

ATTACHMENT B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-55-23-8
November 8, 2023

Laveen Village Planning Committee Meeting Date: November 13, 2023

Planning Commission Hearing Date: December 7, 2023

Request From: R1-10 (Single-Family Residence District) (7.18 acres)

Request To: R-2 (Multifamily Residence District) (7.18 acres)

Proposal: Multifamily residential

Location: Approximately 1,170 feet west of the southwest corner of 35th Glen and Dobbins Road

Owner: RG LIV Laveen, LLC c/o Mark Singerman

Applicant/Representative: Brennan Ray, Burch and Cracchiolo, PA

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 3.5 dwelling units per acre	
<u>Street Map Classification</u>	Dobbins Road	Arterial (Scenic Drive)	55-foot south half street
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.</p> <p>The proposal provides a reasonable level of intensity that is respectful to local conditions and the surrounding, proposed residential developments. As stipulated, the proposal includes enhanced landscaping to mitigate potential impacts on the adjacent multifamily development.</p>			

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods

The requested zoning will allow for the development of multifamily residential at a scale that is appropriate with the surrounding area. The subject site is located along Dobbins Road, an arterial scenic drive and will be respectful to local conditions by incorporating an enhanced entryway and appropriate screening standards.

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 development, as stipulated, will provide shade along Dobbins Road and internal to the site. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians 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.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Guiding Principles](#): Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): Background Item No. 10.

[Transportation Electrification Action Plan](#): Background Item No. 11.

[Zero Waste PHX](#): Background Item No. 12.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-10
North (across Dobbins Road)	Golf course	S-1
South	Single-family residential (proposed multifamily residential)	R-3
East	Single-family residential	Maricopa County (R-3)
West	Multifamily residential	R-4A and R-3

R-2 Planned Residential Development Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	7.18 acres
Maximum Total Number of Units	75; 86 with bonus	69 (Met)
Maximum Density (dwelling unit/acre)	10.50; 12.00 with bonus	9.61 (Met)
Maximum Lot Coverage	50%	26% (Met)
Maximum Building Height	2 stories and 30 feet for first 150 feet; 1 foot in 5 feet increase to 48 feet high and 4 stories	2 stories and 26 feet (Met)
<i>MINIMUM PERIMETER BUILDING SETBACKS</i>		
Not Adjacent to Streets: (East – Adjacent to County (R-3)) (South – Adjacent to R-3) (West – Adjacent to R-3 and R-4A)	10 feet	East: 10 feet (Met) South: 10 feet (Met) West: 10 feet (Met)
Adjacent to Streets: (North – Dobbins Road)	20 feet	North: Approximately 60 feet (Met)

MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Not Adjacent to Streets: (East – Adjacent to County (R-3)) (South – Adjacent to R-3) (West – Adjacent to R-3 and R-4A)	5 feet	East: 5 feet (Met) South: 5 feet (Met) West: 5 feet (Met)
Adjacent to Streets: (North – Dobbins Road)	20 feet	North: 20 feet (Met)
Minimum Common Area	5% of gross site area	12% (Met)
Parking	1.3 spaces per efficiency unit; 1.5 spaces per 1 or 2 bedroom unit; 2 spaces per 3 or more bedroom unit; 1.0 spaces per unit of less than 600 square feet; 113 spaces	171 spaces (Met)

*Variance or Site Plan modification needed

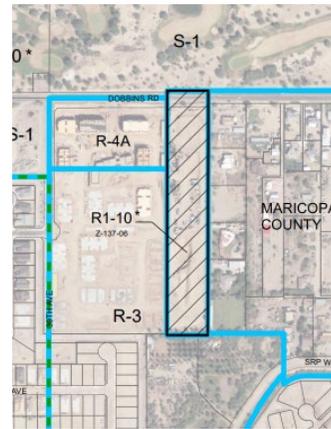
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 7.18 acres located approximately 1,170 feet west of the southwest corner of 35th Glen and Dobbins Road from R1-10 (Single-Family Residence District) to R-2 (Multifamily Residence District) to allow for multifamily residential. Rezoning Case No. Z-137-06 rezoned the subject site to R1-10, however, at the time a site plan was not submitted with the proposal. The subject site is currently vacant and undeveloped.

