

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-30-22-1 July 13, 2022

Deer Valley Village Planning Committee
Meeting Date:

July 14, 2022

Planning Commission Hearing Date:

August 4, 2022

Request From:

RE-43 DVAO (One Family Residence, Deer Valley Airport Overlay District) (6.24 acres),
C-1 DVAO (Neighborhood Retail, Deer Valley Airport Overlay District) (11.10 acres),
CP/BP DVAO (Commerce Park District, Business Park Option, Deer Valley Airport Overlay District) (5.07 acres),
CP/GCP SP DVAO (Commerce Park District, General Commerce Park Option, Special Permit, Deer Valley Airport Overlay District) (2.47 acres)

Request To:

R-3A DVAO (Multifamily Residence, Deer Valley Airport Overlay District) (24.88 acres)

Proposed Use:

Multifamily residential

Location:

Approximately 330 feet south of the southwest corner of the I-17 freeway and Pinnacle Peak Road

Owner:

P.P. & L. Investments, LLLP, et al.

Applicant / Representative:

Brennan Ray, Burch & Cracchiolo P.A.

Staff Recommendation:

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commerce / Business Park and Parks / Open Space-Publicly Owned, proposed Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>	Interstate 17	Existing Freeway	Width varies
<i>CELEBRATE OUR DIVERSE COMMUNITY AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i>			

General Plan Conformity

The requested R-3A zoning district will allow multifamily uses and support a new housing type on a site that is appropriately located along an existing freeway and within an employment center.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal, as stipulated, would allow development of a new residential community that is respectful of local conditions by providing enhanced landscaping standards and open space.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

As stipulated, this project will shade uncovered surface parking spaces and provide a minimum of 10 percent open space on the site, in addition to landscaping any required setbacks. This will help to provide shade for pedestrians in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

Black Canyon/Maricopa Freeway Specific Plan: See Background Item No. 7.

Deer Valley Employment Center: See Background Item No. 8.

Tree and Shade Master Plan: See Background Item No. 9.

Complete Streets Guiding Principles: See Background Item No. 10.

Zero Waste PHX: See Background Item No. 11.

Housing Phoenix: See Background Item No. 12.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-43 DVAO, C-1 DVAO, CP/BP DVAO, CP/GCP SP DVAO
North	Vacant	RE-43 DVAO
South	Vacant	RE-43 DVAO
East (across I-17 freeway)	Vacant	R-3 DVAO, A-1 DVAO
West	Vacant	RE-43 DVAO, and RE-43 SP DVAO

R-3A - Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	24.88 acres
Total Maximum Number of Units	578 units, up to 661 with bonus**	294 units (Met)
Maximum Density	23.1 dwelling units per acre, up to 26.4 with bonus**	11.66 dwelling units per acre (Met)
Maximum Lot Coverage	45 percent**	Not specified*
Maximum Building Height	3 stories and 40 feet for first 150 feet; 1 foot increase in height for 5 feet of additional building setback, up to 48 feet and 4 stories**	3 stories and 40 feet (Met)
<i>Minimum Perimeter Setbacks</i>		
Adjacent to public street	20 feet	20 feet (Met)
Adjacent to property line	15 feet**	15 feet (Met)
<i>Minimum Perimeter Landscape Setbacks</i>		
Adjacent to public street	20 feet	Not specified*
Adjacent to property line	5 feet	Not specified*
Minimum open space	5 percent	48 percent (Met)
Minimum parking	588 spaces	504 (Not Met)*

R-3A - Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
	<p>1.3 spaces per efficiency unit; 1.5 spaces per 1 or 2 bedroom unit; 2 spaces per 3 or more bedroom unit; 1.0 spaces per unit of less than 600 square feet.</p> <p>Additional unreserved parking is required as follows: 0.3 spaces for each efficiency unit and 0.5 spaces per each 1 or 2 bedroom unit and 1.0 space per each 3 or more bedroom unit.</p>	

*Variance or site plan revision required.

