

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-23-23-7 August 11, 2023

Laveen Village Planning Committee Meeting Date: August 14, 2023
Planning Commission Hearing Date: September 7, 2023

Request From: S-1 (Approved C-2 or CP/GCP) (Ranch or Farm Residence, Intermediate Commercial or Commerce Park/General Commerce Park Option) (22.03 acres) and S-1 (Ranch or Farm Residence) (0.34 acres)

Request To: C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) (22.37 acres)

Proposal: Commercial and multifamily residential
Location: Approximately 70 feet north of the northwest corner of 59th Avenue and Elliot Road

Owner/Applicant: VP Elliot 202, LLC
Representative: Manjula Vaz, Gammage & Burnham, PLC
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Mixed Use (Commercial / Commerce/Business Park)	
<u>Street Map Classification</u>	59th Avenue	Arterial Street	33-foot west half street
	Elliot Road	Collector Street	Approximately 68 to 165-foot north half street
	Loop 202 Freeway	Undesignated Freeway	Approximately 390 to 620-foot east half

CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTER AND CORRIDORS; CODES PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposal will add employment opportunities and additional housing within the Laveen Village and in close proximity to the Loop 202 Freeway.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; OPPORTUNITY SITES; DESIGN PRINCIPLES: Protect and enhance the character of each neighborhood its various housing lifestyles through new development that is compatible in scale, design, and appearance.

The proposal provides both commercial and multifamily developments that will buffer proposed lower density uses to the northeast from the transportation corridor along the Loop 202 Freeway. Additionally, the site is compatible in scale and character with projects that have been recently been approved in the surrounding area.

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 provide shade along sidewalks on 59th Avenue and Elliot Road, and internal to the site. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrian and alternative transportation users along the sidewalks.

Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study](#): Background Item No. 6.

[Housing Phoenix Plan](#): Background Item No. 7.

[Monarch Butterfly](#): Background Item No. 8.

[Tree and Shade Master Plan](#): Background Item No. 9.

[Complete Streets Guiding Principles](#): Background Item No. 10.

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

[Transportation Electrification Action Plan](#): Background Item No. 12.

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

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	S-1 (Approved C-2 or CP/GCP) and S-1
North	Vacant land	S-1 (Approved C-2 or CP/GCP)
South (across Elliot Road)	Ranch or farm residence and vacant land	S-1 (Approved C-2 PCD) and S-1
East (across 59th Avenue)	Single-family residential and vacant land (proposed multifamily, self-storage facility, and commercial)	R1-10, R-3, C-2 SP, C-2, and C-1
West (across the Loop 202)	Agricultural land	S-1 (Approved C-2 or CP/GCP)

C-2 HGT/WVR DNS/WVR (Stipulated to R-3A Planned Residential Development Option) Multifamily Portion		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	22.37 acres
Maximum Number of Units	516; 590 with bonus	362 (Met)
Maximum Density (dwelling unit/acre)	23.1; 26.4 with bonus	20.41 (Met)
Maximum Lot Coverage	45%	22% (Met)
Maximum Building Height	3 stories or 40 feet for 150 feet; 1 foot increase in height for 5 feet of additional building setback, up to 48 feet and 4 stories	3 stories, 37 feet (Met)
<i>Maximum Building Setbacks</i>		
North	15 feet	15 feet (Met)
East (adjacent to 59th Avenue)	20 feet	21 feet (Met)

Maximum Building Setbacks (Continued)		
South	15 feet	15 feet (Met)
West (adjacent to Loop 202 Freeway)	20 feet	15 feet (Not Met)*
Minimum Landscape Setbacks		
North	5 feet	15 feet (Met)
East	20 feet	21 feet (Met)
South	5 feet	15 feet (Met)
West	20 feet	15 feet (Not Met)*
Minimum Open Space	5 percent	12% (Met)
Minimum Parking Requirements Resident: 1.5 spaces per 1 or 2-bedroom unit; 2.0 spaces per 3 or more bedroom unit	552 spaces	643 spaces (Met)

C-2 HGT/WVR (Intermediate Commercial, Height Waiver) Commercial Portion		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Minimum Building Setbacks		
North	0 feet	60 feet (Met)
South (Street)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure	Average 25 feet (Met)
East (Street)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
West (Freeway)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure	270 feet (Met)
Minimum Landscaped Setbacks		
North	0 feet	10 feet (Met)

Minimum Landscaped Setbacks (Continued)		
South (Street)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
East (Street)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure	Average 25 feet (Met)
West (Freeway)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure	10 feet (Not Met)*
Lot Coverage	50%	11 % (Met)
Maximum Building Height	4 stories, 56 feet	Not specified, (maximum 35 feet per Stipulation No. 10)
Parking	Depends on use	125 spaces

*Variance or Site Plan modification needed.

Background/Issues/Analysis

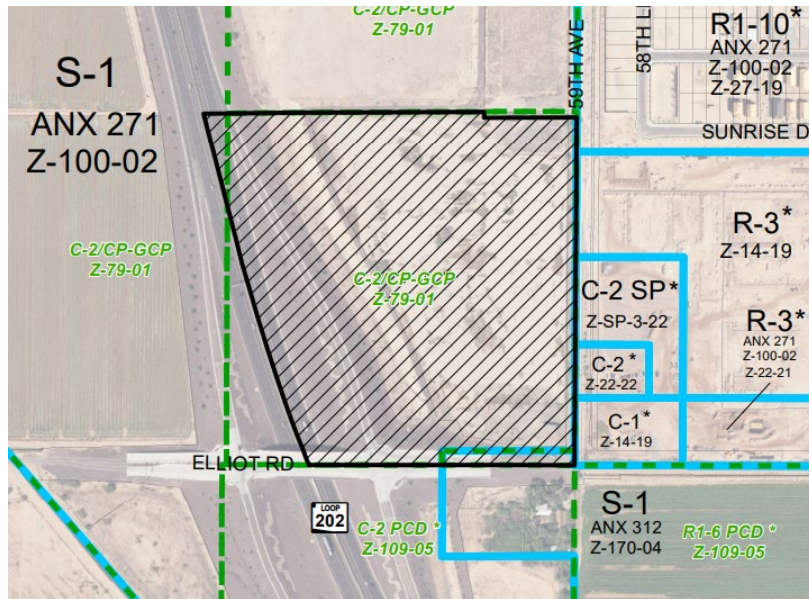
SUBJECT SITE

1. This request is to rezone 22.37 acres located approximately 70 feet north of the northwest corner of 59th Avenue and Elliot Road from S-1 (Approved C-2 or CP/GCP) (Ranch or Farm Residence, Intermediate Commercial or Commerce Park/General Commerce Park Option) and S-1 (Ranch or Farm Residence) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow for commercial and multifamily residential. The subject site is currently vacant and undeveloped.

