

Attachment B



City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-74-21-2 January 6, 2022

North Gateway [Village Planning Committee](#) Meeting Date: January 13, 2022
[Planning Commission](#) Hearing Date: February 3, 2022

Request From: [C-2 M-R NBCOD](#) (18.81 acres)

Request To: [C-2 HGT/WVR DNS/WVR NBCOD](#) (18.81 acres)

Proposed Use: Multifamily residential

Location: Northwest corner of the 29th Avenue and Bronco Butte Trail alignments

Owner: Plas North Valley Land, LLC

Applicant: Bond Companies

Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Primary Village Core, Mixed Use (Commercial/Commerce/Business Park), Preserves/Floodplain	
Street Map Classification	29th Avenue	Not classified (Pending study)	Not dedicated
	Bronco Butte Trail	Not classified (Pending study)	Not dedicated

CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The proposal includes 560 multifamily units within the North Gateway Village Core. The proposal will provide additional housing opportunities in the Village within close proximity to an expanding W. L. Gore Campus and the proposed Taiwan Semiconductor Manufacturing Company site.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

The proposed development will comply with principles outlined in the North Gateway Core Plan, North Black Canyon Corridor Plan, and North Black Canyon Overlay District. The site will not only maintain the desert character, but also promote walkability and connectivity through the Village Core by having pedestrian walkways along 29th Avenue and the Skunk Creek Wash.

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

As stipulated, the site will provide shaded pedestrian pathways. The enhanced shading will create vibrant pedestrian spaces and reduce the urban heat island effect.

Applicable Plans, Overlays, and Initiatives

North Gateway Village Core Plan: See Background Item Nos. 5 and 6.

North Black Canyon Corridor Plan: See Background Item No. 7.

North Black Canyon Overlay District: See Background Item No. 8.

Tree and Shade Master Plan: See Background Item No. 12.

Complete Streets Guiding Principles: See Background Item No. 13.

Comprehensive Bicycle Master Plan: See Background Item No. 14.

Housing Phoenix: See Background Item No. 15.

Zero Waste PHX: See Background Item No. 16.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 M-R NBCOD
North	Vacant	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
West	Skunk Creek Wash	FH PCD NBCOD
East	Vacant	CP/GCP M-R NBCOD
South	Vacant (proposed multifamily residential)	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) – proposed C-2 NBCOD, Z-59-21-2

C-2 HGT/WVR DNS/WVR NBCOD (Utilizing R-5 Development Standards – Planned Residential Development Option)		
<u>Standards</u>	<u>R-5 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	18.81 acres
Maximum Total Number of Units	859; 982 with bonus	560 units (Met)
Maximum Density (dwelling unit/acre)	45.68; 52.2 with bonus	29.77 (Met)
Maximum Lot Coverage	50%	24% (Met)
Maximum Building Height	4 stories and 48 feet	4 stories and 48 feet (Met)

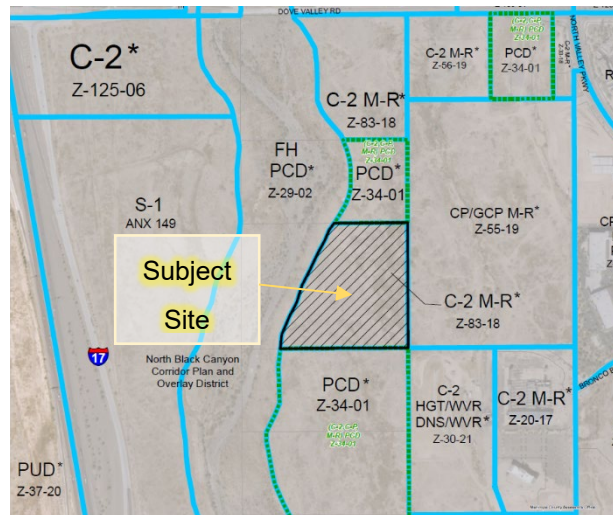
<u>Standards</u>	<u>R-5 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>MINIMUM BUILDING SETBACKS</i>		
Perimeter Adjacent to a Public Street (East property line)	20 feet	East: 20 feet (Met)
Perimeter Adjacent to a Property Line (North, South, and West property lines)	10 feet	North: 10 feet (Met) South: 10 feet (Met) West: Setback varies along Skunk Creek Wash (Met)
<i>MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS</i>		
Adjacent to Street (East)	20 feet	East: 20 feet (Met)
Adjacent to Property Line (North, South West)	5 feet	North: Not specified* South: Not specified* West: Not specified*
Minimum Open Space	5%	10% (Met)
Minimum Amenities Provided	2 amenities	8 amenities (Met)
<i>MINIMUM PARKING REQUIREMENTS</i>		
Parking	862 spaces	862 (Met)

*Variance or Site Plan modification needed.

Background/Issues/Analysis

REQUEST

1. This is a request to rezone an 18.81-gross acre site located at the northwest corner of the 29th Avenue and Bronco Butte Trail alignments from C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District) to C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) to allow multifamily residential development. The applicant intends to develop 560 multifamily units.



Zoning Map, Source: City of Phoenix Planning and Development Department

NORTH GATEWAY PCD AND MID-RISE OVERLAY

2. A Mid-Rise (M-R) Overlay was originally approved on this property through the North Gateway Planned Community District (PCD), a city-initiated PCD established in 2001 via Rezoning Case No. Z-34-01. The M-R designation was intended to promote high intensity development within the North Gateway Village Core. As recommended by staff, removal of the Mid-Rise Overlay is consistent with stipulated heights in the area and heights included with the proposal.

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is primarily Mixed Use (Commercial/Commerce/Business Park), while a portion along the west is designated as Preserves/Floodplain. A Commercial land use designation allows multifamily development at varying scales and intensities.

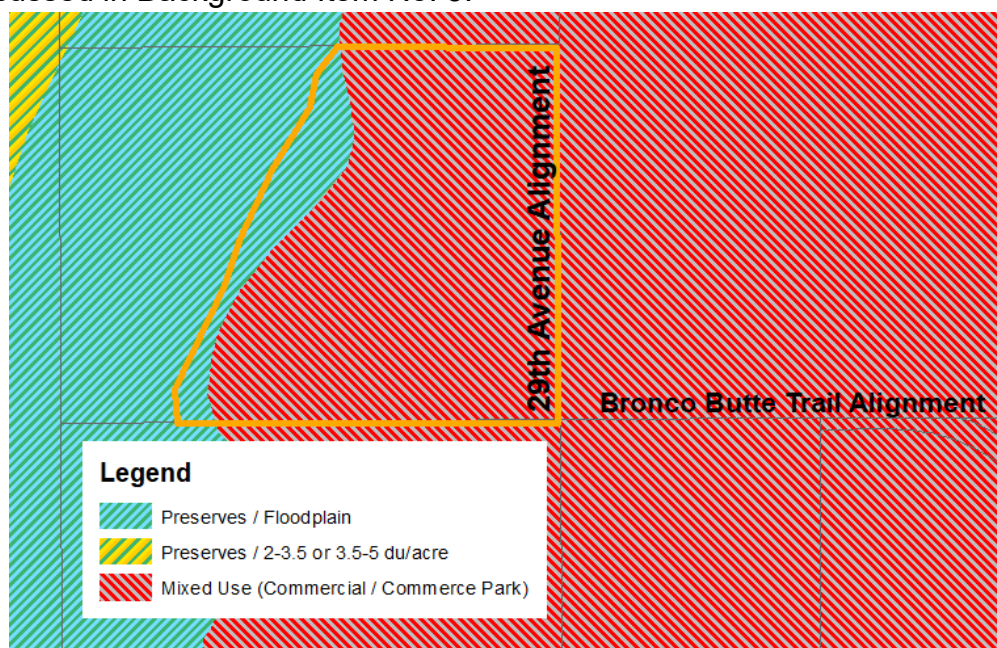
Additionally, the boundaries of the General Plan Land Use Map designation for Preserves/Floodplain west of the site do not align with the underlying Flood Hazard (FH) zoning boundary.

The area to the east of the site is designated as Mixed Use (Commercial/Commerce/Business Park). The areas to the north and south are designated as both Mixed Use (Commercial/Commerce/Business Park) and

Preserves/Floodplain. The area to the west is designated as Preserves/Floodplain.

The requested C-2 NBCOD zoning is consistent with the Mixed Use General Plan Land Use Map designation and compatible with existing and future land uses envisioned in the area.

The subject site is also within the North Gateway Village Core and further discussed in Background Item No. 5.



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

SURROUNDING USES AND ZONING

4. North and south of the site are vacant parcels zoned PCD NBCOD (Planned Community District, North Black Canyon Overlay District), Approved C-2 or CP M-R PCD NBCOD (Intermediate Commercial or Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District). The property to the south is currently going through the entitlement process to be removed from the North Gateway PCD via Rezoning Case No. Z-59-21-2. The site is planned to develop as multifamily residential. The area to the east of the site is vacant and zoned CP/GCP M-R NBCOD (Commerce Park/General Commerce Park Option, Mid-Rise, North Black Canyon Overlay District). The area to the west of the site is vacant and zoned FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) and subject to Rezoning Case No. Z-29-02-2.

