRD had recommended a combined density of 18 du/acre as well as a density transfer provision. He stated his support for a unit cap of 716. The applicant is supportive of the LCRD's proposal. In addition, they are no longer requesting to delete Stipulation No. 2 regarding building elevations. He stated that he does not support the Laveen VPC's recommendation of a height limitation of two stories for the entire development. However, he would support a height limitation for buildings adjacent to public streets. Additionally, he stated he would like to see stipulation language added to allow a density transfer for 40 units between development parcels E and F. Some members of the VPC and LCRD in attendance indicated they support the density transfer concept.

Mr. Stranieri expressed concern regarding whether it would be possible to implement all the various stipulations regarding density that had been proposed. He stated that it may be confusing or impossible to concurrently require restrictions on overall density, combined density, and density transfer, particularly since the development parcels do not correlate to zoning lines and are not existing parcels. He stated that density transfers are more typical in large planned community districts.

Phil Hertel expressed concern with the proposed ingress and egress locations for the project and stated that he would prefer all full-movement driveways.

Mr. Beaudoin stated that the Laveen VPC recommended a stipulation to require the development to be gated. Mr. Hamilton stated the LCRD would like to see the community gated and also suggested the addition of pedestrian gates at all vehicular driveway locations.

Mr. Stranieri asked the members of the LCRD that were in attendance, to clarify their intent regarding their recommendation for view fencing. Mr. Hamilton stated that the intention was to require that all street-adjacent fencing be view fencing and that 60% of the total area of the wall should be open.

Mr. Stranieri expressed concern with the proposal for additional stipulations regarding parking lot landscaping and building-adjacent planters. He noted that the proposed standards may be difficult to implement as they are intended for commercial properties. He noted that the proposed site plan had covered parking which may interfere with planting requirements. He also noted that typical multifamily buildings have many

private pathways, doorways, patios, stairwells, and other architectural features that may make it difficult to implement building-adjacent planters.

Mr. Stranieri stated that the Public Transit Department does not support the request to delete certain stipulations regarding transit improvements. The Public Transit Department indicated to staff that they intend to continue and enhance bus service along both 59th Avenue and Southern Avenue. Mr. Beaudoin stated his intent for requesting the deletion of Stipulation No. 9 was to remove language referencing a loop road. Because of the new 202 Freeway being constructed west of the subject site, the proposed site plan does not depict a loop road. Mr. Stranieri indicated that revised language may be required to update the transit improvements per the Public Transit Department recommendation.

The Planning Hearing Officer took this case under advisement.

FINDINGS

- 1) The proposed multifamily residential development is compatible with the land use pattern in the surrounding area. The property is bordered by the Loop 202 Freeway alignment to the west, the Salt River bank to the north, a golf course to the east, and a property owned by Maricopa County Community Colleges (MCCC) to the South. The subject site is suitable for a targeted increase in density.
- 2) There were numerous stipulations relating to residential density proposed by the Laveen Village Planning Committee (VPC), Laveen Citizens for Responsible Development (LCRD), and raised at the Planning Hearing Officer meeting including overall density, a combined density cap, a unit cap, and a density transfer provision. If implemented concurrently, the stipulations conflict and would create uncertainty for future development. Further, the development parcels depicted on the conceptual site plan do not correlate to real property parcels and it is unknown at this time how the property may be subdivided. Community members at the Planning Hearing Officer meeting indicated a willingness to compromise at a combined residential density of 18 dwelling units per gross acre if the approximate balance of the units on Parcels E & F as shown on the conceptual site plan is maintained. They indicated that this balance was the intent of the proposed density transfer provision. Therefore, a maximum density of 20.8 dwelling units per gross acre for the R-3A portion of the site, correlating with the density shown on the conceptual site plan for Parcel F, and a combined residential density of 18 dwelling units per gross acre is recommended.
- 3) Community members also recommended the inclusion of two full-movement driveways along both 59th Avenue and Southern Avenue. The approval of these configurations is dependent on multiple technical requirements by City staff typically evaluated during plan review. Limitations to this proposal include planned medians called for in the cross sections for both streets and limitations

created by the spacing requirements between full movement driveways, given the dimensions of the subject property. Therefore, a requirement that all driveways be full movement as approved by the Street Transportation Department is recommended.