SURROUNDING LAND USES AND ZONING

- The requested R-2 (Multifamily Residence District) zoning will support additional housing within the Laveen Village. The Aguila Golf Course is located to the north, across Dobbins Road, and zoned S-1 (Ranch or Farm Residence). To the east, there are large lot single-family houses located within Maricopa County zoned R-3 (Multiple Family Residential). A multifamily residential development is currently under construction to the west and is zoned R-3 (Multifamily Residence District) and R-4A (Multifamily Residence District). Finally, a large single-family residence is located south of the subject site zoned R-3 (Multifamily Residence District). The property to the south will be part of the overall multifamily development proposed by this rezoning case.



Existing Zoning Aerial Map
Source: Planning and Development
Department

GENERAL PLAN LAND USE MAP DESIGNATION

- The subject site, as well as the surrounding area to the east, south, and west are designated Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map. The property to the north, across Dobbins Road, is designated as Parks/Open Space – Publicly Owned. The proposed R-2 zoning is not consistent with the General Plan Land Use Map designation; however, the gross site acreage does not exceed 10 acres and R-2 zoning is a district that falls under the traditional lot housing type. As a result, a General Plan Amendment is not required.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The proposed site plan, attached as an exhibit, proposes a 69-unit multifamily development. The subject site is part of a multifamily residential proposal that includes the R-3 property to the south. The multifamily residential development will have access from Dobbins Road, an arterial street. In order to ensure that the proposal develops as proposed, which is compatible with the surrounding land uses, staff recommends general conformance to site plan. This is addressed in Stipulation No. 1. Furthermore, a pedestrian pathway with a six-foot tall wall is provided along the east side of the property to ensure a buffer to the large lot single-family residential uses. This is addressed in Stipulation No. 6. The site plan also shows a large amenity and retention area on the northern portion of the site, along Dobbins Road. Staff recommends the retention areas to be planted with two-inch caliper trees and that a minimum 10 percent of common open space be provided to further enhance the site. These are addressed in Stipulation Nos. 4 and 7.

5. **Elevations**

The conceptual building elevations, attached as an exhibit, depict two-story buildings with a maximum height of 26 feet. The building elevations depict numerous colors and metal work accent materials on walls, doors, and windows. Additionally, a portion of the building elevations have garages on the first floor. The remainder of the units have covered parking dispersed throughout the site. In order for the building elevations to be compatible with the surrounding multifamily developments, staff recommends a minimum of three accent

materials where visible from the public street. This is addressed in Stipulation No. 2.

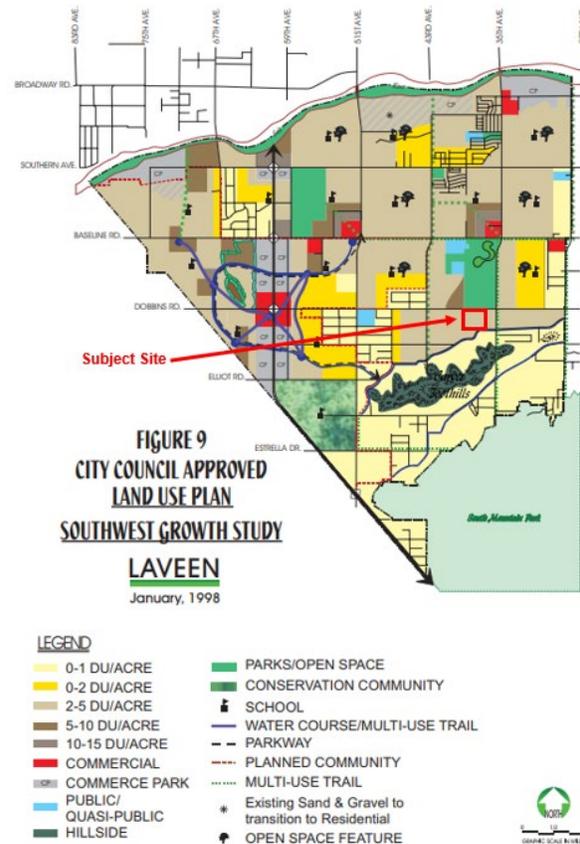
PLANS, OVERLAYS, AND INITIATIVES

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 Residential 2 to 5 dwelling units per acre. Although not consistent with the designation, recent land use trends in the area support multifamily residential uses.