**Further restrictions may apply per Section 710 (Hillside Development) of the Zoning Ordinance.

Background/Issues/Analysis

SUBJECT SITE

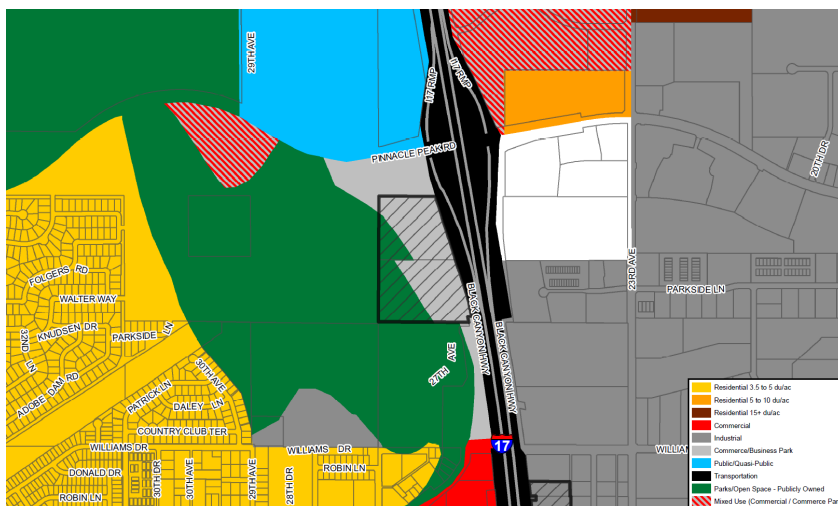
1. This request is to rezone 24.88 acres located approximately 330 feet south of the southeast corner of the I-17 freeway and Pinnacle Peak Road from RE-43 DVA (One Family Residence, Deer Valley Airport Overlay District), C-1 DVAO (Neighborhood Retail, Deer Valley Airport Overlay District), CP/BP DVAO (Commerce Park District, Business Park Option, Deer Valley Airport Overlay District), and CP/GCP SP DVAO (Commerce Park District, General Commerce Park Option, Special Permit, Deer Valley Airport Overlay District) to R-3A (Multifamily Residence District) for multifamily residential. The portion of the site with the existing Special Permit allows outdoor boat/RV storage and all underlying CP/GCP uses, however the site was never developed with this special permit use.

GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The subject site is designated as Commerce / Business Park and Parks / Open Space-Publicly Owned on the General Plan Land Use Map. A concurrent minor General Plan Land Use Map amendment case, GPA-DV-1-22-1 proposes to change

the land use map designation to Residential 15+ dwelling units per acre. If approved, the request would be consistent with the General Plan Land Use Map designation.

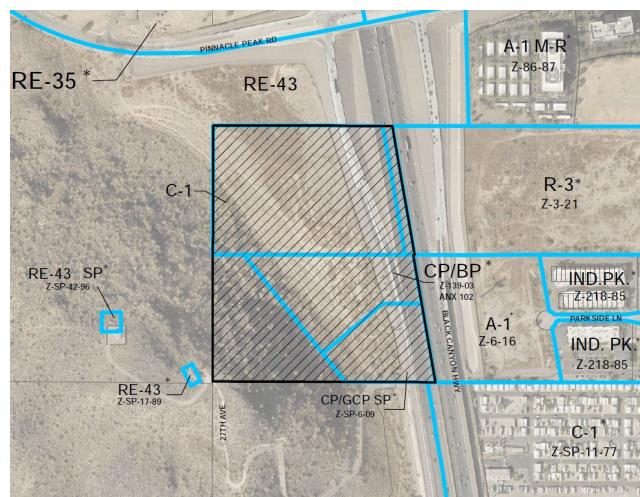
The adjacent properties to the north, south, and west are designated as Commerce/Business Park and Parks/Open Space-Publicly Owned. East of the site is the I-17 freeway which is designated as Transportation in the General Plan Land Use Map. Further north, across Pinnacle Peak Road, is designated Public/Quasi-Public.



General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The subject site is located on the west side of the I-17 freeway, south of Pinnacle Peak Road. Adjacent properties the north, south, and west are vacant, while zoned RE-43 DVAO. Kuttu Peak is also located west of the subject site. Small portions of the peak are zoned with Special Permits that allow communication towers and an equipment shelter. Properties immediately across the I-17 freeway are vacant and zoned R-3 DVAO and A-1 DVAO, with proposed multifamily residential and warehouse and office uses.



Zoning Aerial Map, Source: Planning and Development Department

Staff recommends Stipulation No. 1 to limit all development on the site at or below the 10 percent slope area in order to preserve most of the site as open space along Kuttu Peak. Furthermore, the site is designated as hillside and requires a slope analysis through the development review process. Additionally, the site contains a multiuse trail designation along the western portion of the site. Stipulation No. 9 requires that the applicant dedicate a multi-use trail easement and construct a multi-use trail.

Staff recommends Stipulation Nos. 3, 4, and 5 to buffer and screen the site from the adjacent I-17 freeway. These stipulations require a 20-foot-wide landscape setback along the I-17 freeway frontage road, larger caliper trees, and a minimum six-foot-tall wall (except where carriage units are provided) along the I-17 frontage.

5. **Elevations**

The conceptual building elevations depict both two-story and three-story residential buildings, ranging from 24 feet to 36 feet in height. These building elevations will be reviewed per the requirements of Section 507.Tab A.II during the development review process. Furthermore, staff recommends Stipulation No. 2 to limit the height of all buildings on the site to a maximum of 40 feet to maintain an appropriate scale for the area.



