



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-19-G-00-5  
(Algodón Center PUD)  
January 7, 2022**

[Maryvale Village Planning Committee](#) Meeting Date:

January 12, 2021

[Planning Commission](#) Hearing Date:

February 3, 2021

**Request From:**

[PUD PCD](#) (Planned Unit Development, Planned Community District) (672.92 acres)

**Request To:**

[PUD PCD](#) (Planned Unit Development, Planned Community District) (672.92 acres)

**Proposed Use:**

Major amendment to Algodón Center PUD to allow single-family and multifamily residential

**Location:**

Area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue

**Owner:**

John F Long Properties LLLP, et al.

**Applicant/Representative:**

Stephen Anderson, Gammage & Burnham PLC

**Staff Recommendation:**

Approval, subject to stipulations

| <u><a href="#">General Plan Conformity</a></u>           |                                       |                                     |  |
|--|---------------------------------------|-------------------------------------|--|
| <u><a href="#">General Plan Land Use Designation</a></u> |                                       | Mixed-Use (Commercial / Industrial) |  |
| <u><a href="#">Street Map Classification</a></u>         | 99th Avenue                           | Arterial                            | 65 to 75-foot east half street right-of-way                |
|  | Campbell Avenue                       | Collector                           | 30-foot half street  |
|  | Indian School Road (West of Loop 101) | Major Arterial                      | 68 plus-foot total right-of-way                            |
|  | Indian School Road (East of Loop 101) |                                     | 55 plus-foot south half street                             |
|  | 91st Avenue                           | Arterial                            | 33 to 55-foot west half street right-of-way                |
|  | Thomas Rd                             | Arterial                            | 50 to 85-foot north half street right-of-way               |
|  | Loop 101/Agua Fria Freeway            | Freeway Frontage Road               | As required by Arizona Department of Transportation (ADOT) |

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The PUD area contains several parcels that have long been vacant, and the proposed addition of residential uses is compatible with the residential character of the surrounding area.

***CELEBRATE OUR DIVERSE COMMUNITIES 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.***

The Algodón Center PUD currently permits high-density multifamily residential, and this proposal will allow multifamily residential at a lower density and single-family residential uses which contribute to a mix of housing types in the Maryvale Village.

***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.***

The proposed performance standards for the residential uses provides enhanced open space, landscape setbacks and shading requirements which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

#### **Applicable Plan, Overlays, and Initiatives**

[Housing Phoenix Plan](#) – See Background Item No. 10.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 11.

[Complete Streets Guiding Principles](#) – See Background Item No. 12.

[Tree and Shade Master Plan](#) – See Background Item No. 13.

[Zero Waste PHX](#) – See Background Item No. 14.

| Surrounding Land Uses/Zoning     |   |                                    |
|----------------------------------|---|------------------------------------|
|                                  | <u>Land Use</u>   | <u>Zoning</u>                      |
| <b>On Site</b>                   | Agricultural land, multifamily residential, office                            | PUD PCD                            |
| <b>North</b>                     | Fire station, school, single-family residential, self-service storage, office | PUD, S-1, R1-6, C-1, C-2 SP        |
| <b>South</b>                     | Vacant, former agricultural land, medical office, retail                      | PUD, C-2 H-R PCD, GCP PCD, C-2 PCD |
| <b>East (across 91st Avenue)</b> | Retail, education center, single-family residential, grocery store            | R1-6, R-3, C-2                     |
| <b>West (across 99th Avenue)</b> | Multifamily residential, gas station, vacant land                             | R-3, C-2, PAD (City of Avondale)   |

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone a 672.92-acre site located in an area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue from PUD PCD (Planned Unit Development, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District). This request is a Major Amendment to the Algodón Center PUD to allow single-family and multifamily residential densities less than 20 dwelling units per acre. No changes are proposed to the non-residential uses or multifamily residential greater than 20 dwelling units per acre use and associated development standards as permitted currently with the PUD.
2. The subject site has a General Plan Land Use Map designation of Mixed Use (Commercial / Industrial). The surrounding designation to the south is Commercial. The designations to the east are Commercial, Residential 1 to 2 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre. The designations to the north are Commercial, Residential 1 to 2 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, and Mixed Use (Commercial / Commerce Park). The designations to the west are Commercial and Residential 3.5 to 5 dwelling units per acre. Parcels south of Indian School Road and west of 99th Avenue are within the City of Avondale.








The request to allow residential densities less than 20 dwelling units per acre is not consistent with the Mixed Use (Commercial / Industrial) designation. A General Plan Amendment (GPA-MV-1-21-5) requesting that approximately half of the PUD area be changed to Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Residential 10 to 15 dwelling units per acre has been filed concurrently with this request. If approved, this request is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre,

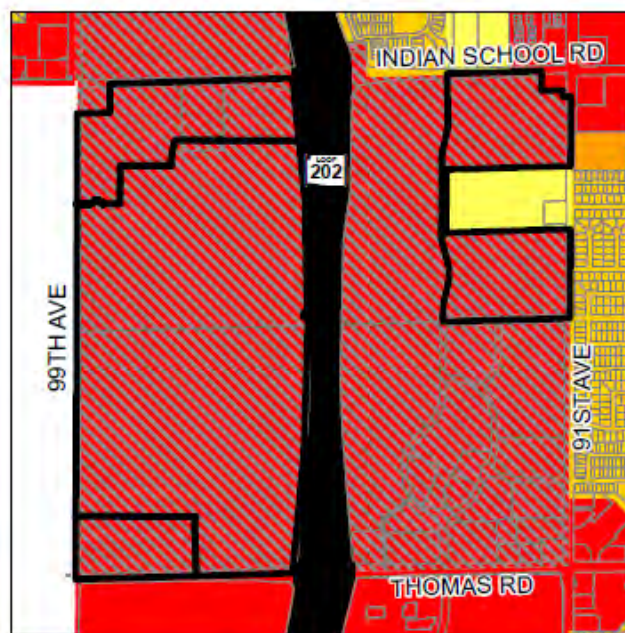
Residential 5 to 10 dwelling units per acre, and Residential 10 to 15 dwelling units per acre.

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

**EXISTING:**

Mixed Use (Commercial / Industrial) ( 349.06 +/- Acres)

-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Commercial
-  Mixed Use (Commercial / Industrial)
-  Transportation







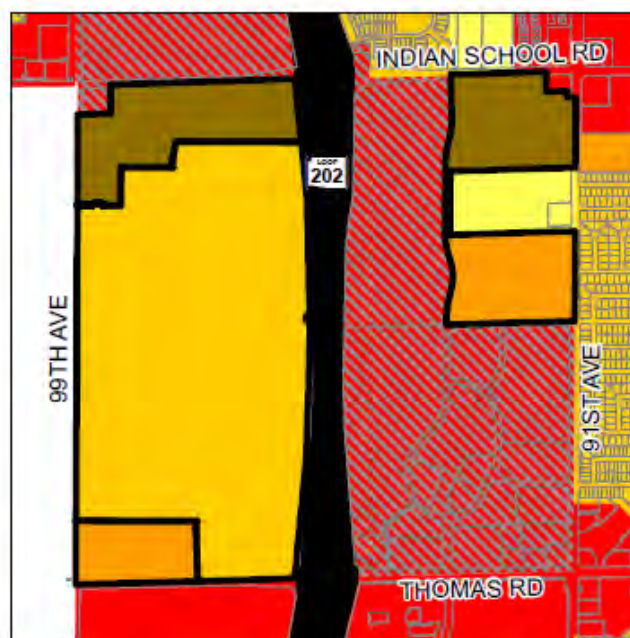
**PROPOSED CHANGE:**

Residential 3.5 to 5 du/ac ( 228.70 +/- Acres)

Residential 5 to 10 du/ac ( 48.13 +/- Acres)

Residential 10 to 15 du/ac ( 72.23 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac





### EXISTING CONDITIONS & SURROUNDING ZONING

3. The PUD area is generally bound 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue, and the Loop 101 Freeway bifurcates the site. The PUD permits a range of commercial, office, retail and commerce park uses in addition to high-density multifamily residential.

