

Attachment B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-8-21-8
April 29, 2021

South Mountain Village Planning Committee Meeting Date: May 11, 2021

Planning Commission Hearing Date: June 3, 2021

Request From: R1-6 (Single-Family Residence District)
(18.41 acres)

Request To: R-3 (Multifamily Residence District)
(18.41 acres)

Proposed Use: Multifamily residential townhome community (condominiums)

Location: Approximately 100 feet north of the northwest corner of 36th Street and Wayland Drive

Owner: 36th & Southern, LLC

Applicant / Representative: Benjamin Tate, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Current: Residential 3.5 to 5 dwelling units per acre Proposed (GPA-SM-1-21-8): Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	36th Street	Minor Collector Street	25-foot west half street
	San Francisco Drive	Local Street	50-foot north and south half street

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 subject site is mostly vacant and underutilized with two single-family homes on nearly 20 acres. The proposed development would permit the construction of 192 condominium units or townhomes on the site at a scale that is compatible with the surrounding land uses which are predominantly single-family.

CONNECT PEOPLE AND PLACES CORE VALUE ; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.

Located at the junction of a minor collector street, planned multi-use trail and public park, the proposal, as stipulated, will provide elements for both pedestrians and bicyclists to utilize in order to promote walking and alternative transportation. These elements include shaded detached sidewalks along 36th Street, shaded benches or seating elements, and a bicycle repair station at the terminus of 36th Street within the development. Residential units adjacent to 36th Street and Esteban Park will also be oriented towards these areas to promote safety via “eyes on the street.”

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 development, as stipulated, provides a reasonable level of intensity that is respectful to local conditions by transitioning commerce park uses east of 36th Street with single-family uses west of 36th Street and adjacent to this development.

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 proposal, as stipulated, will be required to provide shade along the adjacent public sidewalks, pedestrian paths connecting the development to adjacent streets and amenity areas. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Esteban Park Area Plan \(EPAP\)](#): See Background Item No. 4.

[Tree and Shade Master Plan](#): See Background Item No. 11.

[Complete Streets Guidelines](#): See Background Item No. 12.

[Zero Waste PHX](#): See Background Item No. 13.

[Housing Phoenix](#): See Background Item No. 14.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R1-6
North	Esteban Park	R1-6
South	Single-family residential	R1-6
East (across 36th Street)	Single-family residential and commerce park uses	S-1 and Ind. Pk.
West	Single-family residential	R1-6

R-3 – Multifamily Residence District (Average Lot Development Option)		
<u>Standards</u>	<u>R-3 Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	18.41 acres
Total Maximum Number of Units	267 units	192 units (Met)
Maximum Density	14.5 dwelling units per acre	10.43 dwelling units per acre (Met)
Maximum Lot Coverage	45%	28% (Met)
Maximum Building Height	2 stories and 30 feet. There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.	Maximum of 2 stories and 25 feet. (Met)
MINIMUM PERIMETER STANDARDS		
Front (36th Street)	20 feet	20 feet (Met)
Sides (North and South property lines)	North: 10 feet South: 10 feet	North: 23 feet (Met) South: 21 feet (Met)
Rear (West property line)	West: 15 feet	West: 21 feet (Met)

MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Front (36th Street)	20 feet	20 feet (Met)
Sides and Rear (North, South and West property lines)	North: 5 feet	North: 5 feet (Met)
	South: 5 feet	South: 5 feet (Met)
	West: 5 feet	West: 5 feet (Met)
Minimum Open Space	5% of gross site area	6.4% (Met)
Minimum Amenities	2 amenities required	3 amenities provided (Met)
MINIMUM PARKING REQUIREMENTS		
Parking	1.5 parking spaces per 1 or 2 bedroom unit, and 2 spaces per 3 or more bedroom unit. 0.5 unreserved guest parking spaces per 1 or 2 bedroom unit, and 1.0 spaces per 3 or more bedroom unit. 494 parking spaces required.	555 parking spaces provided. (Met)

Background/Issues/Analysis

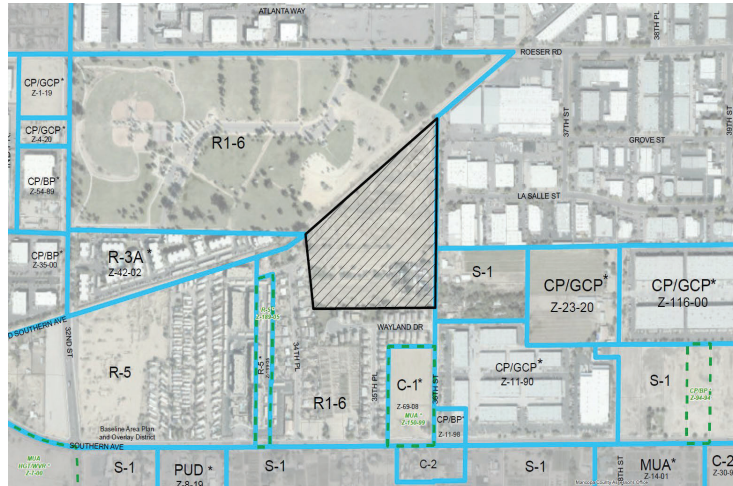
SUBJECT SITE

1. This request is to rezone 18.41 acres located approximately 100 feet north of the northwest corner of 36th Street and Wayland Drive from R1-6 (Single-Family Residence District) to R-3 (Multifamily Residence District) for a condominium or townhome community. The site is primarily vacant and underutilized with two single-family detached homes across the 18.41 acre site.

In 1925, the site was subdivided as part of the Bartlett Heard Lands Lots 48-60-61 subdivision which created 14 lots as part of a survey by Mr. Harry E. Jones. In 1960, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned R1-6 under Ordinance No. G-449 in 1961. Historic aerial imagery shows that the site was historically utilized for agricultural uses.

SURROUNDING LAND USES AND ZONING

2. The surrounding area contains a variety of residential, commercial and agricultural zoning districts including S-1 (Ranch or Farm Residence District), R1-6 (Single-Family Residence District), R-3A (Multifamily Residence District), R-5 (Multifamily Residence District), C-1 (Neighborhood Retail District), Ind. Pk. (Industrial Park District), and CP/GCP (Commerce Park/General Commerce Park). The subject site is also adjacent to Esteban Park, a public park that serves the surrounding uses.