Conceptual Building Elevations, Source: Todd & Associates

6. **Open Space**

Several open space areas are depicted in the conceptual site plan for this project. Staff recommends Stipulation Nos. 6 and 7 to promote recreational opportunities for future residents of this community. An increase in the minimum required open space percentage and number of amenities is appropriate given the proposed number of dwelling units on the site.

STUDIES AND POLICIES

7. **Black Canyon/Maricopa Freeway Specific Plan**

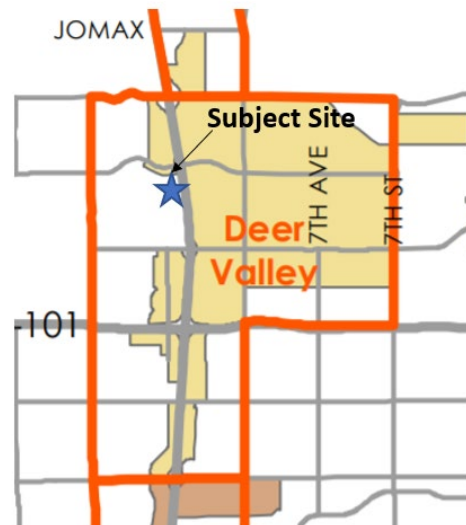
The Freeway Mitigation Program, created in the City of Phoenix by the 1988

approval of Proposition 17, authorized general obligation bonds to prepare plans and fund projects to mitigate the blighting effects on neighborhoods from existing and proposed freeway construction. The Black Canyon/ Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road to Pecos Road. The width of the study area is one-quarter mile on each side of the freeway.

This subject site is in Segment 1 of the Black Canyon/ Maricopa Freeway Specific Plan. Due to the proximity to the I-17 freeway, staff recommends various mitigation measures such as wider landscape setbacks, two-inch and three-inch caliper trees along the I-17 frontage, and a minimum six-foot-tall wall (except where carriage units are provided) along the I-17 freeway. These are addressed in Stipulation Nos. 3, 4, and 5.

8. **Deer Valley Major Employment Center**

The subject site is located adjacent to the MAG designated Deer Valley Major Employment Center and within the city designated Deer Valley Employment Center. The substantial size and diverse nature of the labor pool found in the Deer Valley area is a key factor contributing to the overall attractiveness of this employment center. Employers located within the area have access to nearly 450,000 workers within a 20-minute drive time, and within a 30-minute drive the number of workers increases to more than 850,000. The size of the labor force will continue to increase as additional development occurs in this area. The Deer Valley employment center boasts about 9.3 million square feet of office space, 3.0 million square feet of flex space, and over 11.9 million square feet of industrial space. The proposal adds housing options adjacent to the employment center which supports the rapid growth within the area.



Major Employment Center Map, Source: City of Phoenix

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as

infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending the following stipulations designed to provide more open space, enhanced shade and to buffer the site from the I-17 freeway.

- All development shall occur within the 10 percent slope line (Stipulation No. 1);
- Fifty percent two-inch caliper and 50 percent three-inch caliper trees within the required landscape setbacks (Stipulation No. 3);
- A minimum of 10 percent open space shall be provided on the site (Stipulation No. 6);
- All uncovered surface parking lot areas shall be shaded a minimum of 25 percent using minimum two-inch caliper shade trees (Stipulation No. 8);

Detached sidewalks are not recommended by staff along the I-17 freeway frontage at this time, as this and other street improvements along the freeway are subject to approval per ADOT. These improvements are addressed in Stipulation No. 10.

10. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. As stipulated, the proposed development would construct a multi-use trail along the western portion of the site and provide bicycle parking per Section 1307.H of the Phoenix Zoning Ordinance. These elements would provide recreational opportunities for future residents and/or others in the area. This is addressed in Stipulation Nos. 9 and 13.

11. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The application materials indicate that recycling facilities will be available to residents of this community.

12. [Housing Phoenix](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid

population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion. If approved, this project would add 294 multifamily dwelling units on the site.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has not received any letters from the public regarding this case.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department commented that the developer shall obtain appropriate ingress/egress easements from the State of Arizona to access Pinnacle Peak Road and coordinate with ADOT regarding required improvements and access control, in addition to requiring bicycle parking and that all street improvements be made to City and ADA standards. These comments are addressed in Stipulation Nos. 10 through 14.
15. The Water Services Department commented that a sewer main extension may be required to serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.
16. The subject site is within the Deer Valley Airport Overlay District, Area 1. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property, that the developer obtain a No Hazard Determination by the FAA and that the developer follow all notification requirements as listed in the Deer Valley Airport Overlay District requirements (Section 658 of the Phoenix Zoning Ordinance). This is addressed in Stipulation Nos. 16 through 18. Furthermore, staff recommends that the developer place a sign in the leasing office alerting residents of the nearby airport and that an engineer's report be provided to show that the interior noise level of any residential unit or enclosed public assembly area will not exceed 45 decibels. These are addressed in Stipulation Nos. 19 and 20.
17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that

archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 21 through 23.

