

ATTACHMENT D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-19-22-7

July 8, 2022

<u>Laveen Village Planning Committee</u>	June 13, 2022 – Information only
Meeting Date:	July 11, 2022 – Recommendation
<u>Planning Commission</u> Hearing Date:	August 4, 2022
Request From:	<u>R1-8</u> (Single-Family Residence District) (11.08 acres)
Request To:	<u>R-2</u> (Multifamily Residence District) (11.08 acres)
Proposed Use:	Multifamily residential development
Location:	Northeast corner of 39th Avenue and Vineyard Road
Owner:	Laveen Land, LLC
Applicant:	Prestige BeckShar Development, LLC
Representative:	Michael T. Maerowitz, Gammage & Burnham
Staff Recommendation:	Approval, subject to stipulations

On July 6, 2022, the applicant submitted revised elevations to include additional materials, such as masonry veneer and fiber cement siding. The applicant noted that any street facing elevations will be limited to a maximum of 25 percent stucco and incorporate two additional materials.

On July 7, 2022, the applicant submitted a revised landscape plan to include the five-foot-wide detached sidewalks and landscape strip, per Stipulation No. 5. The applicant noted that the revised landscape plan also includes color to delineate turf and yard areas.

Due to a change in the conceptual elevations, the following stipulation is recommended to be modified:

- Stipulation No. 1 regarding general conformance to the site plan, elevations, and open space exhibit.

Staff recommends approval per the modified stipulations provided below:

Stipulations

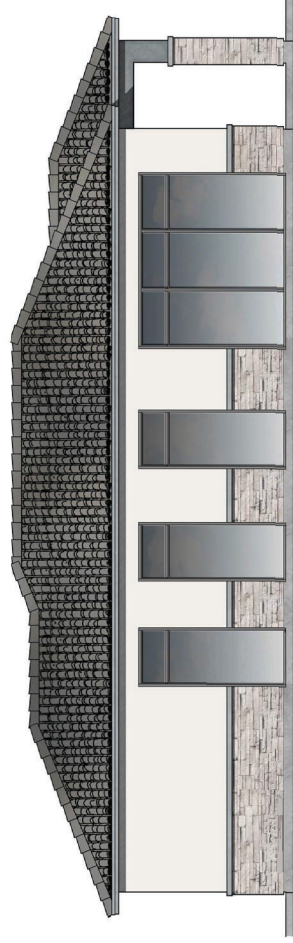
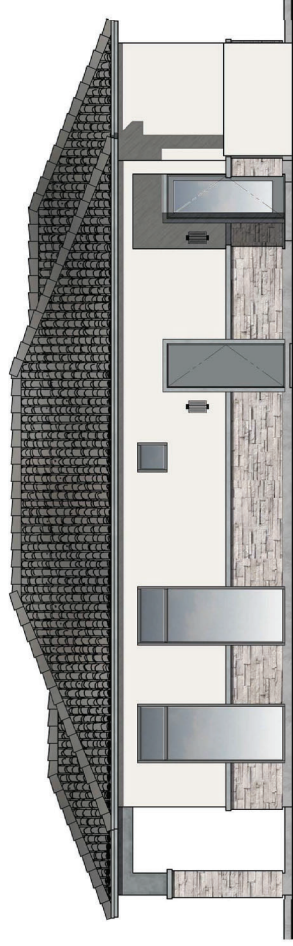
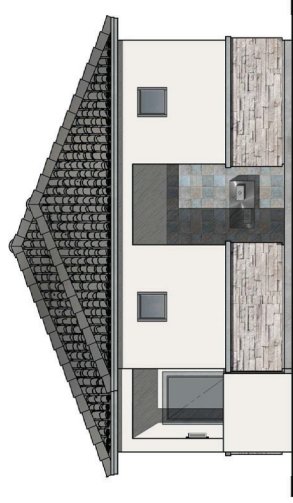
1. The development shall be in general conformance to the site plan, ~~elevations~~, and open space exhibit date stamped March 17, 2022, **AND ELEVATIONS DATE STAMPED JULY 6, 2022**, as modified by the following stipulations and approved by the Planning and Development Department.
2. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises, as approved by the Planning and Development Department.
3. The maximum building height shall be 30 feet, except units along the north and east sides of the site shall be limited to a maximum building height of 18 feet, as approved by the Planning and Development Department.
4. Required landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with 5-gallon shrubs per tree, as approved by the Planning and Development Department.
5. Sidewalks along 39th Avenue and Vineyard Road shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees placed to provide a minimum of 75% shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development on an alternative design solution consistent with a pedestrian environment.
6. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the east side of 39th Avenue, as approved by the Planning and Development Department.
7. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the north side of Vineyard Road, as approved by the Planning and Development Department.

