

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-24-21-7 August 5, 2021

Laveen [Village Planning Committee](#) Meeting Date: August 9, 2021

[Planning Commission](#) Hearing Date: September 2, 2021

Request From: S-1 (Ranch or Farm Residence District)
(15.43 acres)

Request To: R-2 (Multifamily Residence District)
(15.43 acres)

Proposed Use: Multifamily residential

Location: Northeast corner of 51st Avenue and
Southern Avenue

Owner: R&J Farm, LLC c/o Empire Group

Applicant / Representative: Brennan Ray, Burch and Cracchiolo
P.A.

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	51st Avenue	Major Arterial Street	Width varies along the east half street
	Southern Avenue	Arterial Street	75 to 85 feet along the north half street
<p><i>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.</i></p> <p>The subject site is primarily used for agricultural purposes and located at a major street intersection in the Laveen Village. The proposed development would permit the</p>			

construction of a new multifamily community on the site at a scale that is compatible with the surrounding land uses which are predominantly single-family residential.

**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 two arterial streets and a planned multi-use trail, the proposal, as stipulated, will provide elements for both pedestrians, bicyclists and equestrian users to utilize in order to promote walking and alternative transportation. These elements include shaded detached sidewalks along 51st Avenue and Southern Avenue, shaded benches or seating elements, and bicycle amenities within the development. Perimeter walls along public streets will be constructed using view fencing 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 locating a single-story multifamily project which proposes residential design consistent with established residential neighborhoods in the area. Furthermore, access to the development is limited to arterial streets and will not negatively impact surrounding neighborhoods.

**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, parking areas, amenity areas and the multi-use trail. 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	
<u>Laveen Southwest Growth Study</u> :	See Background Item No. 4.
<u>Tree and Shade Master Plan</u> :	See Background Item No. 10.
<u>Complete Streets Guidelines</u> :	See Background Item No. 11.
<u>Zero Waste PHX</u> :	See Background Item No. 12.
<u>Housing Phoenix</u> :	See Background Item No. 13.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural and welding shop	S-1
North	Riverbend Preparatory Academy	S-1
South (across Southern Avenue)	Single-family residential and commercial uses	R1-8 and C-1
East (Unincorporated Maricopa County)	Truck staging and repair facility	RU-43 with Special Use Permit
West (across 51st Avenue)	Single-family residential and vacant	R1-8 and S-1 (Approved C-2)

R-2 – Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>R-2 Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	15.43 acres
Total Maximum Number of Units	162 to 185 with bonus	153 units (Met)
Maximum Density	10.50 dwelling units per acre, 12.0 with bonus	9.92 dwelling units per acre (Met)
Maximum Lot Coverage	45%	23% (Met)
Maximum Building Height	2 stories and 30 feet for first 150 feet; 1-foot in 5-foot increase to 48 feet high and 4 stories.	1 story and 20 feet (Met)

<u>Standards</u>	<u>R-2 Requirements</u>	<u>Provisions on the proposed site plan</u>
	There shall be a 15-foot maximum height within 10 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.	
<i>MINIMUM PERIMETER STANDARDS</i>		
Adjacent to a public street (51st Avenue and Southern Avenue)	20 feet	51st Avenue: 25 feet (Met) Southern Avenue: 25 feet (Met)
Not adjacent to a public street (North and east property lines)	10 feet	North: 15 feet (Met) East: 20 feet (Met)
<i>MINIMUM LANDSCAPE SETBACKS AND STANDARDS</i>		
Adjacent to a public street (51st Avenue and Southern Avenue)	20 feet	25 feet (Met)
Not adjacent to a public street (North and east property lines)	North: 5 feet East: 5 feet	North: 5 feet (Met) East: 5 feet (Met)
Minimum Open Space	5% of gross site area	10.1% (Met)
Minimum Amenities	2 amenities required	5 amenities provided (Met)
<i>MINIMUM PARKING REQUIREMENTS</i>		
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. 239 parking spaces required.	294 parking spaces provided. (Met)

**Variance or site plan modification required*

Background/Issues/Analysis

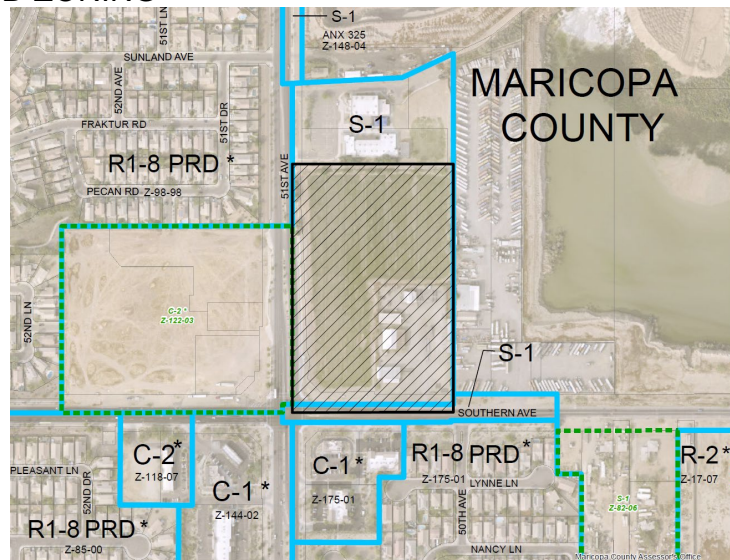
SUBJECT SITE

1. This request is to rezone 15.43 acres located at the northeast corner of 51st Avenue and Southern Avenue from S-1 (Ranch or Farm Residence District) to R-2 (Multifamily Residence District) for a multifamily residential community. Currently, the site is primarily used for agricultural purposes but a portion along Southern Avenue has a welding shop.

In 1923, the site was subdivided as part of the Maricopa Garden Farms subdivision which created 66 tracts of land across several square miles as part of a survey by Mr. Harry E. Jones. In 1995, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned S-1 following Annexation No. 175. Historic aerial imagery shows that the site was historically utilized for agriculture until the mid-1990s when the welding shop was established on a portion of the site.

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), R1-8 (Single-Family Residence District), R-2 (Multifamily Residence District), C-1 (Neighborhood Retail District), and C-2 (Intermediate Commercial District). The subject site is also adjacent to unincorporated Maricopa County property zoned RU-43 with a Special Use Permit that allows for commercial uses in an agricultural zoning district.

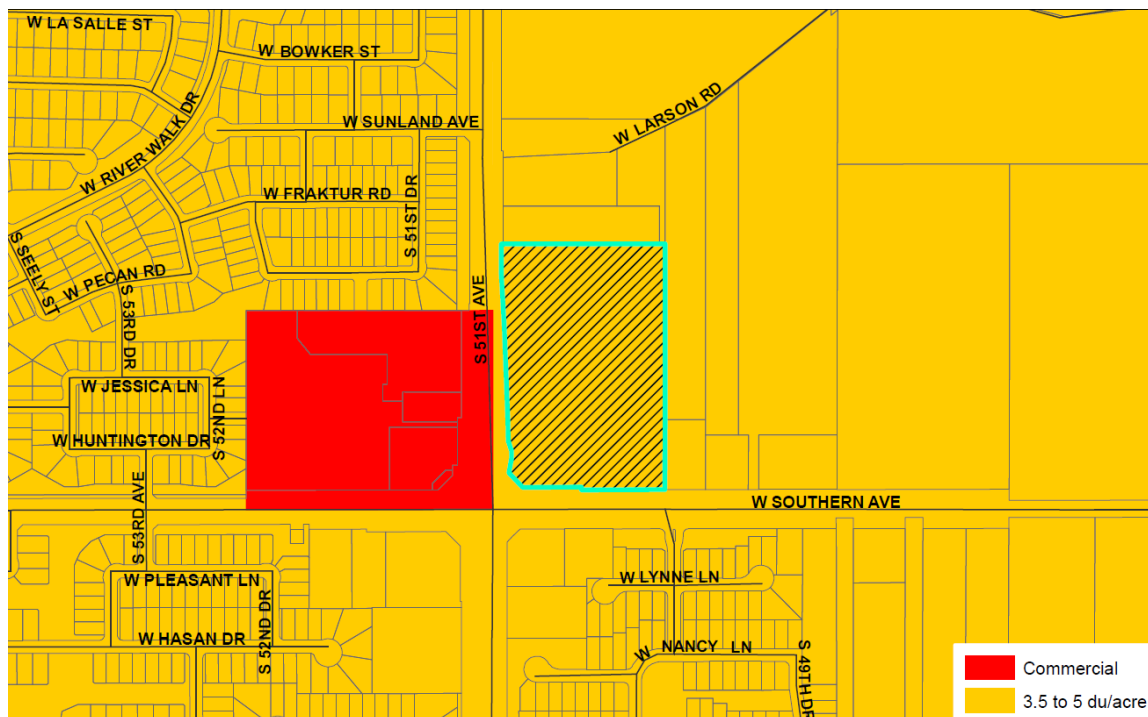


Zoning Aerial Map, Source: Planning and Development Department

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 not consistent with the proposed density of 9.92 dwelling units per acre. However, no General Plan amendment is required since the proposed R-2 zoning district is consistent with the Traditional Lot category. North, south, east and west of the site are properties designated as Residential 3.5 to 5 dwelling units per acre. Commercially zoned properties along the northwest intersection of 51st Avenue and Southern Avenue are designated as Commercial on the General Plan Land Use Map.