18. The Floodplain Management division of the Public Works Department provided the comment that the subject site is located within Special Flood Hazard Areas and that any proposed improvements or modifications are subject to federal regulations and the City of Phoenix Floodplain Ordinance. The Floodplain Management division must approve a Grading and Drainage Plan demonstrating compliance with the regulations prior to any permit issuance. This comment is addressed in Stipulation No. 15.

OTHER

19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 24.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The requested R-3A zoning district is consistent with the Residential 15+ dwelling units per acre General Plan Land Use Map designation requested in the companion case GPA-DV-1-22-1.
2. The proposal is appropriately located along an existing freeway and within an employment center and within close proximity to major employment centers.
3. As stipulated, the proposed development will improve recreational opportunities in the area by constructing a multi-use trail along the western portion of the site adjacent to Kuttu Peak.

Stipulations

1. No development shall occur above the 10 percent slope line as determined by a slope analysis approved by the Planning and Development Department.
2. The building height shall not exceed a maximum of 40 feet.
3. A minimum 20-foot-wide landscape setback shall be provided along the I-17 frontage.
4. The required landscape setback along the Interstate 17 freeway frontage shall be landscaped with minimum 50 percent 2-inch caliper and 50 percent 3-inch caliper single-trunk large canopy drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. A perimeter wall no less than 6 feet in height shall be provided along the Interstate 17 freeway, except where carriage houses are provided as shown on the site plan date stamped April 6, 2022. This wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
6. A minimum of 10 percent open space shall be provided, as approved by the Planning and Development Department.
7. A minimum of six amenities shall be provided, which may include but not be limited to barbecues, ramadas or pools, and distributed throughout the site, as approved by the Planning and Development Department.
8. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
9. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) as shown on the site plan date stamped April 6, 2022 and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail, as approved by the Planning and Development Department and/or Parks and Recreation Department. The developer shall work with the Site Planning section on an alternate design for

this requirement through the technical appeal process.

10. The developer shall construct right-of-way improvements along the Interstate 17 frontage road for the limits of the subject site including sidewalks, as determined and approved by the Arizona Department of Transportation.
11. The developer shall obtain appropriate ingress/egress easements from the State of Arizona to gain access from Pinnacle Peak Road.
12. The developer shall provide documentation of ADOT review and approval of a traffic study prior to preliminary site plan approval.
13. Bicycle parking spaces shall be provided 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.
14. 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.
15. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1280 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit.

16. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
17. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
18. The developer shall provide Aviation Notice consistent with Section 658.D, Deer Valley Airport Overlay District, of the Phoenix Zoning Ordinance, prior to final site plan approval.
19. Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchasers which discloses the proximity of the Phoenix Deer Valley Airport (DVT) and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.
20. Prior to occupancy, the developer must provide a qualified engineer's report certifying the average annual interior noise exposure for any residential unit or enclosed public assembly area will not exceed 45 decibels.
21. 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.
22. 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.
23. 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.

24. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Sarah Stockham

July 13, 2022

Team Leader

Racelle Escolar

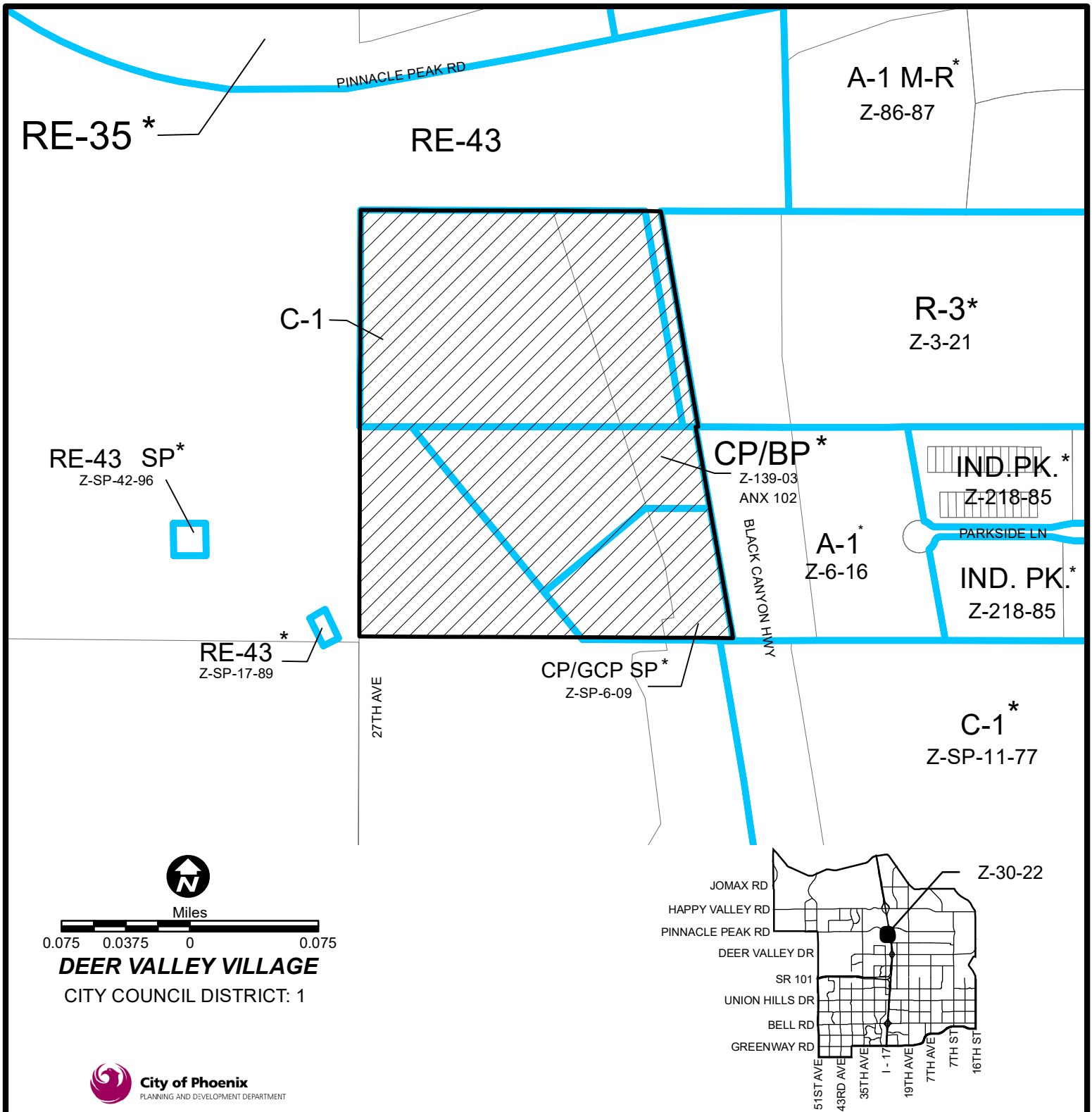
Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped April 6, 2022 (2 pages)

Conceptual Building Elevations date stamped April 6, 2022 (7 pages)



0.075 0.0375 0 0.075
Miles

DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo PA

APPLICATION NO. Z-30-22

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

24.88 Acres

DATE: 5/4/2022
REVISION DATES:

7/13/2022

AERIAL PHOTO &
QUARTER SEC. NO.

QS 44-23

ZONING MAP

O-7

REQUESTED CHANGE:

FROM: C-1 DVAO (11.10 a.c.)
CP/BP DVAO (5.07 a.c.)
CP/GCP SP DVAO (2.47 a.c.)
RE-43 DVAO (6.24 a.c.)

TO: R-3A DVAO (24.88 a.c.)