- 4) The Public Transit Department indicated that per the Phoenix Transportation 2050 Plan bus transit lines are proposed along both 59th Avenue and Southern Avenue. They recommended revised stipulation language that addresses the need for infrastructure to support the planned transit service along these streets.
- 5) The Parks and Recreation Department indicated that the south side of Southern Avenue is planned for a multi-use trail that will provide connectivity to the larger trail network in the surrounding area and recommended stipulation language regarding the construction of this trail. The construction of the Loop 202 Freeway may impact the planning of this trail network as it currently bisects the planned trail adjacent to the subject property to the existing portions of the trail west of the subject property. Therefore, additional language is recommended allowing staff flexibility in the approval or modification of the trail design when the property is developed.
- 6) Additional stipulations proposed by the Laveen VPC, LCRD, and community members at the Planning Hearing Officer meeting included building height limitations along street-adjacent property lines, enhanced open space, gates, building elevation review and architectural features, detached sidewalks, perimeter fencing, pedestrian access gates, and enhanced notification requirements. These stipulations will mitigate the impacts of the proposal and are consistent with development in the surrounding area. These stipulations are recommended with some modifications for clarity and technical issues.

DECISION: The Planning Hearing Officer took this case under advisement. On February 8, 2019 the Planning Hearing Officer took this case out from under advisement and recommended denial as filed and approval with modifications and additional stipulations.

STIPULATIONS

General		
1.	That THE development shall be in general conformance with the site plan date stamped August 15, 2006 JANUARY 15, 2019 as modified by the following stipulations and as approved by the PLANNING AND Development Services Department, WITH SPECIFIC REGARD TO THE FOLLOWING:	
A.	THE MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE 2 STORIES AND 30 FEET ADJACENT TO 59TH AVENUE AND SOUTHERN AVENUE.	

	B.	THE R-3A PORTION OF THE SITE SHALL NOT EXCEED 20.8 DWELLING UNITS PER GROSS ACRE AND THE ENTIRE RESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 18 DWELLING UNITS PER GROSS ACRE COMBINED.
	C.	THE ENTIRE RESIDENTIAL DEVELOPMENT SHALL PROVIDE A MINIMUM 28% COMMON AREA COMBINED, OF WHICH A MINIMUM 10% SHALL BE ACTIVE OPEN SPACE.
	D.	ALL DRIVEWAYS SHALL BE FULL MOVEMENT WHERE FEASIBLE AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
	E.	THE RESIDENTIAL COMMUNITIES SHALL BE GATED.
2.		That CONCEPTUAL Elevations shall be REVIEWED AND APPROVED BY submitted to the Planning Department for Planning Hearing Officer review and approval through the public hearing process FOR STIPULATION MODIFICATION prior to Development Services Department preliminary FINAL site plan approval. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
	A.	ALL ELEVATIONS OF THE BUILDING SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, AND/OR OTHER OVERHANG CANOPIES.
	B.	ALL ELEVATIONS OF THE BUILDING SHALL INCLUDE A MINIMUM OF THREE FINISHING MATERIALS.
	C.	BUILDINGS SHALL INCLUDE PITCHED, HIPPED, GABLE, OR SIMILAR ROOF ELEMENTS OR FACADES.
3.		That a MINIMUM 30-foot landscaped setback shall be provided ALONG adjacent to the site's eastern property line, as approved by the PLANNING AND Development Services Department.
4.		SIDEWALKS ALONG 59TH AVENUE AND SOUTHERN AVENUE SHALL BE DETACHED WITH A MINIMUM FIVE FOOT WIDE LANDSCAPED STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND SHALL INCLUDE A MINIMUM 50% TWO INCH CALIPER AND 50% THREE INCH CALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER

	OR EQUIVALENT GROUPINGS ALONG BOTH SIDES OF THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5.	PERIMETER FENCING ALONG 59TH AVENUE AND SOUTHERN AVENUE SHALL CONSIST OF A MINIMUM 60% OPEN VIEW FENCING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6.	PEDESTRIAN ACCESS GATES SHALL BE INSTALLED TO PROVIDE CONNECTIVITY TO THE SHARED USE PATH ADJACENT TO THE LOOP 202 FRONTOAGE AND THE MARICOPA COMMUNITY COLLEGE PROPERTY TO THE SOUTH AND AT ALL VEHICULAR ACCESS POINTS, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
Disclosures	
7. 4.	That Prior to final site plan approval, the property owner shall record documents that disclose to tenants of the site or purchasers of property within the site, the existence, proximity and operational characteristic of a regional freeway, active agricultural uses, non-domesticated animal keeping, a golf course, and industrial activities. 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. 5.	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.
Archaeology	
9. 6.	That The developer shall complete an archaeological survey of the site; the survey shall be submitted to, and approved by, the City Archaeologist prior to any construction related ground disturbance of the site.
10. 7.	That All construction related ground disturbance within AZ T: 12:90 (ASM) or within 250 feet of AZ T: 12:90 (ASM), AZ T: 12:205 (ASM), and AZ T: 12:221 (ASM) shall be tested and monitored for archaeological resources, as approved by the City Archaeologist.
Parks and Recreation	
11. 8.	That The developer shall dedicate a 30-foot public shared use path easement and construct a 10-foot concrete shared use path adjacent to the Loop 202 frontage, the easement shall be landscaped with a mix of 2 and 3-inch caliper

	trees and appropriate ground cover, as approved by the PLANNING AND Development Services Department. However, the trail may be located on the west side of the Loop 202 frontage between Southern Avenue and Vineyard Road if a dedicated, publicly accessible route (e.g. underpass) acceptable to the City is provided between the west and east side of the Loop 202, this route must be located between Southern Avenue and Vineyard Road.
12.	THE DEVELOPER SHALL DEDICATE A 30-FOOT WIDE MULTI-USE TRAIL EASEMENT (MUTE) ALONG THE SOUTH SIDE OF SOUTHERN AVENUE AND CONSTRUCT A MINIMUM 10-FOOT WIDE MULTI-USE TRAIL (MUT) WITHIN THE EASEMENT, IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AS APPROVED OR MODIFIED BY THE PARKS AND RECREATION AND PLANNING AND DEVELOPMENT DEPARTMENTS.
Transit	
13. 9.	That the developer shall construct P1262 transit pad and dedicate related right-of-way for eastbound Southern Avenue located on the far side of the proposed collector loop, as approved by the Public Transit Department. THE DEVELOPER SHALL DEDICATE RIGHT OF WAY AND CONSTRUCT A BUS STOP PAD ALONG EASTBOUND SOUTHERN AVENUE EAST OF THE PROPOSED DRIVEWAY BETWEEN PARCELS B AND C. THE BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A DEPTH OF AT LEAST 10 FEET. THE BUS STOP PAD SHALL BE SPACED FROM THE INTERSECTION OF SOUTHERN AVENUE AND ANY PROPOSED DRIVEWAY AS PER CITY OF PHOENIX STANDARD DETAIL P1258, AS APPROVED BY THE PUBLIC TRANSIT DEPARTMENT.
14. 10.	That the developer shall construct P1261 transit pad and P1256-2 bus bay and dedicate related right-of-way for southbound 59th Avenue on the far side of Southern Avenue, as approved by the Public Transit Department. THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND CONSTRUCT A BUS BAY ALONG SOUTHBOUND 59TH AVENUE, SOUTH OF SOUTHERN AVENUE. THE BUS BAY SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1256. THE ATTACHED BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1261 WITH A DEPTH OF AT LEAST 10 FEET. THE BUS BAY SHALL BE SPACED FROM THE INTERSECTION OF 59TH AVENUE AND SOUTHERN AVENUE AS PER CITY OF PHOENIX STANDARD DETAIL P1258, AS APPROVED BY THE PUBLIC TRANSIT DEPARTMENT.
15.	That the developer shall construct P1261 transit pad and P1256-2 bus bay and