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

4. [Laveen Southwest Growth Study](#)

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly-annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

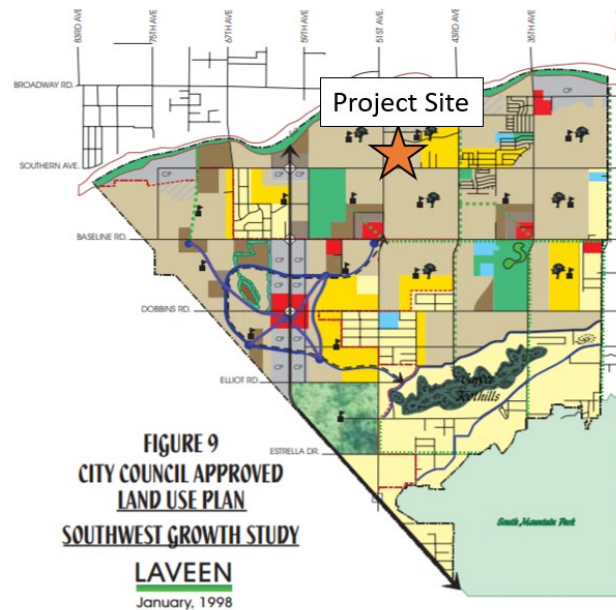
This plan designates the project site as Residential 2 to 5 dwelling units per acre, similar to the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. Although the proposed project density of 9.92 dwelling units per acre exceeds the land use plan density designation, the project is consistent with zoning entitlements approved in the general area and

would further diversify the housing product in this area of the Laveen Village. Furthermore, the proposal incorporates design guidelines consistent with the plan.

The Laveen Southwest Growth Study outlines specific design policies and standards for various types of developments that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new developments to use durable, high-quality building materials and to provide enhanced building design that will contribute to the character of the area. This is addressed in Stipulation No. 2, where staff is recommending that building elevations conform to the elevations submitted by the applicant which contain a variety of colors and materials such as: stucco, masonry veneer, decorative brackets, board and batten, and concrete roof tiles.

The building elevations depict two building façade variations for each of the three residential building types, in addition to the community center, leasing office and garage buildings. The building elevations contain various architectural elements such as pitched roofs, windows of various sizes, front patios and four-sided architecture.

All of the proposed buildings will be kept at one story, under 20



LEGEND

0-1 DU/ACRE	PARKS/OPEN SPACE
0-2 DU/ACRE	CONSERVATION COMMUNITY
2-5 DU/ACRE	SCHOOL
5-10 DU/ACRE	WATER COURSE/MULTI-USE TRAIL
10-15 DU/ACRE	PARKWAY
COMMERCIAL	PLANNED COMMUNITY
COMMERCE PARK	MULTI-USE TRAIL
PUBLIC/QUASI-PUBLIC	Existing Sand & Gravel to transition to Residential
HILLSIDE	OPEN SPACE FEATURE



* See current adopted General Plan for revised land use plan.

Southwest Growth Study Land Use Plan map with Planning and Development Department annotations, Source: Planning and Development Department



feet in height per the building elevations submitted by the applicant and as addressed in Stipulation No. 2.

The Laveen Southwest Growth Study also provides a framework for an overall multi-use trail system which connects major community assets such as the Laveen Conveyance Channel, public parks and open space areas, and the South Mountain Preserve. This proposed development will provide a multi-use trail along the western perimeter of the site, adjacent to 51st Avenue, bridging the gap between existing or planned trails to the north and south of the site and promoting overall trail connectivity along 51st Avenue. This is addressed in Stipulation No. 19.

Other design considerations that are part of the Laveen Southwest Growth Study are addressed subsequently in the report.

PROPOSAL

5. Site Plan

The applicant is proposing 153 multifamily units, with a range of one, two and three bedrooms, across multiple residential buildings distributed throughout the subject site. A primary vehicular access point to the site is proposed along 51st Avenue, while a secondary access point is proposed along Southern Avenue. Residential units are located throughout the perimeter of the site, while parking and open space is distributed along the interior of the site.

Staff recommends Stipulation No. 1 to require general conformance to the conceptual site plan, with substantial conformance to the landscape setbacks adjacent to public streets and the eastern property line, as these enhancements



Conceptual Building Elevations, Source: Felten Group

will help to screen the site plus buffer the proposed residential units from non-residential uses along the eastern property line.



Conceptual Site Plan, Source: McGough Adamson

6. Landscaping and Screening

Staff recommends several stipulations to provide landscaping enhancements to

improve the streetscape and perimeter screening of the property. Stipulation No. 3 requires two-inch and three-inch caliper trees, plus shrubs, to be planted along the required landscape setbacks, while Stipulation No. 4 requires evergreen trees to be planted along the eastern property line to ensure that a natural screen remains year-round to buffer adjacent non-residential uses.

7. Entryway and Fencing Enhancements

The development proposes a main vehicular entryway along 51st Avenue, a major arterial street, while a secondary entryway is proposed along Southern Avenue, an arterial street. In order to promote a sense of place for future residents, Stipulation No. 5 recommends that the primary entrance to the development incorporate several uniquely identifying elements such as pedestrian paths, landscaped median, and decorative driveway surfaces.

Furthermore, Stipulation No. 6 requires open view fencing or a combination of maximum two feet of solid masonry topped by open view fencing be located along pedestrian and vehicular entryway areas into the development. In addition, Stipulation No. 7 recommends that any perimeter walls visible from public streets shall include material and textural differences for visual interest and contribute an enhanced image to the surrounding community. Decorative ranch rail fencing or similar fencing type is also addressed in Stipulation No. 8 to promote or maintain the agrarian character of the area.

8. **Open Space and Amenities**

The conceptual site plan depicts various open space areas located centrally within the development for future residents to enjoy. Staff is recommending Stipulation No. 9 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; and
- Three benches or seating features.

Stipulation No. 10 recommended by staff, limits the use of turf or high-water use plants in the development in order to promote water conservation and to locate turf in areas that will be used by future residents and retention basins.



Conceptual Site Plan with Planning and Development Department annotations,
Source: McGough Adamson

9. **Pedestrian Circulation**

The conceptual site plan depicts various pedestrian connections throughout the development. Stipulation No. 11 recommends that a system of pedestrian paths is provided and incorporates the following elements:

- Connections to 51st Avenue and Southern Avenue;
- Pedestrian-scale illumination of the site from the southwest to northeast in order to have a central pedestrian path where residents throughout the development can walk to and be connected to the central amenity area and street intersection;

- Alternative paving material for pedestrian paths where these cross vehicular drives; and
- Connections to and between buildings, active open space areas, adjacent public sidewalks, intersection of 51st Avenue and Southern Avenue, and bus pad along 51st Avenue.

STUDIES AND POLICIES

10. [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 Stipulation Nos. 12 through 17 for enhanced shading within and along the perimeter of the development:

- Active open space shading of 75 percent using trees or structural shade;
- Pedestrian pathway shading of 50 percent using trees or structural shade;
- Bus stop pad shading of 50 percent using trees;
- Parking lot shading of 25 percent using trees;
- Trail shading of minimum 50 percent using trees; and
- The sidewalk along 51st Avenue and Southern Avenue shall be detached and shaded a minimum of 75 percent with two-inch caliper trees.

11. [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 shaded detached sidewalks and several connections from the development to adjacent public streets using shaded walkways. To promote alternative transportation, staff recommends Stipulation No. 18 to require bicycle parking and a bicycle repair station within the development.

Staff recommends Stipulation No. 19 to require a multi-use trail (MUT) and multi-use trail easement (MUTE) along 51st Avenue, as required by the General

Plan Trail System map. This trail will add to the existing trail network in the area and promote recreational opportunities for existing plus future residents.

Lastly, Stipulation No. 20 as recommended by staff, addresses traffic calming measures at vehicular points of ingress and egress to slow down vehicles and make for a safer environment for pedestrians traveling along adjacent public streets.

12. [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 depicts a recycling enclosure within the residential community.

13. [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. 1 would allow for the construction of approximately 153 multifamily dwelling units in this development. 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.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff received one letter in support of this case from a member of the public. The letter referenced the layout, design quality and attention to detail as factors to support this case.