MULTIPLES PERMITTED

C-1 DVAO, CP/BP DVAO, CP/GCP SP DVAO, RE-43 DVAO

R-3A DVAO

CONVENTIONAL OPTION

161, N/A, N/A, 4

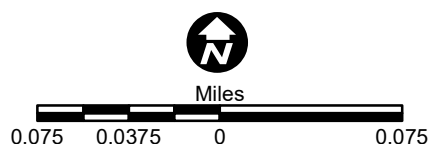
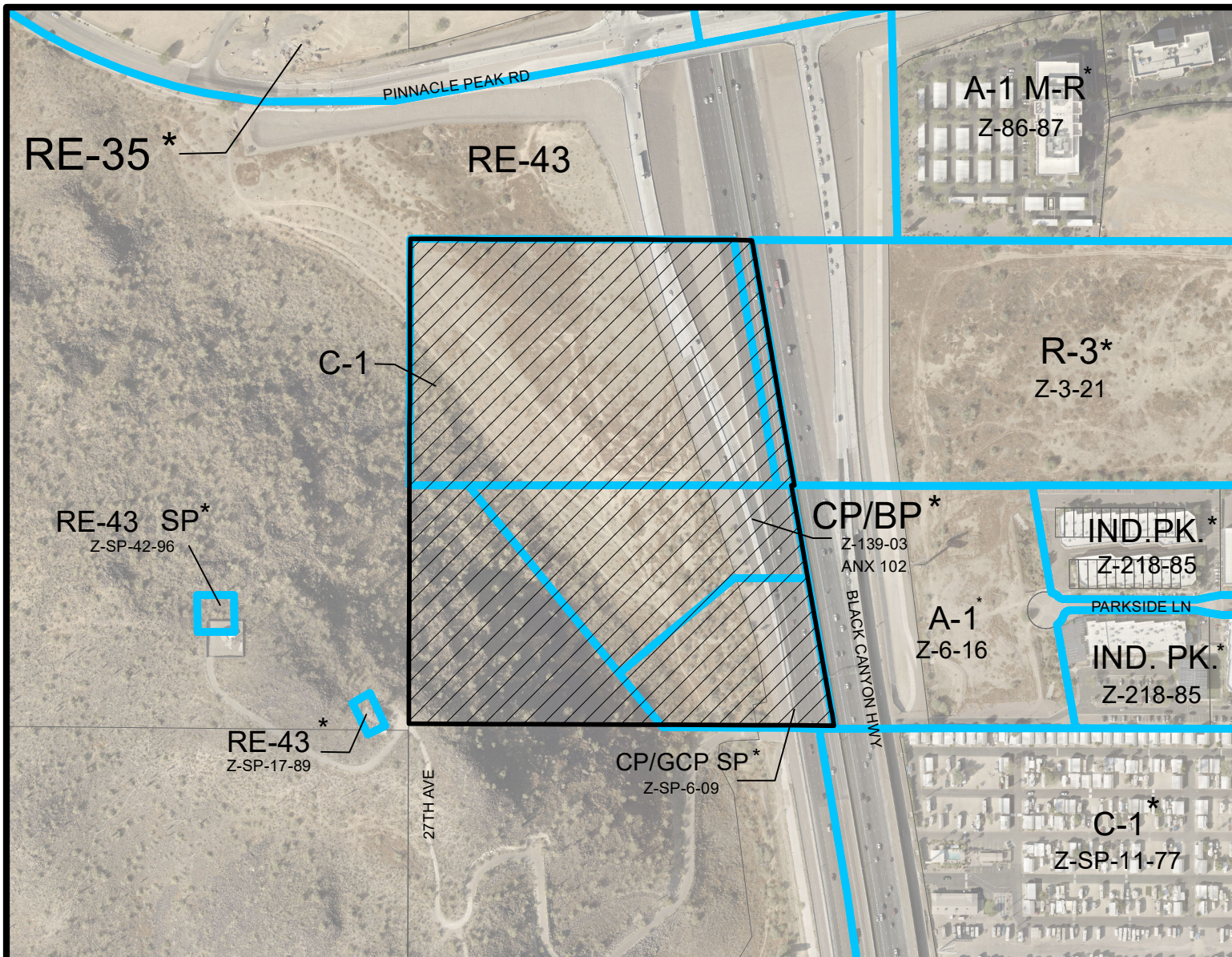
547

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

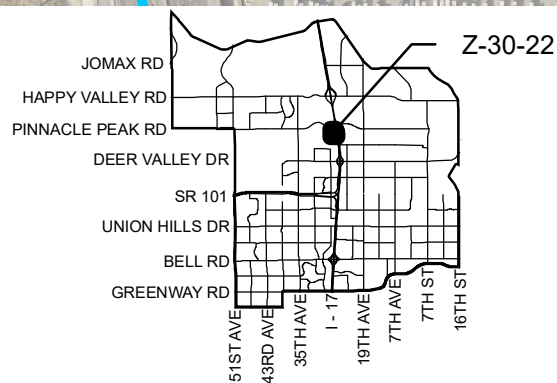
193, N/A, N/A, N/A

657

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



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo PA

APPLICATION NO. Z-30-22

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

24.88 Acres

DATE: 5/4/2022
REVISION DATES:

7/13/2022

AERIAL PHOTO &
QUARTER SEC. NO.

QS 44-23

ZONING MAP

O-7

REQUESTED CHANGE:

FROM: C-1 DVAO (11.10 a.c.)
CP/BP DVAO (5.07 a.c.)
CP/GCP SP DVAO (2.47 a.c.)
RE-43 DVAO (6.24 a.c.)

TO: R-3A DVAO (24.88 a.c.)