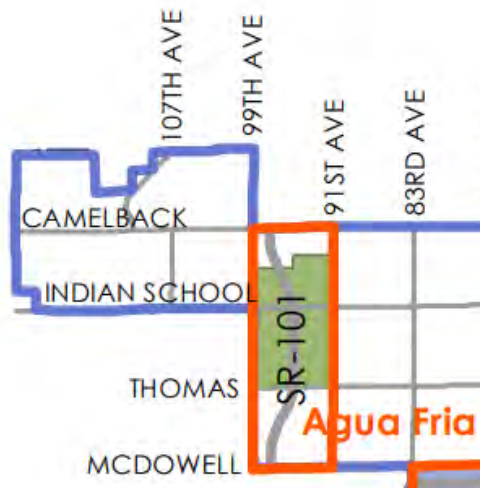
The PUD area contains agricultural land, multifamily residences, and office uses. To the south is vacant land zoned PUD, medical offices, and a hospital zoned C-2 HR PCD (Intermedial Commercial District, High-Rise and High Density District, Planned Community District). To the west is multifamily residential zoned R-2 (Multifamily Residential District), R-3 (Multifamily Residential District), and vacant land within the City of Avondale. To the east are several retail and commercial uses zoned C-2, single-family residential zoned R1-6 (Single-Family Residence District) and a learning center for the Pendergast School District zoned R-3. The Pendergast School District office is located southwest of Indian School Road and 91st Avenue and is zoned S-1 (Ranch or Farm Residence). To the north is a school zoned PUD, a fire station zoned S-1, single-family residences zoned R1-6, self-service storage zoned C-2 SP (Intermediate Commercial District, Special Permit), and office zoned C-1 (Neighborhood Retail District).

The proposed sites for the residential developments at densities less than 20 dwelling units per acre are west of the freeway and south of Indian School Road and the two parcels south of Indian School Road east of the freeway are to the north and south of the Pendergast School District office.

- 4 The PUD is also within the Agua Fria Employment Center, a City of Phoenix designated Employment Center and the Algodón Major Employment Center as designated by the Maricopa Association of Governments and as listed in the City of Phoenix General Plan.

#### MAJOR EMPLOYMENT CENTERS

-  Phoenix Designated Employment Centers
-  Algodon



## APPROVAL AND AMENDMENT HISTORY

5. The Algodón Center PCD was approved by the Phoenix City Council in 2000 via Rezoning Case No. Z-19-00-5.

City Council approved a Major Amendment to the Algodón PCD in June 2011 for 607.52 acres of the PCD to a PUD to allow a mix of uses (multifamily, residential, retail, office, and commerce park), via case Z-19-B-00-5. A subsequent amendment in 2011, Z-19-C-00-5, was withdrawn prior to being granted City Council approval.

City Council approved an additional Major Amendment to the Algodón PUD PCD in May 2012, via case Z-19-D-00-5, for the previously existing 607.52-acre PUD PCD with additional acreage from adjacent parcels. The request designated approximately 852.61 acres generally located west of the 93rd Avenue alignment as a Planned Unit Development (Algodón PUD).

In 2015 City Council approved another Major Amendment Z-19-E-00-5 to the existing 852.61-acre PUD PCD. This request was to adjust the Algodón PUD PCD boundary to exclude approximately 50.86 acres at the northwest corner of 91st Avenue and the Campbell Avenue alignment and was processed with companion case Z-36-15-5 for a single-family residential development.

In 2018 City Council approved another Major Amendment Z-19-F-00-5 to the existing 804.82-acre PUD PCD. The request was to adjust the Algodón PUD PCD boundary to exclude approximately 131.27-acres at the northeast corner of Loop 101/Agua Fria Freeway and Indian School Road with companion case Z-16-18-5 for single-family residential.

## PROPOSAL

6. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
7. Below is a summary of the proposed modified and additional standards for the subject site, as described in the attached Algodón Center PUD Narrative date stamped December 29, 2021. The PUD already permits multifamily residential uses at a minimum of 20 dwelling units per acre with a maximum density of 52.2 dwelling units per acre. This proposal is to allow residential densities less than 20 dwelling units per acre and adds single-family attached and single-family detached uses to the use list. This proposal limits the amount of residential development by the following provisions as listed in the narrative:

- The total residential units allowed in the PUD area is limited to 25,689.
- Residential uses with a density of less than 20 units per acre are only permitted within 353 gross acres of the total PUD area.
- Residential uses with a density of less than 20 units per acre are only permitted on parcels designated as Residential on the General Plan Land Use Map.

The conceptual site plan attached as an exhibit shows 1,544 units in a mix of single-family detached, single-family attached, and multifamily residential unit types. The elevations show a variety of floorplans, body colors, and architectural styles for each residential unit type. These are shown for conceptual purposes, and the proposed development will need to comply with the PUD standards and guidelines as listed in the narrative. To ensure that the proposal produces high-quality residential developments that are compatible with the existing residential uses surrounding the PUD area and are buffered from the freeway, the proposal includes several performance standards for multifamily residential with densities less than 20 dwelling units per acre, single-family attached, single-family detached uses:

| <b><u>Multifamily Residential Less Than 20 Dwelling Units Per Acre</u></b><br><b><u>Development Standards</u></b> |   |
|---|---|
| <b><u>Standard</u></b>  | <b><u>Proposed</u></b>  |
| <i>Density</i>  | 14 dwelling units per acre maximum  |
| <i>Building Height</i>  | 30 feet maximum   |
| <i>Open Space</i>   | 15 percent minimum  |
| <i>Amenity Standards</i>  | A central community gathering space or at least 10,000 square feet containing a community pool. |
| <i>Freeway Building Separation</i>  | Average 70 feet from ADOT right-of-way, minimum 40 feet from ADOT right-of way                  |
| <i>Maximum Lot Coverage</i>   | 50 percent  |
| <i>Perimeter Building Setbacks</i>  |   |
| Street  | 15 feet minimum   |
| Side  | 10 feet minimum   |
| Front   | 10 feet   |
| Rear  | 10 feet   |
| <i>Perimeter Landscape Setbacks</i>   |   |
| Street  | 15 feet average, 10 feet minimum  |
| Rear, side, not adjacent to street  | 10 feet   |

| <b><u>Single-Family Attached<br/>Development Standards</u></b> |   |
|--|---|
| <b><u>Standard</u></b>   | <b><u>Proposed</u></b>  |
| <i>Density</i>   | 15 dwelling unit per acre maximum   |
| <i>Building Height</i>   | 30 feet maximum   |
| <i>Open Space</i>  | 15 percent minimum  |
| <i>Maximum Garage Width</i>                                    | 2 spaces  |
| <i>Minimum Lot Width</i>                                       | 22 feet   |
| <i>Maximum Lot Coverage</i>                                    | 50 percent  |
| <i>Minimum Building Setbacks</i>                               |   |
| Freeway  | Where adjacent to the southbound Indian School on-ramp to the Loop 101, average 50' from ADOT right-of-way, minimum 20' from ADOT right-of-way. Otherwise, average 70' from ADOT right-of-way, minimum 40' from ADOT right-of-way |
| Subdivision Boundary   | 20 feet   |
| Perimeter Street   | 20 feet   |
| Individual Lot Front to Private Drive                          | 10 feet   |
| Individual Lot Side to Private Drive                           | 10 feet   |
| Individual Lot Rear 2nd Story to Private Drive                 | 2 feet  |
| Building Separation  | 10 feet   |
| Front to Non-Street (Paseo) lot line                           | 3 feet  |
| Side to Non-Street (Paseo) lot line                            | 0 feet  |

| <b><u>Single-Family Detached Development Standards</u></b> |   |                                   |
|--|---|-----------------------------------|
| <b><u>Standard</u></b>                                     | <b><u>Proposed</u></b>  |                                   |
|  | <b><u>45 feet to 50 feet wide lots</u></b>  | <b><u>70 feet wide lots</u></b>   |
| <i>Density</i>   | 5.5 dwelling units per acre maximum   | 4 dwelling units per acre maximum |
| <i>Building Height</i>                                     | 30 feet   |                                   |
| <i>Open Space</i>  | 15 percent minimum  |                                   |
| <i>Amenity Area Requirements</i>                           | <p>A Major Amenity Area shall be provided for any subdivision containing at least 1,000 dwelling units, shall be a minimum of 5 acres, and shall contain a community pool, 40,000 square feet of open turf, and a basketball court, in addition to the amenities required in Local Amenity Areas.</p> <p>A Local Amenity shall be provided for every 350 dwelling units (or portion thereof), shall contain at least 10,000 square feet of open turf area, a ramada, a grill, and two picnic tables.</p> <p>A Pocket Amenity may be provided in lieu of a Local Amenity for every 125 dwelling units (or portion thereof), shall contain one amenity item such as, but not limited to, exercise equipment, climbing features, horseshoe or open play areas.</p> |                                   |
| <i>Freeway Building Separation</i>                         | Average 70 feet from ADOT right-of-way, minimum 40 feet from ADOT right-of way  |                                   |
| <i>Maximum Garage Width</i>                                | 2 car widths  | 3 car widths                      |
| <i>Minimum Perimeter Setbacks</i>                          | 5 foot side, 15 foot rear   | 5 foot side, 20 foot rear         |
| <i>Minimum Building Setbacks</i>                           |   |                                   |
| Front  | 10 feet   | 10 feet                           |
| Garage   | 18 feet   | 18 feet                           |
| Side-Loaded Garage   | 10 feet   | 10 feet                           |
| Side   | 5 feet, 5 feet  | 5 feet, 10 feet                   |
| Rear   | 15 feet   | 20 feet                           |
| <i>Maximum Lot Coverage</i>                                | 50 percent  |                                   |