INTERDEPARTMENTAL COMMENTS

15. The Public Transit Department provided comments pertaining to pedestrian pathways connecting building entrances, public sidewalks and bus stop via the most direct route. Also, comments were provided to recommend alternative paving material where pedestrian pathways cross drive aisles, and shading pedestrian paths, including public sidewalks, and bus stop. Lastly, the Public Transit Department requires the bus bay and right-of-way to be retained along 51st Avenue, plus each of these elements to be compliant with City of Phoenix standard details. These comments are addressed in Stipulation Nos. 11, 13, 14, 17, and 21.
16. The Street Transportation Department provided comments pertaining to shading of the pedestrian route to the bus stop on 51st Avenue, construction of the north-half of Southern Avenue, modification of the landscaped median on 51st Avenue, modification of traffic signal at the intersection of 51st Avenue and Southern Avenue if required, underground existing electrical utilities within the right-of-way or impacted by this project, and other general street improvement requirements or incidentals. These comments are addressed in Stipulation Nos. 13, and 22 through 26.
17. 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. 29 and 30.
18. 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 Nos. 31.
19. The Fire Department indicated that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. Other comments provided pertained to fire apparatus access, turning radiuses, fire hydrant spacing, water supply and operational permits. These comments will be

addressed in the site plan review process, along with other development review comments.

20. The Water Services Departments commented that the property has existing water and sewer mains along 51st Avenue and Southern Avenue. All public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install. The information contained above is based on existing conditions and circumstances. 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.
21. 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

22. The development is adjacent to non-residential land uses along the east property line within Unincorporated Maricopa County. In order to disclose these uses to future owners or tenants of the property, staff recommends Stipulation Nos. 27 and 28.
23. The Maricopa County Department of Transportation (MCDOT) sent a letter to inform of an active transportation improvement project in the design phase along Southern Avenue between 51st Avenue and 37th Lane. The developer for this project must contact MCDOT to coordinate street improvements.
24. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will allow for additional residential development that is appropriately located at the intersection of two arterial streets which offer alternative transportation options connecting to the Loop 202 freeway and other parts of the Laveen Village.

2. This proposed development provides a new housing option with a similar scale for future and existing residents in an area that has predominantly developed with single-family detached product.
3. The development, as stipulated, will improve connectivity in the area by improving the adjacent street rights-of-way, 51st Avenue and Southern Avenue, in addition to constructing a publicly accessible multi-use trail along 51st Avenue.

Stipulations

1. The development shall be in general conformance with the site plan date stamped July 26, 2021, with specific regard to the following elements, as approved by the Planning and Development Department:
 - a. A minimum 25-foot wide landscape setback shall be provided along 51st Avenue and Southern Avenue.
 - b. A minimum building setback of 20 feet shall be provided along the eastern property line.
2. The development shall be in general conformance with the building elevations date stamped April 30, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, and five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. The required landscape setback along the eastern property line shall be planted with evergreen trees, as approved by the Planning and Development Department.
5. The primary vehicular entrance to the development 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 driveway.
 - b. The pedestrian pathways shall be detached from the vehicular driveway and lined with landscape areas on both sides of not less than 5 feet each. The landscape area shall be planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.

- c. A mix of ornamental trees (no less than 2-inch caliper), shrubs (no less than five five-gallon shrubs per tree) and flower beds that will maintain a constant bloom throughout the year and 75 percent live cover, shall be provided along both sides of the entryway and within a landscaped median of no less than 5 feet in width.
 - d. The entry 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.
- 6. Open view fencing or a combination of maximum two feet of solid masonry topped by open view fencing shall be utilized along perimeter pedestrian and vehicular entryway areas, as approved by the Planning and Development Department.
- 7. Perimeter walls along public streets 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.
- 8. Decorative rail or similar fencing elements shall be provided along 51st Avenue and Southern Avenue, as approved by the Planning and Development Department.
- 9. A central amenity and open space area shall be provided within close proximity to the primary vehicular entrance into the development and include the following amenities at a minimum, except as noted herein, 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. Three benches or seating features that may be distributed throughout the development within shaded areas. One of the benches or seating features shall be located within close proximity to the primary entryway along 51st Avenue.
- 10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards in individual units.

11. A system of pedestrian thoroughfares shall be provided at a minimum, as described below and as approved or modified by the Planning and Development Department:
 - a. A minimum of two pedestrian paths connecting to the sidewalk along 51st Avenue. One of the pathways shall provide a connection to the intersection of 51st Avenue and Southern Avenue via the most direct route.
 - b. A minimum of one pedestrian path connecting the sidewalk along Southern Avenue.
 - c. Pathway illuminated by pedestrian scale lighting per Section 1304(H)5 connecting the southwest portion of the site through the central amenity area to the residential buildings along the northeast portion of the site.
 - d. Where pedestrian walkways cross a vehicular path, 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 buildings on site.
 - (2) All active open space areas.
 - (3) Adjacent public sidewalks;
 - (4) Intersection of 51st Avenue and Southern Avenue.
 - (5) Bus pad along 51st Avenue.
12. Active open space areas shall be shaded a minimum of 50 percent using architectural shade and/or shade trees at full maturity, as approved by the Planning and Development Department.
13. Pedestrian paths within the site and connecting to the public sidewalk shall be shaded to a minimum of 50 percent using architectural shade and/or shade trees at full maturity, as approved by the Planning and Development Department.
14. The bus stop pad shall be shaded to a minimum of 50 percent using shade trees at full maturity, as approved by the Planning and Development Department.

15. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
16. The multi-use trail along 51st Avenue shall be shaded to a minimum of 50 percent using shade trees at full maturity, as approved by the Planning and Development Department.
17. The public sidewalks along 51st Avenue and Southern Avenue shall be detached following the most recent Street Classification Map Cross Section and planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 2-inch caliper large canopy drought-tolerant shade trees placed a minimum of 25 feet on center or in equivalent groupings.
 - b. Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.
 - c. The public sidewalks shall be shaded to a minimum 75 percent by vegetative shade 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.

18. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Minimum of four bicycle parking spaces via inverted U-bicycle racks, artistic style bicycle racks or "Outdoor/Covered Facilities" shall be located near each of the vehicular entryways into the development or amenity areas. All bicycle racks shall adhere to Appendix K of the Comprehensive Bicycle Master Plan.
 - b. One bicycle repair station ("fix it station") shall be provided and maintained within close proximity to the primary vehicular entryway to the development or amenity areas. The bicycle repair station ("fix it station") shall be provided 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.

19. The developer shall dedicate a 25-foot-wide multi-use trail easement (MUTE) along the east side of 51st Avenue, and shall construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, as approved or modified by the Planning and Development Department.
20. The developer shall provide traffic calming measures at all vehicular points of ingress and egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
21. The right-of-way and bus bay shall be retained for the bus stop pad along northbound 51st Avenue north of Southern Avenue. The bus bay shall be compliant with City of Phoenix Standard Detail P1256, while the bus stop pad shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet, as approved by the Planning and Development Department.
22. The developer shall construct the north half of Southern Avenue to City of Phoenix CM Cross Section standards with a 14-foot-wide landscaped median island, as approved by the Planning and Development Department.
23. The developer shall modify the existing 14-foot-wide landscape median along 51st Avenue to add a left turn pocket, as approved by the Street Transportation Department.
24. The developer at their expense, shall be responsible for all required modifications to the existing traffic signal at 51st Avenue and Southern Avenue, as approved by the Street Transportation Department.
25. The developer shall underground all existing electrical utilities within the public right-of-way that are impacted or need to be relocated as part of this project, as approved by the Planning and Development Department. The developer shall coordinate with the affected utility company for their review and permitting.
26. 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.
27. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of industrial (non-residential) uses along the eastern property line of the site. The form and content of such documents shall be reviewed and approved by the City Attorney.
28. Prior to issuance of a final certificate of occupancy, the developer must install a sign

(approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchasers which discloses the existence and operational characteristics of industrial (non-residential) uses along the eastern property line of the site, as approved by the Planning and Development Department.

29. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
30. The developer shall grant and record an avigation 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.
31. 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

August 5, 2021

Team Leader

Samantha Keating

Exhibits

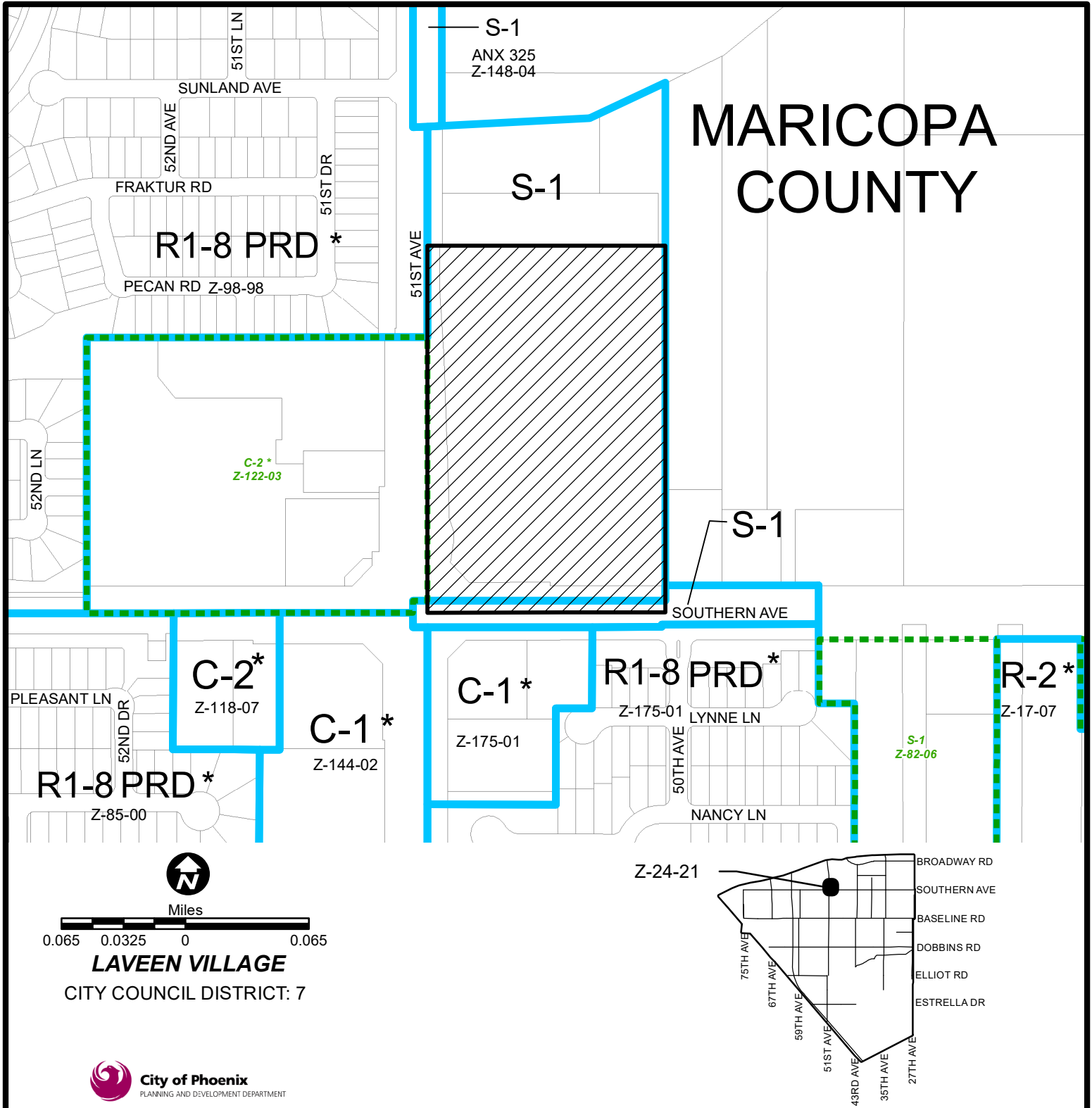
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped July 26, 2021 (1 page)

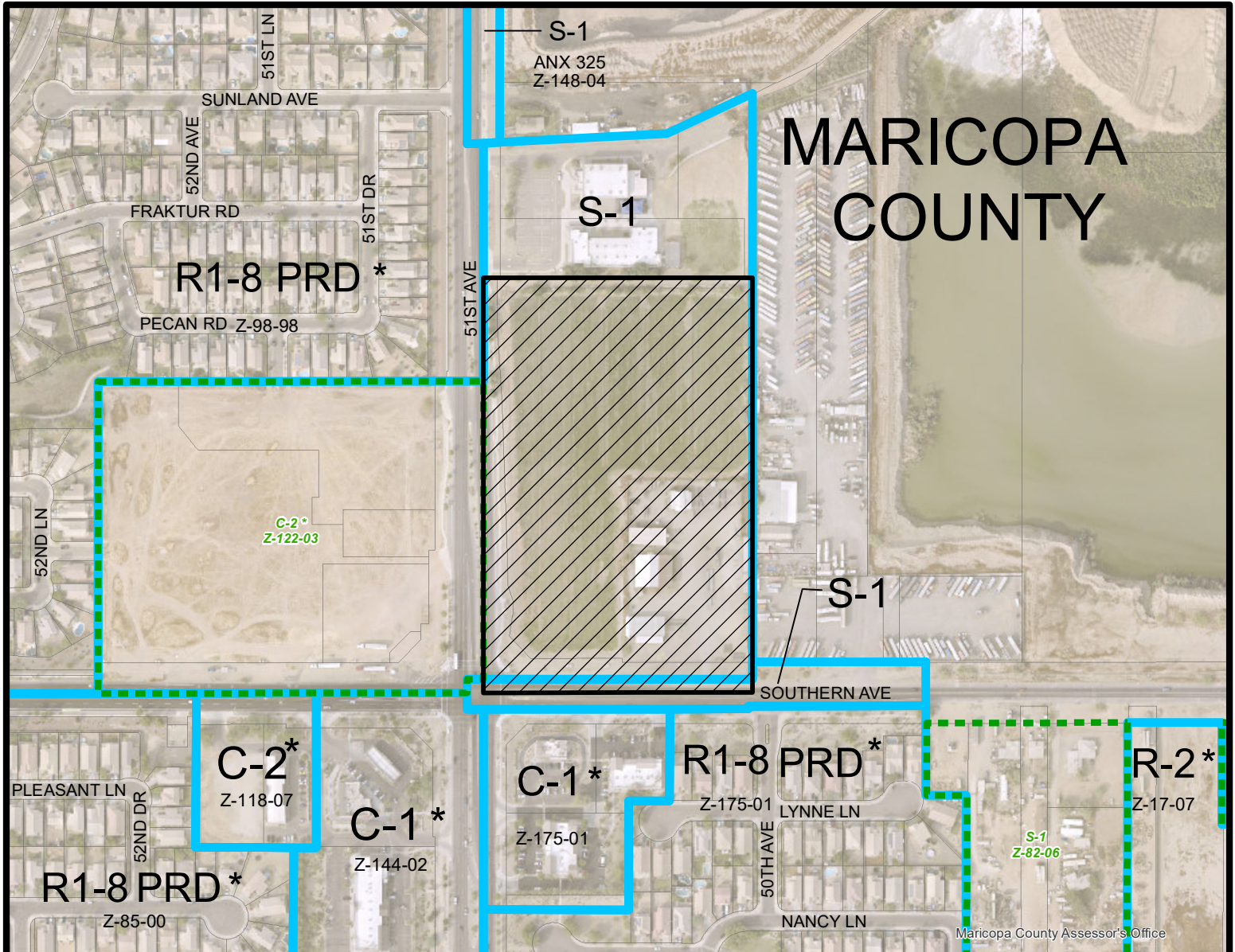
Conceptual Building Elevations date stamped April 30, 2021 (18 pages)

Community Correspondence (1 page)

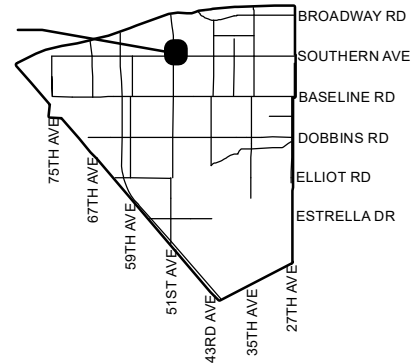


APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-24-21		FROM: S-1 (15.43 a.c.)	
DATE: 5/13/2021 REVISION DATES:		TO: R-2 (15.43 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 15.43 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 3-17 ZONING MAP D-5	
MULTIPLES PERMITTED S-1 R-2		CONVENTIONAL OPTION 15 154	
		* UNITS P.R.D. OPTION N/A 185	