SURROUNDING LAND USES AND ZONING

2. The requested C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) will support additional housing and commercial uses within the Laveen Village. The property to the north is vacant and zoned S-1 (Approved C-2 or CP/GCP) (Ranch or Farm Residence, Intermediate Commercial or Commerce Park/General Commerce Park Option). The property to the west, across Loop 202, is used for agriculture and zoned S-1 (Approved C-2 or CP/GCP) (Ranch or Farm Residence, Intermediate Commercial or Commerce Park/General Commerce Park Option), east across 59th Avenue is vacant land proposed for multifamily, a self-service storage facility, and other commercial use zoned R1-10 (Single Family Residence District), R-3 (Multifamily Residence District), C-2 SP (Intermediate Commercial, Special Permit), C-2 (Intermediate

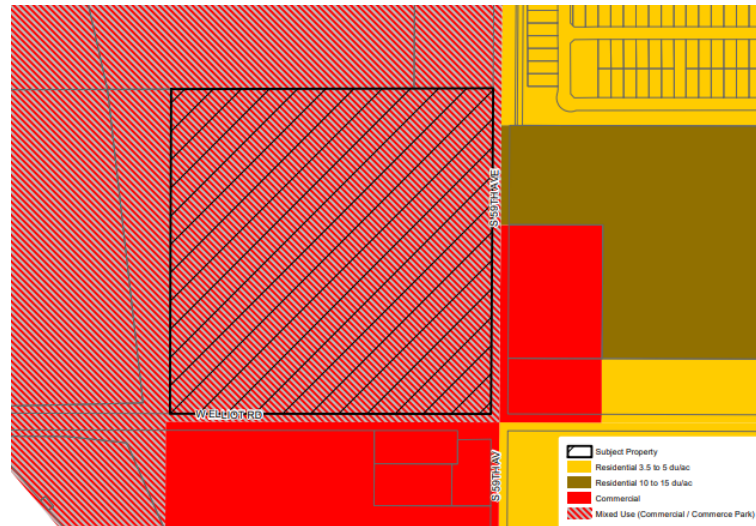
Commercial), and C-1(Neighborhood Commercial). Finally, the property to the south, across Elliot Road has a ranch residence and agricultural uses zoned S-1 (Approved C-2 PCD) (Ranch or Farm Residence, Intermediate Commercial, Planned Community District) and S-1 (Ranch or Farm Residence).



Existing Zoning Aerial Map
Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as the surrounding area to the north and west are designated Mixed Use (Commercial / Commerce/Business Park). The area to the east, across 59th Avenue is designated Residential 3.5 to 5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, and Commercial. The area to the south, across Elliot Road, is designated as Commercial.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The conceptual site plan, attached as an exhibit, proposes a 362-unit multifamily development on the northern portion of the site and commercial uses on the south portion, on the northwest corner of 59th Avenue and Elliot Road. The current multifamily site plan does not meet multifamily residence standards. As a result, staff does not recommend stipulating general conformance to the submitted site plan for the multifamily development. However, staff is recommending the multifamily development to adhere to R-3A development standards. This is addressed in Stipulation No. 1 To ensure that the proposed multifamily development is compatible with the surrounding land uses, staff is recommending enhanced entry drives with landscaping on both sides with a variety of planting material. This is addressed in Stipulation No. 5. Furthermore, the conceptual site plan shows a wide range of amenities including a dog park, splash pads, car care area, fitness lawn and a range of open space areas. To ensure enhanced amenities and open space throughout the multifamily development, staff is recommending Stipulation Nos. 4 and 6.

Due to the location adjacent to the freeway, staff is recommending a series of stipulations to promote high-quality design and mitigate noise. Stipulation No. 3 requires enhanced building plans to certify that indoor noise levels not exceed 45-decibels and that the building plans be certified by a qualified professional to meet this enhanced standard. Stipulation No. 15 requires that a wall no less than 6 feet in height be provided along the Loop 202 Freeway. The stipulated wall would also have materials such as stucco or split face block with decorative elements.

The conceptual commercial site plan depicts two indoor entertainment areas, one along 59th Avenue and another on Elliot Road. An outdoor gathering space is located between both indoor entertainment areas. The current commercial development of the subject site does not meet current C-2 development standards. In order to ensure the commercial development develops as proposed, staff is recommending general conformance to the building size and layout as depicted on the site plan. This is addressed in Stipulation No. 11. Finally, staff is recommending a maximum height of 35 feet to ensure compatibility with the surrounding land uses including the PUD at the southeast corner of 59th Avenue and Elliot Road. This is addressed in Stipulation No. 10.



Conceptual Landscape Plan
Source: Anderson Design

5. Elevations

The conceptual multifamily building elevations, attached as an exhibit, depict three-story multifamily residential buildings with pitched shingle roofs, various window sizes, and stucco exteriors. The proposed building elevations also have accent materials such as brick veneer, hardiplank, metal canopy rooves and a variation of colors. Staff is recommending general conformance to these building elevations per Stipulation No. 2.

There are no specific elevations plans for the commercial portion of the subject site. Elevations for the future commercial development shall be reviewed and approved by the Planning Hearing Officer through the public hearing process. This is addressed in Stipulation No. 12.



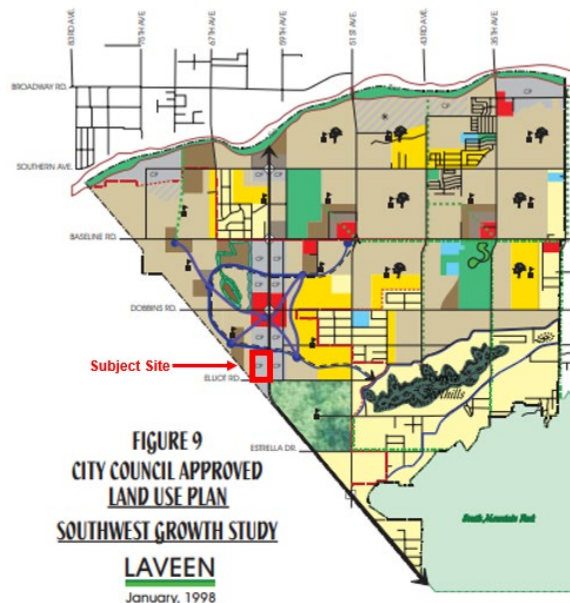
Conceptual Multifamily Building Elevations
 Source: TriARC Architecture and Design

PLANS, OVERLAYS, AND INITIATIVES

6. [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 Commerce Park. Although not consistent with the designation, recent land use trends in the area, including the PUD to the south and single-family uses to the northeast, point to a land use that supports multifamily residential and commercial uses.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of



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

Laveen Southwest Growth Study Land Use Map
 Source: Planning and Development Department

development that will enhance Laveen's built environment while remaining respectful to its agricultural heritage. The study encourages all

new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. The proposed development will require a variety of architectural features to meet modern farmhouse development. Furthermore, the proposal will have a large open space requirement with enhanced landscaping and open view perimeter fencing. This is addressed in Stipulation Nos. 2, 4, 6, and 7.