NORTH GATEWAY VILLAGE CORE

5. The subject site is within the North Gateway Village Core. Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high density, urban environment with Skunk Creek Wash and Bronco Butte as major natural amenities.

The request will not only allow multifamily development, but also permit height and density waivers. This request aligns with the plan's principles of providing high density residential uses in the Village Core. The North Gateway Village Core Plan indicated that the site was envisioned to develop as Mixed Use, Commercial/Residential,

which encourages a variety of commercial, office, retail, and residential uses, minimizing travel distances between uses. The rezoning request proposes a multifamily residential development in close proximity to future and existing commercial and employment opportunities, promoting a functional community.



North Gateway Core Map; Source: City of Phoenix Planning and Development North Gateway Village Core Plan

6. The majority of the North Gateway Village Core was within the North Gateway PCD. A Master Street Plan for the North Gateway PCD was never developed, thus the corresponding street alignments and cross sections for the Village Core were not incorporated into the Street Classification Map. Recent rezoning requests in the area have included stipulations for street dedications and improvements within the Core to promote a unified street pattern.

Several property owners and stakeholders within the Village Core have commenced a comprehensive traffic study. CivTech, a consulting engineering firm specializing in traffic engineering, is working to complete the study and ensure accurate land use projections. The study is aimed at providing an analysis related to the overall capacity for the roadway network within the Village Core. The study has been completed and submitted for review and comment at the time of this report and subsequent sections of this report outline

the requirements from the Street Transportation Department for this development.

NORTH BLACK CANYON CORRIDOR PLAN

7. The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within the planned area. The proposal is consistent with the intent of the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*
The proposed development enhances a mixture of uses within the area by locating housing units within close proximity to existing and future employment opportunities. The site is also located within the North Gateway Village Core, which is envisioned as a high-density, mixed use urban environment.
- *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.*
As depicted on the site plan, the developer intends to provide access to Skunk Creek Wash to the west of the site. Skunk Creek Wash is an existing desert feature that provides character and identity to the Village.

NORTH BLACK CANYON OVERLAY DISTRICT

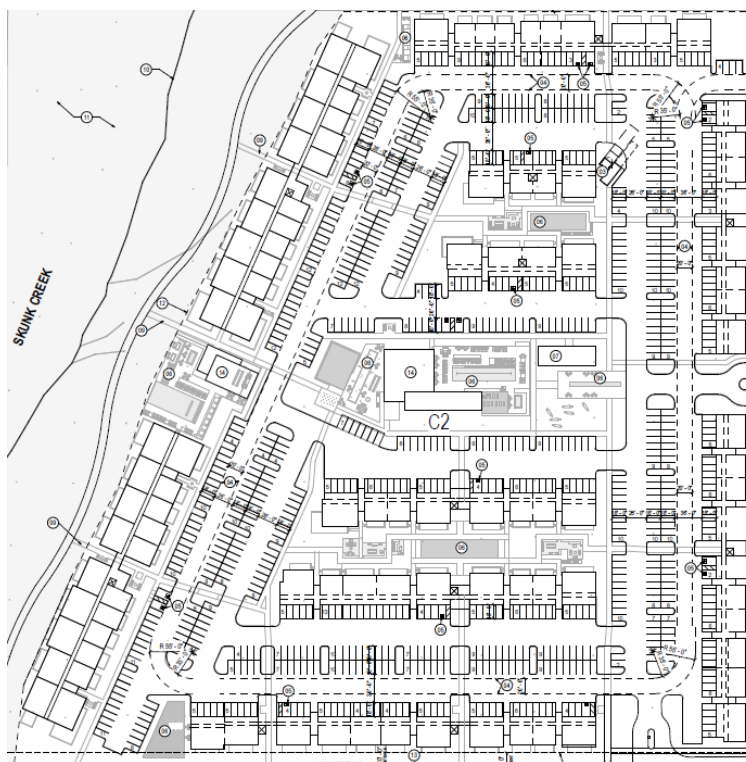
8. The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The development will be consistent with the NBCOD guidelines by developing buildings with a desert color palette, as depicted in the building elevations submitted by the applicant. Building design is further discussed in Background Item No. 10.

The subject site is directly adjacent to Skunk Creek Wash and, per the NBCOD, the developer will allow the wash to serve multiple functions. In addition to drainage, the wash system will contain trails which function as a recreational and visual amenity.

PROPOSAL

9. The conceptual site plan proposes 560 multifamily units across multiple buildings up to a maximum height of 48 feet. These units are composed of 272 one-bedroom units, 244 two-bedroom units, and 44 three-bedroom units.

There are three entry points to the site from the future 29th Avenue, including a main entrance at the center of the site and two secondary driveways on the north and south side of the site. All entryways will provide ingress and egress to 29th Avenue, once the roadway is developed. In regard to vehicular parking, there are 268 carport parking spaces and 594 surface parking spaces, distributed equitably throughout the site.



Proposed Site Plan; Source: Gensler, Bond Companies

There are various open space and amenity areas dispersed throughout the site. The development is proposed to have a clubhouse, pools, outdoor lounge, barbeque area, community garden, children's play area, dog wash, library, and sunset terraces overlooking Skunk Creek Wash. The trail along Skunk Creek Wash will be accessible to residents and the public, which supports the proposed vision of having a viable pedestrian corridor through the North Gateway Village Core.

Staff does not recommend general conformance to the conceptual site plan provided by the applicant to avoid future conflicts with a Street Transportation Department stipulation requiring the developer to align driveways with the site(s) on the east side of 29th Avenue.

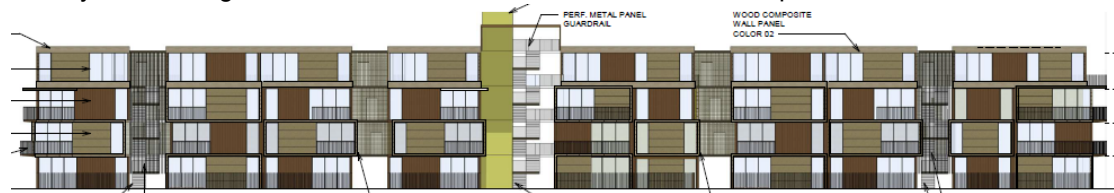
Staff is recommending Stipulation No. 1 regarding utilization of the R-5 Planned Residential Development Option. Staff is also recommending Stipulation No. 2

to limit the maximum number of dwelling units to 560 as depicted in the conceptual site plan. Furthermore, staff is recommending Stipulation Nos. 3 and 4 regarding landscape setback enhancements along the western side of the site and a greater open space percentage given the absence of public parks in the immediate area. Staff is also recommending Stipulation No. 5 to ensure the development provides a greater number of amenities due to the number of units proposed on the site. Lastly, staff recommends Stipulation No. 6 to ensure no parking is located directly adjacent to Skunk Creek Wash to help create a pedestrian environment along the wash corridor.

10. The conceptual building elevations depict three residential building types. The elevations include a variety of exterior colors and materials including wood composite, metals, and plaster. Each building type creates architectural interest with textural changes, various window sizes, offsets, and recesses. The conceptual building elevations depict a maximum height of four stories and 44 feet to the top of the roof.



Courtyard Building, North Elevation; Source: Gensler, Bond Companies



Perimeter Building, East Elevation; Source: Gensler, Bond Companies



Building Along Wash, West Elevation; Source: Gensler, Bond

Staff is not recommending general conformance to the conceptual building elevations provided by the applicant, as building elevations are still being evaluated by the architect.

However, to ensure that future building elevations contain building enhancements such as detailing and textural changes, staff recommends Stipulation No. 7. Furthermore, staff recommends Stipulation No. 8 to ensure colors and materials are in compliance with the NBCOD to promote consistency with other developments in the Village Core.



Courtyard Building, West Elevation;
Source: Gensler, Bond Companies



Perimeter Building, South Elevation;
Source: Gensler, Bond Companies

11. The conceptual site plan depicts various pedestrian connections throughout the development, including connections to the shared use path along Skunk Creek Wash. Staff is recommending Stipulation No. 9 to ensure that the development constructs a shared use path within a public trail easement along the east side of Skunk Creek Wash. Staff also recommends Stipulation No. 21 to require a minimum of three shaded pedestrian connections from the development to the shared use path along Skunk Creek Wash.



Building rendering along Skunk Creek Wash;
Source: Gensler, Bond Companies

Stipulation No. 10 requires walkways, including public sidewalks, be shaded a minimum of 75 percent to promote thermal comfort and walkability. Stipulation No. 11 requires that alternative paving material be utilized where pedestrian paths and vehicular drives intersect to promote pedestrian safety. Stipulation

No. 12 requires pedestrian pathway be connected using the most direct route for pedestrians.