8. The developer shall underground all electrical utilities within the public right-of-way that are impacted by or need to be relocated as part of the project. The developer shall coordinate with affected utility company for their review and permitting.
9. The developer shall underground and relocate any existing irrigation facilities outside of City right-of-way along 39th Avenue. The developer shall Contact SRP to identify existing land rights and establish 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.
10. 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 ADA accessibility standards.
11. A minimum of 28 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances or amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
12. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
14. 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.
15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibits

Conceptual Elevations date stamped July 6, 2022 (11 pages)

Preliminary Landscape Plan date stamped July 7, 2022 (2 pages)



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

CITY OF PHOENIX

JUL 06 2022

Planning & Development
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COLOR SCHEME 4

LEASING | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

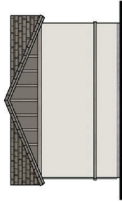
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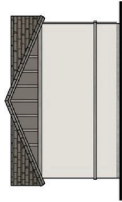
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LEFT ELEVATION
ELEVATION A
18' x 12'



REAR ELEVATION
ELEVATION A
18' x 12'



RIGHT ELEVATION
ELEVATION A
18' x 12'



FRONT ELEVATION
ELEVATION A
14' x 12'

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COLOR SCHEME 2
GARAGE | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



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



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



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



PLAN 1D

PLAN 1D

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

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COLOR SCHEME 1

BUILDING 1 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



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COLOR SCHEME 1 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA
BUILDING 1

6-27-2022



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



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



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



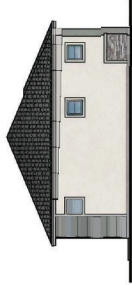
PLAN 2

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

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JUL 06 2022
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COLOR SCHEME 3
BUILDING 2 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



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



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



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



PLAN 2
PERIMETER UNITS
FRONT ELEVATION
ELEVATION B
1/8" = 1'-0"

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COLOR SCHEME 3

BUILDING 2 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



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



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



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



PLAN 2D

PLAN 2D

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

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JUL 06 2022
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COLOR SCHEME 4
BUILDING 3 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



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



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



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



PLAN 2D

PLAN 2D

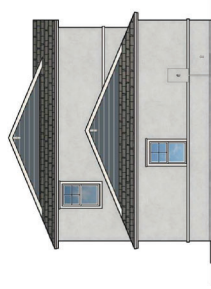
PERIMETER UNITS
FRONT ELEVATION
ELEVATION B
1/8" = 1'-0"

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COLOR SCHEME 4

BUILDING 3 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



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6-27-2022

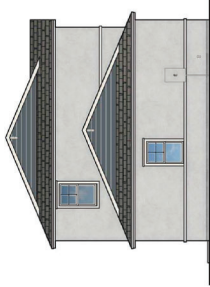
COLOR SCHEME 5

BUILDING 4 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA



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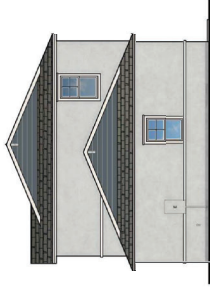
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PERIMETER UNITS
LEFT ELEVATION
ELEVATION C
1/8" = 1'-0"



PERIMETER UNITS
REAR ELEVATION
ELEVATION C
1/8" = 1'-0"



PERIMETER UNITS
RIGHT ELEVATION
ELEVATION C
1/8" = 1'-0"



UNIT 3D
PERIMETER UNITS
FRONT ELEVATION
ELEVATION C
1/8" = 1'-0"

UNIT 3D
PERIMETER UNITS
FRONT ELEVATION
ELEVATION C
1/8" = 1'-0"






























CITY OF PHOENIX
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COLOR SCHEME 5
BUILDING 4 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