8. Design Guidelines

The PUD proposed enhanced design guidelines that are above Zoning Ordinance standards for single-family residential uses including a minimum of four different lot types, a minimum of 18 body colors, roof options and floor plans offered, and required exterior accent materials such as varying shutter types, accent sliding, and stone/brick profiles. Further, lots that are less than 45 feet wide are subject to approval by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage.

The PUD also ensures that perimeter walls include breaks and offsets and that walls adjacent to the freeway have variations in block type and color.

9. Streetscape and Landscape Standards

The proposal requires that all residential developments provide minimum 5-foot-wide sidewalks detached from the curb by a minimum of 5 feet, or as required by the Street Classification Map. Further, the proposal requires planting standards for landscape setbacks that include 50 percent 2-inch caliper trees and 50 percent 3-inch caliper trees. The proposal also requires that all residential developments provide 15 percent open space, which is three times the required amount in the Zoning Ordinance.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

10. Housing Phoenix Plan

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.

11. Comprehensive Bicycle Master Plan

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

The PUD contains existing standards for bicycle parking for commercial and multifamily residential uses which remain unchanged for this request.

12. **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. To support these principles related to pedestrian connectivity and safety, Stipulation No. 6 requires that where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces. Further, Stipulation No. 7 requires that clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop, and public sidewalks, using the most direct route for pedestrians.

13. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The proposal includes enhanced landscape setbacks and shading standards within the PUD narrative.

14. **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. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed project will be subject to the City of Phoenix waste collection and recycling requirements.

COMMUNITY INPUT SUMMARY

15. At the time this staff report was written, staff has not received any correspondence from members of the public regarding this request. Staff did receive a letter of support from the Pendergast School District.

INTERDEPARTMENTAL COMMENTS

16. The Phoenix Fire Department has noted that the dimensions and details for turnaround areas at the ends of these fire lanes will require approval, all access gates across fire lanes will require permits through Fire Prevention and that gates shall

comply with Chapter 5 of the 2018 International Fire Code with City of Phoenix amendments from Fire Prevention.

17. The City of Phoenix Water Services Department has noted that the site has existing water and sewer mains that can potentially serve the development and that water capacity is a dynamic condition that can change over time due to a variety of factors.
18. The Public Transit Department requested right-of-way dedications, bus stop pads and bus bays at multiple locations along the PUD area. The Public Transit Department also requested that where pedestrian pathways cross drive aisles, the pathways are constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces. In addition, the Public Transit Department requested that clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop, and public sidewalks, using the most direct route for pedestrians. These requirements are addressed in Stipulation Nos. 2 through 7.
19. The Street Transportation Department requested that all street improvements be made to current ADA guidelines, that the applicant provide a Traffic Impact Study and submit information to the MAG Transportation Improvement Program and that an updated Master Street Plan be submitted. These requirements are addressed in Stipulation Nos. 8 through 11.

#### OTHER

20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 No. 12.
21. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure regarding lot space and density.
22. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The proposal will redevelop an underutilized property and provide a high quality residential development which will help alleviate the housing shortage in Phoenix.
2. This proposal provides for additional housing options in the Maryvale Village and

contributes to the balance of housing and employment opportunities within a Major Employment Center.

3. The proposal includes several development standards that exceed conventional Zoning Ordinance standards such as increased open space, design and shading standards.

### **Stipulations**

1. An updated Development Narrative for the Algodón Centre PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 29, 2021, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to add the following:  
  
City Council Adopted: [Add Adoption Date]
  - b. Page 15, Table 3A, Streetscape Section, Item 1: Rename section to “Landscape Setback” and delete “measured from back of curb” from first sentence.
  - c. Page 15, Table 3A, Low Density Residential Sidewalks Section: Update the first sentence to read “For any residential parcel where density is less than 20 dwelling units per gross acres, sidewalks shall be a minimum of five feet wide, and shall be separated from the curb per the requirements of the Street Classification Map with a minimum five foot wide landscape strip.
  - d. Page 17, Table 3B, Streetscape Section, Item 1: Rename section to “Landscape Setback” and delete “measured from back of curb” from first sentence.
  - e. Page 17, Table 3B, Streetscape Section, Item 2, Bullet Point 1: Add “and utility easements” after “utilities” in first sentence.
  - f. Page 17, Table 3B, Streetscape Section, Item 2, Bullet Point 2: Add “and utility easements” after “utilities” in first sentence.

- g. Page 18, Table 3B, Perimeter Adjacent to Loop 101 Section, Item 2, Bullet Point 1: Add “and utility easements” after “utilities” in first sentence.
  - h. Page 18, Table 3B, Perimeter Adjacent to Loop 101 Section, Item 2, Bullet Point 2: Add “and utility easements” after “utilities” in first sentence.
- 2. The developer shall dedicate right-of-way and ensure bus stop pad(s) at the following locations, with final siting to be approved by the Public Transit Department:
  - a. Northbound 99th Avenue north of the Earl Drive alignment.
  - b. Northbound 99th Avenue north of the Osborn Road alignment.
  - c. Northbound 99th Avenue north of the Clarendon Avenue alignment.
  - d. Northbound 99th Avenue north of the Glenrosa Avenue alignment.
  - e. Southbound 91st Avenue south of Osborn Road alignment.
  - f. Southbound 91st Avenue south of Cheery Lynn Road alignment.
  - g. Westbound Thomas Road at approximately 9700 West Thomas Road.
- 3. Bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.
- 4. The developer shall dedicate right-of-way and ensure bus bay with bus stop pad at the following locations, final siting to be approved by the Public Transit Department:
  - a. Northbound 99th Avenue north of Thomas Road.
  - b. Northbound 99th Avenue north of Indian School Road.
- 5. Bus bays shall be constructed according to City of Phoenix Standard Detail P1256; attached bus stop pad shall be constructed according to City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. Bus bay and attached bus stop pad shall be spaced from the intersections according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade coverage to bus stop pad at full maturity.



6. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
8. An updated Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation Department and Planning and Development Department for review and approval, prior to preliminary site plan approval.
9. The Developer shall submit an updated Traffic Impact Study to the Street Transportation Department prior to preliminary site plan approval for the first phase of development permitted by Amendment G of the Algodón PUD. No preliminary approval of plans shall be granted until the study is reviewed and approved. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study and as approved by the Planning and Development and Street Transportation Department.
10. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
11. 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.
12. 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.

**Writer**

Sarah Stockham

January 7, 2022

**Team Leader**

Samantha Keating

Staff Report: Z-19-G-00-5 (Algodón Center PUD)

January 7, 2022

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**Exhibits**

Sketch Map

Aerial Map

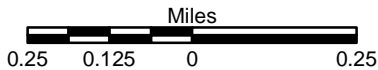
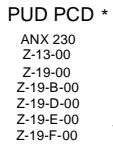
Site Plan date stamped March 16, 2021 (3 pages)

Elevations date stamped March 16, 2021 (42 pages)

[Algodón Center PUD](#) date stamped December 29, 2021

Correspondence





**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 5



**APPLICANT'S NAME:** Gammage & Burnham PLC-Stephen Anderson

APPLICATION NO. Z-19-G-00

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

672.92 Acres

**MULTIPLES PERMITTED**

PUD PCD

PUD PCD

|       |                 |
|-------|-----------------|
| DATE: | 5/27/2021       |
|       | REVISION DATES: |

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 15-5, 15-6, 16-5,  
16-6, 17-5

ZONING MAP  
G-2, G-3,  
H-2, H-3

### CONVENTIONAL OPTION

25,689

25, 689

**REQUESTED CHANGE:**

FROM: PUD PCD ( 672.92 a.c.)