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

Staff recommends that the proposed development include a variety of materials on exterior elevations. Furthermore, 10 percent of the gross site must be retained as common open space. This is addressed in Stipulation Nos. 2 and 7.

The Laveen Southwest Growth Study defines Dobbins Road as a Scenic Drive that runs from 27th Avenue to 51st Avenue. To maintain Dobbins Road as a Scenic Drive, Stipulation No. 5 requires an enhanced primary vehicular entrance. Finally, the large-lot county residents to the east have established equestrian



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

and agricultural character. To ensure future owners and tenants of the proposed development are aware of nearby agricultural uses, Stipulation No. 15 requires the disclosure of ranchettes/animals uses.

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. **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:

- All required landscape setbacks be planted with two-inch caliper large canopy, drought tolerant trees (Stipulation No. 3);
- Retention areas shall be planted with two-inch caliper large canopy, drought tolerant trees (Stipulation No. 4);
- Ten percent of the gross site shall be common open space (Stipulation No. 7);
- All uncovered surface parking shall achieve ten percent shade utilizing two-inch caliper size, single trunk, large canopy, drought tolerant trees (Stipulation No. 9);
- Detached sidewalk along Dobbins Road shall be planted with two-inch caliper trees (Stipulation No. 12).

9. **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. 8. In addition, any street improvements will be done to the city of Phoenix and ADA standards. This is addressed in Stipulation No. 14.
10. **Comprehensive Bicycle Master Plan**
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycling parking spaces throughout the development, installed per the requirements in the City's Walkable Urban (WU) Code. Furthermore, guest bicycle parking and a bicycle repair station shall be provided. This is addressed in Stipulation No. 10.
11. **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. 11.
12. **Zero Waste PHX:**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments

meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

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

INTERDEPARTMENTAL COMMENTS

14. **Street Transportation Department**

The Street Transportation Department has requested a detached sidewalk on the south side of Dobbins Road. Furthermore, all existing power lines along Dobbins Road shall be undergrounded and all street improvements must comply with City and ADA standards. These are addressed in Stipulation Nos. 12 through 14.

15. **Aviation Department**

The City of Phoenix Aviation Department has indicated that a portion of the site is within the airport disclosure area and requests that the property owner shall record documents that disclose the existence and operations of the Phoenix Sky Harbor Airport to any future owners or tenants. The documents shall be reviewed and approved by the City Attorney. This is addressed in Stipulation No. 16.

OTHER

16. 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. 17.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will develop vacant property and provide a high quality multifamily residential development, and help alleviate the housing shortage in Phoenix.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.

3. As stipulated, the proposed development will include development and design standards, such as landscaping and open space to mitigate impacts to the surrounding properties.

Stipulations

1. The development layout shall be in general conformance with the site plan date stamped October 25, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. All building elevations visible from public rights-of-way or the main private drive shall contain a minimum of three different exterior accent materials, as approved by the Planning and Development Department.
3. All required landscape setbacks shall be planted with minimum 2-inch caliper large canopy, drought tolerant trees, planted 25 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. Landscape areas and surface retention areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant shade trees planted 25 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. The entry driveway surface shall incorporate decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
6. A perimeter wall no less than 6 feet in height shall be provided along the eastern portion of the site, as approved by the Planning and Development Department.
7. A minimum of 10% of the gross site area shall be retained as common open space.
8. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
9. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper, single trunk, large canopy, drought tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 10% shade, as approved by Planning and Development Department.

10. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department.
 - a. The developer shall provide secured bicycle parking per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces. Parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 - c. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
11. A minimum of 5% of the required parking spaces shall be EV Capable.
12. A 5-foot-wide detached sidewalk separated by a minimum 8-foot landscape strip shall be constructed along the south side of Dobbins Road, adjacent to the development and planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 25 feet on center or in equivalent groupings. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
13. All existing overhead power lines along Dobbins Road shall be undergrounded. The developer shall coordinate with the affected power company for design and approval.
14. The developer shall construct all streets 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.

15. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property or tenants within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City prior to recordation. This disclosure shall also be provided in the leasing documents in a section titled "nuisances".
16. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
17. 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

Nayeli Sanchez Luna

November 8, 2023

Team Leader

Racelle Escolar

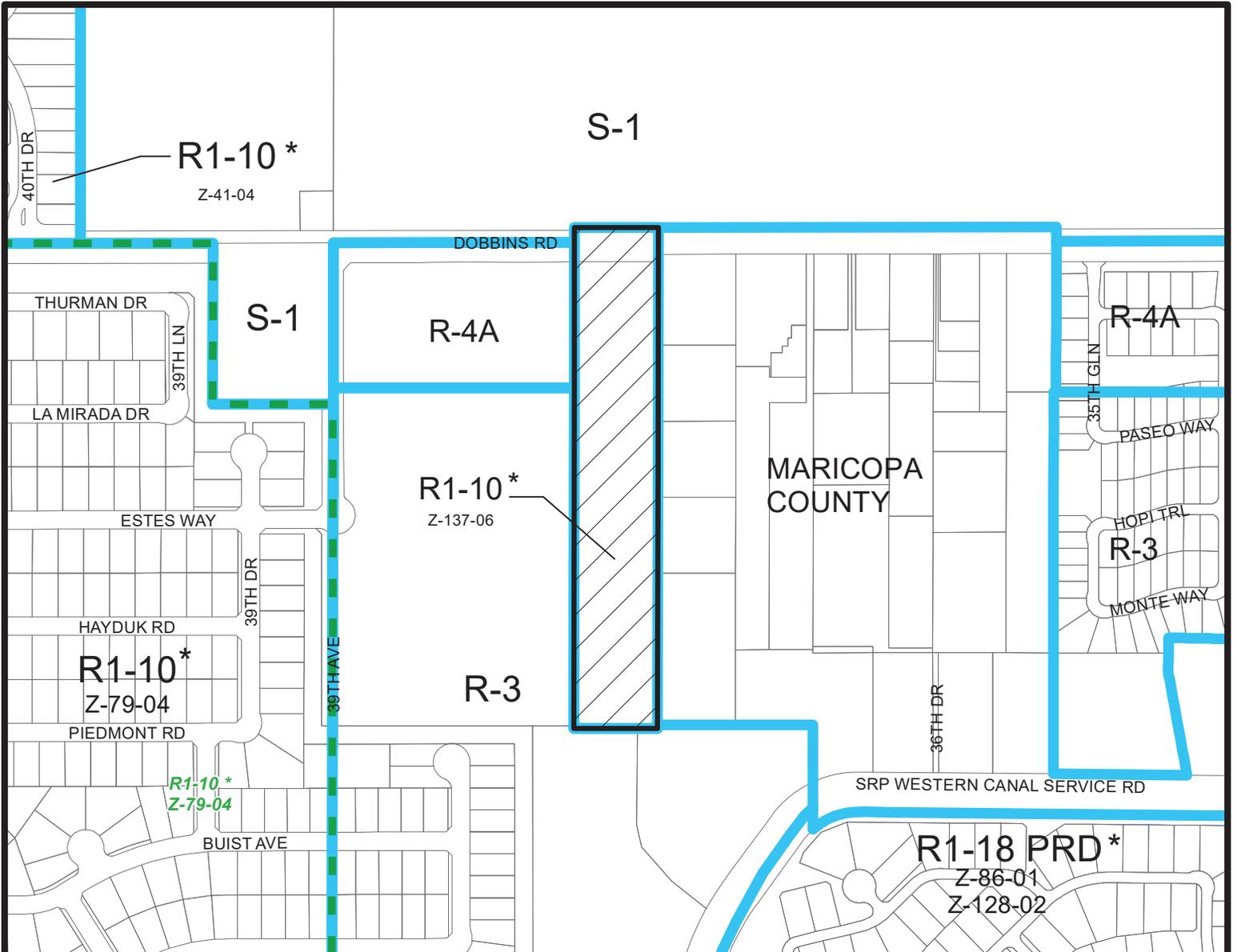
Exhibits

Sketch map

Aerial map

Conceptual site plan date stamped October 25, 2023 (3 pages)

Conceptual elevations and floor plans date stamped November 3, 2023 (15 pages)