7. **Housing Phoenix Plan:**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with 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 underutilized land in a more sustainable fashion.

8. **Monarch Butterfly**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 18 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

9. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help create walkable streets and vibrant pedestrian places. Staff is recommending stipulations designed to provide trees and enhance shade within the development as follows:

- Multifamily landscape setbacks shall be planted with 25 percent two-inch caliper trees and 75 percent three-inch caliper trees (Stipulation No. 8);
- Uncovered surface parking lot areas shall be landscaped within minimum two-inch caliper drought-tolerant shade streets to achieve a minimum of 25 percent shade (Stipulation No. 19);
- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees and 75 percent live coverage (Stipulation No. 13 and 20).

10. **Complete Streets Guiding Principles:**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive isles. This is addressed in Stipulation No. 16. Additionally, at least one pedestrian pathway shall be provided between the multifamily and commercial development. This is addressed in Stipulation No. 17. This development will help enhance the immediate street frontage by providing a detached sidewalk along 59th Avenue and Elliot Road. In addition, any street improvements will be done to the city of Phoenix and ADA standards. These are addressed in Stipulation Nos. 13, 20, and 29.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2024 to guide the development of its Bikeway System and supportive infrastructure. Staff recommends that a minimum of 30 bicycle parking spaces be provided and installed per the requirements of the Walkable Urban Code to promote resident or visitor health and recreation. Furthermore, staff recommends six bicycle parking spaces to be provided on the commercial portion of the development. Finally, a bicycle repair station shall be provided in the multifamily development portion and 10 percent of the bicycle parking spaces shall include electrical receptacles for electric bicycle charging capabilities. These standards are addressed in Stipulation No. 9 and 14.

12. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are

signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 21.

13. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

14. At the time this staff report was written, no correspondence from the public has been received.

INTERDEPARTMENTAL COMMENTS

15. **Street Transportation Department**

The Street Transportation Department has requested the following:

- A minimum 70-foot dedicated flared intersection on the west half of 59th Avenue.
- A 20-foot right-of-way radius be dedicated on 59th Avenue and Elliot Road
- The developer shall deposit 25 percent of the cost of the future traffic signal.
- All improvements along Elliot Road shall comply with the Tierra Montana Master Street Plan.
- A median opening on 59th Avenue with full access drives.
- Existing SRP facilities along Elliot Road must be relocated outside of the City right-of-way.
- All streets shall be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 23 through 29.

16. Public Transportation Department

The Public Transportation Department has indicated that the developer will construct two bus stop pads, one westbound on Elliot Road and the other southbound on 59th Avenue. Both bus stop pads shall be constructed according to the City of Phoenix Standards and should be a minimum of 10 feet in depth. This is addressed in Stipulation No. 22.

OTHER

17. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 30.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 31.
19. 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 develop vacant property and provide a high quality multifamily residential development adjacent to an arterial and help alleviate the housing shortage in Phoenix.
2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the surrounding land uses.

Stipulations

Multifamily Development

1. Residential development shall comply with the maximum density requirement of the R-3A PRD development standards.
2. The multifamily development shall be in general conformance with the elevations date stamped April 21, 2023, as approved by the Planning and Development Department.
3. Prior to final site plan approval, the developer shall include with the building plans submitted for Phoenix Building Construction Code compliance review certification by a registered Professional Engineer or registered Professional Architect in the State of Arizona demonstrating the average indoor noise levels of the residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department.
4. A minimum of six amenities shall be provided, which may include but is not limited to barbecues, ramadas, and pools, and the amenities shall be distributed throughout the site, as approved by the Planning and Development Department.
5. The entry drives shall incorporate enhanced landscaping on both sides, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
6. A minimum of 12% percent of the gross site area shall be retained as common area, as approved by the Planning and Development Department.
7. Perimeter fencing or walls within 50 feet of a public street shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.
8. Required multifamily landscape setbacks shall be planted with minimum 25% 2-inch caliper and 75% 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with one 5-gallon shrub per tree, as approved by the Planning and Development Department.
9. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. A minimum of 30 bicycle parking spaces shall be provided on the multifamily development through inverted U and/or artistic racks

dispersed throughout the site or in a secured room and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.

- b. A bicycle repair station (“fix it station”) shall be provided on the multifamily development. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
- c. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

Commercial Development

- 10. Commercial development shall be limited to a maximum building height of 35 feet.
- 11. The building size and layout of the commercial development portion shall be in general conformance with the site plan date stamped June 22, 2023, as modified or approved by the Planning and Development Department.
- 12. Conceptual commercial building elevations shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for the conceptual building elevations only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
- 13. The sidewalks along Elliot Road shall be detached with a minimum landscaped strip located between the back of curb and sidewalk and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage 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.

- 14. A minimum of six bicycle parking spaces shall be provided on the commercial development through Inverted U and/or artistic racks located near the building

entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, and as approved by the Planning and Development Department.

Overall Development

15. A perimeter wall no less than 6 feet in height shall be provided along the Loop 202 freeway. This wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped design, as approved by the Planning and Development Department.
16. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
17. At least one pedestrian pathway shall be provided to connect the proposed multifamily development to the proposed commercial development, as generally depicted on the site plan dated June 20, 2023, as approved by the Planning and Development Department.
18. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
19. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
20. A minimum 6-foot-wide detached sidewalk and a minimum 10-foot-wide landscape strip between the back of curb and sidewalk shall be provided along the west side of 59th Avenue, planted to the following standards, as approved by the Planning and Development Department
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage 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.

21. A minimum of 10% of the required parking spaces shall include EV Capable infrastructure.
22. Right-of-way shall be dedicated and two bus stop pads shall be constructed, one westbound on Elliot Road and the other on southbound 59th Avenue. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad on Elliot Road shall be spaced from 59th Avenue according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
23. A minimum 70-foot flared intersection tapering to a minimum 55-foot right-of-way for the west half of 59th Avenue shall be dedicated, adjacent to the development. The improvements shall be consistent with the arterial CM cross section including the 59th Avenue median and a minimum 6 feet wide detached sidewalk separated by a minimum 10 feet wide landscape strip located between the back of curb and sidewalk.
24. A 20-foot right-of-way radius at the northwest corner of 59th Avenue and Elliot Road shall be dedicated.
25. The developer shall deposit 25% of the cost of the future traffic signal in an escrow account to the Street Transportation Department, prior to final site plan approval.
26. Roadway improvements along Elliot Road shall comply with the Tierra Montana Master Street Plan, or as approved by the Street Transportation Department.
27. Prior to the final site plan approval of the subject site, median openings in the 59th Avenue right-of-way shall align with full access drives located on the east side of 59th Avenue that have received approval.
28. Existing SRP facilities along Elliot Road are to be relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
29. 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.