TO: PUD PCD ( 672.92 a.c.)

\* UNITS P.R.D. OPTION

N/A

N/A

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








# CITY OF PHOENIX

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| Phase 1                       |            |             |
|-------------------------------|------------|-------------|
| Traditional SF Gross Acreage  | 158.72 Ac. | 4.01 DU/AC. |
| Traditional SF Net Acreage    | 151.27 Ac. |             |
| Traditional SF Open Space     | 25.31 Ac.  | 15.9%       |
| Traditional Landscape Setback | 1.66 Ac.   | 1.0%        |
| Open Space Total              | 26.97 Ac.  | 17.0%       |
| Unit                          | Quantity   | Mix         |
| 30'x97' Alley Homesites       | 114        | 17.9%       |
| 45'x95' Homesites             | 74         | 11.6%       |
| 40'x115' Homesites            | 79         | 12.4%       |
| 45'x120' Homesites            | 168        | 26.4%       |
| 50'x120' Homesites            | 143        | 22.5%       |
| 70' x 125' Homesites          | 58         | 9.1%        |
| Total Single Family for Rent  | 636        |             |

## LEGEND

 PRIMARY ENTRY MONUMENT



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| Phase 2 Total                                |                   |                    |
|--|-------------------|--------------------|
| Trad & TH Gross Acreage                      | 111.90 Ac.        | 5.31 DU/AC.        |
| Trad & TH Net Acreage                        | 109.00 Ac.        |                    |
| Single Family for Rent Gross Acreage         | 22.44 Ac.         | 13.99 DU/AC.       |
| <b>Gross Acreage Total</b>                   | <b>134.34 Ac.</b> | <b>6.76 DU/AC.</b> |
| Traditional SF Open Space                    | 12.68 Ac.         | 11.3%              |
| Traditional Landscape Setback                | 0.42 Ac.          | 0.4%               |
| Townhomes Open Space                         | 5.09 Ac.          | 4.5%               |
| Townhomes Landscape Setback                  | 0.40 Ac.          | 0.4%               |
| <b>Trad &amp; TH Open Space Total</b>        | <b>17.76 Ac.</b>  | <b>15.9%</b>       |
| <b>Trad &amp; TH Landscape Setback Total</b> | <b>0.82 Ac.</b>   | <b>0.7%</b>        |
| <b>Open Space Total</b>                      | <b>18.58 Ac.</b>  | <b>16.6%</b>       |
| Single Family for Rent                       | 314               | 34.6%              |
| Townhomes                                    | 202               | 22.2%              |
| 45'x95' Homesites                            | 127               | 14.0%              |
| 40'x115' Homesites                           | 98                | 10.8%              |
| 45'x120' Homesites                           | 75                | 8.3%               |
| 50'x120' Homesites                           | 41                | 4.5%               |
| 70' x 125' Homesites                         | 51                | 5.6%               |
| <b>Total Single Family for Rent</b>          | <b>314</b>        |                    |
| <b>Total Single Family for Sale</b>          | <b>594</b>        |                    |
| <b>Total</b>                                 | <b>908</b>        |                    |



# Townhome Elevations

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FRONT ELEVATION



RIGHT ELEVATION

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REAR ELEVATION



LEFT ELEVATION

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2 of 4  
12.08.2020

Mesa, AZ 46' x 85' Product Elevation

Hawes Crossing







DRAWING BY JEFF SIMUTIS, AIA

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3 of 4  
12.08.2020

Mesa, AZ | Street Scene Perspective

Hawes Crossing







DRAWING BY JEFF SIMUTIS, ASA

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LENNAR

Hawes Crossing

Mesa, AZ

Alley Perspective

4 of 4  
12.08.2020





DECORATIVE GABLE PIPES  
(SW6082 RUGGED BROWN)

STUCCO BODY 2  
(SW6003 PROPER GRAY)

WROUGHT IRON  
(SW7675 SEAL SKIN)

STUCCO BODY 1  
(SW7654 PEDIMENT)

EAGLE ROOF TILE  
(CAPSTRANO 'S' TILE #3502 -  
CONCORD BLEND)

FASCIA  
(SW7029 BLACK FOX)

TRIM  
(SW6004 MINK)

COACH LIGHT

FRONT DOOR  
(SW2740 MINERAL GRAY)

DECORATIVE SHUTTERS  
(SW2740 MINERAL GRAY)

VINYL FENCING  
(CLAY)

FRONT

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REAR



LEFT



RIGHT

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DECORATIVE GABLE PIPES  
(SW0082 RUGGED BROWN)

WROUGHT IRON  
(SW1075 SEALSKIN)

STUCCO BODY 2  
(SW9387 SMOKY BEIGE)

COACH LIGHT

STUCCO BODY 1  
(SW0085 TOUCH OF SAND)

EAGLE ROOF TILE  
(CAPISTRANO'S TILE #0536 -  
PIEDMONT BLEND)

FASCIA  
(SW0086 FRENCH ROAST)

DECORATIVE SHUTTERS  
(SW7580 CARNELIAN)

TRIM  
(SW0088 UTA/PEIA)

GARAGE DOOR  
(SW0088 UTA/PEIA)

REAR



LEFT



RIGHT

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LENNAR®

WESTERN GARDEN

BUILDING C - SCHEME 3



REAR



LEFT



RIGHT

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FRONT

CITY OF PHOENIX

MAR 1 6 2021

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REAR



LEFT



RIGHT

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# Examples of Other Lennar Homesite Elevations

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# Tradition at Horizon

*Elevation Renderings*

**Coronado** | Plan 3522 | Approx. 2,268 sq.ft.  
4 Bedroom | 3 Bath | 2-Bay Garage



Elevation E | Tuscan



Elevation F | French Country



Elevation G | Italianate

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**MAR 16 2021**

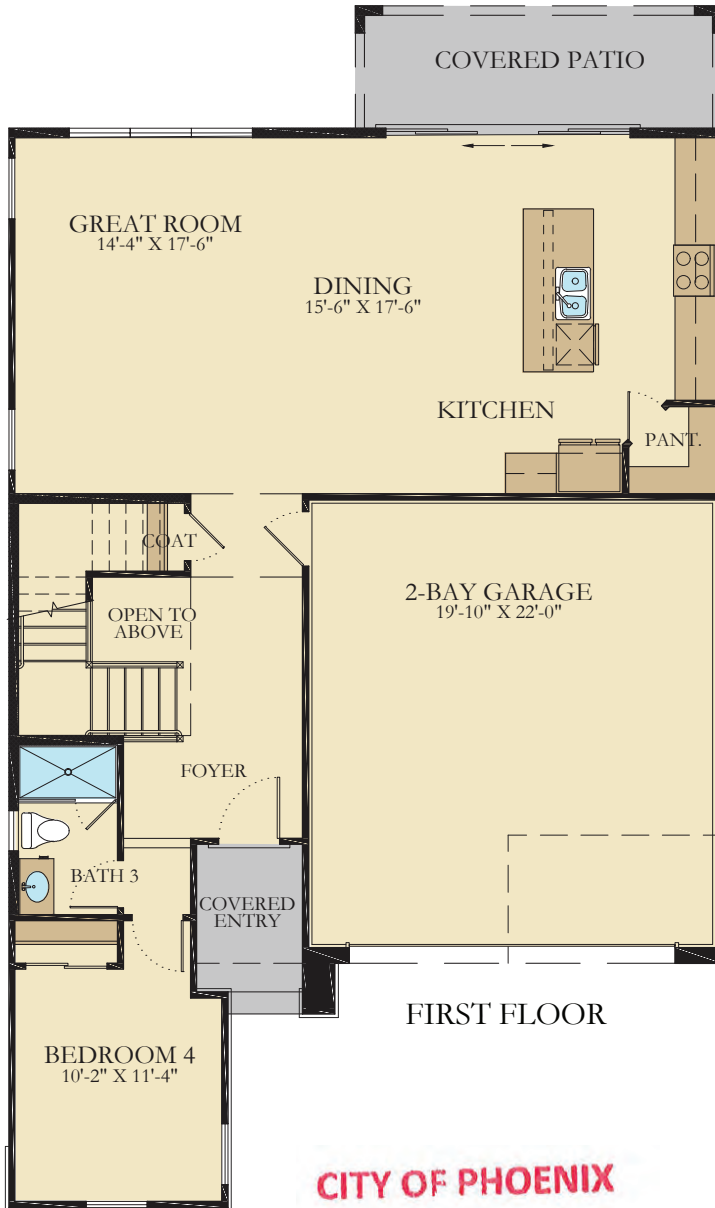
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INCLUDED\***