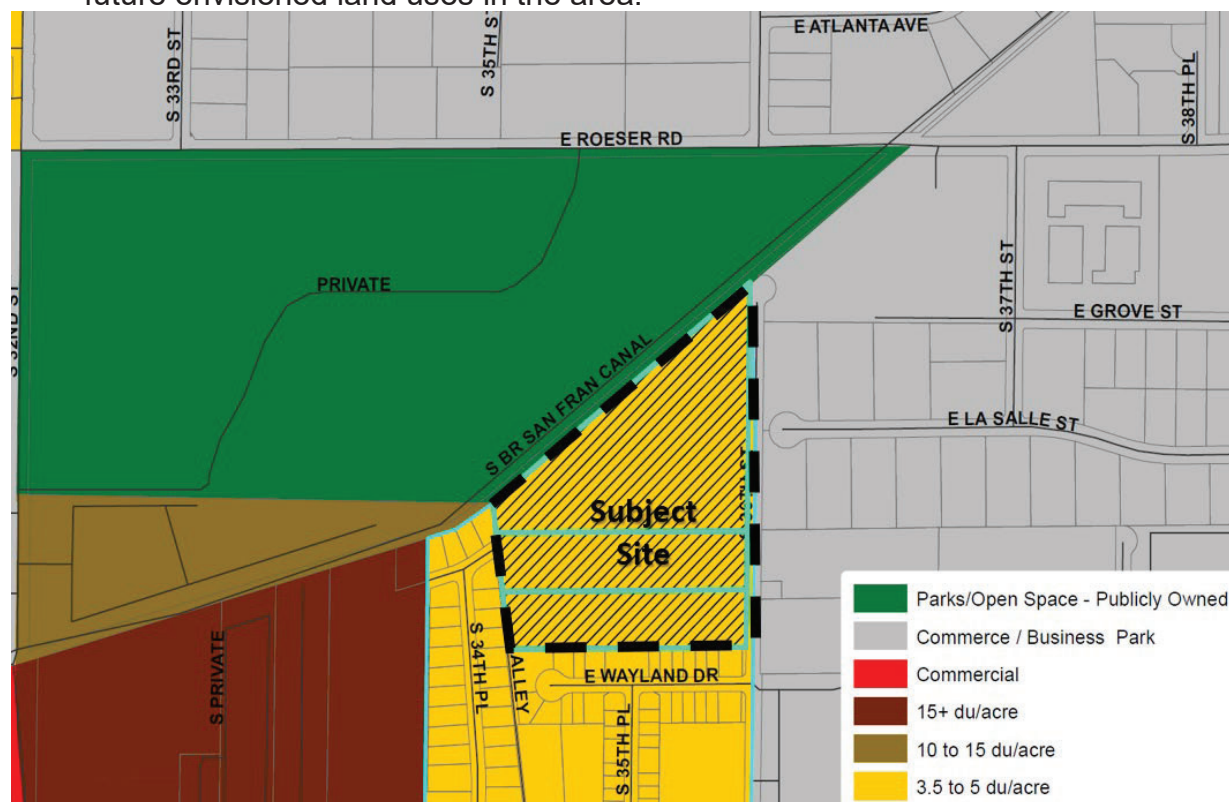


Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre, thus a concurrent General Plan Amendment case GPA-SM-1-21-8 proposes to change the land use map designation to Residential 10 to 15 dwelling units per acre. North of the site is Esteban Park designated as Parks/Open Space – Publicly Owned. South and west of the site are residential subdivisions designated as Residential 3.5 to 5 dwelling units per acre. Also, west are two apartment complexes and a mobile home community designated as Residential 10 to 15 and 15+ dwelling units per acre. East of the subject site are various commerce park uses designed as Commerce/ Business Park on the General Plan Land Use Map.

The R-3 zoning requested is consistent with the proposed General Plan Land Use Map designation per GPA-SM-1-21-8 and compatible with existing and future envisioned land uses in the area.



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

4. **Esteban Park Area Plan (EPAP)**

The Esteban Park Area Plan (EPAP) was adopted in 2003 with the intent of guiding future development in this area which has transitioned from large-lot agricultural uses to a mixture of agricultural, commerce park and residential land uses. The Esteban Park Area Plan is bounded by Roeser Road (north), Southern Avenue (south), 36th Street (east) and 24th Street (west). At the southeast corner of 32nd Street and Roeser Road, one can find Esteban Park, a public park which was annexed into the City of Phoenix in the 1960s and which serves as the only publicly accessible open space in the general area today.

The EPAP seeks to accomplish this vision through six goals pertaining to:

1. Land Use Compatibility;
2. Urban Design;
3. Neighborhood Preservation;
4. Transportation Safety;
5. Drainage;
6. Recreation Amenities;

The proposed development furthers the goals of the EPAP by assembling and redeveloping three vacant parcels with a residential use that is appropriately located.

Goal 2, Urban Design, of the EPAP outlines the importance of incorporating elements of the architectural history, character and scale of the area into development stipulations. The design of the proposed townhomes includes pitched roofs, which are consistent with the architectural history of the area and surrounding residential neighborhoods. Staff recommends Stipulation No. 1 to address enhancements in the architecture, materials and colors for building elevations, in order to recognize the history of the area and enhance the frontage along Esteban Park and 36th Street.

Goal 2 of the EPAP also recommends height transitions in multifamily zoned parcels adjacent to single-family residential. The Zoning Ordinance presently contains a step-back provision applicable to multifamily developments where



EPAP aerial map with Planning and Development Department annotations, Source: Planning and Development Department

adjacent to single-family zoned properties. However, to promote permitted building height consistency in the area, staff recommends Stipulation No. 2 to limit the maximum building height permitted to two stories and 30 feet in case the Average Lot development option is not utilized in the future, and to maintain the compatibility from this development with adjacent single-family residential neighborhoods. Furthermore, Stipulation No. 3 prohibits balconies on upper floors of residential units from being adjacent or oriented towards single-family developments, in order to protect privacy of adjacent neighborhoods.

Staff recommends Stipulation No. 4 pertaining to enhanced landscaping standards along perimeter setbacks to include evergreen trees, whose foliage will remain intact year-round, to be placed where adjacent to single-family neighborhoods that exist in the area to further buffer this development from adjacent uses. A variety of trees sizes and ground cover material are also recommended in order to promote shade, visually appealing landscaped areas and to screen the site from adjacent uses. This is consistent with Goal 3 of the EPAP which intends to preserve neighborhoods.

Staff recommends Stipulation No. 5 which limits the maximum density in this development to 12.50 dwelling units per gross acre in order to maintain the compatibility with surrounding land uses. The conceptual site plan provided by the applicant depicts a density of 10.43 dwelling units per gross acre, thus this stipulation allows for additional flexibility in incorporating additional residential units during the site plan review process. This is consistent with Goal 3 of the EPAP which intends to preserve neighborhoods and allow new land uses where appropriate.

The Parks and Recreation Department was consulted regarding Esteban Park and it was determined that no additional improvements would be necessary by this development pertaining to Esteban Park.

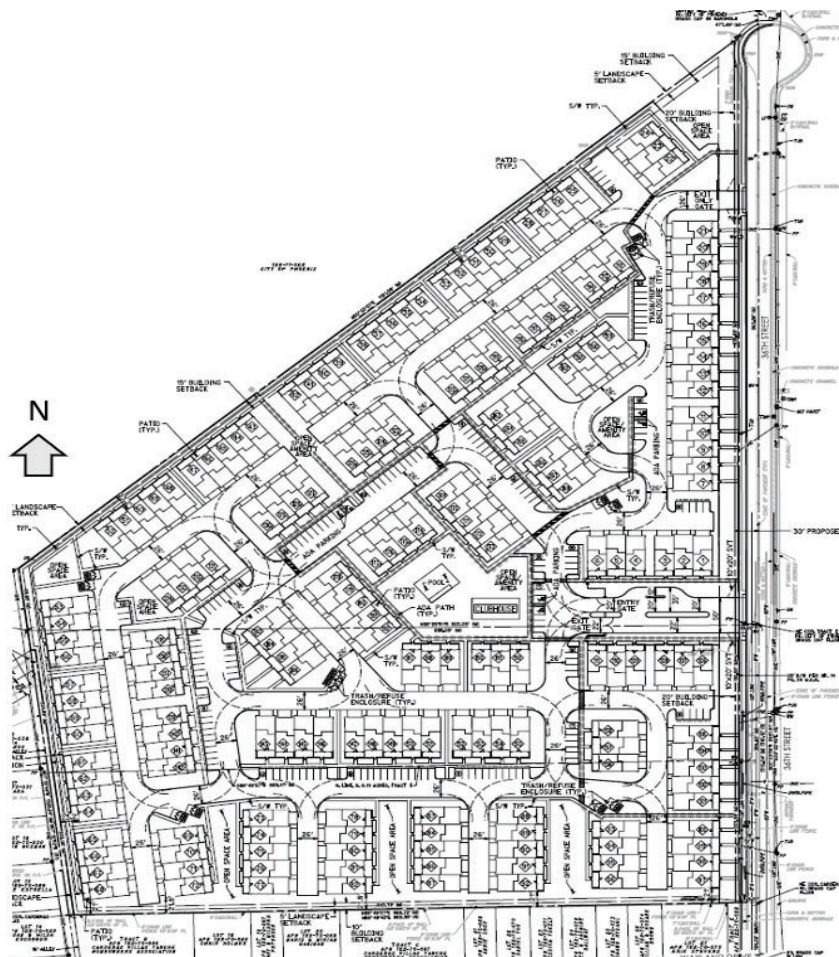
PROPOSAL

5. **Site Plan**

The applicant is proposing 192 condominiums or townhomes, with both two- and three-bedroom units, across multiple residential buildings distributed throughout the subject site. All of the proposed buildings will be two stories, under 30 feet in height. Multiple pedestrian and vehicular access points to the subject site are proposed along 36th Street, with private vehicular drives connecting individual unit garages and parking spaces. Two parking spaces are proposed within each residential unit garage, with uncovered parking spaces available throughout the site.