CITYWIDE STUDIES AND POLICIES

12. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on 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. To contribute to future improvements of this site and the urban forest infrastructure, staff is recommending that a minimum of 75 percent of the pedestrian pathways, be shaded by a structure or trees at maturity, which is addressed in Stipulation No. 10.

13. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff recommends Stipulation Nos. 13 and 14 to require detached sidewalks along adjacent public streets and bicycle parking to promote various methods of transportation.

14. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Bicycle lanes have been designated within Sonoran Desert Drive, south of the subject site. Staff recommends bicycle parking be provided for both residents and guests. Bicycle parking is addressed in Stipulation No. 14.

15. **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 will provide up to 560 multifamily units, which supports the plan's goal of preserving or creating 50,000 housing units by 2030 and contributes to a variety of housing types that will address the supply shortage.

16. 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 application documents submitted by the applicant did not address recycling facilities for this project.

COMMUNITY INPUT SUMMARY

17. At the time the staff report was written, staff had not received any community correspondence regarding this request.

INTERDEPARTMENTAL COMMENTS

18. The Street Transportation Department provided the following comments:

- The developer shall provide detached sidewalks along all public right-of-way. The detached sidewalks along 29th Avenue will be minimum five-foot-wide with a minimum 10-foot-wide landscape area between the back of curb and back of sidewalk to meet the Street Classification Map requirements. This is addressed in Stipulation No. 13.
- The developer shall provide bicycle infrastructure for residents and guests. This is addressed in Stipulation No. 14.
- The applicant shall submit a Traffic Impact Study to the City for the development. This is addressed in Stipulation No. 15.
- The developer shall provide the appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation Nos. 16 through 20 and 22.
- The development shall provide shaded pedestrian connections from the development to Skunk Creek Wash and any designated trails. This is addressed in Stipulation No. 21.

19. The Floodplain Management Division of the Public Works Department has indicated that the parcel is located in a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA). The division indicated that no encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the SFHA boundaries.

20. The Fire Department indicated that the site, buildings, and water supply will comply with the Phoenix Fire Code.
21. The Public Transit Department had no comments regarding the request.

OTHER

22. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 23.
23. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal action such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The development is consistent with the General Plan Land Use Map designation of Mixed Use (Commercial/Commerce/Business Park).
2. The C-2 HGT/WVR DNS/WVR NBCOD zoning district will allow development that is consistent in character with the vision of the North Gateway Village Core Plan and the North Black Canyon Corridor Plan and Overlay District.
3. The proposed development furthers the goals of the Housing Phoenix Plan by increasing housing options for residents within close proximity to employment opportunities.

Stipulations

1. The development shall utilize the R-5 Planned Residential Development option.
2. The development shall be limited to a maximum of 560 dwelling units.
3. A minimum of 10 percent of the gross site area shall be retained as open space.
4. A development shall provide a minimum landscape setback of 10 feet between the shared use path (SUP) along Skunk Creek Wash and any fencing or buildings on the west side of the site, as approved by the Planning and Development Department.

5. A minimum of eight amenities shall be provided and dispersed throughout the development, as approved by the Planning and Development Department.
6. Surface parking shall be located a minimum of 50 feet from the western limits of the development along Skunk Creek Wash, as approved by the Planning and Development Department.
7. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and/or overhang canopies, as approved by the Planning and Development Department.
8. All building and wall colors and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending with, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
9. A minimum 10-foot-wide shared use path (SUP) shall be constructed within a 25-foot-wide public trail easement (PTE) along the east side of Skunk Creek Wash on this site or the adjacent FH property per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
10. Pedestrian pathways, including public sidewalks and excluding the shared use path along Skunk Creek Wash, shall be shaded a minimum of 75 percent by a structure and/or trees at maturity, as approved by the Planning and Development Department.
11. Where pedestrian pathways cross drive aisles, the pathways shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
12. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, and amenity areas, using the most direct route for pedestrians, as approved by the Planning and Development Department.
13. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 10-foot-wide landscape area between the back of curb and sidewalk along 29th Avenue and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings.

- b. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
14. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 28 inverted U-bicycle racks shall be provided for guests located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
15. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The developer shall be responsible for traffic signal funding and/or escrow contribution as determined by the approved Traffic Impact Study.
16. The developer shall dedicate and construct right-of-way to connect to two separate existing public streets, as approved by the Street Transportation Department.
17. The developer shall dedicate and construct the west half of 29th Avenue, as required by the approved Traffic Impact Study and as approved by the Street Transportation Department.
18. The developer shall provide traffic signal conduit and junction boxes at the northwest corner of 29th Avenue and Bronco Butte Trail and deposit a 25% escrow contribution for the future traffic signal prior to final site plan approval, as approved by the Street Transportation Department.
19. The developer shall provide site access to the future identified signalized intersection of 29th Avenue and Bronco Butte Trail. A cross access easement shall be provided to APN 204-11-002M for joint use of the signalized intersection. Connection shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval.
20. All access control placement and spacing shall be in compliance with the Street Planning and Design Guidelines and shall coordinate to align with accesses on the east side of 29th Avenue, as approved by the Street Transportation Department.
21. The developer shall provide a minimum of three shaded pedestrian connections from the development to the shared-use path along the east side of Skunk Creek Wash, as approved by the Planning and Development Department.

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. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Julianna Pierre

January 6, 2022

Team Leader

Samantha Keating

Exhibits

Sketch map

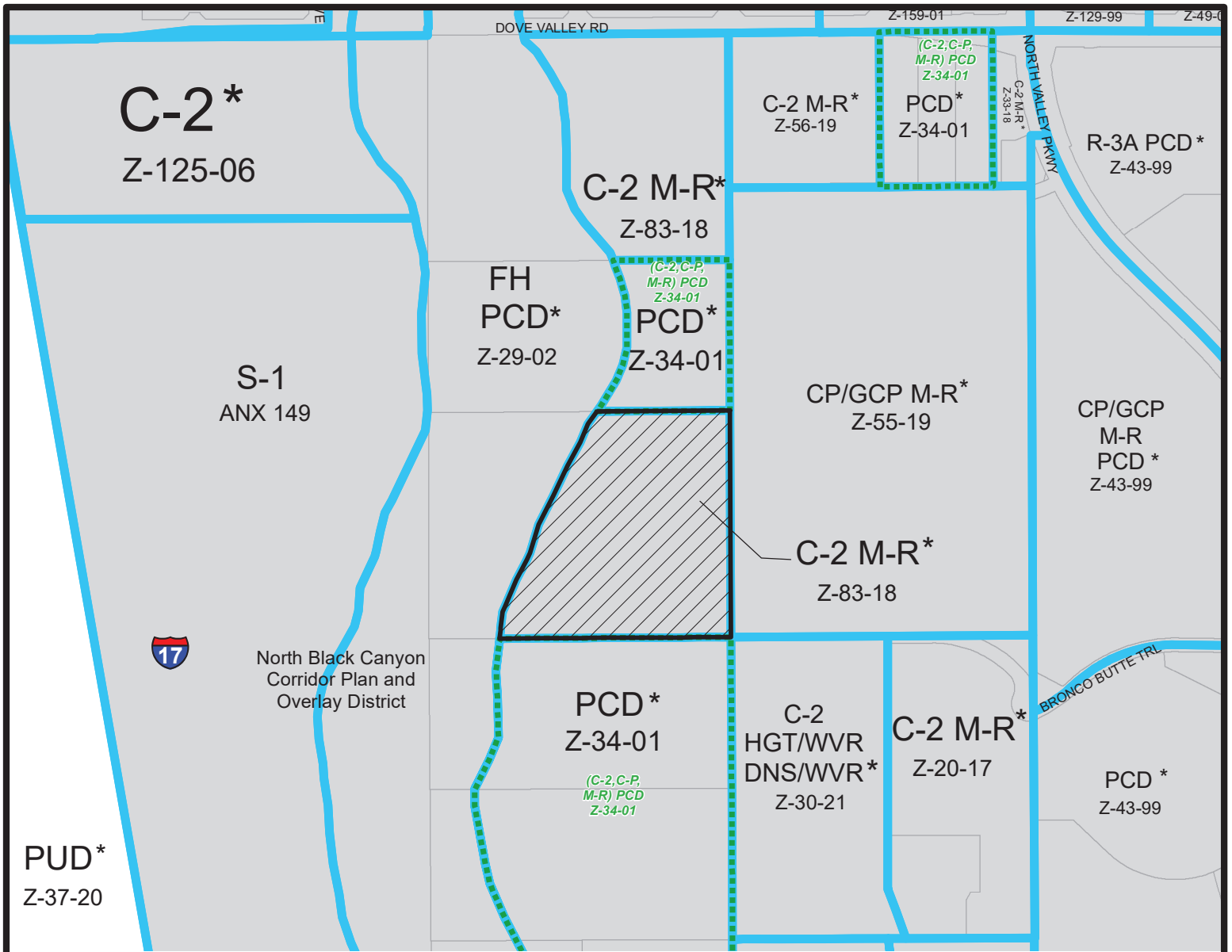
Aerial sketch map

Conceptual site plan date stamped November 15, 2021

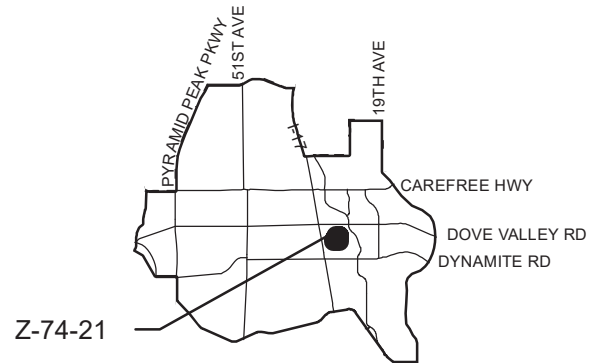
Conceptual building elevations date stamped November 15, 2021 (3 pages)