# Tradition at Horizon Floorplans

**Coronado** | Plan 3522 | Approx. 2,268 sq.ft.  
4 Bedroom | 3 Bath | 2-Bay Garage



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# Tradition at Horizon

*Elevation Renderings*

**Laguna** | Plan 3623 | Approx. 2,342 sq.ft.  
4 Bedroom | 3 Bath | 2-Bay Garage



Elevation C | Craftsman



Elevation F | French Country



Elevation K | Farmhouse

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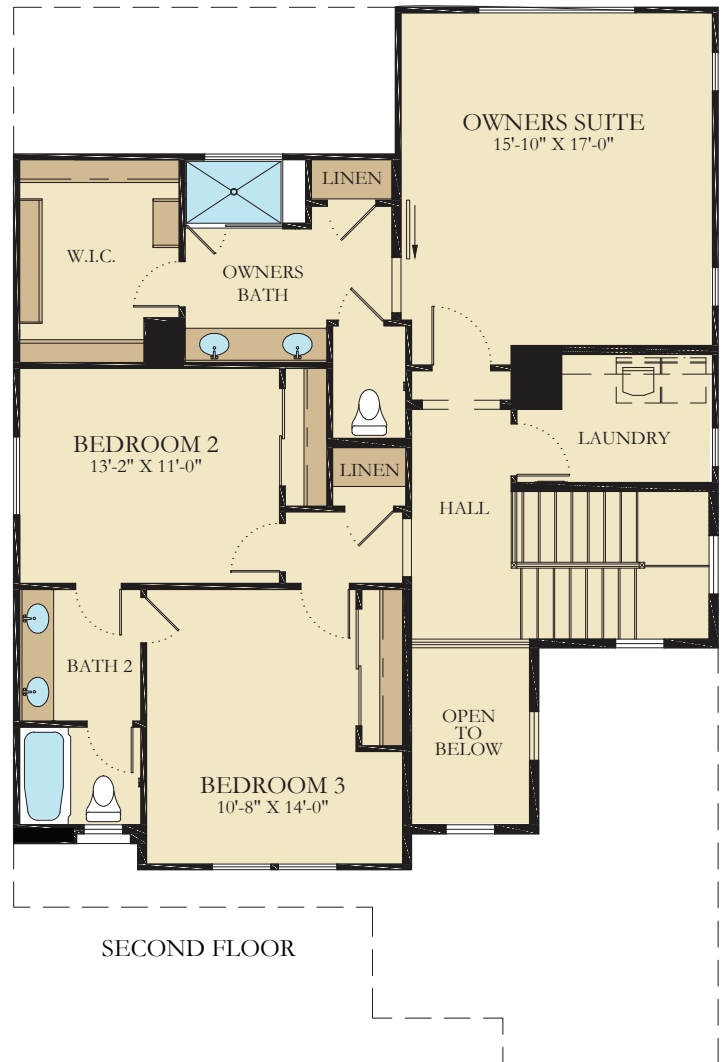


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# Tradition at Horizon Floorplans

**Laguna** | Plan 3623 | Approx. 2,342 sq.ft.  
4 Bedroom | 3 Bath | 2-Bay Garage



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# Tradition at Horizon

*Elevation Renderings*

**La Jolla** | Plan 3624 | Approx. 2,615 sq.ft.  
4 Bedroom | Loft | 3 Bath | 2-Bay Garage



Elevation C | Craftsman



Elevation D | Monterey



Elevation F | French Country

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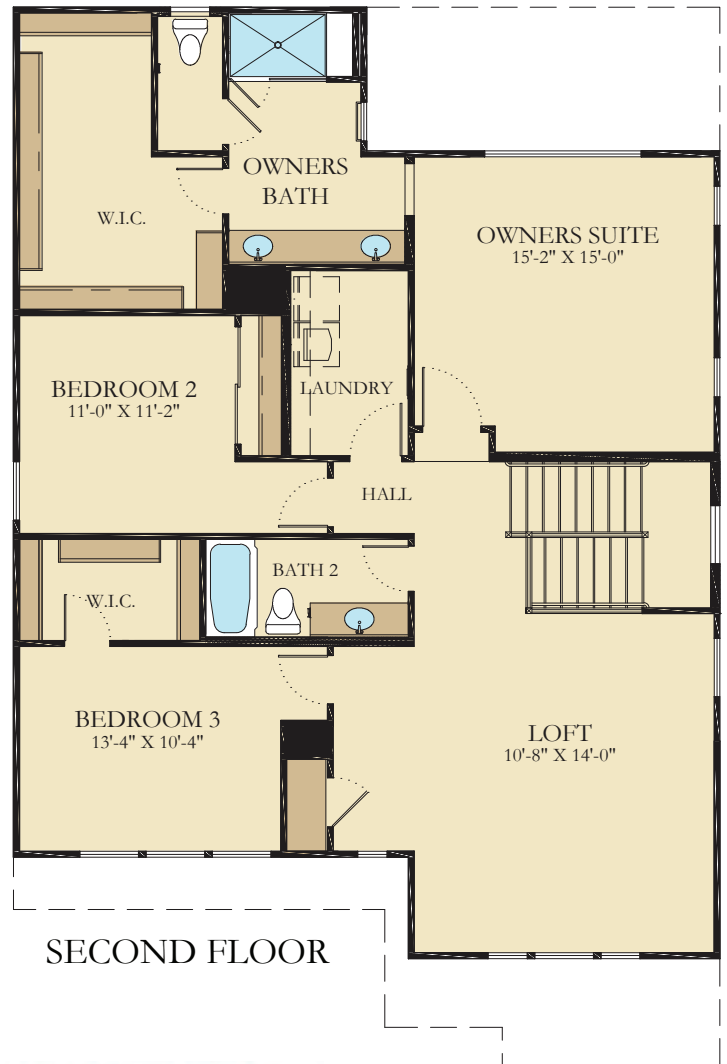
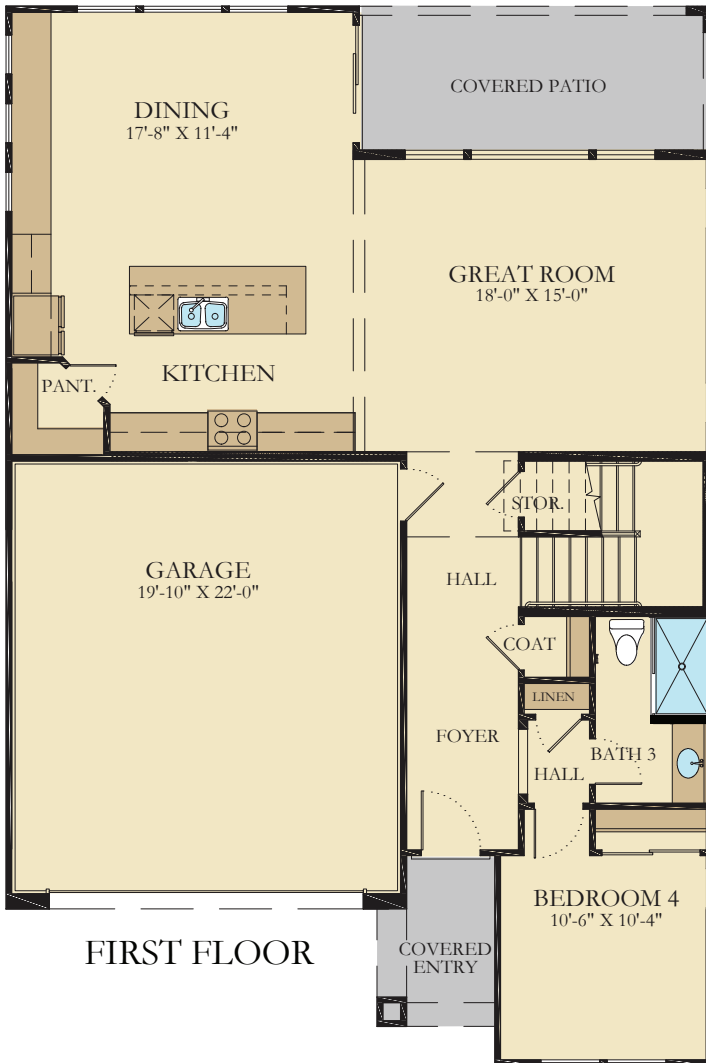
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# Tradition at Horizon Floorplans