Staff is recommending Stipulation No. 6 to require that access to this development is maintained along 36th Street, a minor collector street. The site is adjacent to San Francisco Drive, a local street, but no access is proposed along this roadway. Stipulation No. 6 will ensure that access to the site is maintained along a minor collector street, and not a local street accessed by residents in the adjacent residential neighborhood.

Conformance to the conceptual site plan provided by the applicant is not recommended by staff in order to allow additional flexibility to the applicant in incorporating additional residential units as part of this development during the site plan review process up to 12.5 dwelling units per gross acre.



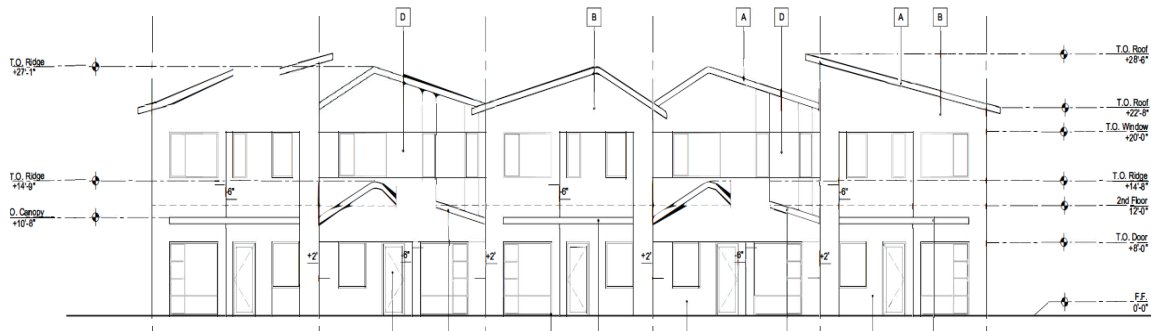
Conceptual Site Plan, Source: 3 Engineering

6. Elevations

The conceptual building elevations depict three types of buildings with various architectural features such as pitched roofs, windows of various sizes, front patios and four-sided architecture. The conceptual building elevations proposed depict a maximum height of two stories and 25 feet to the mid-point between top of peak and eaves.

Staff is recommending a stipulation to require building elevations to incorporate a variety of colors, materials and architectural features. This is addressed in Stipulation No. 1, in addition to requiring a minimum of 25 percent of building elevations oriented towards 36th Street and Esteban Park, to provide accent materials that exhibit quality and durability in order to ensure that the buildings on this site remain in good condition into the future.

Stipulation No. 7 recommends language that requires an entryway for individual residential units adjacent to 36th Street and Esteban Park in order to promote the use of these areas by residents and to “place eyes on the street” (and on the park) to promote safety.



Conceptual Front 4-plex Building Elevation, Source: MOD Architecture + Planning



Conceptual Front 5-plex Building Elevation Rendering, Source: MOD Architecture + Planning

7. **Entryway and Wall Enhancements**

The development proposes a main vehicular entryway along 36th Street, a minor collector public street, which connects to Southern Avenue, an arterial street. In order to promote a sense of place for future residents, Stipulation No. 8 recommends that the primary entrance to the development along 36th Street incorporate several uniquely identifying elements such as pedestrian paths, landscaped median plus entryway, and decorative driveway surfaces.

Furthermore, Stipulation No. 9 requires open view fencing or a combination of maximum three feet of solid masonry topped by open view fencing be located along Esteban Park in order to enhance visibility to this open space. In addition, Stipulation No. 10 recommends that any perimeter walls visible from public streets or Esteban Park shall include material and textural differences for visual interest and contribute an enhanced image to the surrounding community.



Conceptual Entryway Rendering, Source: MOD Architecture + Planning



Conceptual Entryway Rendering, Source: MOD Architecture + Planning

8. **Open Space and Amenities**

The conceptual site plan depicts various open space areas distributed throughout the development for future residents to enjoy. Staff is recommending Stipulation No. 11 to require several amenities distributed throughout the development including:

- Swimming pool and clubhouse;
- Two picnic areas, each with one barbeque grill, shade ramada and a picnic table;
- Four benches distributed internally throughout the development, except that one bench shall be located within close proximity to 36th Street;
- Turf area(s) of no less than a combined 1,000 square feet;
- Community garden areas totaling a minimum of 1,000 square feet and containing a tool library, irrigation and one bench or seating feature;

These amenities will promote the health of future residents by providing recreational opportunities through various activities, allowing the enjoyment of sunlight, and having a communal space that enables social interactions while growing food.

Stipulation No. 12 recommended by staff, requires that a minimum of 50 percent shade is provided in open space areas, including amenity and seating areas, in addition to having open space areas covered by vegetative ground cover. This will ensure that pedestrians can enjoy natural shade and visually-pleasing “green” open areas.



Conceptual Amenity Area Rendering, Source: MOD Architecture + Planning

9. **Pedestrian Circulation**

The conceptual site plan depicts various pedestrian connections throughout the development. Stipulation No. 13 recommends that internal pedestrian paths are shaded a minimum of 75 percent in order to promote walkability within the site by cooling walking areas. Stipulation No. 14 recommends that a system of pedestrian paths are provided and incorporates the following elements:

- Direct connection to the 36th Street sidewalk from residential units adjacent to the public street;
- Two pedestrian paths connecting the site to the 36th Street sidewalk;
- Pedestrian-scale illumination of the site from east to west in order to have a central pedestrian path where residents throughout the development can walk to and be connected to the primary entry area;
- Alternative paving material for pedestrian paths where these cross vehicular drives;
- Connections to and between residential dwellings, active open space areas, amenity facilities and the sidewalk along 36th Street;

10. **36th Street Enhancements**

The conceptual site plan shows a significant portion of this development adjacent to 36th Street, which connects Southern Avenue (south) with Esteban Park (north). Furthermore, the terminus of 36th Street is also the junction of two proposed multi-use trails, Esteban Park and the old San Francisco Canal. These circumstances presented an opportunity to activate the 36th Street frontage along this development with several enhancements as described below.



Conceptual Rendering with Planning and Development Department annotations,
Source: MOD Architecture + Planning

Staff recommends Stipulation No. 15 that pertains to a pedestrian node and amenity area located at the terminus of the 36th Street cul-de-sac, at the northern portion of this development. This stipulation requires several enhancements to promote activity within this portion of the site, adjacent to 36th Street and Esteban Park, beyond what is required as part of Stipulation No. 11, in order to promote a sense of place, recreation and activity, and to create a safer environment. Several enhancements within this pedestrian node/amenity area include:

- Two benches or seating features;
- Bicycle repair station (“fix it station”);
- Amenity area that includes either or/combination of a community garden, art feature, nature walk, natural features such as boulders or fountains, or other uniquely identifying features; and
- A landscaped accent area with plants that will maintain a constant bloom throughout the year.

Stipulation No. 16 as recommended by staff, will require a shaded detached sidewalk along 36th Street with trees and shrubs to create an aesthetically pleasing environment that creates a sense of safety by separating cars and pedestrians. The trees located within this landscape strip will shade and cool the sidewalk and promote walking by pedestrian along 36th Street.