Conceptual landscape plans date stamped November 15, 2021 (5 pages)

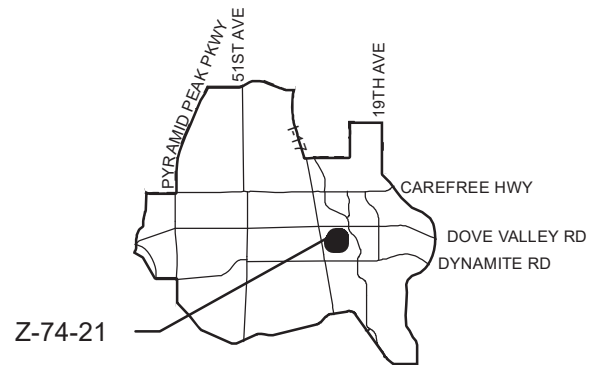
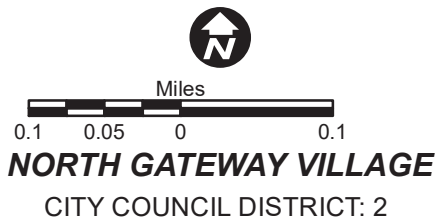
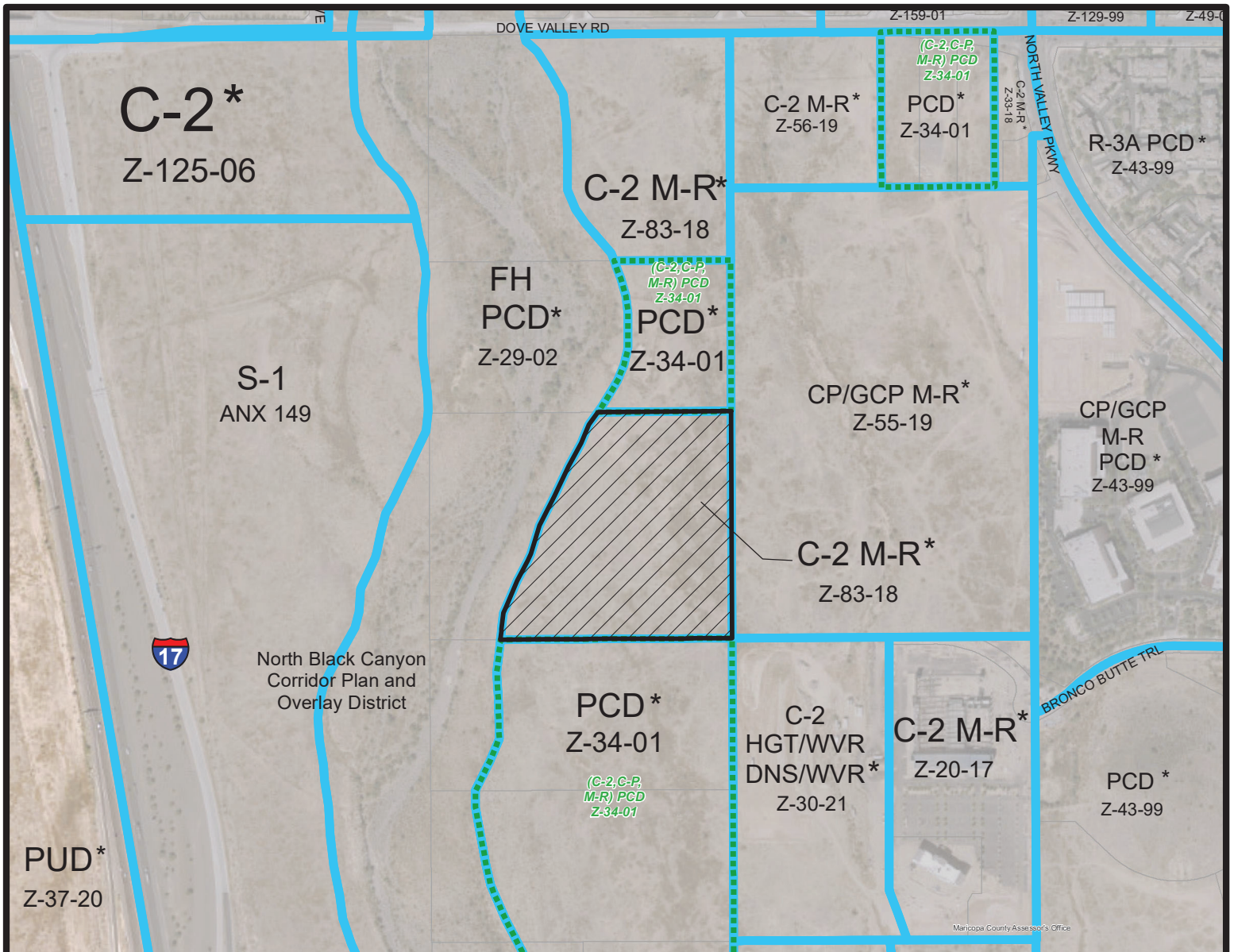
Conceptual renderings date stamped November 15, 2021 (2 pages)



NORTH GATEWAY VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Bond Companies		REQUESTED CHANGE:	
APPLICATION NO. Z-74-21		FROM: C-2 M-R NBCOD (18.81 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 18.81 Acres		TO: C-2 HGT/WVR DNS/WVR NBCOD (18.81 a.c.)	
DATE: 12/20/2021 REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 56-22		ZONING MAP R-7	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2 M-R NBCOD		327	
C-2 HGT/WVR DNS/WVR NBCOD		327	
CONVENTIONAL OPTION			
272			
272			
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Bond Companies		REQUESTED CHANGE:	
APPLICATION NO. Z-74-21		FROM: C-2 M-R NBCOD (18.81 a.c.)	
DATE: 12/20/2021 REVISION DATES:		TO: C-2 HGT/WVR DNS/WVR NBCOD (18.81 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 18.81 Acres			
AERIAL PHOTO & QUARTER SEC. NO. QS 56-22		ZONING MAP R-7	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2 M-R NBCOD		327	
C-2 HGT/WVR DNS/WVR NBCOD		327	
* Maximum Units Allowed with P.R.D. Bonus			

Bond Companies
- North Valley
Apartments

NWC BRONCO BUTTE TR. AND
N. 25TH AVENUE
PHOENIX, AZ 85085

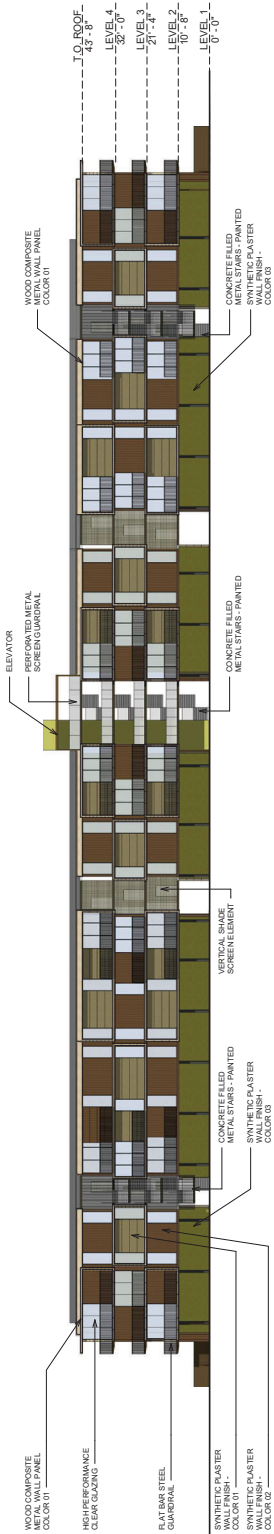
Gensler

201 East Washington St.
Suite 700
Chicago, IL 60604
Tel: 602.523.4800
Fax: 602.523.4949



350 W. Hubbard St.
Chicago, IL 60604
Tel: 312.863.0070

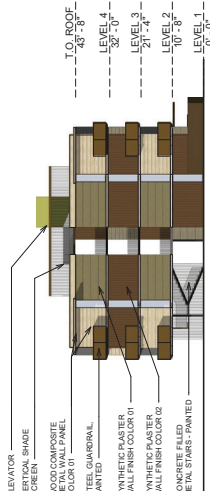
Date	Description
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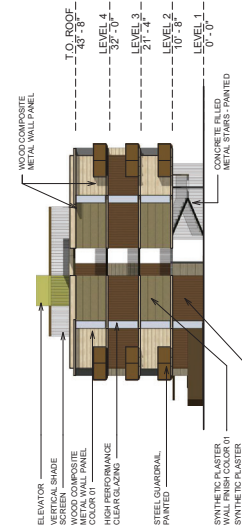
01 ELEVATION - COURTYARD BUILDING SOUTH
SCALE: 1/4"=1'-0"