30. 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.
31. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Nayeli Sanchez Luna

August 11, 2023

Team Leader

Racelle Escolar

Exhibits

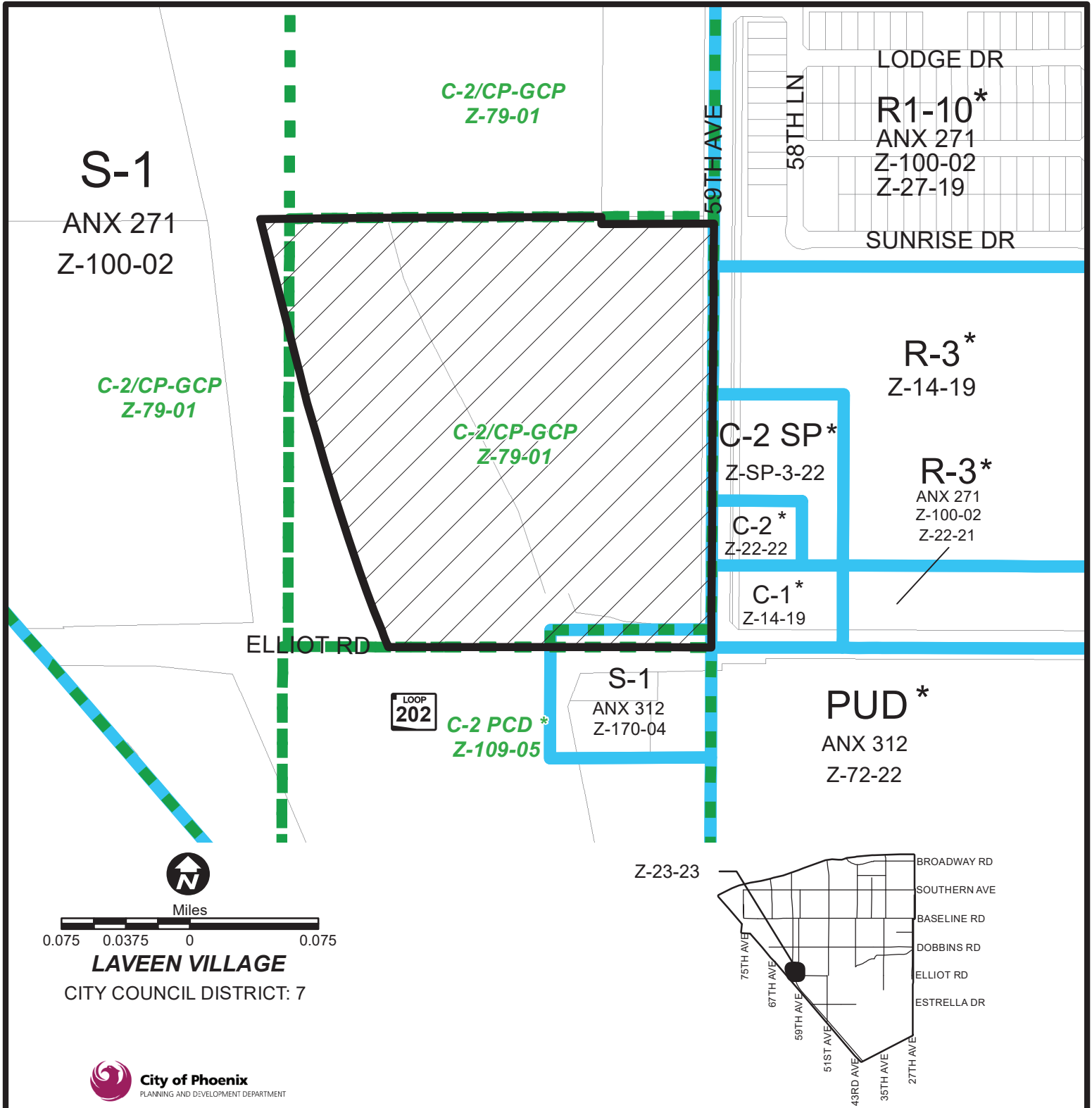
Sketch map

Aerial map

Lot exhibit date stamped July 17, 2023

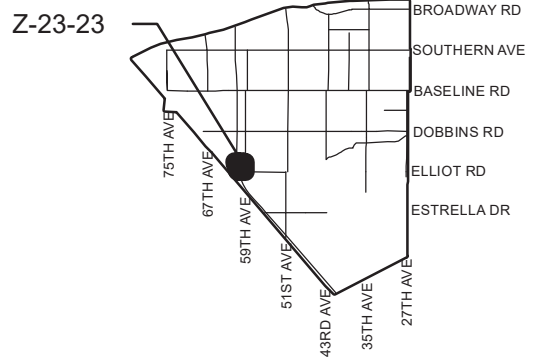
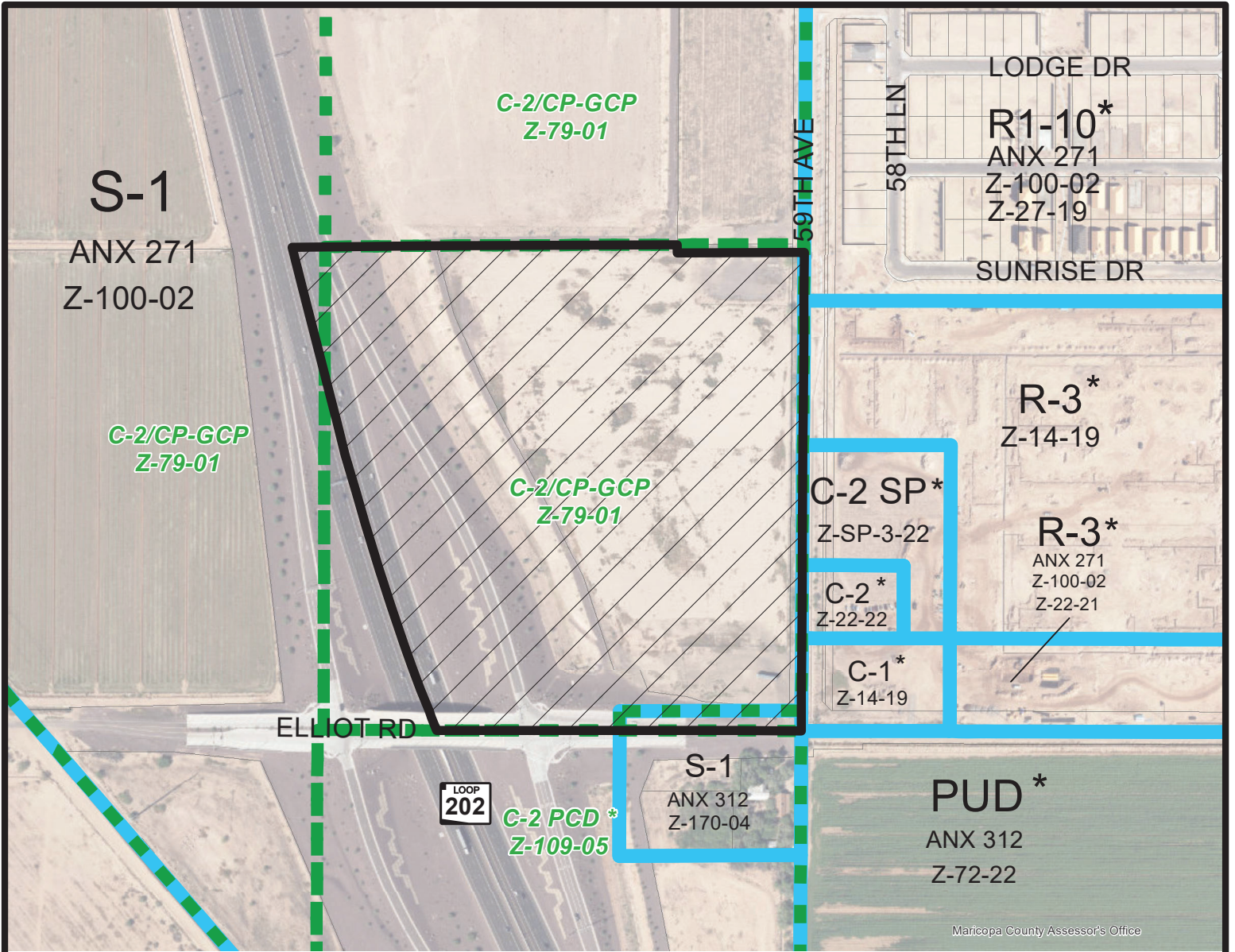
Conceptual site plan date stamped June 22, 2023