**La Jolla** | Plan 3624 | Approx. 2,615 sq.ft.  
4 Bedroom | Loft | 3 Bath | 2-Bay Garage



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# Tradition at Horizon

*Elevation Renderings*

**Balboa** | Plan 3626 | Approx. 2,720 sq.ft.  
5 Bedroom | 3 Bath | 2-Bay Garage



Elevation C | Craftsman



Elevation F | French Country



Elevation K | Farmhouse

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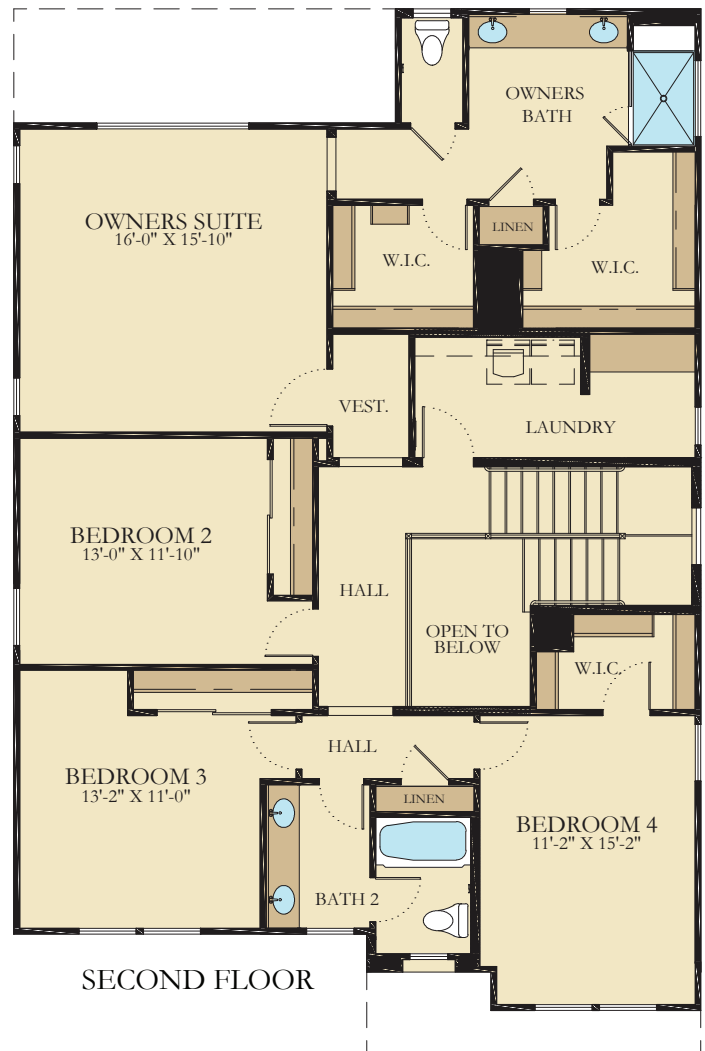
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# Tradition at Horizon Floorplans

**Balboa** | Plan 3626 | Approx. 2,720 sq.ft.  
5 Bedroom | 3 Bath | 2-Bay Garage



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# Destiny at Arroyo Seco

*Elevation Renderings*

**Wayfarer II** | Plan 5579 | Approx. 2,163 sq. ft.  
4 Bedrooms | 3 Baths  
3-Bay Tandem Garage | RV Garage

**PRELIMINARY**



Elevation C



Elevation B



Elevation D

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INCLUDED\***

# Destiny at Arroyo Seco

Elevation Renderings

Wayfarer II | Plan 5579 | Approx. 2,163 sq. ft.

4 Bedrooms | 3 Baths

3-Bay Tandem Garage | RV Garage

## PRELIMINARY

New CAD iPlan Arroyo Specific.

Question on  
BR 4 VS DEN w/double doors  
and closet?

Owner's suite bath  
split top vanity



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# Destiny at Arroyo Seco

*Elevation Renderings*

**Outlander II** | Plan 5581 | Approx. 2,296 sq. ft.  
3 Bedrooms | Study | 2.5 Baths  
3-Bay Tandem Garage | RV Garage

**PRELIMINARY**



Elevation D



Elevation B



Elevation C

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# Destiny at Arroyo Seco

Elevation Renderings

**Outlander II** | Plan 5581 | Approx. 2,296 sq. ft.  
3 Bedrooms | Study | 2.5 Baths  
3-Bay Tandem Garage | RV Garage

**PRELIMINARY**



New CAD iPlan Arroyo Specific.

Question on  
Oversized Island,  
Double sinks in Bath 2,  
Hall ceiling

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# Destiny at Arroyo Seco

*Elevation Renderings*

**Explorer** | Plan 5583 | Approx. 2,584 sq. ft.  
4 Bedrooms | 3 Baths | 2-Bay Garage | RV Garage  
Main Home 1,910 sq. ft. | Private Living Suite 674 sq. ft.

**PRELIMINARY**



Elevation L



Elevation B



Elevation H

Asante 6

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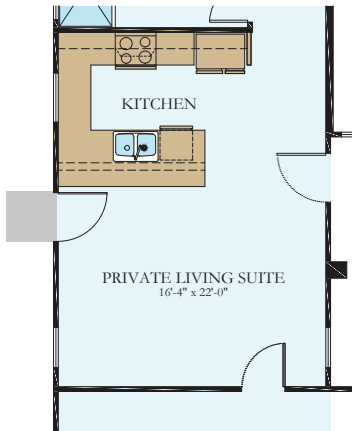
# Destiny at Arroyo Seco

Elevation Renderings

**Explorer** | Plan 5583 | Approx. 2,584 sq. ft.  
4 Bedrooms | 3 Baths | 2-Bay Garage | RV Garage  
Main Home 1,910 sq. ft. | Private Living Suite 674 sq. ft.

## PRELIMINARY

New CAD  
for Arroyo Seco  
and Asante 6



OPT. GOURMET KITCHEN  
AT PRIVATE LIVING SUITE



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NG'S  
ED

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# Freedom at Heritage Asante

Wayfarer | Plan 5679 | Approx. 2,231 sq. ft.  
3 Bedrooms | Study | 3 Baths | 3-Bay Tandem Garage | RV Garage

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Department**

**PRELIMINARY**



Elevation D



Elevation B



Elevation C

Rolls from  
Existing Asante RV 70s  
Freedom Series

Heritage Parcel 6 | 16433 W. Alameda Rd. | Surprise | 800-864-1058 | Lennar.com

  
**HERITAGE**  
ASANTE • SURPRISE

**LENNAR**® Pursuant to the Fair Housing Act, this housing is intended for occupancy by at least one person 55 years of age or older per home. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Renderings are conceptual in nature and merely an artist's rendition. These renderings are solely for illustrative purposes and should never be relied upon. Garage size may vary from home to home and may not accommodate all vehicles. No offer to sell or lease may be made or to purchase or lease may be accepted prior to issuance of an Arizona Public Report. A Public Report is available at the State Real Estate Department website [www.azre.gov](http://www.azre.gov). Broker Lennar Sales Corp. Lennar Arizona, Inc. dba Lennar Homes ROC# 232731, Lennar Arizona Construction, Inc. ROC# 228129, Lennar Communities Development, Inc., ROC# 137295, US Home of Arizona Construction Company ROC# 065983, Greystone Construction, Inc. ROC# 256680. Copyright © 2020 Lennar Corporation. All rights reserved. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 12.18.20



# Freedom at Heritage Asante

Wayfarer | Plan 5679 | Approx. 2,231 sq. ft.  
3 Bedrooms | Study | 3 Baths | 3-Bay Tandem Garage | RV Garage

**PRELIMINARY**

Rolls from  
Existing Asante RV 70s  
Freedom Series



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Department



# Freedom at Heritage Asante

Outlander | Plan 5680 | Approx. 2,406 sq. ft.  
3 Bedrooms | Study | 2.5 Baths | 3-Bay Tandem Garage | RV Gar

CITY OF PHOENIX

MAR 16 2021

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Department

PRELIMINARY



Elevation C



Elevation B



Elevation D

Rolls from  
Existing Asante RV 70s  
Freedom Series

Heritage Parcel 6 | 16433 W. Alameda Rd. | Surprise | 800-864-1058 | Lennar.com

  
**HERITAGE**  
ASANTE • SURPRISE

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# Freedom at Heritage Asante

Outlander | Plan 5680 | Approx. 2,406 sq. ft.  
3 Bedrooms | Study | 2.5 Baths | 3-Bay Tandem Garage | RV Garage

**PRELIMINARY**



Rolls from  
Existing Asante RV 70s  
Freedom Series

**CITY OF PHOENIX**

**MAR 16 2021**

**Planning & Development  
Department**



# Freedom at Heritage Asante

Explorer| Plan 5583 | Approx. 2,584 sq. ft. | 4 Bedrooms | 3 Baths | 2-Bay Garage | RV Garage  
Main Home 1,910 sq. ft. | Private Living Suite 674 sq. ft.