02 ELEVATION - COURTYARD BUILDING NORTH
SCALE: 1/4"=1'-0"

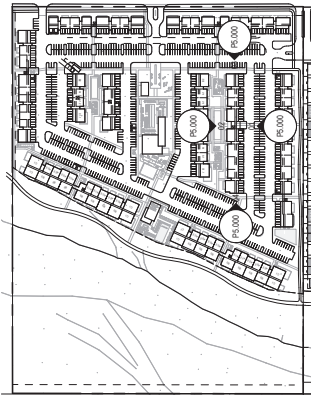


03 ELEVATION - COURTYARD BUILDING EAST
SCALE: 1/4"=1'-0"



04 ELEVATION - COURTYARD BUILDING WEST
SCALE: 1/4"=1'-0"

KEY PLAN



NOT FOR
CONSTRUCTION

Project Name	Bond Companies - North Valley Apartments
Project Number	57.8302.000
Description	ELEVATIONS - COURTYARD BUILDING
Scale	As indicated

CITY OF PHOENIX
NOT A S 502
Planning & Development
Department

P\$5.000

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Bond Companies
- North Valley
Apartments

NWC BRONCO BUTTE TR. AND
N. 25TH AVENUE
PHOENIX, AZ 85085

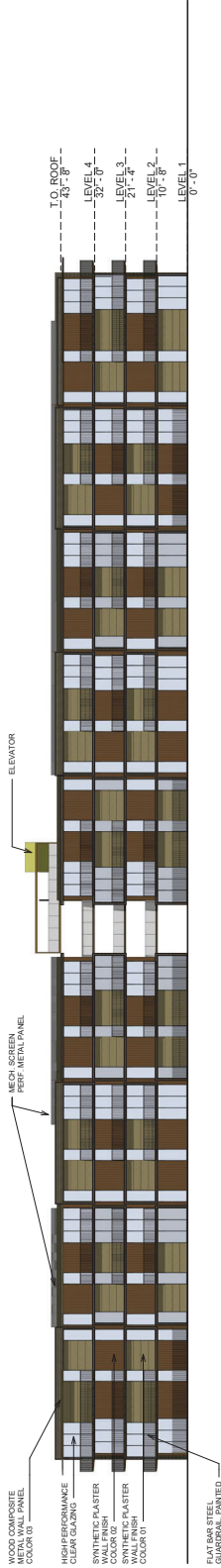
Gensler

201 East Washington St
Suite 700
Chicago, IL 60604
Tel: 602.523.4800
Fax: 602.523.4949



350 W Hubbard St.
Chicago, IL 60604
Tel: 312.863.0070

Date Description



01 ELEVATION - BUILDING ALONG WASH / WEST

SCALE: 1" = 20'-0"



02 ELEVATION - BUILDING ALONG WASH / EAST

SCALE: 1" = 20'-0"



03 ELEVATION - BUILDING ALONG WASH / SOUTH

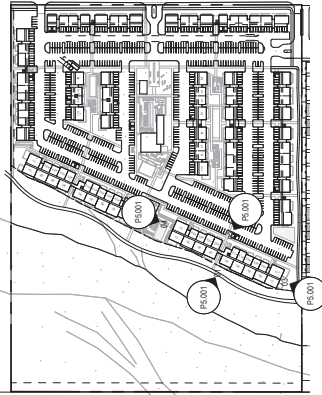
SCALE: 1" = 20'-0"



04 ELEVATION - BUILDING ALONG WASH / NORTH

SCALE: 1" = 20'-0"

KEY PLAN



Steel Signature

NOT FOR
CONSTRUCTION

Project Name

Bond Companies - North
Valley Apartments

Project Number

57.8302.000

Description

ELEVATIONS BUILDING ALONG WASH

Scale

As indicated

P5.001

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

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Bond Companies - North Valley Apartments

2840 West Christy Drive
Phoenix AZ, 85005

Gensler

201 East Washington St
Suite 702
Phoenix, AZ 85004
Tel: 602.323.4900
Fax: 602.323.4949
United States



Tel: 312.863.0070

3509 Hubbard St.
Chicago, IL 60640
COLWELL SHELOR LANDSCAPE ARCHITECTURE
1000 N. CENTRAL EXPRESSWAY, SUITE 100
CHICAGO, IL 60642
Tel: 312.863.0070



Date Description

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

Seal Signature



Project Name

Bond Companies - North
Valley

Project Number

57.8302.000

Description

OVERALL LANDSCAPE PLAN

Scale

As indicated

L-1.00

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PLANT LEGEND

SYMBOL BOTANICAL NAME
COMMON NAME

SIZE QTY. NOTES

(# x # x CAL.)

— — — TBD

36" BOX 5 7'-9" x 4'-0" x 1'-5" 2"

STANDARD

36" BOX 3 7'-9" x 4'-0" x 1'-5" 2"

STANDARD

36" BOX 16 7'-9" x 4'-0" x 1'-5" 2"

STANDARD

48" BOX 174 3'-5" x 3'-4" x 0.75" x 1.25"

MULTI-TRUNK

48" BOX 14 8'-9" x 6'-7" x 1.75" x 2.25"

STANDARD

48" BOX 65 4'-5" x 3'-4" x 0.75" x 1.25"

STANDARD

36" BOX 189 8'-4" x 7'-9" x 1.75" x 2.25"

STANDARD

5 GAL 64 CAN FULL

5 GAL 219 CAN FULL

5 GAL 459 CAN FULL

15 GAL 5 CAN FULL

5 GAL 179 CAN FULL

5 GAL 375 CAN FULL

5 GAL 155 CAN FULL

5 GAL 183 CAN FULL

5 GAL 105 CAN FULL

5 GAL 354 CAN FULL

5 GAL 516 CAN FULL

5 GAL 1 CAN FULL

5 GAL 97 CAN FULL

15 GAL 17 CAN FULL

5 GAL 214 CAN FULL

5 GAL 17 CAN FULL

1 GAL 228 CAN FULL

4'-6" 23 3 ARMS WIN

5 GAL 316 CAN FULL

5 GAL 151 CAN FULL

7'-4" MIN 9 BARE ROOT

5 GAL 3 CAN FULL

5 GAL 32 CAN FULL

5 GAL 57 CAN FULL

5 GAL 98 CAN FULL

5 GAL 88 CAN FULL

5 GAL 7 CAN FULL

15 GAL 23 4'-4" MIN

5 GAL 136 CAN FULL

36" BOX 4 8'-4" MIN

36" BOX 59 4'-5"