Elevations date stamped April 21, 2023 (6 pages)



APPLICANT'S NAME: VP Elliott 202, LLC		REQUESTED CHANGE: FROM S-1 (Approved C-2 or CP/GCP) (22.03 a.c.) S-1 (0.34 a.c.) TO: C-2 HGT/WVR DNS/WVR (22.37 a.c.)	
APPLICATION NO. Z-23-23	DATE: 5/10/2023 REVISION DATES: 7/25/2023		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 22.37 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 04-11	ZONING MAP C-5	
MULTIPLES PERMITTED S-1 (Approved C-2 or CP/GCP), S-1 C-2 HGT/WVR DNS/WVR	CONVENTIONAL OPTION 22 (319), 0 973	* UNITS P.R.D. OPTION N/A (383), N/A 1167	

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



APPLICANT'S NAME: VP Elliott 202, LLC		REQUESTED CHANGE: FROM S-1 (Approved C-2 or CP/GCP) (22.03 a.c.) S-1 (0.34 a.c.) TO: C-2 HGT/WVR DNS/WVR (22.37 a.c.)	
APPLICATION NO. Z-23-23	DATE: 5/10/2023 REVISION DATES: 7/25/2023		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 22.37 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 04-11	ZONING MAP C-5	
MULTIPLES PERMITTED S-1 (Approved C-2 or CP/GCP), S-1 C-2 HGT/WVR DNS/WVR	CONVENTIONAL OPTION 22 (319), 0 973	* UNITS P.R.D. OPTION N/A (383), N/A 1167	

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



N.T.S.



N37° 26' 01"E
22.74'

N89° 45' 48"E

641.20'

S0° 22' 19"W
22.73'

E 1/4 COR. SEC. 7,
T 1 S., R 2 E

N89° 43' 54"E

290.96'

N15° 22' 43"W
174.13'

55'

MULTI-FAMILY PARCEL
LOT 1
720,433.29 S.F. / 16.54 AC.

N23° 04' 58"W
188.29'

N27° 18' 32"W
409.51'

LOOP 202

S0° 22' 19"W

947.45'

N0° 22' 19"E

2641.02'
59th AVE.

N26° 32' 30"W
201.21'

N18° 19' 07"W
65.84'

N89° 55' 59"W

521.20'

COMMERCIAL PARCEL
LOT 2
125,642.51 S.F. / 2.88 AC.

N18° 19' 07"W
203.29'

S0° 22' 19"W

290.16'

CITY OF PHOENIX

JUL 17 2023

Planning & Development
Department

Line Table		
Line #	Direction	Length
L1	N89° 55' 07"W	95.25'
L2	N84° 53' 58"W	121.04'
L3	N72° 07' 11"W	42.56'
L4	N82° 34' 22"W	106.42'
L5	N21° 47' 32"W	64.55'
L6	N89° 54' 29"W	69.61'

N89° 54' 10"W

2071.26'

ELLIOT RD.