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

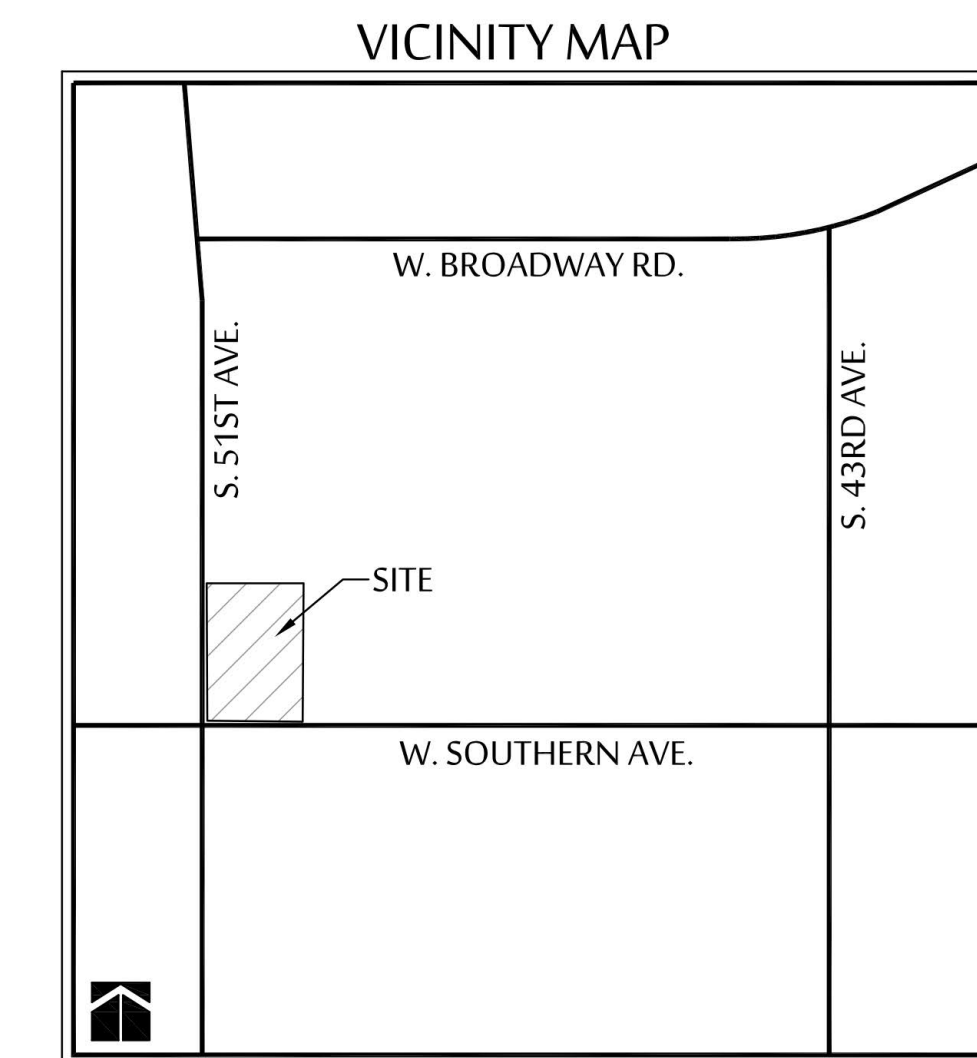


Z-24-21



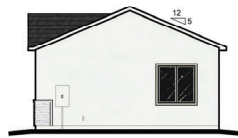
APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-24-21		FROM: S-1 (15.43 a.c.)	
DATE: 5/13/2021 REVISION DATES:		TO: R-2 (15.43 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 15.43 Acres			
AERIAL PHOTO & QUARTER SEC. NO. QS 3-17		ZONING MAP D-5	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
S-1		N/A	
R-2		185	

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



DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

<p>SITE AREA: \approx 15.43 AC. GR. - 13.01 AC. - NET</p> <p>PROPOSED ZONING: R-2 (PRD OPTION)</p> <p>UNITS: 153 (9.92 DU/AC GR. - 11.76 DU/AC. - NET)</p> <ul style="list-style-type: none">- 1 BEDROOM UNITS: 64 (42%)- 2 BEDROOM UNITS: 70 (46%)- 3 BEDROOM UNITS: 19 (12%) <p>BUILDING HEIGHT: SINGLE STORY, 21' MAXIMUM HT.</p> <p>PARKING SPACES REQUIRED: 239</p> <ul style="list-style-type: none">- 1.5 PER 1BR = 96- 1.5 PER 2BR = 105- 2 PER 3BR = 38 <p>PARKING SPACE PROVIDED: 294 (1.92 / UNIT)</p> <ul style="list-style-type: none">- 24 GARAGE UNITS (36 STORAGE)- 270 SURFACE PARKING SPACES (MIN. 150 RESERVED/COVERED SPACES) <p>- ACCESSIBLE: 6 SPACES LOCATIONS TO BE DETERMINED. MAY BE COVERED/UNCOVERED.</p> <p>LOT COVERAGE CALCULATIONS: (672,068 SQ.FT GROSS)</p> <ul style="list-style-type: none">- PAVING: 172,395 SQ.FT = 25.6% GR.- BUILDING: 153,200 SQ.FT = 22.8% GR.- TOTAL OPEN SPACE: 346,473 SQ.FT = 51.6% GR.- PRIVATE REAR YARDS: 53,890 SQ.FT = 8% GR.- USABLE OPEN SPACE: 68,455 SQ.FT = 10.2% GR.- COMMON AREA O.S.: 188,966 SQ.FT = 28.1% GR.- LANDSCAPE SETBACK: 35,162 SQ.FT = 5.3% GR.	<p>LEGEND</p> <p>1 BEDROOM UNIT</p> <p>2 BEDROOM UNIT</p> <p>3 BEDROOM UNIT</p> <p>GARAGES</p>
--	--



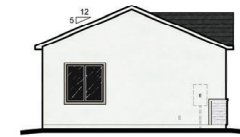
Right Elevation

Elevation A 1/8" = 1'-0"



Rear Elevation

Elevation A 1/8" = 1'-0"



Left Elevation

Elevation A 1/8" = 1'-0"

CITY OF PHOENIX

APR 30 2021

Planning & Development
Department



Front Elevation

Elevation A 1/4" = 1'-0"

Empire Village Product | Plan 1

4-1-2021



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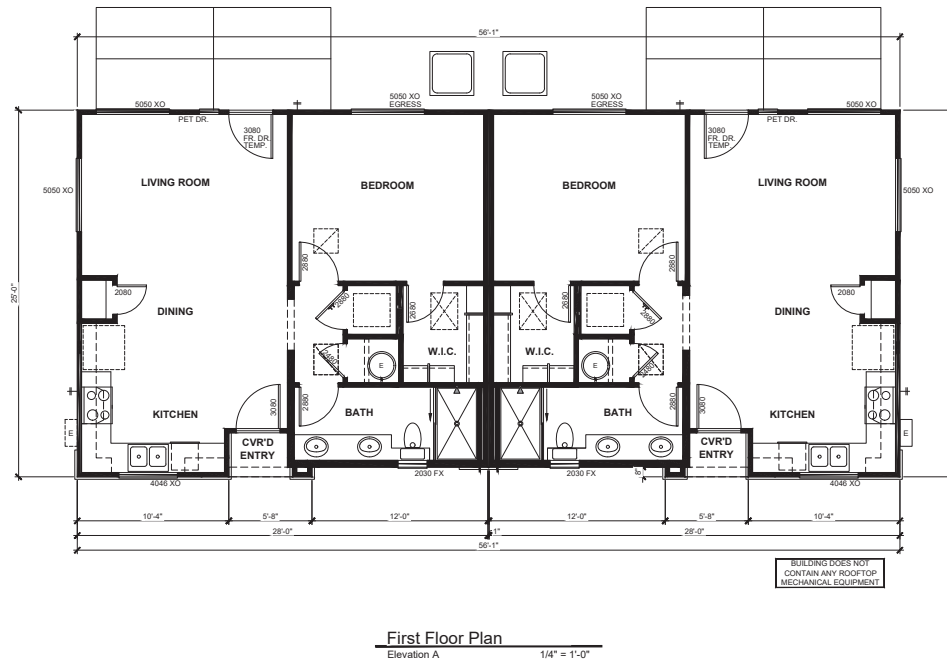
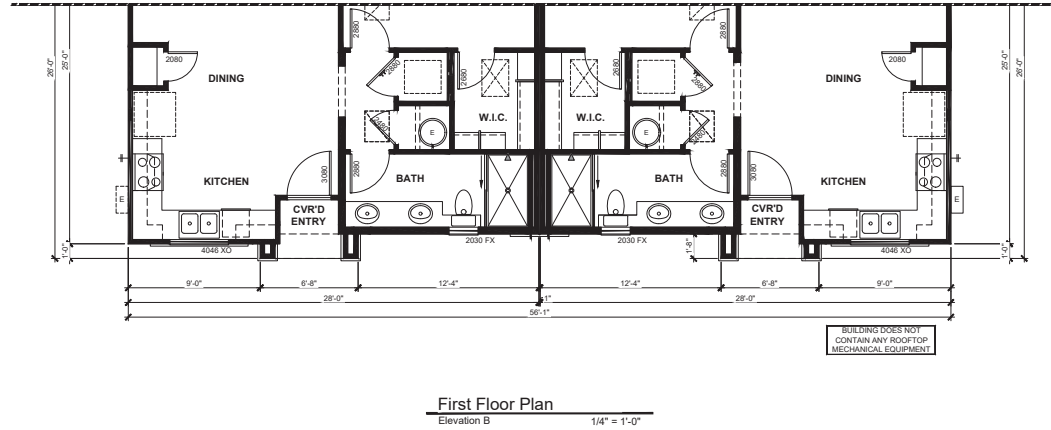