5 GAL 17 CAN FULL

PLANT LEGEND

SYMBOL BOTANICAL NAME

COMMON NAME

TREES

1. AVICENNIA CUSPIDATA

2. ACACIA CONstricta

3. ACACIA PARSONIANA

4. ACACIA SWEET

5. CAESALPINIA CALALCO

6. THORNLESS CASCADITE

7. CERCIDUM MICROPHYLLUM

8. FOOTHILL PALM VERDE

9. EBENOPSIS BRANO

10. TEACUP EDDY

11. DESERT YUCCA

12. PROSPERIS SILUTINA

13. NATIVE MESQUITE

SHRUBS

14. AMBROSIA DELTOIDEA

15. TRIANGLELEAF BURSGAGE

16. ASCLEPIAS SUBULATA

17. RUSH MILKWEED

18. CALLINDORA ERIOPHYLLA

19. FARTY DUSTER

20. CELTIS PALIDA

21. EUCALYPTUS GARRY

22. EUCALYPTUS GARRY

23. BRITTLERUSH

24. HESPERALOE PARVIFLORA

25. 'BRAKELIGHTS' RED YUCCA

26. HYPTIS EMORYI

27. DESERT LAVENDER

28. JUSTICIA CALIFORNICA

29. CHUPAROSA

30. LARREA TRIDENTATA

31. CREOSOTE BUSH

32. MULBERRERIA REBENS

33. SILVER CHERRY

34. SPUR YUCCA

35. CHINESSIS NETA

36. COMPACT JACOBIA

37. JACOBIA

38. SIMONSSIA CHINESSIS

39. VIGUIERA DELTOIDEA

40. DESERT SUNFLOWER

ACCENT

41. AGAVE FRANZOSINI

42. MAESTIC AGAVE

43. AGAVE PARRII

44. PARRY'S AGAVE

45. AGAVE NEAVE

46. WEBER AGAVE

47. ALICE BARBENSIS

48. YELLOW MEDICAL ALOE VERA

49. CERES PERUVIANUS

50. PERUVIAN APPLE CACTUS

51. DASYLIRION WHEELER

52. DESERT SPOON

53. FEROCACTUS CYLINDRACEUS

54. BARREL CACTUS

55. FOUQUIERA SPLENDENS

56. COOTILLO

57. CHOCOLATE SCOTTI MONSTROSE

58. TOYOTA CACTUS

59. OPUNTIA BESLOWI

60. TEDDY BEAR CHolla

61. OPUNTIA ENGELMANNI

62. ENGELMANN'S PRICKLEY PEAR

63. OPUNTIA GOMEI 'OLD MEXICO'

64. OLD MEXICO PRICKLEY PEAR

65. OPUNTIA MICROCAUSIS VAR RUPEA

66. BLIND PRICKLEY PEAR

67. OPUNTIA MICROCAUSIS

68. BUNNY EARS CACTUS

69. SPACED BUNNY EARS CACTUS

70. MEXICAN FENCE POST CACTUS

71. PEDUNATUS MICROCAUSIS

72. SUPPER PLANT

73. STENOCEPHALUS THURBERI

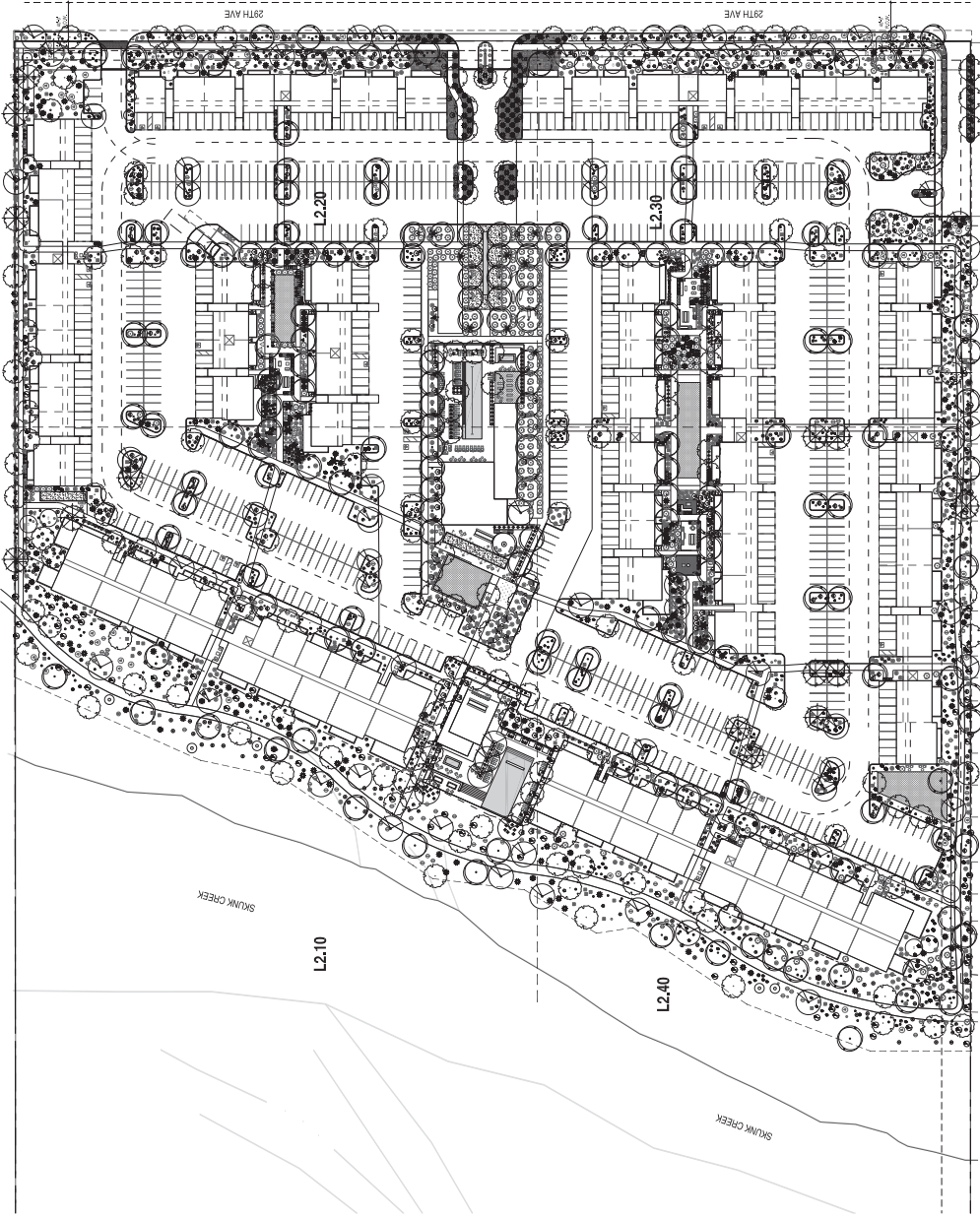
74. ORGAN PIPE CACTUS

75. YUCCA ELATA

76. SOAP TREE YUCCA

77. YUCCA ROSTRATA

78. BEAMED YUCCA



OVERALL LANDSCAPE PLAN 01 PLAN

GROUNDCOVERS

- BAILEYA MULTICAUDA
- DESERT MARBOLD

TURF

- MICHON SOD

INERT MATERIALS

- DESERT PAVEMENT TO MATCH SITE COLOR
- STABILIZED DG
- 3'-4" FRACTURED RFP RAP TO MATCH DECOMPOSED GRANITE

7. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE ARCHITECT.

8. CONTRACTOR SHALL MARK AND CORRECT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONTRACTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.

PLANTING GENERAL NOTES:

1. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.

2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.

3. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUNDCOVER, UNLESS NOTED OTHERWISE.

4. ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS OR TURNED OVER TO THE CONTRACTOR, SHALL BE PLANTED WITH PLANTS TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES AND SPECIFICATIONS OF PLANT MATERIALS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PLANS.

SCALE: 1"=50'-0"
SCALE IN FEET: 1"=50'-0"

12' 6' 3'

12' 6' 3'