S 1/4 COR. SEC. 7,
T 1 S., R 2 E

SE COR. SEC. 7,
T 1 S., R 2 E



645 E. MISSOURI AVE., STE. 420
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

LOT EXHIBIT

LIV SOUTH MOUNTAIN

CITY OF PHOENIX

Project No. 1397
Sheet 1 of 1

Date : 7/11/23

REV#	DATE	DESCRIPTION
22-117	6/20/2023	PROJECT NUMBER
		ISSUE DATE
		SHEET TITLE

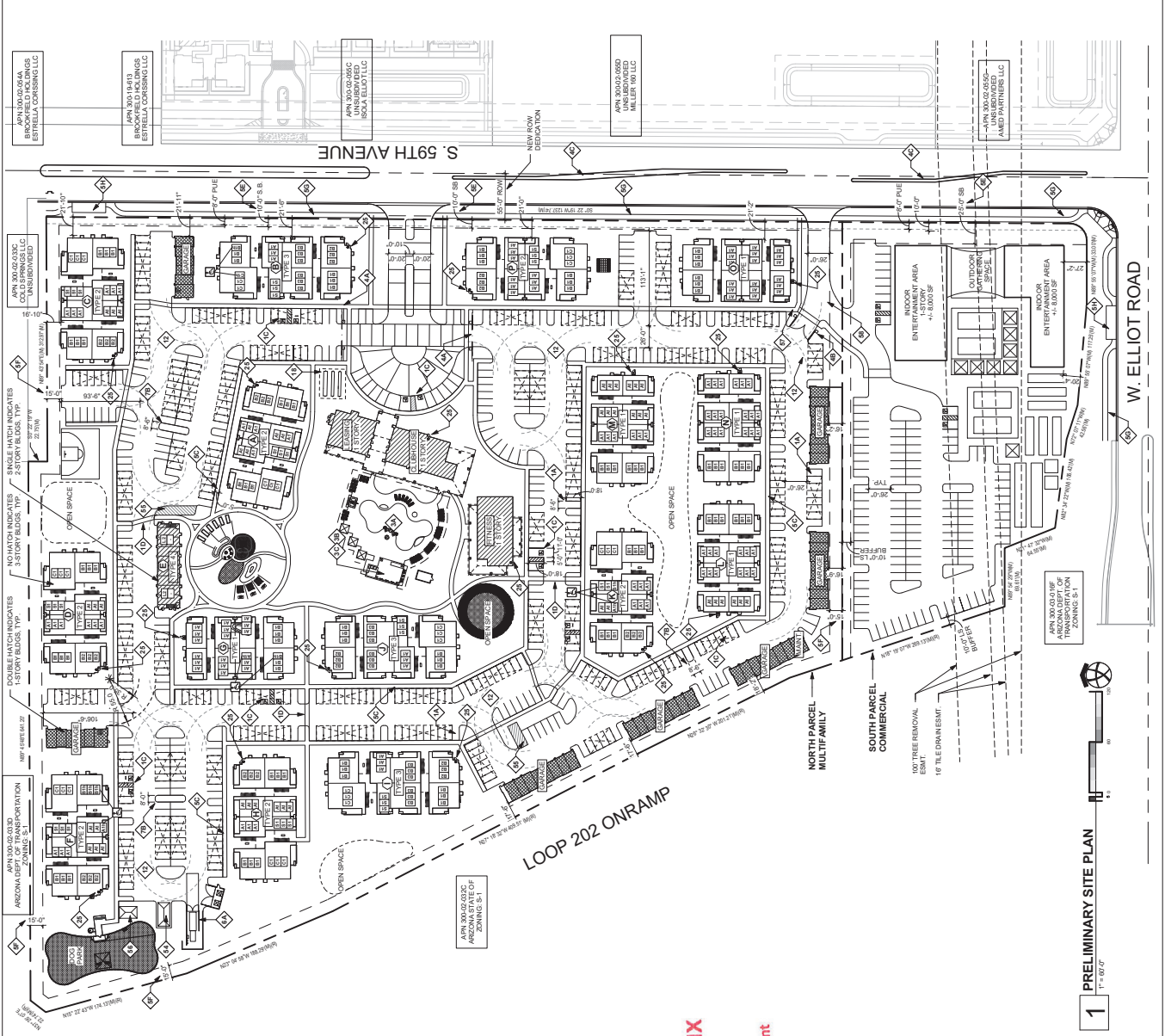
PROJECT DATA
LIV SOUTH MOUNTAIN
LIV COMMUNITIES
NWC 59TH AVE & ELLIOT ROAD
PHOENIX, AZ 85004
PROJECT OWNER / DEVELOPER: LIV COMMUNITIES, SUITE 115, 1014 N. CENTRAL AVENUE, PHOENIX, AZ 85004
PROJECT ARCHITECT: triARC ARCHITECTURE & DESIGN, 1014 N. CENTRAL AVENUE, SUITE 200, PHOENIX, AZ 85004

PROJECT NARRATIVE:
HORIZONTAL AND VERTICAL DEVELOPMENT TO ALLOW FOR FUTURE PHASES OF DEVELOPMENT TO BE ADDED TO THE EXISTING PLAN WITH ASSOCIATED AMENITIES
ZONING: C-101 (COMMERCIAL) WITH ASSOCIATED AMENITIES
APN: 300-02-081C
SITE AREA: 100,000 SQ FT
TOTAL GROSS: 1,200,000 SQ FT
TOTAL GROSS: 1,200,000 SQ FT
TOTAL GROSS: 1,200,000 SQ FT

MULTIFAMILY RESIDENTIAL BUILDING INFORMATION:
MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED AMENITIES
BUILDING HEIGHT: 4-10 STORIES
OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE V A & B, WOOD FRAME
FIRE SPRINKLERS: APARTMENTS NFPA 13R, MULTIFAMILY NFPA 13
DWELLING UNIT MIX: 30 (81) STUDIO, 40 (160) 1-BED, 40 (160) 2-BED, 40 (160) 3-BED
TOTAL UNITS: 150

VEHICLE GARAGE INFORMATION:
VEHICLE GARAGE INFORMATION
TOTAL GARAGE SPACES: 200
TOTAL GARAGE SPACES: 200
TOTAL GARAGE SPACES: 200

PROJECT DATA - COMMERCIAL
PROJECT DATA - COMMERCIAL
PROJECT DATA - COMMERCIAL
PROJECT DATA - COMMERCIAL

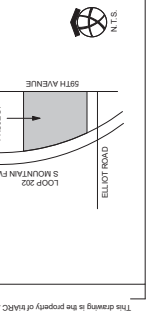


- KEYED NOTES**
- 1A. TYPE PARKING SPACES - SEE DET. 5A.011
 - 1B. TYPE ACCESSIBLE SPACES - SEE DET. 5A.011
 - 1C. TYPE ACCESSIBLE SPACES - SEE DET. 5A.011
 - 1D. DECK/WALKWAY OVERLAPPING - SEE DET. 5A.011
 - 1E. PLANTING IN OPEN AREAS - SEE DET. 5A.011
 - 1F. WITH NO ROOF - SEE DET. 5A.011
 - 1G. SHADE RAMMADAT POOL - SEE LANDSCAPE
 - 1H. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 1I. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 1J. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 1K. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
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 - 1U. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 1V. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 1W. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 1X. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 1Y. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 1Z. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
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 - 2B. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 2C. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
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 - 2Y. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 2Z. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 3A. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 3B. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
 - 3C. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT
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 - 3Z. PERMIT REQUIRED - PROVIDE KNOX BOX, ADA COMPLIANT & ADA COMPLIANT

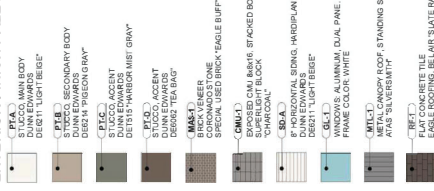
VEHICLE GARAGE INFORMATION:
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TOTAL GARAGE SPACES: 200
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VEHICLE UNASSESSED PARKING REQUIRED:
VEHICLE UNASSESSED PARKING REQUIRED
TOTAL UNASSESSED PARKING SPACES: 100
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TOTAL UNASSESSED PARKING SPACES: 100
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TOTAL UNASSESSED PARKING SPACES: 100