11.	dedicate related right-of-way for southbound 59th Avenue on the far side of the proposed collector loop, as approved by the Public Transit Department. THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND CONSTRUCT ONE BUS STOP PAD ALONG SOUTHBOUND 59TH AVENUE, SOUTH OF THE PROJECT DRIVEWAY. THE BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A DEPTH OF AT LEAST 10 FEET. THE BUS STOP PAD SHALL BE SPACED FROM THE INTERSECTION OF 59TH AVENUE AND THE PROJECT DRIVEWAY AS PER CITY OF PHOENIX STANDARD DETAIL P1258, AS APPROVED BY THE PUBLIC TRANSIT DEPARTMENT.
Street Transportation	
16.	That Right-of-way totaling 55 feet and a sidewalk easement totaling 10 feet shall be dedicated for the south half of Southern Avenue, as approved by the PLANNING AND Development Services Department.
17.	That Right-of-way totaling 50 feet and a sidewalk easement totaling 10 feet shall be dedicated for the west half of 59th Avenue, as approved by the PLANNING AND Development Services Department.
18.	That A 21-foot by 21-foot right-of-way triangle shall be dedicated at the southwest corner of 59th Avenue and Southern Avenue, as approved by the PLANNING AND Development Services Department.
19.	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 Americans with Disabilities Act accessibility standards.
20.	That The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Traffic Engineer II, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
21.	That The applicant shall submit a Red Border letter to ADOT for review. This form is a requirement of ADOT for all projects within 1/2 mile of any freeway, proposed or existing. Contact Right-of-Way Agent III (Louis J. Malloque), ADOT, 205 South 17th Avenue, Mail Drop 612E, Phoenix, AZ 85007, PH: (602) 712-8755, E-mail: lmalloque@azdot.gov for additional information.
18.	That development of the site shall not exceed 10.74 dwelling units per acre, as approved by the PLANNING AND Development Services Department.

19.	That a minimum of 15 percent of Parcel D shall be open space, as approved by the PLANNING AND Development Services Department.
20.	That for each phase of development, a conceptual lighting plan, conceptual signage plan, and conceptual landscaping plan shall be submitted to the Planning Department for Planning Hearing Officer review and approval through the public hearing process prior to Development Services Department preliminary site plan approval.
22.	
20.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.
23.	
20.	THE DEVELOPER SHALL NOTIFY THE FOLLOWING INDIVIDUALS AT A MINIMUM 15 CALENDAR DAYS PRIOR TO ANY PLANNING HEARING OFFICER REQUEST TO MODIFY OR DELETE STIPULATIONS OR REZONING ACTION. THE NOTICE SHALL INCLUDE THE DATE, TIME, AND LOCATION OF THE HEARING.
A.	PHIL HERTEL 2845 W BROADWAY RD PHOENIX, AZ 85041
B.	JON KIMOTO 3216 W ANSELL RD LAVEEN, AZ 85339
C.	SANDY HAMILTON 5218 W MAGDALENA LN LAVEEN, AZ 85339

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regarding the proposed Cesar Chavez community center, which will take place on January 29, 2019 and February 7, 2019 at Cesar Chavez High School.

4. Public comment concerning items not on the agenda.

Chairman Robert Branscomb opened the floor to public comment.

Mr. John Chan delivered public comment regarding the upcoming open house meetings for the Talking Stick Arena.

Mr. Jim Pitman delivered public comment regarding the importance of the Phoenix Suns franchise to downtown Phoenix, and elaborated on the success of the partnership between the City of Phoenix and the Phoenix Suns.

Mr. David Pulley delivered public comment regarding traffic and pedestrian safety at the intersection of 39th Avenue and Southern Avenue, and shared that he was happy that City is taking action regarding safety in the area.

Ms. Gina Staley delivered public comment regarding the population increase in the Laveen. **Ms. Staley** expressed concern regarding a change in the Phoenix Sky Harbor International Airport flight path, and asked the committee to follow up with the council offices regarding this change.