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SLINK CREEK

28TH AVE

28TH AVE

28TH AVE

28TH AVE

28TH AVE

28TH AVE

28TH AVE

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28TH AVE

L2.10

L2.20

L2.30

L2.40

L2.50

L2.60

L2.70

L2.80

L2.90

L2.100

L2.110

L2.120

L2.130

L2.140

L2.150

L2.160

L2.170

L2.180

L2.190

L2.200

Δ Date	Description
1/1/2020	Initial investment
1/1/2021	First year depreciation
1/1/2022	Second year depreciation
1/1/2023	Third year depreciation
1/1/2024	Fourth year depreciation
1/1/2025	Fifth year depreciation
1/1/2026	Sixth year depreciation
1/1/2027	Seventh year depreciation
1/1/2028	Eighth year depreciation
1/1/2029	Ninth year depreciation
1/1/2030	Tenth year depreciation
1/1/2031	Eleventh year depreciation
1/1/2032	Twelfth year depreciation
1/1/2033	Thirteenth year depreciation
1/1/2034	Fourteenth year depreciation
1/1/2035	Fifteenth year depreciation
1/1/2036	Sixteenth year depreciation
1/1/2037	Seventeenth year depreciation
1/1/2038	Eighteenth year depreciation
1/1/2039	Nineteenth year depreciation
1/1/2040	Twentieth year depreciation
1/1/2041	Twenty-first year depreciation
1/1/2042	Twenty-second year depreciation
1/1/2043	Twenty-third year depreciation
1/1/2044	Twenty-fourth year depreciation
1/1/2045	Twenty-fifth year depreciation
1/1/2046	Twenty-sixth year depreciation
1/1/2047	Twenty-seventh year depreciation
1/1/2048	Twenty-eighth year depreciation
1/1/2049	Twenty-ninth year depreciation
1/1/2050	Thirtieth year depreciation
1/1/2051	Thirty-first year depreciation
1/1/2052	Thirty-second year depreciation
1/1/2053	Thirty-third year depreciation
1/1/2054	Thirty-fourth year depreciation
1/1/2055	Thirty-fifth year depreciation
1/1/2056	Thirty-sixth year depreciation
1/1/2057	Thirty-seventh year depreciation
1/1/2058	Thirty-eighth year depreciation
1/1/2059	Thirty-ninth year depreciation
1/1/2060	Fortieth year depreciation
1/1/2061	Forty-first year depreciation
1/1/2062	Forty-second year depreciation
1/1/2063	Forty-third year depreciation
1/1/2064	Forty-fourth year depreciation
1/1/2065	Forty-fifth year depreciation
1/1/2066	Forty-sixth year depreciation
1/1/2067	Forty-seventh year depreciation
1/1/2068	Forty-eighth year depreciation
1/1/2069	Forty-ninth year depreciation
1/1/2070	Fiftieth year depreciation
1/1/2071	Fifty-first year depreciation
1/1/2072	Fifty-second year depreciation
1/1/2073	Fifty-third year depreciation
1/1/2074	Fifty-fourth year depreciation
1/1/2075	Fifty-fifth year depreciation
1/1/2076	Fifty-sixth year depreciation
1/1/2077	Fifty-seventh year depreciation
1/1/2078	Fifty-eighth year depreciation
1/1/2079	Fifty-ninth year depreciation
1/1/2080	Sixtieth year depreciation
1/1/2081	Sixty-first year depreciation
1/1/2082	Sixty-second year depreciation
1/1/2083	Sixty-third year depreciation
1/1/2084	Sixty-fourth year depreciation
1/1/2085	Sixty-fifth year depreciation
1/1/2086	Sixty-sixth year depreciation
1/1/2087	Sixty-seventh year depreciation
1/1/2088	Sixty-eighth year depreciation
1/1/2089	Sixty-ninth year depreciation
1/1/2090	Seventieth year depreciation
1/1/2091	Seventy-first year depreciation
1/1/2092	Seventy-second year depreciation
1/1/2093	Seventy-third year depreciation
1/1/2094	Seventy-fourth year depreciation
1/1/2095	Seventy-fifth year depreciation
1/1/2096	Seventy-sixth year depreciation
1/1/2097	Seventy-seventh year depreciation
1/1/2098	Seventy-eighth year depreciation
1/1/2099	Seventy-ninth year depreciation
1/1/2100	Eightieth year depreciation
1/1/2101	Eighty-first year depreciation
1/1/2102	Eighty-second year depreciation
1/1/2103	Eighty-third year depreciation
1/1/2104	Eighty-fourth year depreciation
1/1/2105	Eighty-fifth year depreciation
1/1/2106	Eighty-sixth year depreciation
1/1/2107	Eighty-seventh year depreciation
1/1/2108	Eighty-eighth year depreciation
1/1/2109	Eighty-ninth year depreciation
1/1/2110	Ninetieth year depreciation
1/1/2111	Ninety-first year depreciation
1/1/2112	Ninety-second year depreciation
1/1/2113	Ninety-third year depreciation
1/1/2114	Ninety-fourth year depreciation
1/1/2115	Ninety-fifth year depreciation
1/1/2116	Ninety-sixth year depreciation
1/1/2117	Ninety-seventh year depreciation
1/1/2118	Ninety-eighth year depreciation
1/1/2119	Ninety-ninth year depreciation
1/1/2120	Hundredth year depreciation
1/1/2121	Hundred and first year depreciation
1/1/2122	Hundred and second year depreciation
1/1/2123	Hundred and third year depreciation
1/1/2124	Hundred and fourth year depreciation
1/1/2125	Hundred and fifth year depreciation
1/1/2126	Hundred and sixth year depreciation
1/1/2127	Hundred and seventh year depreciation
1/1/2128	Hundred and eighth year depreciation
1/1/2129	Hundred and ninth year depreciation
1/1/2130	Hundred and tenth year depreciation
1/1/2131	Hundred and eleventh year depreciation
1/1/2132	Hundred and twelfth year depreciation
1/1/2133	Hundred and thirteenth year depreciation
1/1/2134	Hundred and fourteenth year depreciation
1/1/2135	Hundred and fifteenth year depreciation
1/1/2136	Hundred and sixteenth year depreciation
1/1/2137	Hundred and seventeenth year depreciation
1/1/2138	Hundred and eighteenth year depreciation
1/1/2139	Hundred and nineteenth year depreciation
1/1/2140	Hundred and twentieth year depreciation
1/1/2141	Hundred and twenty-first year depreciation
1/1/2142	Hundred and twenty-second year depreciation
1/1/2143	Hundred and twenty-third year depreciation
1/1/2144	Hundred and twenty-fourth year depreciation
1/1/2145	Hundred and twenty-fifth year depreciation

L-1.10

PLANTING GENERAL NOTES:

1. ALL PLANT MATERIALS TO BE WATERED WITH AN AUTOMATIC DRAIN IRRIGATION SYSTEM.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE AND SHRUB SPECIES BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE AND SHRUB SPECIES.
3. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUND COVER, UNLESS NOTED OTHERWISE.
4. ALL AREAS TO BE INSTALLED FOR CONSTRUCTION, INCLUDING ANY AREAS DISBURSED BY THE CONTRACTOR, SHALL BE INSTALLED WITHIN 14 DAYS OF THE START OF THE PLANTING. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN PLANT AND PLANT TYPE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES AND SPECIFICATIONS OF ALL PLANTS AND MATERIALS. THE CONTRACTOR SHALL OBTAIN OTHER ITEMS SPECIFIC TO THE PLANS.

Δ Date	Description
---------------	-------------

Planning & Development
Department



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PARTIAL LANDSCAPE PLAN 01
PLAN

SCALE: 1"=30'-0"

0 15 30 60

SCALE IN FEET: 1"=30'-0"

N

Bond Companies - North Valley Apartments

2840 West Christy Drive
Phoenix AZ, 85005

Gensler

201 East Washington St
Suite 700
Phoenix, AZ 85004
Tel: 602.323.4900
Fax: 602.323.4949



3509 N. 16th St.
Phoenix, AZ 85016
Tel: 312.863.0070
CO-WELL, SHELOR, LANDSCAPE ARCHITECTURE
A DIVISION OF LANDSCAPE ARCHITECTURE



Date Description

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

Seal Signature



Project Name

Bond Companies - North Valley

Project Number

57.8302.000

Description

PARTIAL LANDSCAPE PLAN

Scale

As indicated

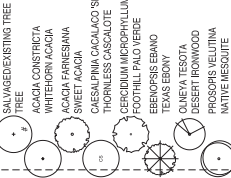
L-1.30

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PLANT LEGEND

SYMBOL BOTANICAL NAME
COMMON NAME

TREES

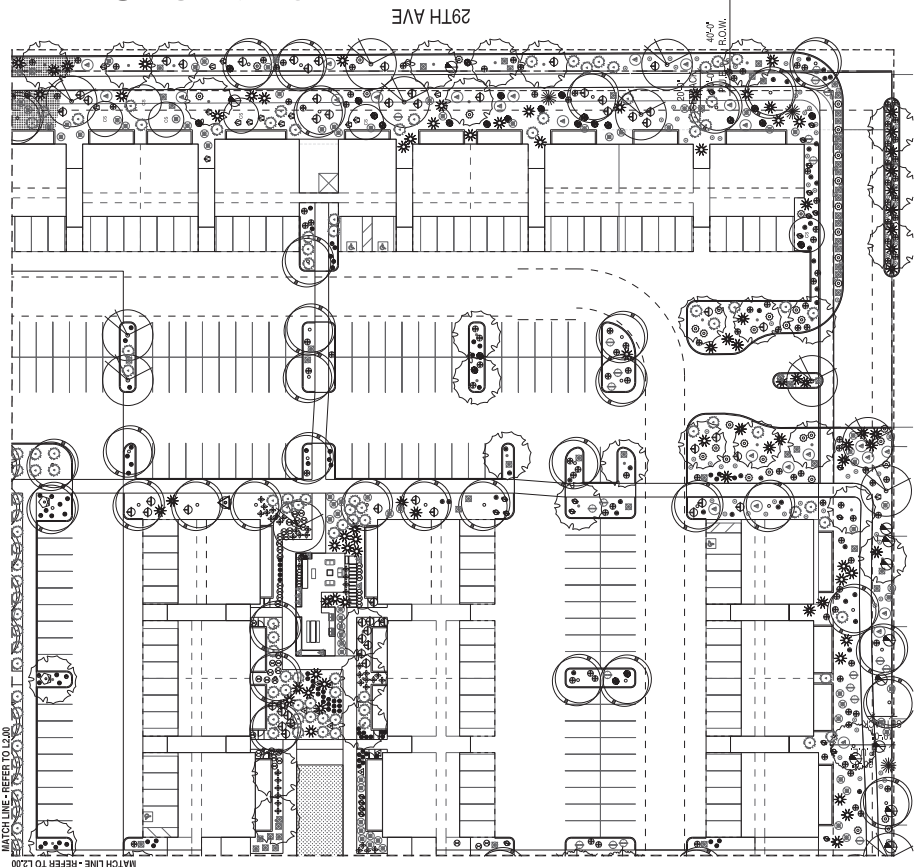


SHRUBS

- AMBERQUA DELTOIDEA
- TRIANGLE LEAF BURSGAGE
- ASCLEPIAS SUBULATA
- RUSH MILKWEED
- CALLANDORA ERIOPHYLLA
- CELIS PALIDA
- DESERT HOCKBERRY
- BIETELLA FANOSA
- BRITTELEBUSH
- PARVIBERBERIS
- BEAKLEAF YUCCA
- HYPTIS BARRYI
- DESERT LAVENDER
- JUSTITIA CALIFORNICA
- CHUPAROSA
- LARREA TRIDENTATA
- CREOSOTE BUSH
- MULLENBERGIA REGENS
- DEER GRASS
- SIAMONSKIA CHINENSIS VISTA
- COMPACT JOOBIA
- SIAMONSKIA CHINENSIS
- YUCCA DELTOIDEA
- DESERT SUNFLOWER