4-1-2021

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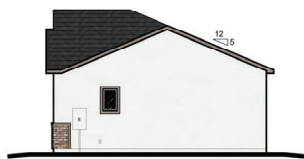
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Empire Village Product | Plan 1

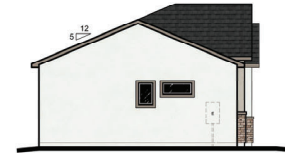
4-1-2021



Right Elevation
Elevation A 1/8" = 1'-0"



Rear Elevation
Elevation A 1/8" = 1'-0"



Left Elevation
Elevation A 1/8" = 1'-0"

CITY OF PHOENIX

APR 30 2021

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Front Elevation
Elevation A 1/4" = 1'-0"

Empire Village Product | Plan 2

4-1-2021



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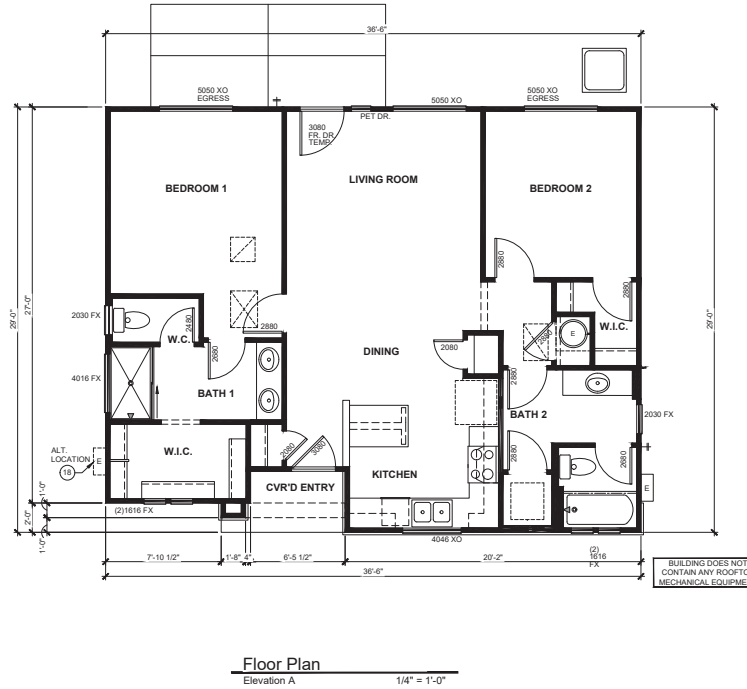
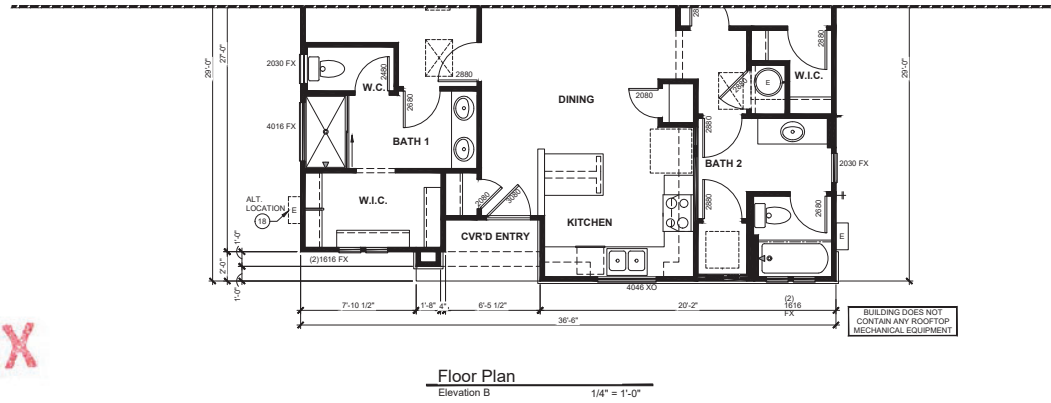
Planning & Development
Department



CITY OF PHOENIX

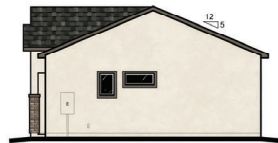
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Empire Village Product | Plan 2

4-1-2021



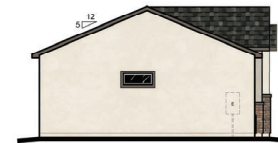
Right Elevation

Elevation A	1/8" = 1'-0"
-------------	--------------



Rear Elevation

Elevation A $1/8" = 1'-0"$



Left Elevation

Elevation A 1/8" = 1'-0"

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Planning & Development
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Front Elevation

Elevation A 1/4" = 1'-0"

- DECORATIVE SURFACE GABLE END VENT
- CONCRETE ROOF TILE
- +2" STUCCO FOR OUT
- DECORATIVE FRONT DOOR
- STUCCO FASCIA
- STUCCO FINISH
- STUCCO TRIM SAND FINI
- MASONRY VENEER

Empire Village Product | Plan 3

4-1-2021



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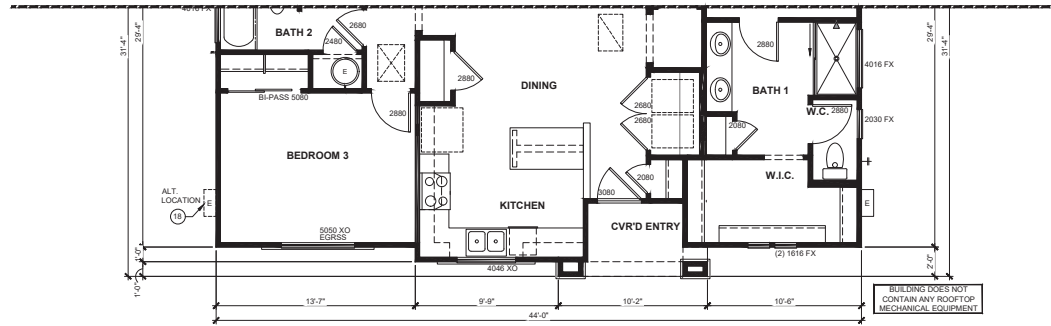
Planning & Development
Department



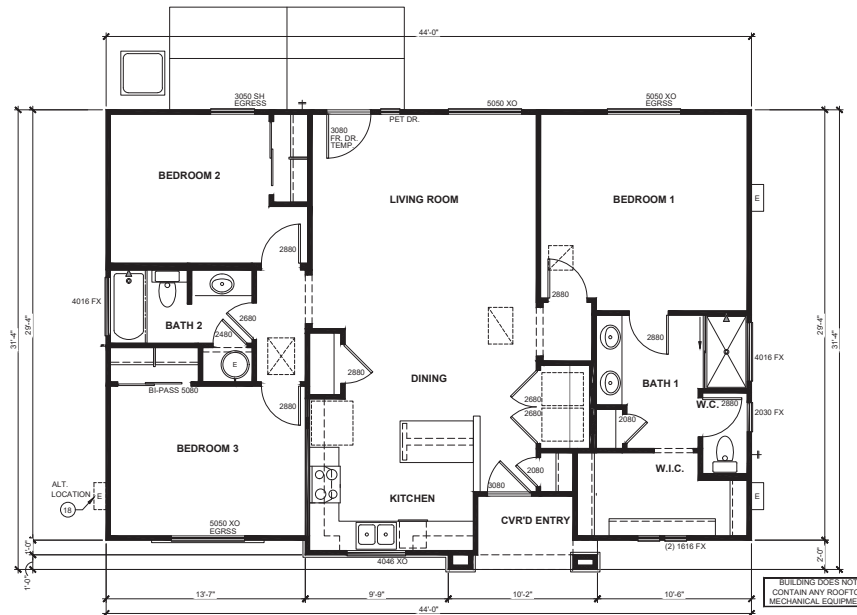
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Floor Plan
Elevation B
1/4" = 1'-0"



Floor Plan
Elevation A
1/4" = 1'-0"