5. Discussion and possible recommendation regarding a change to the October 2019 meeting date for the Laveen Village Planning Committee.

Mr. Cody White, staff, presented a proposed change to the October 2019 meeting date. The original meeting date was scheduled to occur on October 7, but staff has received a request to change that date to October 14, due to the original date's conflict with the school district's fall break.

Motion

Ms. Jennifer Rouse motioned to approve the change to the October 2019 meeting date, **Mr. Randy Schiller** seconded the motion.

Vote

9-0, Motion to approve passed, with Committee Members Branscomb, Abegg, Ensminger, Estela, Johnson, Mockus, Ortega, Rouse and Schiller in favor.

6. PHO-1-18—Z-96-06-7: Presentation, discussion and possible recommendation on a request to modify or delete Stipulation Nos. 1, 2, 3, 9, 10, 11, 13, 18, 19, and 20, and make technical corrections to Stipulation Nos. 8, 12, 14, and 15, for a property approximately 82.34 acres in size, located at the southwest corner of 59th Avenue and Southern Avenue. The Planning Hearing Officer will consider this request on January 16, 2019.

This item was heard concurrently with Item #7.

X speaker card were submitted in favor.

X speaker cards were submitted in opposition.

Mr. Cody White, staff, delivered a brief presentation outlining the request for both items 6 and 7.

Mr. Alan Beaudoin, applicant, delivered a presentation outlining the request and the changes made to the request since he presented to the Committee during the previous month.

Mr. Beaudoin emphasized that his team has been working very closely with the Laveen Citizens for Responsible Development and several members of the Laveen Village Planning Committee. **Mr. Beaudoin** also noted that his team has reached out to the Maricopa Community College District which has submitted a letter of support for the project.

Mr. Beaudoin mentioned that the revised proposal includes a number of additional pedestrian connections to the surrounding area, and that the project is now gated, as proposed. **Mr. Beaudoin** stated that the revised proposal also includes additional vehicular access to 59th Avenue and to Southern Avenue.

Mr. Beaudoin outlined his proposed changes to the stipulation modifications. He proposed expanding upon stipulation No. 1 to stipulate general conformance to a site plan with specific regard to two-story buildings along the perimeter, a reduced unit count of 716 units, and that no more than 40 units shall be shifted between phases of the project. **Mr. Beaudoin** continued with changes to Stipulation No. 1, adding 10% improved open space, and a total of 28% open space be provided, a minimum of two ingress and egress points, and gated access to both phases of the project.

Mr. Beaudoin addressed his proposed changes to Stipulation No. 2 regarding review and comment for building elevations, landscape and lighting plan. **Mr. Beaudoin** shared that he had been working with Committee Member Abegg and had added a number of specific landscape stipulations and that all items would be brought back for review and comment. **Mr. Beaudoin** outlined the remaining modifications and noted that there was no change from the previously requested modifications.

Chairman Robert Branscomb opened the floor to committee discussion.

Mr. Randy Schiller inquired about a label on the proposed site plan regarding proposed units above garages. **Mr. Beaudoin** responded that there are several units above individual garages proposed along the western boundary of the site. **Mr. Schiller** asked if the project would be managed as two separate communities. **Mr. Beaudoin** responded that the project would be developed in two phases, but might be jointly managed.

Ms. Wendy Ensminger shared her concern with the proposed density of the project.

Ms. Jennifer Rouse shared her concern with the proposed density of the project.

Ms. Cinthia Estela thanked the applicant for their efforts, but expressed

concern with the traffic and congestion generated by the project.

Mr. Curtlin Johnson asked if the community would have fencing around the community. **Mr. Beaudoin** replied that it would, with pedestrian gates provided at several locations.

Ms. Linda Abegg thanked the applicant for their efforts in responding to Committee concerns. **Ms. Abegg** asked if there were opportunities for additional pedestrian connections. **Mr. Beaudoin** replied that pedestrian gates will be provided wherever vehicular gates exist, and at several other points throughout the project. **Ms. Abegg** requested that a landscape stipulation be clarified to address specific tree caliper sizes. **Ms. Abegg** requested that an additional stipulation be added requiring a pitched roof for all buildings on site.