MULTIPLES PERMITTED

C-1 DVAO, CP/BP DVAO, CP/GCP SP DVAO, RE-43 DVAO

R-3A DVAO

CONVENTIONAL OPTION

161, N/A, N/A, 4

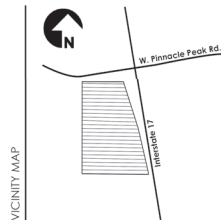
547

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

193, N/A, N/A, N/A

657

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



CITY OF PHOENIX

APR 06 2022

Planning & Development
Department

QVA NO: 21-4663
PAPP NO: 2108106
SDEV NO: 2100450
TUNING MAP: 07
PTR SECTION: 44-23



TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM
19-2040-02

THE GREYSTONE GROUP
NEWPORT BEACH, CA

Apartment - SWC 1-17 & PINNACLE PEAK

Phoenix, Arizona

GPA & RE-ZONING SUBMITTAL #1
Phoenix, Arizona

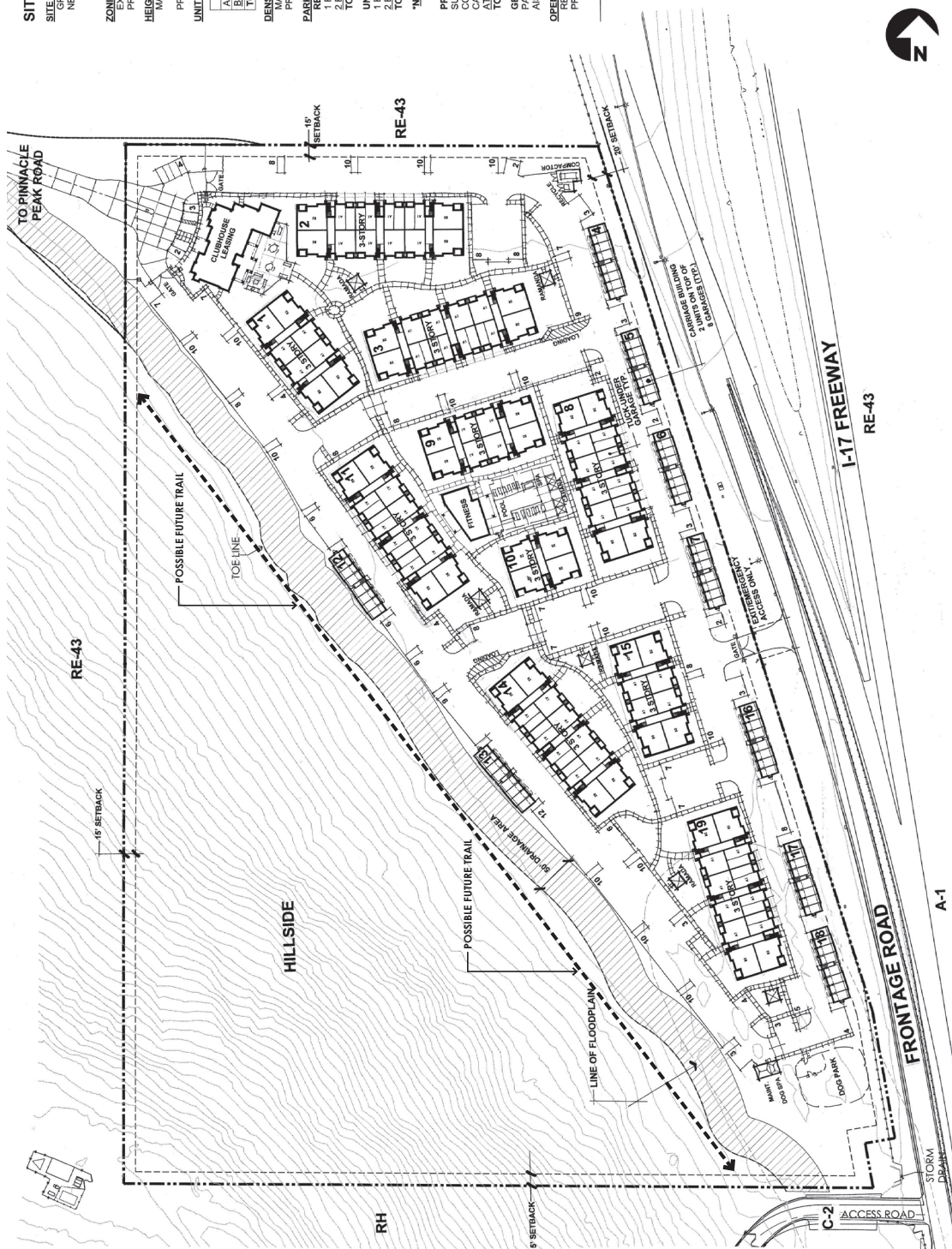
MARCH 31, 2022

CONCEPTUAL
SITE PLAN
OVERALL

Preliminary Not For Construction



A6.0



SITE DATA:

SITE AREA: 425.03 ACRES (±1,090,307 SF)
GROSS: 424.22 ACRES (±1,055,023 SF)
NET: 400.00 ACRES (±970,000 SF)
*Does Not include the drive connection to Pinnacle Peak Road.