STUDIES AND POLICIES

11. [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 several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending stipulations for enhanced landscaping and shaded sidewalks along the perimeter property lines as follows:

- Fifty-percent two-inch caliper, forty-percent three-inch caliper and ten-percent four-inch caliper trees within the required landscape setbacks (Stipulation No. 4);
- Fifty-percent of open space areas are to be shaded (Stipulation No. 12);

- Internal pedestrian paths are to be shaded a minimum of 75 percent via architectural shade or trees at maturity (Stipulation No. 13);
- The sidewalk along 36th Street shall be detached and shaded a minimum of 75 percent with three-inch caliper trees (Stipulation No. 16).

12. **Complete Streets Guidelines**

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. This development will help to pedestrianize the immediate street frontages by requiring a direction connection from residential units to 36th Street, where these units are adjacent. In addition, the stipulations recommended by staff address shaded detached sidewalk along 36th Street and a system of shaded internal pedestrian thoroughfares to promote walkability, as described previously.

A bicycle repair station at the 36th Street cul-de-sac terminus and a bicycle u-racks within each vehicular access point to the development will further promote the use of alternative transportation by future residents.

13. **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 conceptual site plan or application materials do not indicate whether recycling facilities will be made available to residents.

14. **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.

Stipulation No. 5 would allow the developer to construct up to 12.50 dwelling units per gross acre on the site, up to 230 dwelling units. The proposed site plan submitted by the applicant depicts 192 condominiums or townhomes on the subject site. If this development is approved, it would allow a new type of housing product in the area and new housing opportunities for existing and new residents to the area.

COMMUNITY INPUT SUMMARY

15. As of the writing of this report, staff received three letters in support and one letter with concerns about the development. The letter of concern cited issues with the construction of more homes in District 8, an area with lots of youth in distress. The three letters in support cited reasons such as land use compatibility with the existing area, appropriate scale, high-quality development, and access to healthy food via the community garden amenity on site.

INTERDEPARTMENTAL COMMENTS

16. The Public Transit Department provided comments pertaining to pedestrian pathways connecting building entrances and public sidewalk via the most direct route. Also, comments were provided to recommend alternative paving material where pedestrian pathways cross drive aisles, and providing a minimum of 75 percent shade along pedestrian paths, including public sidewalks. These comments are addressed in Stipulation Nos. 7, 8, 13, 14, and 16. Stipulation No. 18 which addresses traffic calming measures at points of ingress or egress to the site, was also recommended by staff in order to promote the safety of pedestrians traveling along 36th Street.
17. The Street Transportation Department provided comments pertaining to multi-use trail alignments envisioned within the site, pedestrian pathways connecting the site to Esteban Park and bicycle infrastructure to promote multimodal transportation. The multi-use trail which crosses the subject site east to west is no longer being required by the Parks and Recreation Department to be constructed within this site as there is a strip of land (San Francisco Canal) that divides the subject site and Esteban Park, where the trail presently ends. Direct pedestrian access from the subject site to Esteban Park was not recommended as there is a strip of land (San Francisco Canal) that divides the site and Esteban Park. Furthermore, private connections to public parks are typically not allowed by the Parks and Recreation Department.

Bicycle infrastructure, including a bicycle repair station is addressed in Stipulation Nos. 15 and 17. Additional comments from the Street Transportation

Department included right-of-way dedication and completion of the cul-de-sac along 36th Street, undergrounding or relocation of existing irrigation facilities, and other general street improvement requirements. These comments are addressed in Stipulation Nos. 19 through 22.

18. 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 City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. Furthermore, that an aviation easement is dedicated to the City of Phoenix as this property is within the PHX International Airport traffic pattern airspace and seeking noise sensitive land use. These are addressed in Stipulation Nos. 23 and 24.
19. The site is located in a larger area identified as being archaeologically sensitive. In further review by the City of Phoenix Archaeology Office, it was determined that the Phase I testing conducted on the subject site by the applicant does not warrant additional archaeological testing. However, 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 No. 25.
20. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Fire Code. Lastly, it was referenced that a fire apparatus access road needs to be provided to the site for adequate access.
21. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development. However, capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, the City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure. Both water and sewer mains exist along 36th Street.
22. The Floodplain Management division of the Public Works Department has indicated that the parcel is not located in a Special Flood Hazard Area (SFHA).

OTHER

23. 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. As stipulated, the requested R-3 zoning is consistent with surrounding land uses and will allow for an appropriate transition between single-family residential uses, a public park, and commerce park development.
2. This proposed development provides a new housing option in the area that is consistent with surrounding developments and the goals of the Esteban Park Area Plan (EPAP).
3. The development, as stipulated, will improve connectivity in the area and activates the 36th Street and Esteban Park frontages.

Stipulations

1. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
 - b. Building elevations adjacent and oriented to public streets and the public park, shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material that exhibits quality and durability.
 - c. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department.
2. Building height shall be limited to two stories and 30 feet.

3. There shall be no balconies on the upper floors of residential dwellings adjacent or oriented toward single-family residential homes not part of this development.
4. The required landscape setbacks shall be planted to the following standards, as described below and as approved or modified by the Planning and Development Department:
 - a. Large canopy evergreen trees 20 feet on center, or in equivalent groupings, shall be planted where residential units are adjacent or oriented towards single-family residential homes not a part of this development;
 - b. Large canopy drought-tolerant trees 20 feet on center, or in equivalent groupings, shall be utilized unless otherwise stated;
 - c. 50 percent 2-inch caliper, 40 percent 3-inch caliper and 10 percent 4-inch caliper trees shall be utilized;
 - d. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at maturity;

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

5. The development shall be limited to a density of 12.50 dwelling units per gross acre.
6. The development shall provide a primary and secondary vehicular access to the site along 36th Street. The secondary access point may serve as vehicular ingress and egress, or limited to vehicular egress and emergency access only, as approved or modified by the Planning and Development Department.
7. Individual dwelling units adjacent to 36th Street and Esteban Park shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall not exceeding 40 inches in height to accentuate the primary entrance, plus oriented towards the public street or public park, as approved by the Planning and Development Department.
8. The primary entrance to the development from 36th Street shall include the following elements, as approved by the Planning and Development Department:
 - a. Pedestrian pathways connecting the interior of the development to the public sidewalks along both sides of the vehicular entryway into the development.
 - b. The pedestrian pathways shall be detached from the primary vehicular entryway

with a minimum 5-foot wide landscaped accent area provided on both sides of the entryway into the development. The landscaped accent areas shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.

- c. A median island of no less than 5 feet in width shall be located centrally within the vehicular entryway into the development and accented by a minimum of three drought-tolerant trees, and drought-tolerant, ornamental, flowering shrubs to provide a minimum 75 percent live cover. Twenty five percent of the required live cover may be ground cover plants.
 - d. The driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
- 9. Perimeter walls adjacent to the public park shall be limited to open view fencing or a combination of maximum three feet of solid masonry topped by open view fencing, as approved by the Planning and Development Department.
- 10. All perimeter walls visible from a public street 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.
- 11. The development shall include the following amenities and elements at a minimum, distributed between the open space area(s) throughout the site, as approved by the Planning and Development Department:
 - a. Swimming pool.
 - b. Clubhouse.
 - c. Two picnic areas, each with one barbecue grill, shade ramada and a picnic table.
 - d. Five benches distributed throughout the development, including one bench located within close proximity to 36th Street.
 - e. Turf area(s) of no less than a combined 1,000 square feet.
 - f. Community garden area(s) of no less than a combined 1,000 square feet that will each include a garden tool library, irrigation, and one bench or seating feature.