EXTERIOR FINISH PALETTE A



1 BUILDING 1 FRONT ELEVATION
 158'-11.5"



2 BUILDING 1 LEFT ELEVATION
 157'-4.15"



3 BUILDING 1 RIGHT ELEVATION
 166'-1.0"



4 BUILDING 1 REAR ELEVATION
 158'-11.5"

CITY OF PHOENIX
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- EXTERIOR FINISH PALETTE B**
- PF-C MAIN BODY
 - PF-B DAN EDWARDS
 - PF-A CEMENT LIGHT BRICK
 - PF-D STUCCO SECONDARY BODY
 - PF-E DAN EDWARDS BRICK
 - PF-F DAN EDWARDS BRICK GRAY
 - PF-G STUCCO ACCENT
 - PF-H DENZEL TEA MAT
 - PF-I DENZEL TEA MAT
 - PF-J DENZEL TEA MAT
 - PF-K DENZEL TEA MAT
 - PF-L DENZEL TEA MAT
 - PF-M DENZEL TEA MAT
 - PF-N DENZEL TEA MAT
 - PF-O DENZEL TEA MAT
 - PF-P DENZEL TEA MAT
 - PF-Q DENZEL TEA MAT
 - PF-R DENZEL TEA MAT
 - PF-S DENZEL TEA MAT
 - PF-T DENZEL TEA MAT
 - PF-U DENZEL TEA MAT
 - PF-V DENZEL TEA MAT
 - PF-W DENZEL TEA MAT
 - PF-X DENZEL TEA MAT
 - PF-Y DENZEL TEA MAT
 - PF-Z DENZEL TEA MAT



1 BUILDING 2 FRONT ELEVATION
18' x 112'



2 BUILDING 2 LEFT ELEVATION
18' x 112'



3 BUILDING 2 RIGHT ELEVATION
18' x 112'



4 BUILDING 2 REAR ELEVATION
18' x 112'

CITY OF PHOENIX
APR 21 2023
Planning & Development Department

REV#	DATE	DESCRIPTION

PROJECT NUMBER	22-117
ISSUE DATE	4/10/2023
SHEET TITLE	BUILDING 3 EXTERIOR ELEVATIONS COLOR
SHEET NUMBER	A-233.

- EXTERIOR FINISH PALETTE C**
- STUCCO, MAIN BODY
 - DUANE EDWARDS
 - LIGHT GREY
 - P.F.T.E. SECONDARY BODY
 - STUCCO
 - STUCCO ACCENT
 - DEWAIN "MIDDLE BROWN"
 - DEWAIN "TEA BAG"
 - DUNK EDWARDS
 - STUCCO
 - CORONADO STONE
 - SPECIAL USED BRICK/TABLE BUFF
 - CORONADO STONE
 - CANALAS STACKED BOND
 - SUPERLIGHT BLOCK
 - "CHERRON"
 - HORIZONTAL SENG HARDEN
 - DUANE EDWARDS
 - LIGHT GREY
 - WINDOW ALUMINUM DUAL PANEL LOW E
 - PRIME COLOR WHITE
 - ATLAS "VERMONT"
 - FULLY SCREENED MECH UNIT
 - CONCRETE TILE
 - EAGLE ROOFING BELAR "STATE WINGE"



1 BUILDING 3 FRONT ELEVATION
1/8" = 1'-0"



3 BUILDING 3 RIGHT ELEVATION
1/8" = 1'-0"



2 BUILDING 3 LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING 3 REAR ELEVATION
1/8" = 1'-0"

CITY OF PHOENIX
APR 21 2023
**Planning & Development
Department**

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1824 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P: 602.228.1100

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

NWC 59th AVE & ELLIOT ROAD
PHOENIX, AZ

LIV SOUTH MOUNTAIN

LIV COMMUNITIES

REV. / DATE / DESCRIPTION

















































































PROJECT NUMBER
22-117

ISSUE DATE
4/10/2023

SHEET TITLE
BUILDING 4
EXTERIOR
ELEVATIONS
COLOR

SHEET NUMBER
A-241.

EXTERIOR FINISH PALETTE D

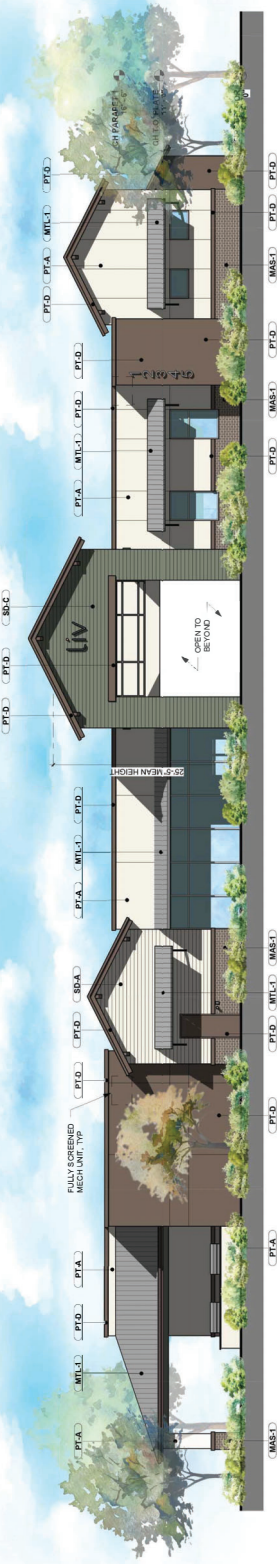
-  P.F.C. STUCCO, MAIN BODY
-  D.M.N. EDWARDS
-  S.E.S. LIGHT BEECH
-  S.F.S. STUCCO, SECONDARY BODY
-  D.M.N. EDWARDS
-  H.E.G. HICKORY GRAY
-  P.F.C. STUCCO, ACCENT
-  D.M.N. EDWARDS
-  D.M.N. EDWARDS
-  P.F.C. STUCCO, ACCENT
-  S.T.C. STUCCO, ACCENT
-  D.M.N. EDWARDS
-  D.M.N. EDWARDS
-  P.F.C. STUCCO, ACCENT
-  S.T.C. STUCCO, ACCENT
-  M.A.S. BRICK, VIREBE
-  S.P.C. SPECIAL USED BRICK, EAGLE BUFF
-  M.W.L. EXPOSED CMU 8x8x16 STACKED BOND
-  S.P.C. STUCCO, ACCENT
-  S.P.C. STUCCO, ACCENT
-  S.P.C. STUCCO, ACCENT
-  S.P.C. STUCCO, ACCENT
-  S.P.C. STUCCO, ACCENT
-  S.P.C. STUCCO, ACCENT
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-  S.P.C. STUCCO, ACCENT
-  S.P.C. STUCCO, ACCENT
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-  S.P.C. STUCCO, ACCENT
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-  S.P.C. STUCCO, ACCENT
-  S.P.C. STUCCO, ACCENT



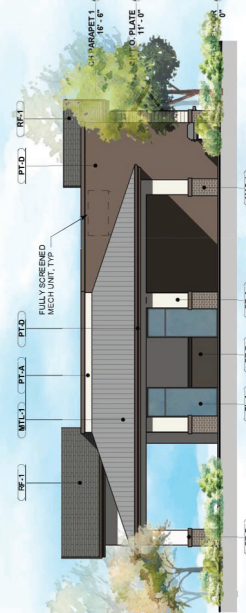
CITY OF PHOENIX
 APR 21 2023
 Planning & Development
 Department