ZONING: C-1, CP/BP, CP/GCP SP AND RE-43
EXISTING ZONING: R-3A
PROPOSED: C-1, CP/BP, CP/GCP SP AND RE-43

HEIGHT: 3 STORIES OR 40' FOR 100'; 1' IN 5' INCREASE TO 48';
MAXIMUM ALLOWED: 4-STORY MAXIMUM
PROVIDED: 3 STORIES (40')

UNIT MIX:

UNIT TYPE	NO.	%
A-1 BEDROOM/1 BATH	156 D.U.	53%
B-2 BEDROOM/2 BATH	138 D.U.	47%
TOTAL	294 D.U.	100%

DENSITY: 23.1 D.U./GROSS ACRE
PROVIDED: ±11.74 D.U./GROSS ACRE

PARKING:
REQUIRED PARKING: 156 D.U. x 1.5 P.S./D.U. = 234 P.S.
138 D.U. x 1.5 P.S./D.U. = 207 P.S.
TOTAL REQUIRED: 441 P.S. (1.50 P.S./D.U.)

UNRESERVED PARKING:
1 BEDROOM/1 BATH (156 D.U. x 0.5 P.S./D.U.) = 78 P.S.
2 BEDROOM/2 BATH (138 D.U. x 0.5 P.S./D.U.) = 69 P.S.
TOTAL REQUIRED: 147 P.S.

***NOTE:** UNRESERVED PARKING SPACES ARE INCLUDED IN THE TOTAL REQUIRED PARKING COUNT

PROVIDED PARKING: 210 P.S. (Covered parking is not shown)
SURFACE PARKING 147 P.S.
CARRIAGE BLDG GARAGE 77 P.S.
ATTACHED GARAGE: 48 P.S.

TOTAL PROVIDED: 504 P.S. (1.71 P.S./D.U.)

GENERAL PARKING DIMENSIONS:
PARKING SPACE 8.5' x 18'
AISLE WIDTH 20'

OPEN SPACE: 5% OF THE GROSS AREA (0.05 x ±1,090,307 SF) = 54,515 SF
REQUIRED: 4112,300 SF (Excluding the Hillside)
ON-SITE COMMON OPEN SPACE: 4112,300 SF (Excluding the Hillside)
HILLSIDE: 4112,300 SF (Excluding 50' wide drainage area)
TOTAL PROVIDED OPEN SPACE: 4522,850 SF (458%)

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RVA NC: 21-4695
RVA ID: 210490
SIDEY NO: 210490
ZONING MAP: 07
CTR SECTION: 44-23



A-1

FRONTAGE ROAD

I-17 FREEWAY

RE-43

RE-43

HILLSIDE

RH

RE-43

TO PINNACLE
PEAK ROAD



TODD + ASSOCIATES
602-952-9280 / TODDASSOC.COM
19-2040-02

THE GREYSTONE GROUP
NEWPORT BEACH, CA

Apartments - SWC 1-17 & PINNACLE PEAK

Phoenix, Arizona
GPA & RE-ZONING SUBMITTAL #1
MARCH 31, 2022

CONCEPTUAL
SITE PLAN

Preliminary Not For Construction



A7.0



BUILDING TYPE I FRONT/REAR ELEVATION



BUILDING TYPE I END ELEVATIONS



**TODD +
ASSOCIATES**

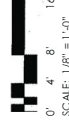
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CONCEPTUAL
ELEVATIONS
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A8.0



BUILDING TYPE II FRONT ELEVATION



BUILDING TYPE II END ELEVATIONS



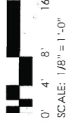
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ELEVATIONS
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A9.0



BUILDING TYPE II REAR ELEVATION



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CONCEPTUAL
ELEVATIONS

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A10.0



BUILDING TYPE III FRONT/REAR ELEVATION



BUILDING TYPE III END ELEVATIONS



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CONCEPTUAL
ELEVATIONS

Preliminary Not For Construction



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A11.0



CARRIAGE BUILDING FRONT ELEVATION



CARRIAGE BUILDING LEFT SIDE ELEVATION



CARRIAGE BUILDING REAR ELEVATION



CARRIAGE BUILDING RIGHT SIDE ELEVATION



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THE GREYSTONE GROUP
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MARCH 31, 2022

CONCEPTUAL
ELEVATIONS

Preliminary Not For Construction



0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

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A12.0



CLUBHOUSE FRONT ELEVATION



CLUBHOUSE RIGHT SIDE ELEVATION



CLUBHOUSE REAR ELEVATION



CLUBHOUSE LEFT SIDE ELEVATION



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MARCH 31, 2022

CONCEPTUAL
ELEVATIONS

Preliminary Not For Construction



0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

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A13.0



FITNESS FRONT ELEVATION



FITNESS RIGHT SIDE ELEVATION



FITNESS REAR ELEVATION



FITNESS LEFT SIDE ELEVATION



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CONCEPTUAL
ELEVATIONS

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A14.0



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