12. Open space areas shall have a minimum 50 percent shade, including amenity and seating areas, and a minimum of 50 percent live vegetative cover (shrubs, grasses, or groundcover plants), as approved by the Planning and Development Department.
13. Pedestrian paths shall be shaded to a minimum of 75 percent using architectural shade and/or shade trees at full maturity, as approved by the Planning and Development Department.
14. The developer shall provide a system of pedestrian thoroughfares, as described below and as approved or modified by the Planning and Development Department:
 - a. Direct connection to the sidewalk along 36th Street for individual dwelling units adjacent to this street.
 - b. The developer shall provide a minimum of two pedestrian paths connecting to the sidewalk along 36th Street, exclusive of pedestrian connections along vehicular entryways.
 - c. Illuminated by pedestrian scale lighting per Section 1304(H)5 for a pathway connecting 36th Street along the primary entrance, passing through a central amenity area, and terminating at the west property line.
 - d. Where pedestrian paths and vehicular crossings exist, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.
 - e. Connections to/between:
 - (1) All residential dwellings;
 - (2) All amenity facilities and active open space areas;
 - (3) The sidewalk along 36th Street;
15. The development shall provide a minimum 1,000 square foot pedestrian seating node and amenity area along the most northern portion of the development adjacent to the western edge of 36th Street (future cul-de-sac portion) to include the following elements at a minimum, as approved by the Planning and Development Department:
 - a. Two benches or seating features;

- b. Bicycle repair station (“fix it station”) provided and maintained in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - c. Amenity area that includes either/or combination of a community garden, art feature, nature walk, natural features such as boulders or fountains, or other uniquely identifying features;
 - d. A landscaped accent area, exclusive of perimeter landscaping and right-of-way, planted and maintained with at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year;
- 16. The public sidewalk along 36th Street shall be detached with a minimum five-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 a minimum of 25 feet on center or in equivalent groupings to provide shade to a minimum 75 percent of the sidewalk.
 - b. Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

- 17. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near each vehicular point of ingress or egress 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.
- 18. The developer shall provide traffic calming measures at all vehicular points of ingress / egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
- 19. The developer shall dedicate a minimum of 5 feet of right-of-way for a total 30-foot half-street right-of-way, and construct the west half of 36th Street, as approved by the Planning and Development Department.

20. The developer shall complete the 50-foot radius cul-de-sac termination at 36th Street, as approved by the Planning and Development Department.
21. Existing irrigation facilities along 36th Street are to be undergrounded and/or relocated outside of City right-of-way. 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.
22. 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.
23. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
24. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
25. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

Writer

Enrique Bojórquez-Gaxiola

April 29, 2021

Team Leader

Samantha Keating

Exhibits

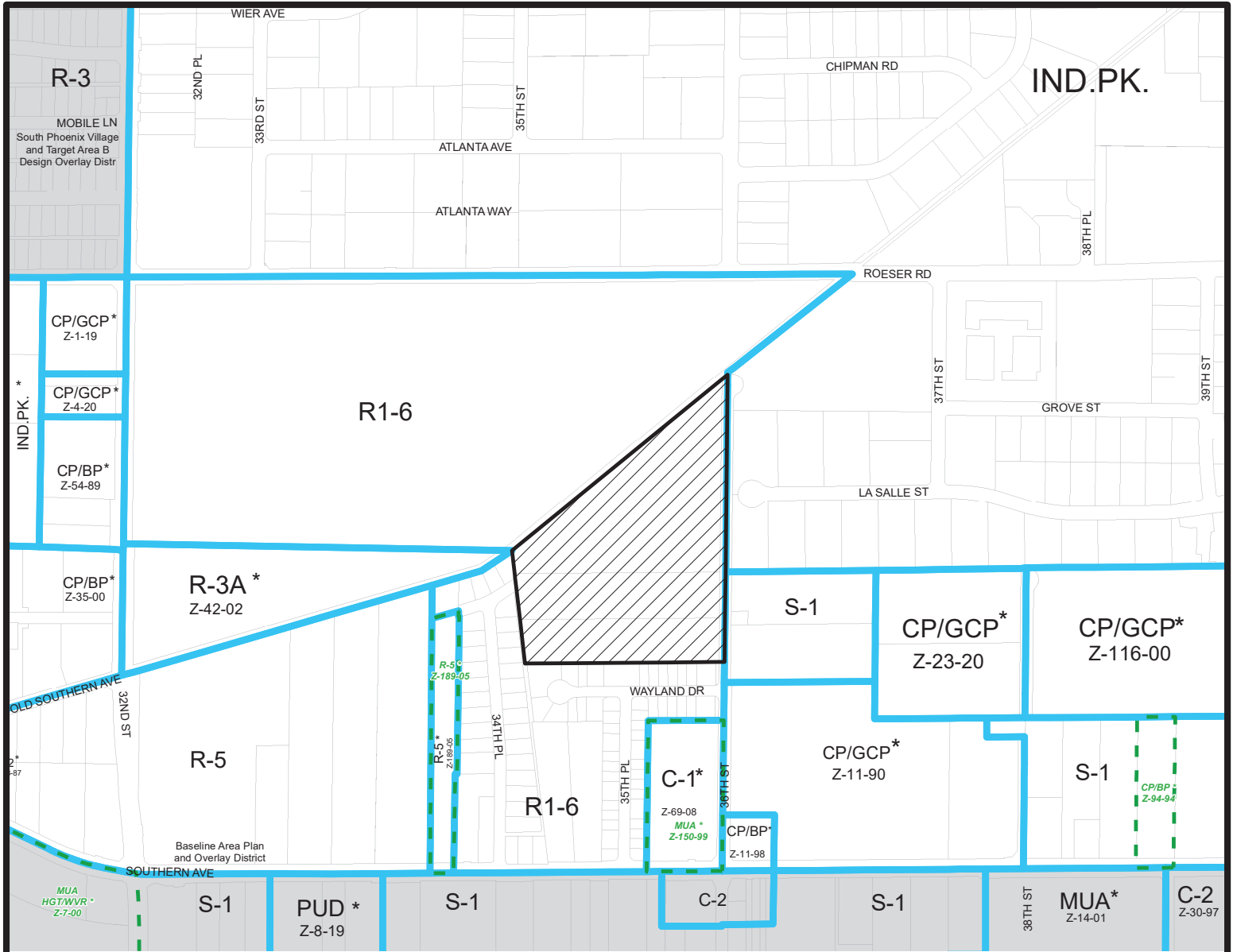
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped April 6, 2021 (2 page)

Conceptual Building Elevations date stamped February 4, 2021 (3 pages)

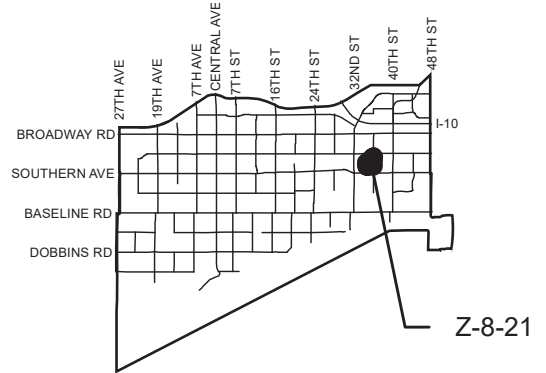
Community Correspondence (5 pages)



SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Withey Morris PLC**

APPLICATION NO. **Z-8-21**

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

18.41 Acres

DATE: **3/5/2021**
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 3-35

ZONING MAP
D-10

REQUESTED CHANGE:

FROM: **R1-6 (18.41 a.c.)**

TO: **R-3 (18.41 a.c.)**

MULTIPLES PERMITTED

R1-6

R-3

CONVENTIONAL OPTION

97

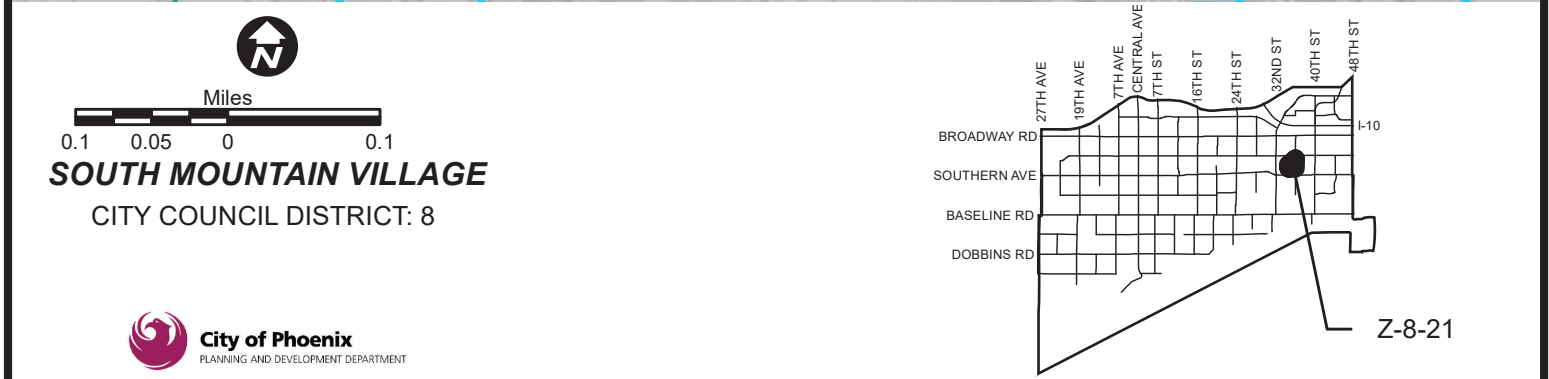
267

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

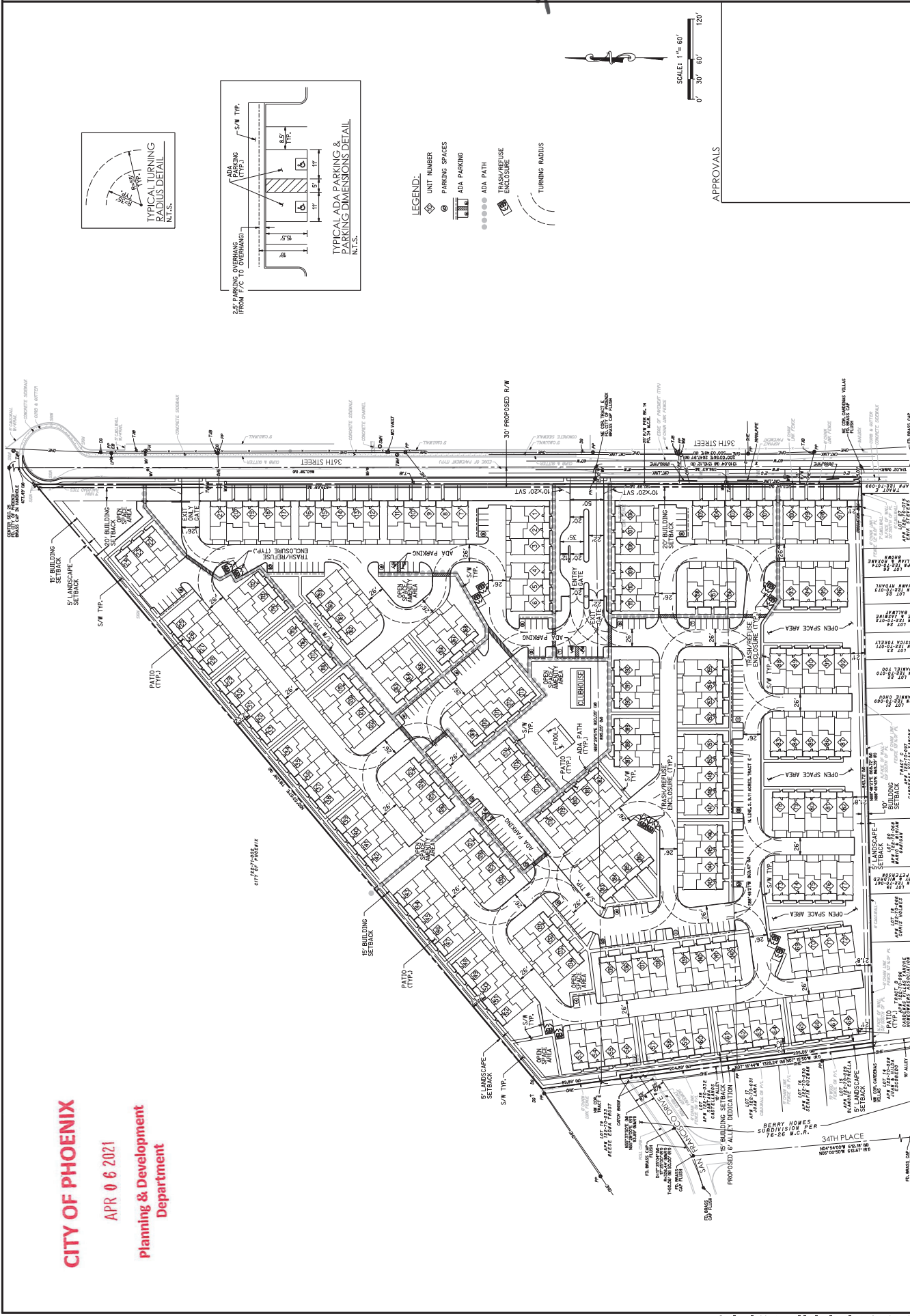
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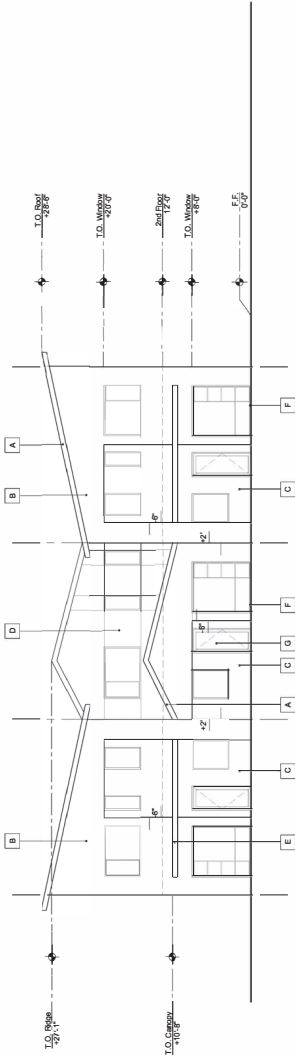
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* **Maximum Units Allowed with P.R.D. Bonus**