Empire Village Product | Plan 3

4-1-2021



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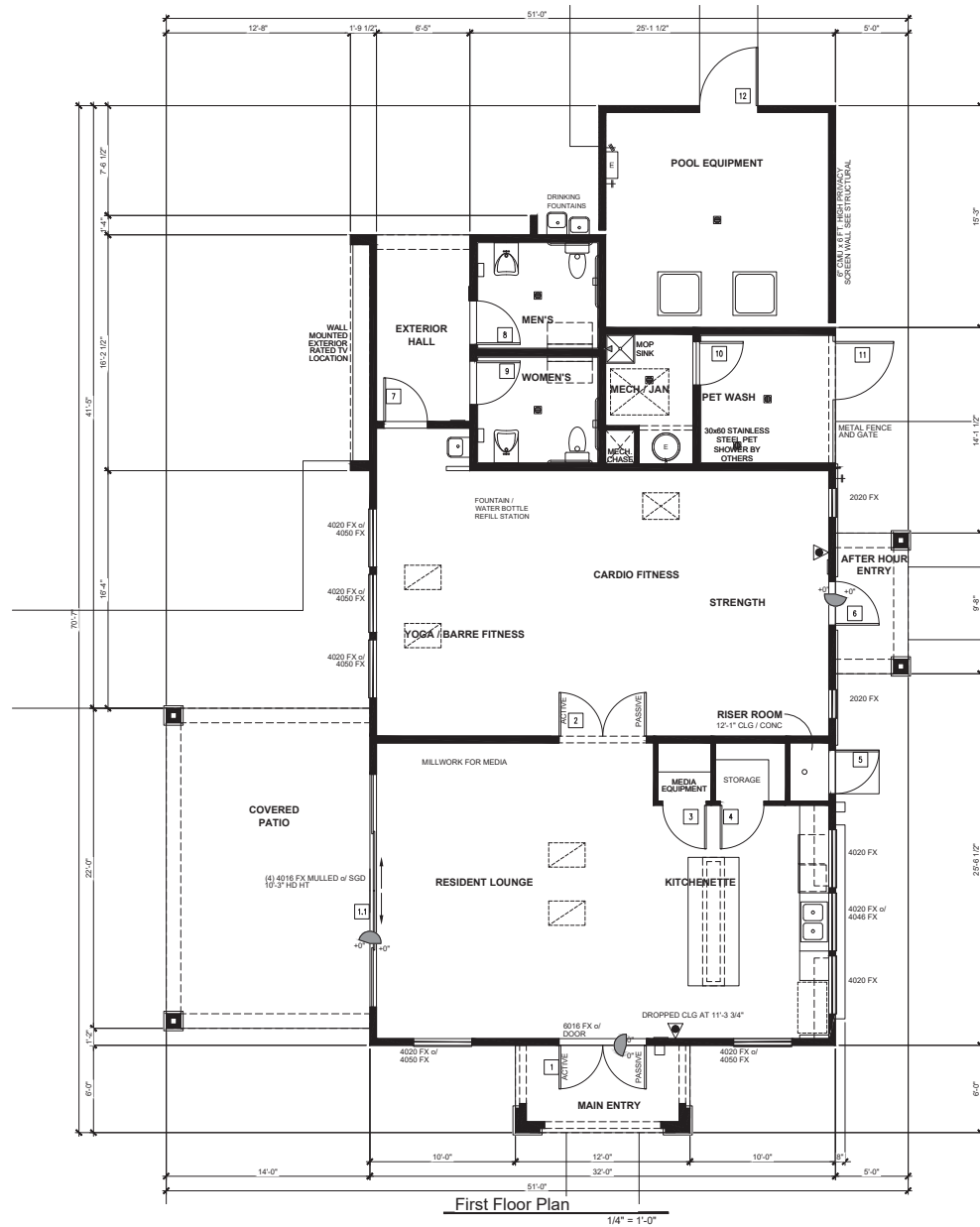


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Empire Village Product | Community Center

4-1-2021



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Left Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Right Elevation
1/8" = 1'-0"

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Planning & Development
Department



Empire Village Product | Leasing Office

4-1-2021



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(480) 953-0207

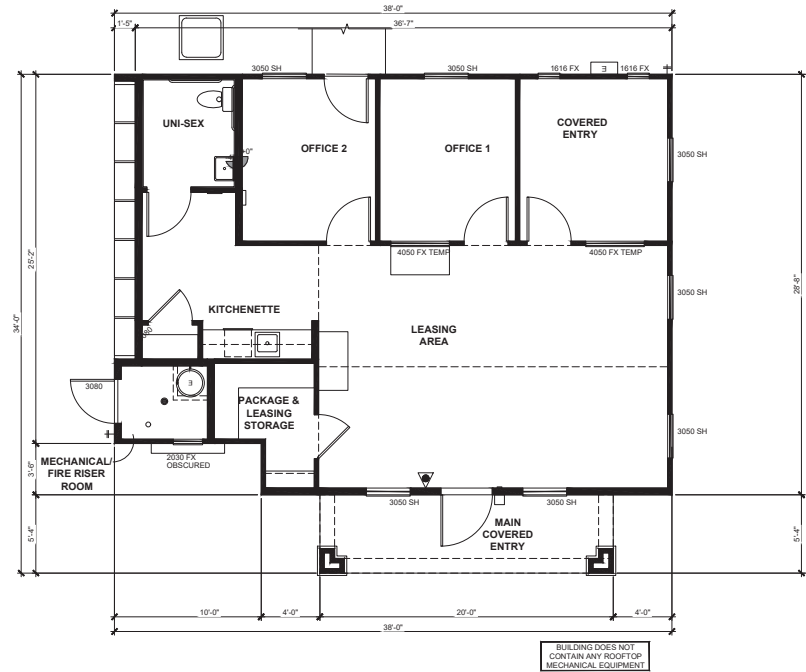
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First Floor Plan

1/4" = 1'-0"

Empire Village Product | Leasing Office

4-1-2021



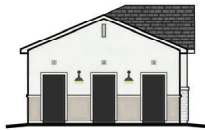
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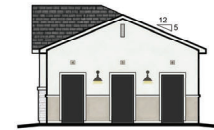
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Left Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"

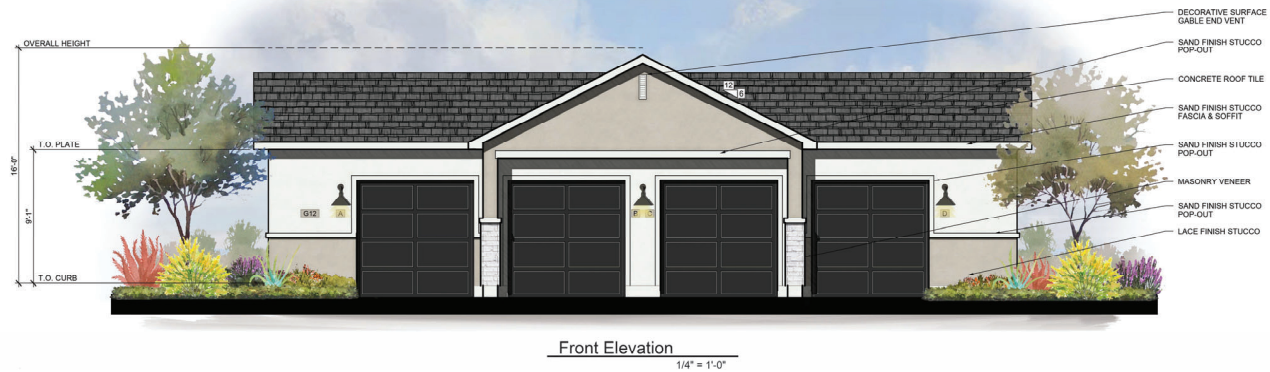


Right Elevation
1/8" = 1'-0"

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Empire Village Product | Garage w/ Storage

4-1-2021



4417 N Scottsdale Rd #101, Scottsdale, AZ 85750
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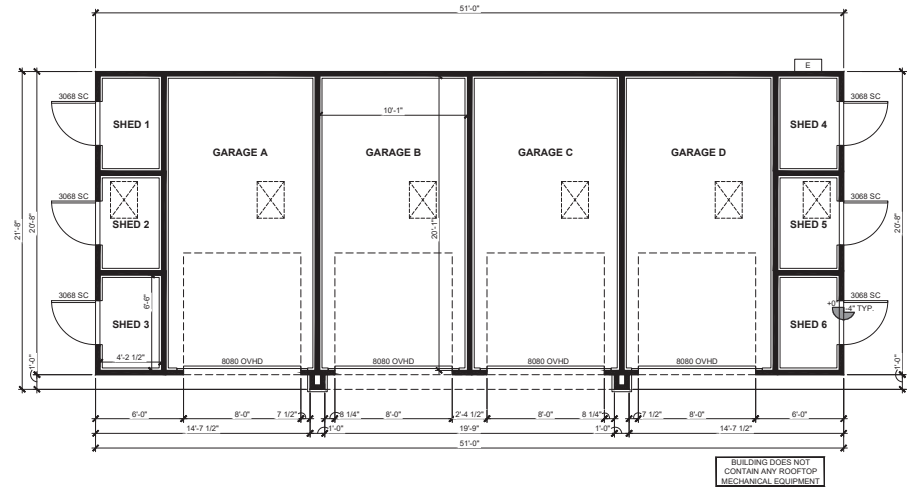
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First Floor Plan

1/4" = 1'-0"