Miles

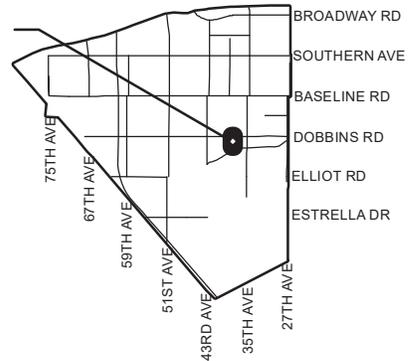


LAVEEN VILLAGE

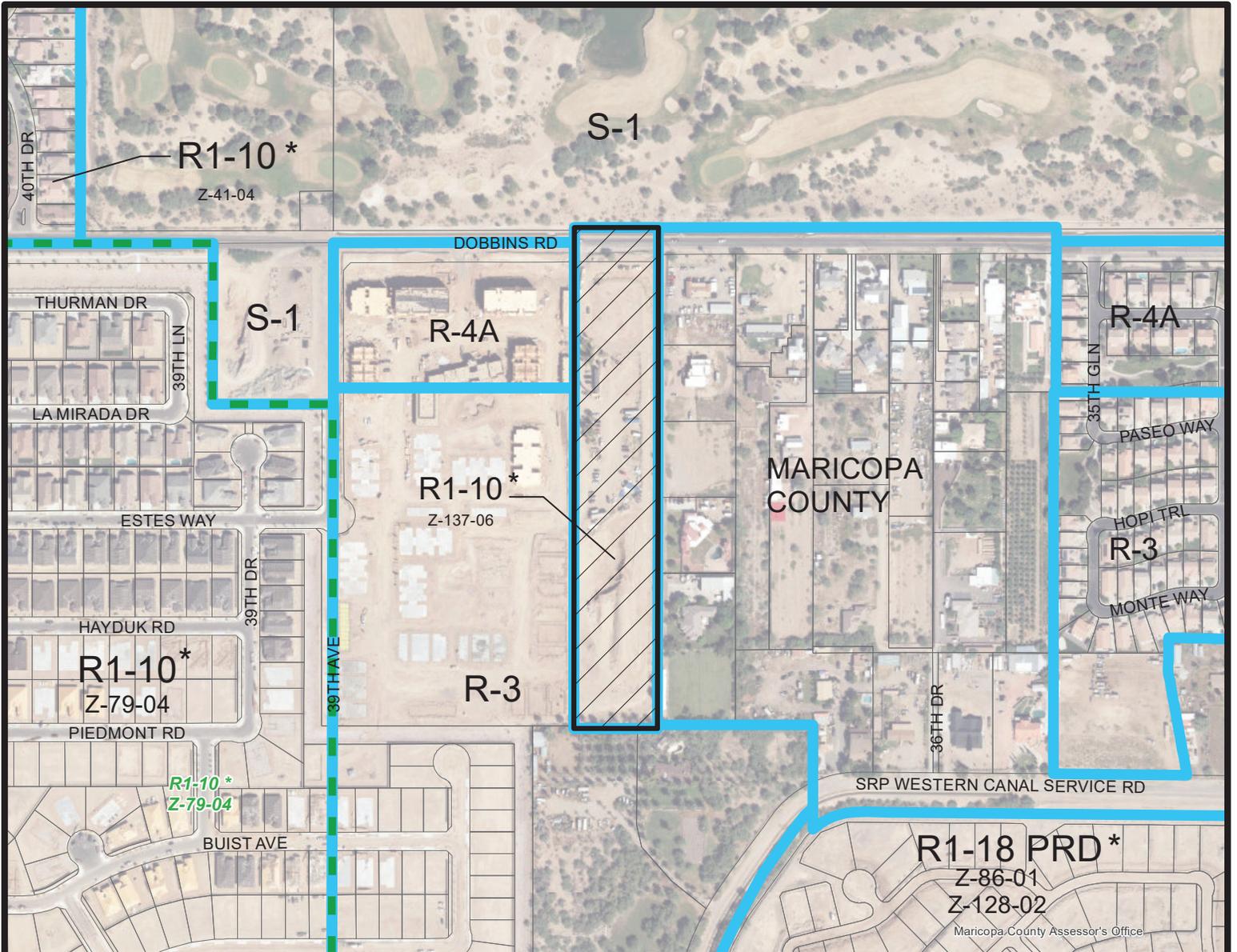
CITY COUNCIL DISTRICT: 8



Z-55-23



APPLICANT'S NAME: Brennan Ray, Burch and Cracchiolo, PA		REQUESTED CHANGE:	
APPLICATION NO. Z-55-23		FROM: R1-10 (7.18 a.c.)	
DATE: 9/14/2023 <small>REVISION DATES:</small>		TO: R-2 (7.18 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 7.18 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO. QS 03-20, QS 02-20</small> <small>ZONING MAP</small> C-6	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-10		32	
R-2		86	
* Maximum Units Allowed with P.R.D. Bonus			



Miles



LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-55-23



APPLICANT'S NAME: **Brennan Ray, Burch and Cracchiolo, PA**

REQUESTED CHANGE:

FROM: **R1-10 (7.18 a.c.)**

APPLICATION NO. **Z-55-23**

DATE: **9/14/2023**
REVISION DATES:

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

7.18 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 03-20, QS 02-20**

ZONING MAP **C-6**

TO: **R-2 (7.18 a.c.)**

MULTIPLES PERMITTED

R1-10
R-2

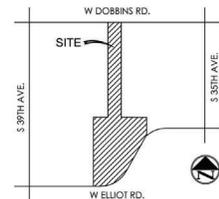
CONVENTIONAL OPTION

25
72

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

32
86

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



VICINITY MAP

PROPERTY OWNER (NORTH)

APN: 300-11-947
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 EMAIL: MSINGERMAN@ROCKEFELLERGROUP.COM

PROPERTY OWNER (SOUTH)

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CIVIL ENGINEER