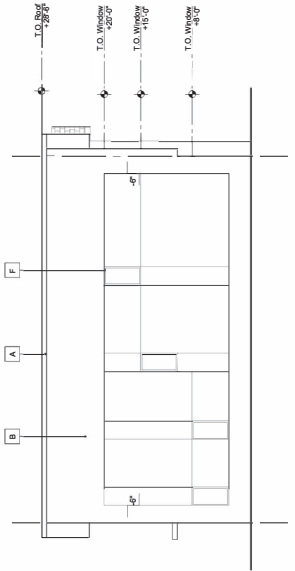
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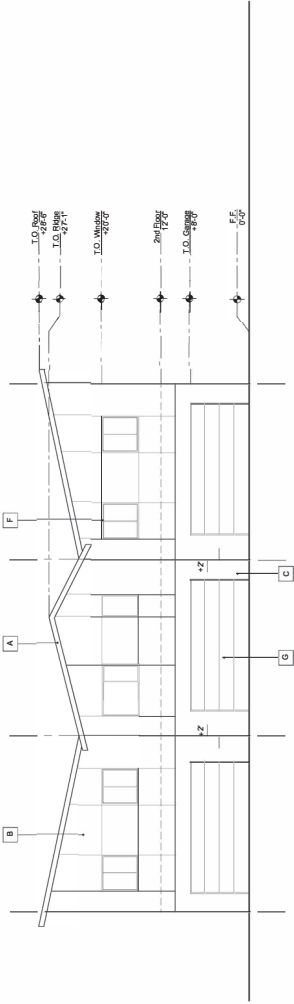
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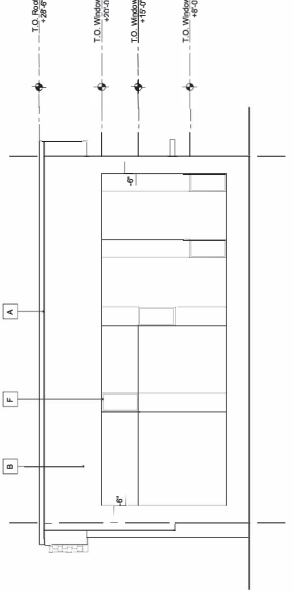
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2 Back Elevation

Scale: 1/8"=1'-0"



4 Side Elevation

Scale: 1/8"=1'-0"

36th Street & Southern

Phoenix, Arizona

project #

20006

scale

1/8"=1'-0"

date

02.01.21

title

3 Plex Elevations

sheet no.

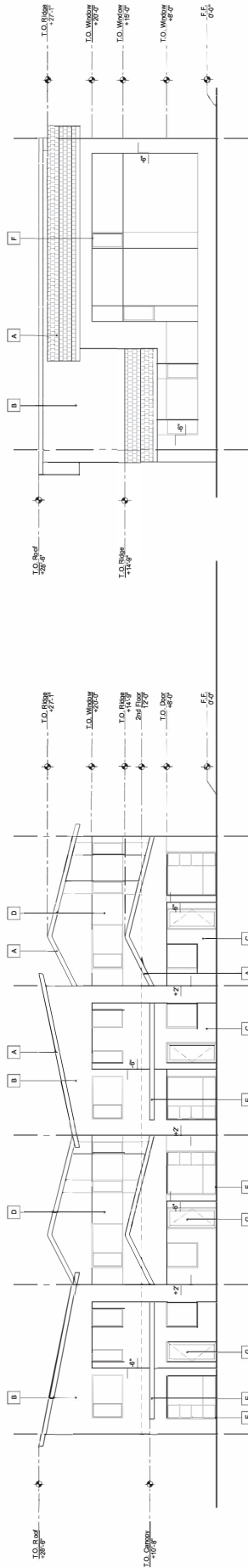
A.1

- | | |
|---|--|
| A | Concrete Roof Tile - Gray - With Dark Gray Frieze |
| B | Light Sand Finish Succo System - White - With and Without Succo Reveals |
| C | Light Sand Finish Succo System - Light Gray - With and Without Succo Reveals |
| D | Light Sand Finish Succo System - Burnt Orange - With and Without Succo Reveals |
| E | Metall Entry Canopy - Dark Gray |
| F | Dark Bronze Window |
| G | Entry and Garage Doors - Painted Dark Teal |

CITY OF PHOENIX

FEB 0 4 2021

Planning & Development
Department

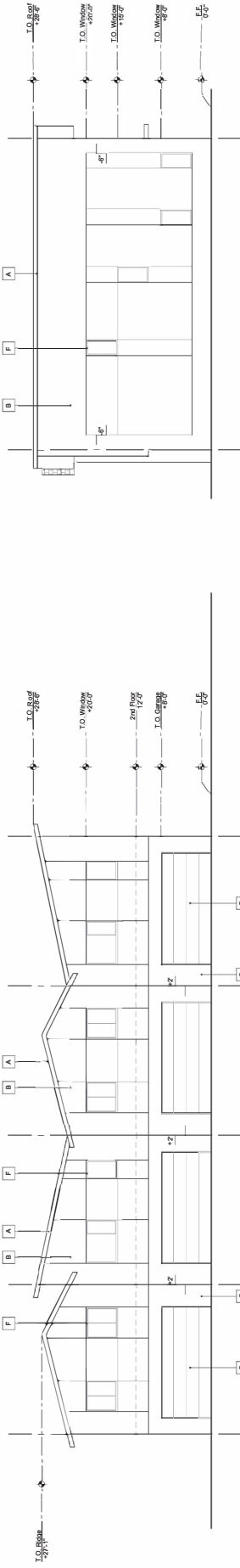


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3 Side Elevation

Scale: 1/8"=1'-0"



2 Back Elevation

Scale: 1/8"=1'-0"

4 Side Elevation

Scale: 1/8"=1'-0"

36th Street & Southern

Phoenix, Arizona

project #

20006

scale

1/8"=1'-0"

date

02.01.21

title

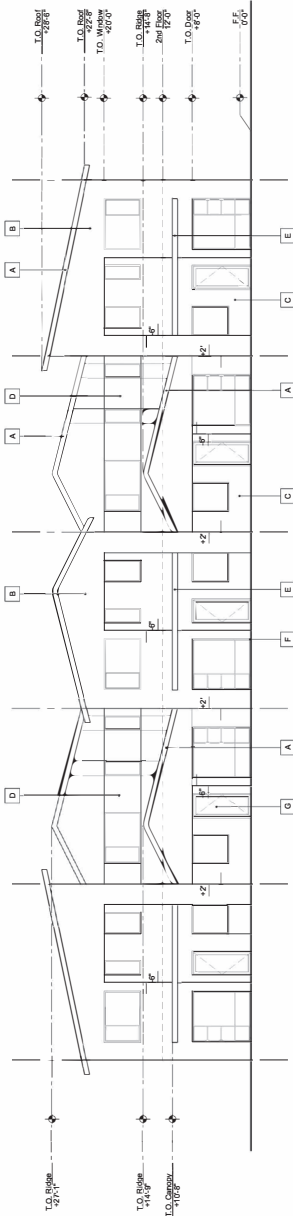
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A.2

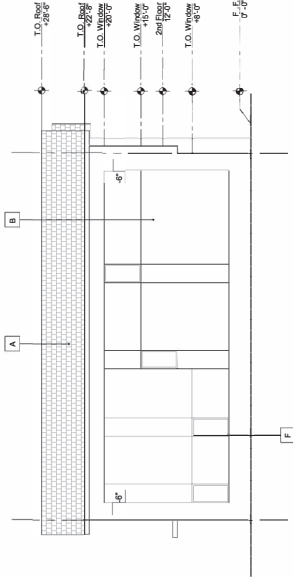
- | | |
|---|--|
| A | Concrete Rooftile - Gray - With Dark Gray Frieze |
| B | Light Sand Finish Stucco System - White - With and Without Stucco Reveals |
| C | Light Sand Finish Stucco System - Light Gray - With and Without Stucco Reveals |
| D | Light Sand Finish Stucco System - Burnt Orange - With and Without Stucco Reveals |
| E | Medium Entry Canopy - Dark Gray |
| F | Dark Bronze Window |
| G | Entry and Garage Doors - Painted Dark Teal |