**PRELIMINARY**

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Elevation L



Elevation B



Elevation H

Heritage Parcel 6 | 16433 W. Alameda Rd. | Surprise | 800-864-1058 | Lennar.com

  
**HERITAGE**  
ASANTE • SURPRISE

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# Freedom at Heritage Asante

Explorer | Plan 5583 | Approx. 2,584 sq. ft. | 4 Bedrooms | 3 Baths | 2-Bay Garage | RV Garage  
Main Home 1,910 sq. ft. | Private Living Suite 674 sq. ft.

**PRELIMINARY**



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# Destiny

## Dobbins Village

*Elevation Renderings*

**Explorer** | Plan 5583 | Approx. 2,604 sq. ft.  
4 Bedrooms | 3 Baths | 2-Bay Garage | RV Garage  
Main Home 1,936 sq. ft. | Private Living Suite 668 sq. ft.

**PRELIMINARY**



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation I | Western Territorial

New for Dobbins Village

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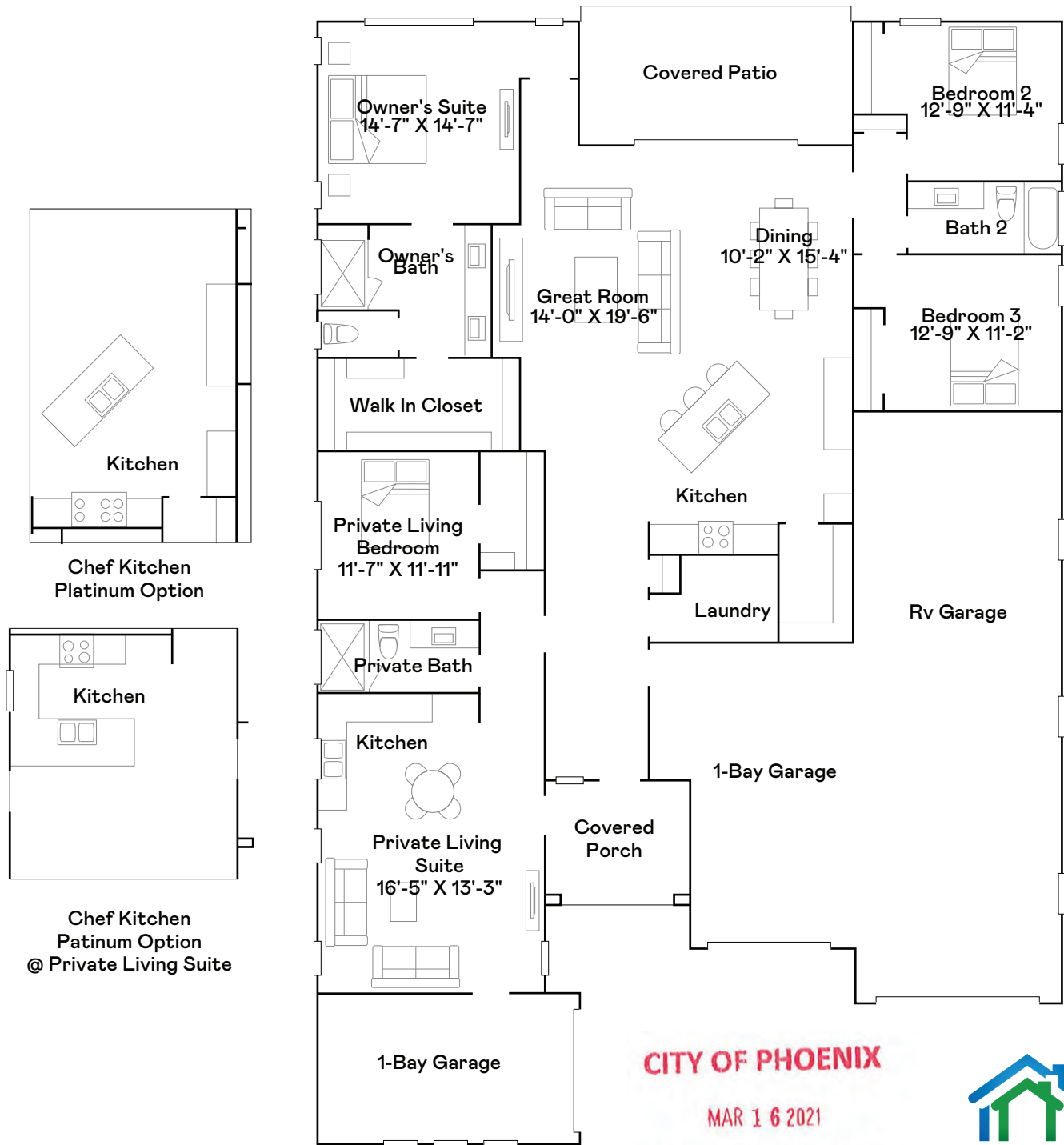
# Destiny

## Dobbins Village

Floorplans

**Explorer** | Plan 5583 | Approx. 2,604 sq. ft.  
 4 Bedrooms | 3 Baths | 2-Bay Garage | RV Garage  
 Main Home 1,936 sq. ft. | Private Living Suite 668 sq. ft.

**PRELIMINARY**



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# Inspiration at Horizon

*Elevation Renderings*

**Oxnard** | Plan 2016 | Approx. 1,732 sq.ft.  
3 Bedroom | 2.5 Bath | 2-Bay Garage



Elevation A | Spanish Colonial



Elevation B | Hacienda



Elevation C | Craftsman

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**EVERYTHING'S  
INCLUDED\***