Ms. Wendy Ensminger asked the applicant how willing they were to work with the committee on the density of the project. **Mr. Beaudoin** responded with his belief that the applicant team has already made significant compromise regarding the unit reduction and the other stipulation modifications.

Chairman Robert Branscomb opened the floor to public comment.

Mr. James Hughes delivered public comment regarding whether or not the land owners have received compensation when a portion of their land was purchased by ADOT for the Loop 202 South Mountain Freeway.

Mr. Gerald Cormier delivered public comment regarding his concerns with the density of the proposed project.

Mr. Daniel Penton delivered public comment regarding the lack of public safety resources in the area, and the adverse impact this project may have on area response times.

Mr. Phil Hertel delivered public comment and thanked the applicant for their efforts. **Mr. Hertel** stated that, more than any other place in Laveen, this is a perfect location for a multi-family development, and that he agreed with the majority of stipulation changes. **Mr. Hertel** cautioned the Committee with regard to additional density changes, stating that this is a good project and additional requirements may not make for a feasible project.

Mr. Jon Kimoto delivered public comment thanking the applicant for the effort and asked the Committee to approved the request.

Ms. Nicki Denman delivered public comment and expressed concern regarding the proposed configuration of 59th Avenue. **Ms. Denman** asked whether or not the applicant has talked to the school district regarding capacity.

Chairman Robert Branscomb closed the floor to public comment.

Mr. Alan Beaudoin, applicant, responded to public comment. He mentioned that there is a lot of work left to do regarding the adjacent street configuration issues, but expressed his desire to work with staff to craft a solution. **Mr.**

Beaudoin thanked **Mr. Hertel** for his analysis and suggestions and expressed his willingness to comply with **Mr. Hertel's** stipulations.

MOTION

Ms. Linda Abegg recommended approval of the request with a modification to Stipulation No. 2, adding requirements that buildings have a pitched or hipped roof, that all vehicular entrances shall provide pedestrian access gates adjacent to each vehicular gate, that trees on site consist of 30% 3-inch caliper and 40% 2-inch caliper, and a cap of 17 dwelling units per acre.

Ms. Cinthia Estela seconded the motion.

Ms. Wendy Ensminger proposed an amendment to the motion, adding a stipulation that no building be greater than two stories in height.

Ms. Abegg stated that she did not support the proposed amendment. She suggested that **Ms. Ensminger** make a substitute motion.

Ms. Wendy Ensminger made a motion to recommend approval of the request with a modification to Stipulation No. 2, adding requirements that buildings have a pitched or hipped roof, that all vehicular entrances shall provide pedestrian access gates adjacent to each vehicular gate, that trees on site consist of 30% 3-inch caliper and 40% 2-inch caliper, and a cap of 17 dwelling units per acre, and an additional stipulation requiring a maximum height of two stories.

Mr. Carlos Ortega seconded **Ms. Ensminger's** motion.

VOTE

8-1, Motion to recommend approval with a modification and an additional stipulation passed; with Committee Members Branscomb, Ensminger, Estela, Johnson, Mockus, Ortega, Rouse and Schiller in favor and Abegg opposed.

7. **PHO-1-18—Z-142-06: Presentation, discussion and possible recommendation on a request to modify and delete Stipulation Nos. 1, 2, 3, 4, 5, 6, and 7, and make a technical correction to Stipulation No. 8 for approximately 7.56 acres in size, located at the southwest corner of 59th Avenue and Southern Avenue. The Planning Hearing Officer will consider this request on January 16, 2019.**

This item was heard concurrently with Item #6.

*X speaker card were submitted in favor.
X speaker cards were submitted in opposition.*

MOTION

Ms. Linda Abegg motioned to recommend approval of the request, **Mr. John Mockus** seconded the motion.

Vote

9-0, Motion to recommend approval passed unanimously; with Committee Members Branscomb, Abegg Ensminger, Estela, Johnson, Mockus, Ortega,