MOD a+p



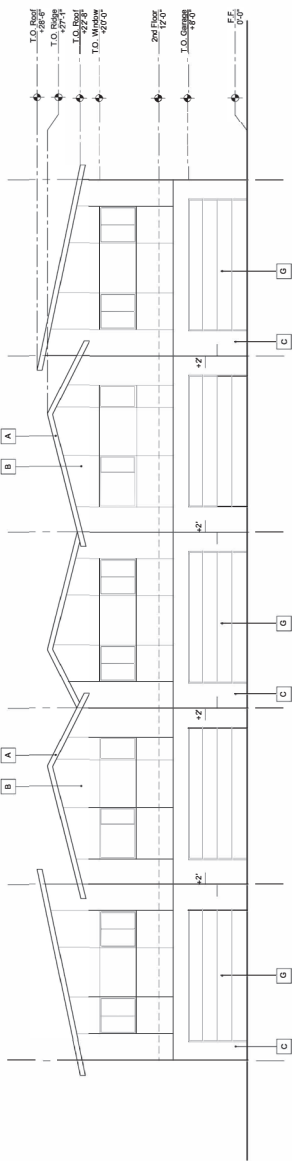
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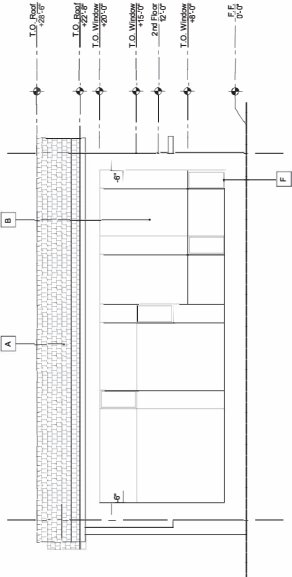
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2 Back Elevation

Scale: 1/8"=1'-0"



4 Side Elevation

Scale: 1/8"=1'-0"

36th Street & Southern

Phoenix, Arizona

project #

20006

scale

1/8"=1'-0"

date

02.01.21

title

5 Plex Elevations

sheet no.

A.3

- A Concrete Roof Tile - Gray - With Dark Gray Frieze
- B Light Sand Finish Sausage System - White - With and Without Sausage Reveals
- C Light Sand Finish Sausage System - Light Gray - With and Without Sausage Reveals
- D Light Sand Finish Sausage System - Burnt Orange - With and Without Sausage Reveals
- E Metal Entry Canopy - Dark Gray
- F Dark Bronze Window
- G Entry and Garage Doors - Painted Dark Teal

From: jade@jadestorm.com
To: ben@withey-morris.com
Cc: [Enrique A Bojorquez-Gaxiola; PDD Zoning Adjustment](#)
Subject: Rezoning Application (Z-8-21) Hearing March 4, 2021
Date: Monday, March 1, 2021 6:35:56 PM

Hi Benjamin,

I previously left you a voice mail requesting your return call. I definitely will not be able to attend the up-coming meeting, and wish your client the best.

My concerns have not changed when it comes to building more homes in District 8, a high youth distressed boundary for Mir`Ra IMAGE.

Should your client get the approval from the City of Phoenix Zoning Officers to rezone this already distressed area, with many registered sex offenders and medical marijuana entities do they have a youth-based neighborhood organization already in place to support?

If not, will your client be willing to make a monthly tax-deductible contribution to support my efforts and vision for Mir`Ra IMAGE?

Once again, the neighborhood organization is a registered non-profit private foundation to help inspire our young adults to reflect leadership, while educating the community towards a sustainable environment. Bringing on more young adults and youth to South Phoenix and not supporting this local neighborhood organizations will not be in the best interest as I am already struggling to help keep them focused on their education and a healthier lifestyle.

Warmest regards, Jadestorm

"Where there is love there is everlasting life!"

Jadestorm Shamsid-Deen
CEO/ President/ Founder

SWIYYAH, LLC and Mir`Ra IMAGE, Inc.
Jadestorm.com [jadestorm.com]
Mirraimage.org [mirraimage.org]

9307 S. 51st Ave #1160
Laveen, Arizona 85339
Cell 480-580-7653
Google Voice 480-253-9011

Mir`Ra IMAGE is a 501(C)(3) Private Foundation.

Community Resource | Green Fashion | Organic Entertainment | Students Opportunity for Success

Our goal is to focus on inspiring young adults, entrepreneurs and the community to reflect leadership towards sustainable fashion and entertainment.

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William Bayless
Senior Vice President

CBRE, Inc.
Industrial Properties

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Suite 500
Phoenix, AZ 85016-4290

602.735.5652 Tel
602.735.5655 Fax

bill.bayless@cbre.com
www.cbre.com

March 23, 2021

Enrique Bojórquez-Gaxiola
South Mountain Village Planner
City of Phoenix, Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

RE: SoMo at Esteban – Z-8-21/GPA-SM-1-21

Dear Mr. Bojórquez-Gaxiola:

I am a neighboring property owner and I am writing in support of the proposed SoMo at Esteban townhome development. My property is located at 3601 E. La Salle Street, right across the street from the subject site.

I've had the opportunity to speak with the development team and review the conceptual plans for the proposed townhome community. SoMo at Esteban is an attractive, well-designed community that will provide an excellent transition between the industrial/commerce uses in our business park and the single-family homes west of the site. Their proposal is the perfect missing piece to tie in with the rest of the community and provide connectivity to Esteban Park.

This proposal is the kind of smart, contextually appropriate development the City needs, and I am in full support of Avenue North's applications.

Sincerely,

A handwritten signature in black ink that reads "William Bayless".

Bill Bayless
Senior Vice President

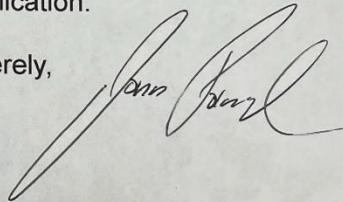
Enrique Bojórquez-Gaxiola
South Mountain Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: SoMo at Esteban – Z-8-21/GPA-SM-1-21

I am a homeowner in the Berry Homes neighborhood, and I am writing in support of the proposed SoMo at Esteban townhome development. I share a property line with the subject site and I am very excited about this project.

SoMo at Esteban will be an excellent fit for this site, bringing new investment and new homeowners to the area. I believe this project will provide attractive, walkable, high-quality townhomes at a scale and density that is sensitive to our neighborhood and the community. This site is long overdue for development, and I am enthusiastically in support of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "John Poland", written over the word "Sincerely,".



5 April 2021

City of Phoenix Planning & Development Department
200 W Washington St 3rd Floor
Phoenix AZ 85003

RE: Letter of Support for Somo at Esteban Park -- Rezoning Application # is Z-8-21 and Minor General Plan Amendment GPA-SM-1-21.

TigerMountain Foundation, a South Phoenix-based nonprofit corporation, is pleased to submit this letter of support for the Avenue North “Somo at Esteban Park” project that sits on approximately 18.4 acres located north of the northwest corner of 36th Street and Wayland Drive, Phoenix, Arizona.

TigerMountain Foundation seeks to empower the people of South Phoenix by building flourishing community gardens and through our multi-ethnic and inter-generational Garden and Landscape/Agriscaping Initiatives we mentor participants through an active and healthy eating lifestyle, a Personal Strategy Roadmap that encourages goal completion and transitions folks into workforce development skills that prepare them to earn a living wage.

In partnership with several local and national partners, we have implemented two (2) community gardens within the South Mountain Village; (i) Spaces of Opportunity located at Vineyard Road and 15th Avenue; and, (ii) Garden of Tomorrow located at 18th Place and Broadway Road. Among other objectives, these gardens seek to provide healthy, affordable, accessible food and promote the diverse South Mountain Village culture.

We have had an opportunity to learn about the proposed project which will include a resident garden and access to Esteban Park. In addition to all of the objectives that our organization would seek to achieve (i.e. access to healthy food), the proposed resident garden amenity is a unique opportunity. This will provide the project residents with a central and meaningful gathering place that encourages a sense of community and pride.

The proposed resident garden provides a unique opportunity to instill a sense of place, create meaningful access to healthy food and promote active lifestyles. The goals for the resident garden are well aligned with our goals and objectives for the larger South Phoenix community and is a great opportunity for other partnerships to join and align and strengthen the overall community. For these reasons, we strongly support the project

Darren J. Chapman, CEO - Founder - TigerMountain Foundation
darren.chapman@TigerMountainFoundation.org Cell | (213) 300-8846