6-27-2022



PLANT PALETTE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ACACIA ANEIRA	MULCA	24" BOX	6' HT X 2" WA, 75" CAL
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	STANDARD, 7' HT X 2.5" W X 1.25" CAL
	BAUHINIA X BLAKEANA	HONG KONG ORCHID	36" BOX	STANDARD, 7' HT X 2.5" W X 1.25" CAL
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX	STANDARD, 5' HT X 3.0" W X 1" CAL
	CERCIDIUM X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX	5' HT X 3" W X 1" CAL
	PHOENIX DACTYLIFERA	DATE PALM	16" HT.	16" CLEAR TRUNK
	PISTACIA LENTISCUS	MASTIC TREE	24" BOX	STANDARD, 7' HT X 2.5" W X 1.0" CAL
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	24" BOX	7' HT X 3" W X 1" CAL
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" BOX	STANDARD
	TIPUANA TIPU	TIPU TREE	36" BOX	8' HT X 5" W X 1.75" CAL
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	
	CALLISTEMON CITRINUS 'BETTER JOHN'	DWARF BOTTLE BRUSH	5 GAL.	
	CALLISTEMON VIMINALIS 'CIVIL SLIM™'	SLIM BOTTLE BRUSH	5 GAL.	
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	
	EREMOPHILA GLABRA 'KALGOORLIE GOLD'	KALGOORLIE GOLD EMU BUSH	5 GAL.	
	EREMOPHILA GLABRA 'WINTER BLAZE'	WINTER BLAZE EMU	5 GAL.	
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.	
	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE BUSH	5 GAL.	
	LEX VOMITORIA 'STOKES DWARF'	DWARF YAUJON	1 GAL.	
	JUSTICIA SPICIGERA	MEXICAN HONEY SUCKLE	5 GAL.	
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD™'	THUNDER CLOUD TEXAS SAGE	5 GAL.	
	LEUCOPHYLLUM LANGMANAE 'LYNN'S LEGACY'	LYNN'S LEGACY LANGMAN'S SAGE	5 GAL.	
	MYRTUS COMPACTA	COMPACT MYRTLE	5 GAL.	
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL.	
	PLUMBAGO CAPENSIS	CAPE PLUMBAGO	5 GAL.	
	RUELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.	
	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN PLANT	5 GAL.	
	TECOMA 'SPARKY'	SPARKY BELLS	5 GAL.	
	TECOMA X 'ORANGE JUBILEE'	ORANGE JUBILEE	5 GAL.	

ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL.	
	ALOE X 'BLUE ELF'	ALOE	1 GAL.	
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	MULTI TRUNK
	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	5 GAL.	
	DASYLIRION TEXANUM	TEXAS SOTOL	5 GAL.	
	DIETES YEGETA	FORTNIGHT LILY	5 GAL.	
	HESPERALOE 'PINK PARADE'	PINK PARADE HESPERALOE	5 GAL.	
	HESPERALOE PARRIFLORA	BRACELIGHTS YUCCA	1 GAL.	
	HESPERALOE PARRIFLORA	RED YUCCA	5 GAL.	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	
	TETANEURIS ACAULIS	ANGELITA DAISY	1 GAL.	
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL.	
	DALEA CAPITATA 'SIERRA GOLD™'	SIERRA GOLD DALEA	1 GAL.	
	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	OUTBACK SUNRISE EMU	1 GAL.	
	EREMOPHILA SUBTERREFOLIA	LAKE KING EMU	1 GAL.	
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTOSPORUM	1 GAL.	
	TELEURIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL.	
	TRADESCANTIA PALLIDA	PURPLE HEART	1 GAL.	
	WEDELIA TRILOBATA	WEDELIA	1 GAL.	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ANNUAL FLOWERS	ANNUAL FLOWERS	4" POT	8" O.C.
	CYNODON DACTYLON 'MIDRON'	BERMUDA GRASS	SOD	
INERT GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	DECOMPOSED GRANITE	1/2" SCREENED COLOR TBS	SQ. FT.	ALL PLANTING AREAS TO RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE. SCREENING TO BE APPROVED BY OWNER'S REP. PRIOR TO INSTALL.
	SYNTHETIC TURF	ARTIFICIAL GRASS	SQ. FT.	

CITY OF PHOENIX

JUL 07 2022

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PRESTIGE HOMES ON VINEYARD

PHOENIX, AZ

PRELIMINARY PLANT PALETTE