ACCENT

- AGAVE FRANZOSINI
- MAJESTIC AGAVE
- AGAVE PARRYI
- PARRY'S AGAVE
- WEIER AGAVE
- ALOE BARBENSIS
- YELLOW ROCK AGAVE
- PERIDIAN APPLE CACTUS
- ASTYRIDION WHEELERII
- DESERT SPOON
- FEROCACTUS CYLINDRACEUS
- BARREL CACTUS
- FOUDIERIA SPLENDENS
- COOTILLO
- LOPHOCEREUS SCHOTTII MONSTROSE
- TOTEM CACTUS
- OPUNTIA BIGELOWII
- RED CHOCOLATE
- COOTE'S CACTUS
- ENGELMANN'S PRICKLEY PEAR
- OLD MEXICO PRICKLEY PEAR
- OPUNTIA MICROCASTYS VAR. RUPESTRIS
- BLIND PRICKLEY PEAR
- OPUNTIA MICROCASTYS
- BUNNY EARS CACTUS
- PACHYCYCLUS MARGINATUS
- MEXICAN FENCE POST CACTUS
- REDLANDS MICROCARPA
- STEEPLE CACTUS
- STEEPLE CACTUS
- YUCCA ELATA
- SOAP TREE YUCCA
- YUCCA ROSTRATA
- BEAKED YUCCA



PARTIAL LANDSCAPE PLAN 01

SCALE: 1"=30'-0"
SCALE IN FEET: 1"=30'-0"

Bond Companies
- North Valley
Apartments

2840 West Christy Drive
Phoenix AZ, 85005

Gensler

201 East Washington St
Suite 702
Salt Lake City, UT 84104
Tel: 801.521.4900
Fax: 801.521.4949



Tel: 312.863.0070

3509 Hubbard St.
Chicago, IL 60640
CONWELL SHELOR LANDSCAPE ARCHITECTURE
ARCHITECTS IN CHARGE: CONWELL SHELOR
PROJECT MANAGER: CONWELL SHELOR



Date Description

CITY OF PHOENIX

NOV 15 2021

Planning & Development
Department

Seal Signature



Project Name

Bond Companies - North
Valley

Project Number

57.8302.000

Description

PARTIAL LANDSCAPE PLAN

Scale

As indicated

L-1.40

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PLANT LEGEND

SYMBOL	OFFICIAL NAME COMMON NAME
TREES	
1	SAUVAGEA EXISTING TREE
2	ACICHA CONSTRUCTA TREE
3	ACICHA CONSTRUCTA WHITE FLOWERING ACACIA
4	ACICHA FARINOSA SWEET ACACIA
5	CASAPALMA CACALAO SMOOTHIE THORNLESS CASALOTE
6	CERDUM MICROPHYLLUM FOOTBALL PALM YUCCA
7	EBENUS EBANO LEAFY EBANO
8	DESERT BIRCH NATIVE MESQUITE
9	DESERT BIRCH NATIVE MESQUITE

10	AMOROSA DELTOIDEA TRIANGLE LEAF BURGEAGE
11	ASCLEPIAS SUBULATA RUSH MILKWEED
12	CALAMANDRA EROPHYLLA HART DUSTER
13	DESERT BIRCH NATIVE MESQUITE
14	ENGELMANNIA BRITTLERUSH
15	HERPESALOE PARVIFLORA PERRA BRAKE LIGHTS "BRAKE LIGHTS" RED YUCCA
16	HYPTIS EMORI DESERT LAVENDER
17	JUSTICIA CALIFORNICA CHUPAROSA
18	LARREA TRIDENTATA CREOSOTE BUSH
19	LEUCOPHYLLA REGENS DESERT SILVER CHolla
20	SYMPLOCARPA CHINENSIS 'NISTAR' COMPACT JOUBA
21	SYMPLOCARPA CHINENSIS JOUBA
22	VELUTERA DELTOIDEA DESERT SUNFLOWER

23	AGAVE FRANZOSINI MAJESTIC AGAVE
24	AGAVE PARVIFLORA PARVIFLORA AGAVE
25	AGAVE PARVIFLORA PARVIFLORA AGAVE
26	ALOE BARBADENSIS YELLOW MEDICINAL ALOE VERA
27	CEREUS PERUVIANUS PERUVIAN APPLE CACTUS
28	DASYLIRION WHEELERI DESERT SPOON
29	FEROCACTUS CYLINDRACEUS BARREL CACTUS
30	FOUQUIERA SPENDENS COOTLEWOOD
31	MONOTROPIS SCOTTII MONSTROSE TOTEM CACTUS
32	OPUNTIA BREVIFLORA TEDDY BEAR CHolla
33	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLEY PEAR
34	OPUNTIA GOMEZII OLD MEXICO OLD MEXICO PRICKLEY PEAR
35	OPUNTIA MICROCACTUS VAR RUPESTRIS BLIND PRICKLEY PEAR
36	OPUNTIA MICROCACTUS BUNNY EAR CACTUS
37	OPUNTIA MICROCACTUS MEXICAN FENCE POST CACTUS
38	PELLODENDRON MICROCARPA SUPER PLANT
39	STENOCEPHALUS THURBERII ORGAN PIPE CACTUS
40	YUCCA ELATA SOAP TREE YUCCA
41	YUCCA ROSTRATA BEAKED YUCCA

PARTIAL LANDSCAPE PLAN 01

GROUNDCOVERS	5 GAL 179 CAN FILL
1	BAILEYA MULTIRADIATA DESERT MARIGOLD
TURF	
1	MID-RUN SOD
INERT MATERIALS	
1	DESERT PAVEMENT TO MATCH SITE COLOR
2	STABILIZED DG
3	7/8" FRACTURED RIP RAP TO MATCH DECOMPOSED GRANITE

- PLANTING GENERAL NOTES:
- PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY THE LANDSCAPE ARCHITECT AND SHALL MEET THE AMERICAN STANDARDS OF IRRIGATION SYSTEMS BY THE IRRIGATION ASSOCIATION OF AMERICA AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
 - ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISCLOSED BY THE LANDSCAPE ARCHITECT, SHALL BE REVEGETATED WITH PLANTS SPECIFIED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE PLANTS SPECIFIED ON THESE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANS AND THE NUMBER OF PLANTS INDICATED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCY.
 - NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED PLANS OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
 - THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN A TYPICAL CONDITION.



Bond Companies
- North Valley
Apartments

NWC BRONCO BUTTE TR. AND
N. 25TH AVENUE
PHOENIX, AZ 85085

Gensler

201 East Washington St
Suite 750
Chicago, IL 60604
Tel: 602.523.4800
Fax: 602.523.4949



Tel: 312.863.0070

350 W Hubbard St.
Chicago, IL 60604

△	Date	Description
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CITY OF PHOENIX
NOV 15 2021
Planning & Development
Department

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
Bond Companies - North
Valley Apartments
Project Number
57.8302.000
Description
PERSPECTIVES

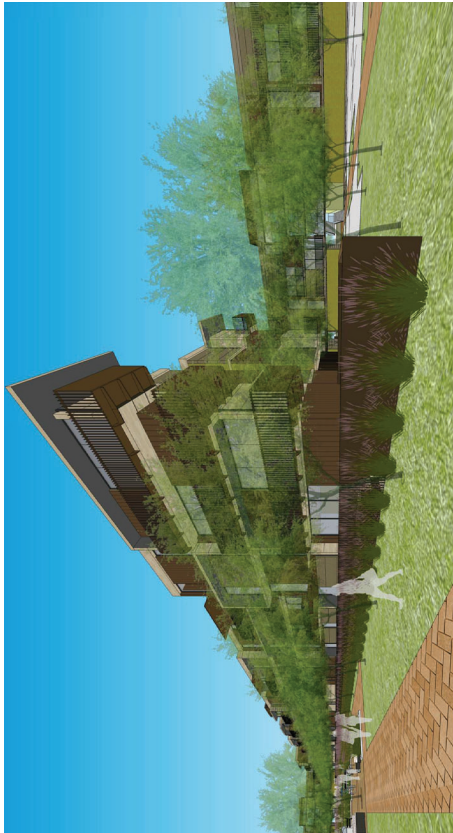
Scale
1" = 30'-0"

P6.000

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GROUND LEVEL UNIT PATIO



COURTYARD CORNER



PEDESTRIAN CONNECTION



AMENITY AREA

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- North Valley
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PHOENIX, AZ 85085

Gensler

201 East Washington St
Suite 750
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AERIAL VIEW



PUBLIC PEDESTRIAN PATH - WASH FACING BUILDING