- EXTERIOR FINISH PALETTE
CLUBHOUSE & FITNESS**
- PTD-1 MAIN BODY
 - DUANE EDWARDS
 - CHARTER LIGHT BEIGE
 - PTD-2 STUCCO, SECONDARY BODY
 - DUANE EDWARDS
 - DUANE FOUNDATION GRAY
 - PTD-3 STUCCO ACCENT
 - DETNIS HARBOR MIST GRAY
 - PTD-4 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-5 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-6 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-7 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-8 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-9 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-10 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-11 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-12 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-13 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-14 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-15 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-16 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-17 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-18 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-19 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-20 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-21 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-22 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-23 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-24 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-25 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-26 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-27 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-28 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-29 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-30 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-31 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-32 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-33 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-34 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-35 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-36 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-37 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-38 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-39 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-40 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-41 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-42 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-43 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-44 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-45 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-46 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-47 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-48 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-49 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-50 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-51 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-52 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-53 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-54 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-55 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-56 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-57 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-58 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-59 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-60 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-61 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-62 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-63 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-64 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-65 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-66 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-67 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-68 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-69 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-70 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-71 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-72 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-73 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-74 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-75 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-76 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-77 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-78 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-79 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-80 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-81 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-82 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-83 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-84 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-85 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-86 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-87 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-88 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-89 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-90 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-91 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-92 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-93 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-94 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-95 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-96 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-97 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-98 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-99 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY
 - PTD-100 STUCCO, ROOFLINE
 - DUANE EDWARDS
 - DETNIS HARBOR MIST GRAY

CITY OF PHOENIX
 APR 21 2023
 Planning & Development
 Department



1 CLUBHOUSE FRONT EAST ELEVATION
1/8" = 1'-0"



4 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE REAR WEST ELEVATION
1/8" = 1'-0"

**EXTERIOR FINISH PALETTE
 CLUBHOUSE & FITNESS**

- PFC-1 STUCCO, MAIN BODY
- PFC-2 STUCCO, SECONDARY BODY
- PFC-3 STUCCO, ACCENT
- PFC-4 STUCCO, HORIZONTAL BANDS
- PFC-5 STUCCO, VERTICAL BANDS
- PFC-6 STUCCO, ROOF
- PFC-7 STUCCO, ROOF
- PFC-8 STUCCO, ROOF
- PFC-9 STUCCO, ROOF
- PFC-10 STUCCO, ROOF
- PFC-11 STUCCO, ROOF
- PFC-12 STUCCO, ROOF
- PFC-13 STUCCO, ROOF
- PFC-14 STUCCO, ROOF
- PFC-15 STUCCO, ROOF
- PFC-16 STUCCO, ROOF
- PFC-17 STUCCO, ROOF
- PFC-18 STUCCO, ROOF
- PFC-19 STUCCO, ROOF
- PFC-20 STUCCO, ROOF
- PFC-21 STUCCO, ROOF
- PFC-22 STUCCO, ROOF
- PFC-23 STUCCO, ROOF
- PFC-24 STUCCO, ROOF
- PFC-25 STUCCO, ROOF
- PFC-26 STUCCO, ROOF
- PFC-27 STUCCO, ROOF
- PFC-28 STUCCO, ROOF
- PFC-29 STUCCO, ROOF
- PFC-30 STUCCO, ROOF
- PFC-31 STUCCO, ROOF
- PFC-32 STUCCO, ROOF
- PFC-33 STUCCO, ROOF
- PFC-34 STUCCO, ROOF
- PFC-35 STUCCO, ROOF
- PFC-36 STUCCO, ROOF
- PFC-37 STUCCO, ROOF
- PFC-38 STUCCO, ROOF
- PFC-39 STUCCO, ROOF
- PFC-40 STUCCO, ROOF
- PFC-41 STUCCO, ROOF
- PFC-42 STUCCO, ROOF
- PFC-43 STUCCO, ROOF
- PFC-44 STUCCO, ROOF
- PFC-45 STUCCO, ROOF
- PFC-46 STUCCO, ROOF
- PFC-47 STUCCO, ROOF
- PFC-48 STUCCO, ROOF
- PFC-49 STUCCO, ROOF
- PFC-50 STUCCO, ROOF
- PFC-51 STUCCO, ROOF
- PFC-52 STUCCO, ROOF
- PFC-53 STUCCO, ROOF
- PFC-54 STUCCO, ROOF
- PFC-55 STUCCO, ROOF
- PFC-56 STUCCO, ROOF
- PFC-57 STUCCO, ROOF
- PFC-58 STUCCO, ROOF
- PFC-59 STUCCO, ROOF
- PFC-60 STUCCO, ROOF
- PFC-61 STUCCO, ROOF
- PFC-62 STUCCO, ROOF
- PFC-63 STUCCO, ROOF
- PFC-64 STUCCO, ROOF
- PFC-65 STUCCO, ROOF
- PFC-66 STUCCO, ROOF
- PFC-67 STUCCO, ROOF
- PFC-68 STUCCO, ROOF
- PFC-69 STUCCO, ROOF
- PFC-70 STUCCO, ROOF
- PFC-71 STUCCO, ROOF
- PFC-72 STUCCO, ROOF
- PFC-73 STUCCO, ROOF
- PFC-74 STUCCO, ROOF
- PFC-75 STUCCO, ROOF
- PFC-76 STUCCO, ROOF
- PFC-77 STUCCO, ROOF
- PFC-78 STUCCO, ROOF
- PFC-79 STUCCO, ROOF
- PFC-80 STUCCO, ROOF
- PFC-81 STUCCO, ROOF
- PFC-82 STUCCO, ROOF
- PFC-83 STUCCO, ROOF
- PFC-84 STUCCO, ROOF
- PFC-85 STUCCO, ROOF
- PFC-86 STUCCO, ROOF
- PFC-87 STUCCO, ROOF
- PFC-88 STUCCO, ROOF
- PFC-89 STUCCO, ROOF
- PFC-90 STUCCO, ROOF
- PFC-91 STUCCO, ROOF
- PFC-92 STUCCO, ROOF
- PFC-93 STUCCO, ROOF
- PFC-94 STUCCO, ROOF
- PFC-95 STUCCO, ROOF
- PFC-96 STUCCO, ROOF
- PFC-97 STUCCO, ROOF
- PFC-98 STUCCO, ROOF
- PFC-99 STUCCO, ROOF
- PFC-100 STUCCO, ROOF



2 FITNESS ELEVATION NORTH
 1/8" = 1'-0"



1 FITNESS ELEVATION EAST
 1/8" = 1'-0"



4 FITNESS ELEVATION WEST
 1/8" = 1'-0"



3 FITNESS ELEVATION SOUTH
 1/8" = 1'-0"

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