Empire Village Product | Garage w/ Storage

4-1-2021



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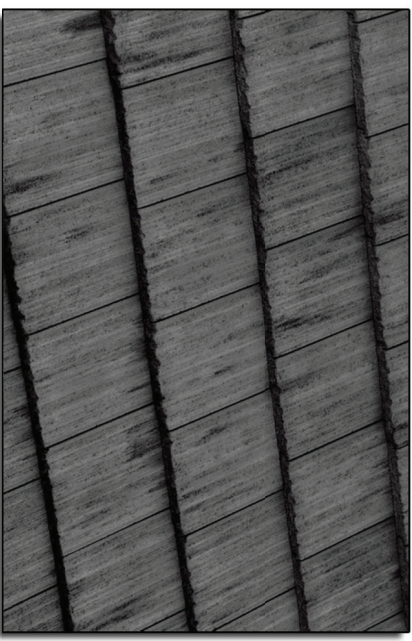
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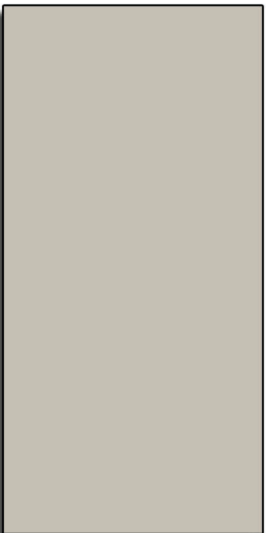


Body

Manuf: Sherwin Williams -Extra White
(SW 7006)



Eagle Roofing- Ponderosa- 303 Sierra Madre

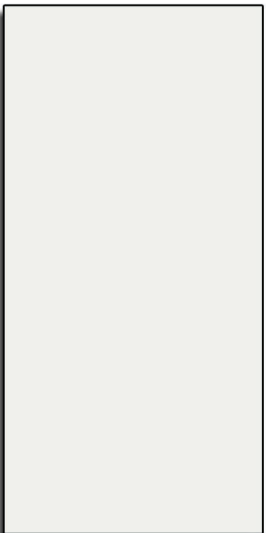


Accent Body

Manuf: Sherwin Williams -Skyline Steel
(SW 1015)

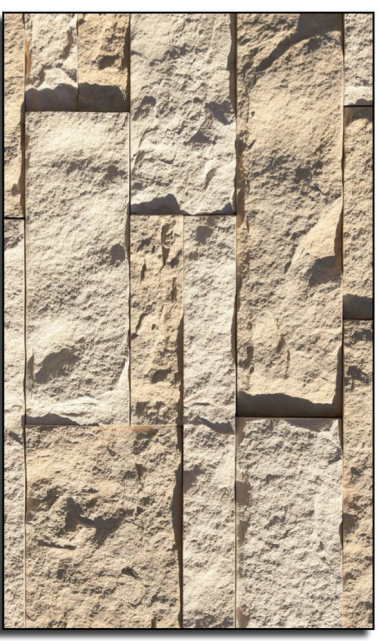
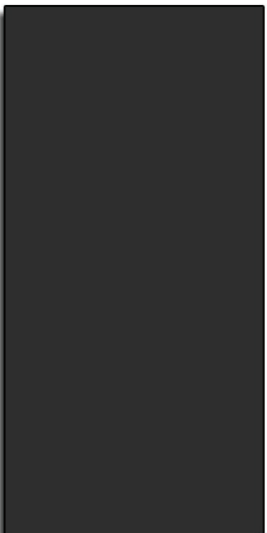


Eldorado- TundraBrick - Chalkdust
(Elevation A)



Trim

Manuf: Sherwin Williams -Extra White
(SW 7006)



Eldorado - Cut Coarse Stone - Seashell
(Elevation B)

Front Door
Manuf: Sherwin Williams -Tricorn Black
(SW 6258)

CITY OF PHOENIX

APR 30 2021

Planning & Development
Department

04/30/2021



Body

Manuf: Sherwin Williams -Panda White
(SW 6147)

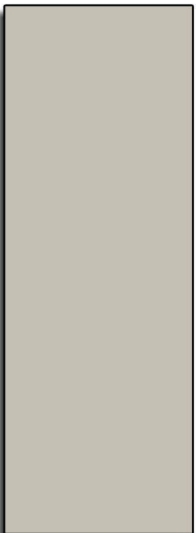


Eagle Roofing- Double Eagle Ponderosa
901 Oakwood



Trim

Manuf: Sherwin Williams -Griffin
(SW 7026)



Accent Body

Manuf: Sherwin Williams -Skyline Steel
(SW 1015)



Eldorado - TundraBrick - Hartford
(Elevation A)



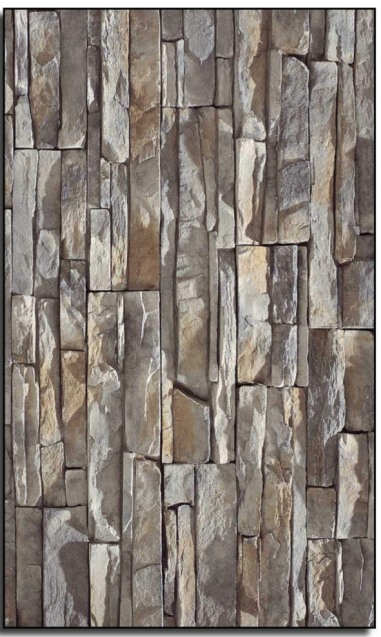
Metal Roof

Manuf: Sherwin Williams -Urbane Bronze
(SW 7048)



Front Door

Manuf: Sherwin Williams -Sommelier
(SW 7595)



Eldorado - Stacked Stone - Nantucket
(Elevation B)

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APR 30 2021

Planning & Development
Department

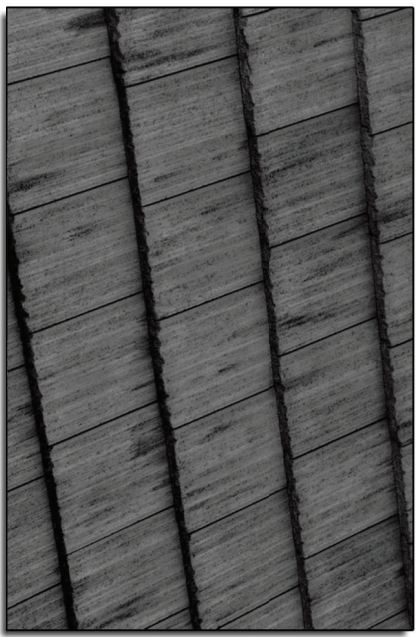
Empire Village Product

Scheme 2



Body

Manuf: Sherwin Williams -Extra White
(SW 7006)



Eagle Roofing- Ponderosa- 303 Sierra Madre



Accent Body

Manuf: Sherwin Williams -Hammered
Silver (SW 2840)

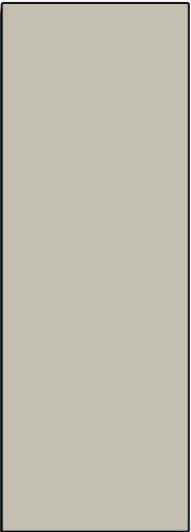


Trim

Manuf: Sherwin Williams -Extra White
(SW 7006)



Eldorado - TundraBrick - Latigo
(Elevation A)



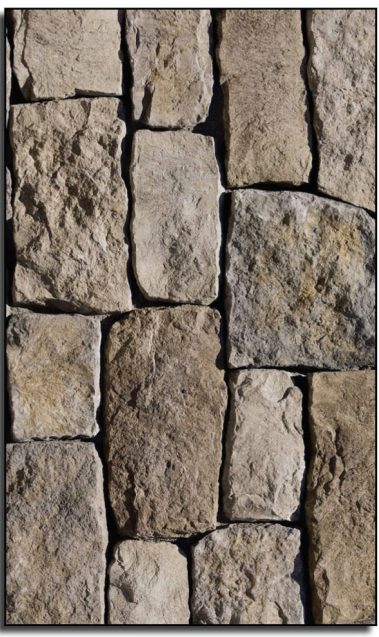
Accent Body

Manuf: Sherwin Williams -Skyline Steel
(SW 1015)



Front Door

Manuf: Sherwin Williams -Tricorn Black
(SW 6258)



Eldorado - RoughCut - Moonlight
(Elevation B)

CITY OF PHOENIX

APR 30 2021

Planning & Development
Department

04/06/2021

Empire Village Product

Scheme 3

From: [Julie Chaffin](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Case number (Z-24-21) and site location: NEC 51st Ave & Southern Ave (The Empire Group)
Date: Sunday, August 1, 2021 8:36:28 AM

Good morning Enrique,
My husband and I wanted to voice our support for the request by Empire Group to build homes for rent at the NEC of 51st Avenue and Southern Ave in Laveen.

My husband and I visited one of Empire's completed sites in the west valley. We were so impressed with the layout, the quality of design and the attention to details in the community, that we agreed to move forward with the sale of our land for such a use. We are proud to be part of a development that will offer a beautiful living environment for those that choose to rent an individual home and become part of the Laveen community.

If you have any questions, we may be reached at the numbers below.

Julie Chaffin & Reza Mohkami
602-721-8181 602-721-6666

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