# Inspiration at Horizon Floorplans

**Oxnard** | Plan 2016 | Approx. 1,732 sq.ft.  
3 Bedroom | 2.5 Bath | 2-Bay Garage



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# Inspiration at Horizon

*Elevation Renderings*

**Lucia** | Plan 2019 | Approx. 1,974 sq.ft.  
3 Bedroom | 2.5 Bath | 2-Bay Garage



Elevation B | Hacienda



Elevation C | Craftsman



Elevation E | Tuscan

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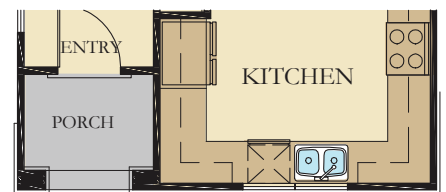
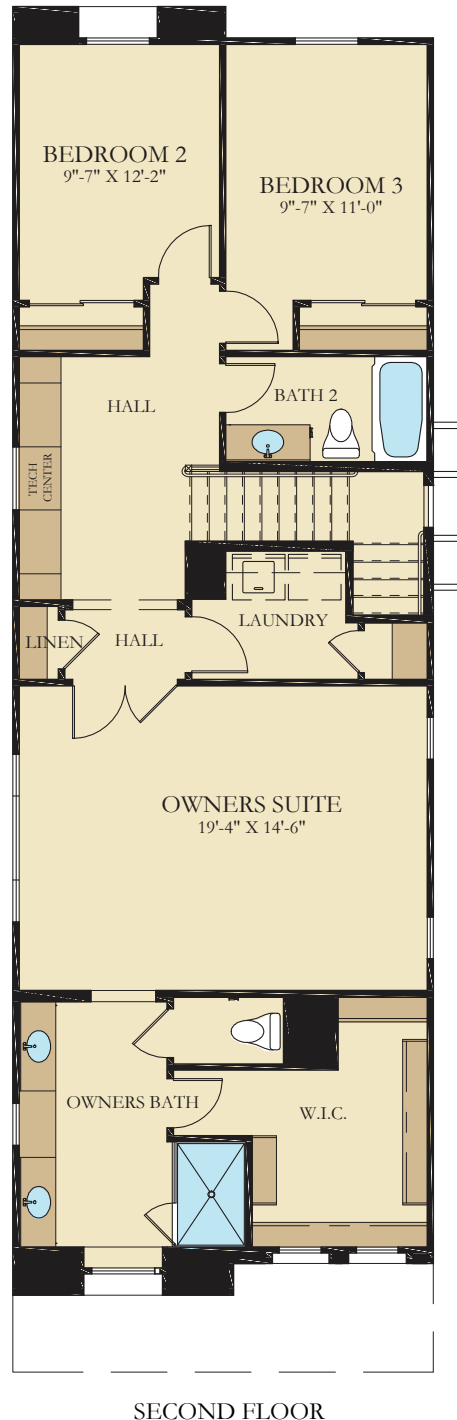
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# Inspiration at Horizon Floorplans

**Lucia** | Plan 2019 | Approx. 1,974 sq.ft.  
3 Bedroom | 2.5 Bath | 2-Bay Garage



FIRST FLOOR "E"



FIRST FLOOR "C"

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# Inspiration at Horizon

*Elevation Renderings*

**Windsor** | Plan 2020 | Approx. 2,078 sq.ft.  
4 Bedroom | 3.5 Bath | 2-Bay Garage



Elevation A | Spanish



Elevation B | Hacienda



Elevation D | Monterey

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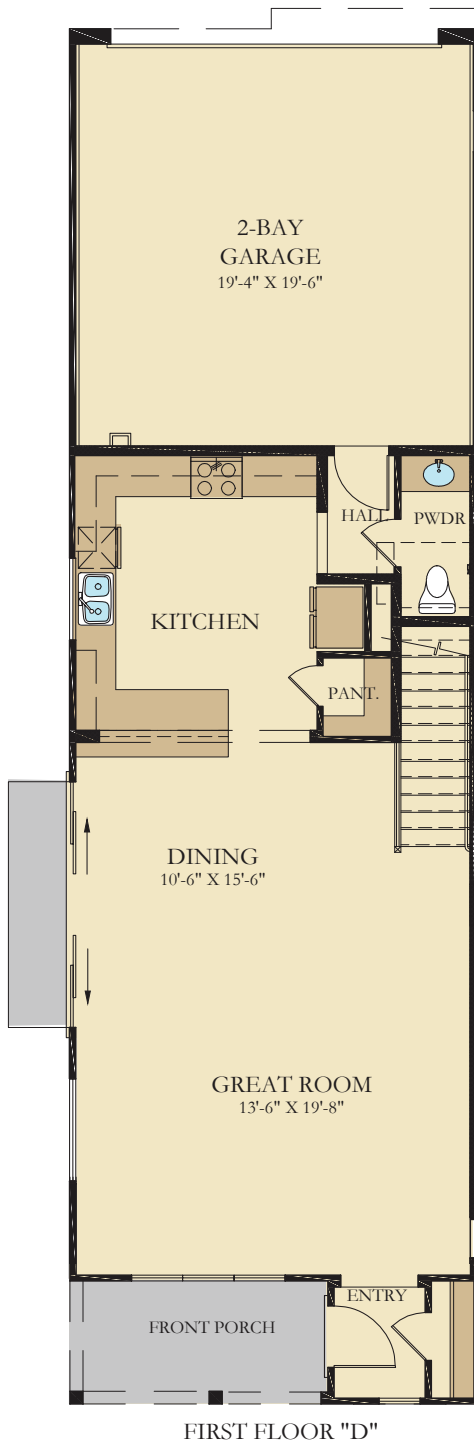


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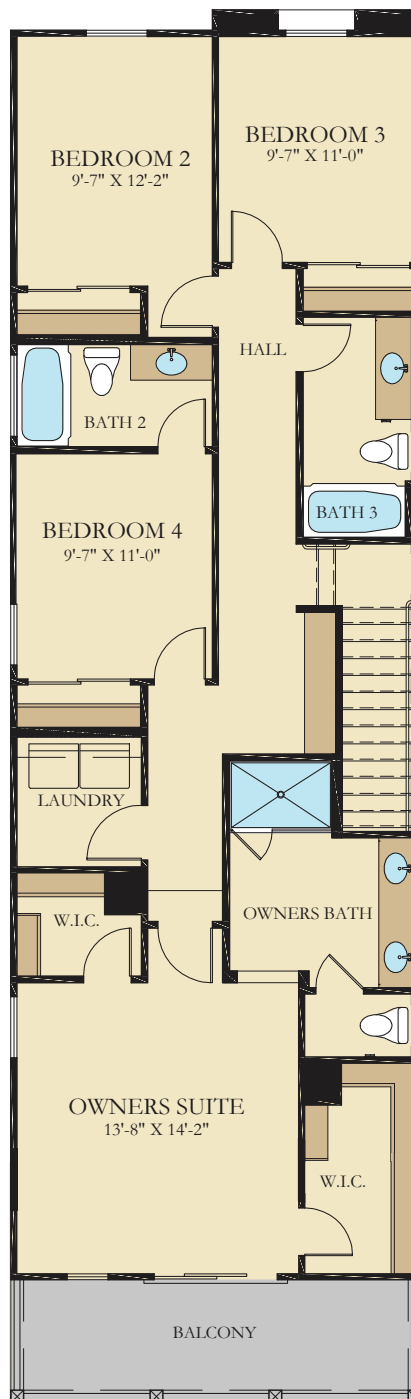
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# Inspiration at Horizon Floorplans

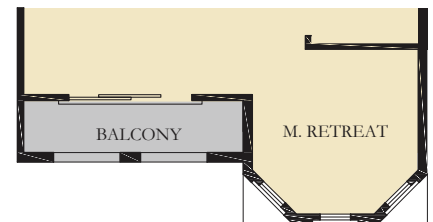
**Windsor** | Plan 2020 | Approx. 2,078 sq.ft.  
4 Bedroom | 3.5 Bath | 2-Bay Garage



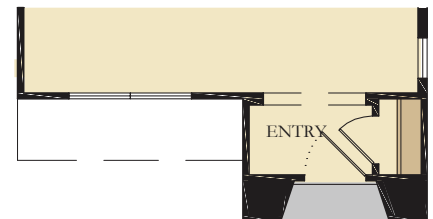
FIRST FLOOR "D"



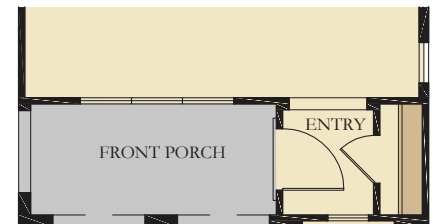
SECOND FLOOR "D"



SECOND FLOOR "A"



FIRST FLOOR "A"



FIRST FLOOR "B"

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**From:** [Joanne Fimbres](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Fwd: New REZONING Case File: Z-19-G-00-5 Algodón PUD / PCD - Major Amendment - 2nd Submittal (Area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue)  
**Date:** Monday, June 28, 2021 12:45:24 PM

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Good Afternoon Sarah,

I would like to take this opportunity to submit a comment in support of the Algodon Center rezoning and proposed plans for the land.

The Pendergast Elementary School District is in support of the proposed residential plans for the development of these parcels. Our District is a great partner in working closely with the City of Phoenix and the City Council members in support of our community and its families. The rezoning and development of this land will provide the growth and stimulation of this community and those surrounding it. As an educational partner, we look forward to welcoming the families that will reside in the proposed homes (single and multi-family). As a continued supporter, we look forward to future communication, rezoning approval, and collaboration between our District and the City of Phoenix.

Thank you,

*Joanne Fimbres, MBA*

**Chief Financial Officer**

3802 N. 91st Avenue, Phoenix, AZ 85037

Office - [\(623\) 772-2220](tel:6237722220)

Fax - [\(623\) 877-3717](tel:6238773717)

[jfimbres@pesd92.org](mailto:jfimbres@pesd92.org)



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