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DEVELOPER / APPLICANT

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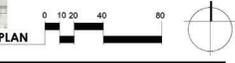
CITY OF PHOENIX

OCT 25 2023

Planning & Development
 Department

LAVEEN BTR/TH
 CONCEPTUAL COLOR SITE PLAN

CONCEPTUAL COLOR LANDSCAPE PLAN



PHOENIX, ARIZONA

DATE: 10/23/2023
 PROJECT NUMBER: 1532

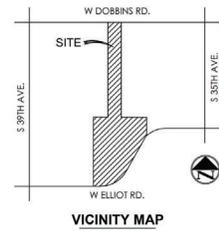


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CITY OF PHOENIX
 OCT 25 2023
 Planning & Development
 Department



PROPERTY OWNER (NORTH)

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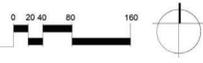
LANDSCAPE ARCHITECT

SCAPEGOAT DESIGN STUDIO
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PHASE I

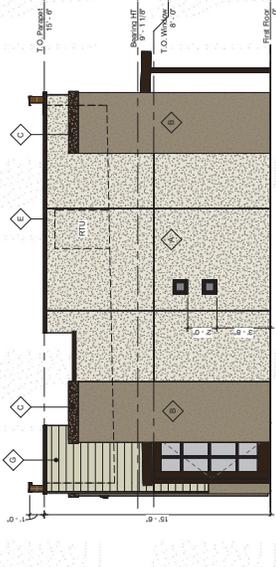
CONCEPTUAL COLOR SITE PLAN



FINISH SCHEDULE EXTERIOR			
MARK	LATERAL	MANUF.	DESCRIPTION
A	STUCCO FINISH SYSTEM	CONCRETE	SWISH NACHRE SAND FINISH
B	STUCCO FINISH SYSTEM	CONCRETE	SWISH SAWTUST SAND FINISH
C	STUCCO FINISH SYSTEM	CONCRETE	SWISH SAND FINISH
D	PIRE WOOD TILE	CONCRETE	WOOD TILE
E	METAL WORK DOORS AND WINDOWS	VARIES	DARK BRONZE
F	GLAZING	TBD	CLEAR LOW E
G	PLANK SIDING	TBD	SWISH NACHRE



2 Right Side Elevation - Building A-D
1/4" = 1'-0"



3 Left Side Elevation - Building A-D
1/4" = 1'-0"



4 Back Elevation - Building A-D
1/4" = 1'-0"



5 Front Elevation - Building A-D
1/4" = 1'-0"

CITY OF PHOENIX
NOV 03 2023
Planning & Development
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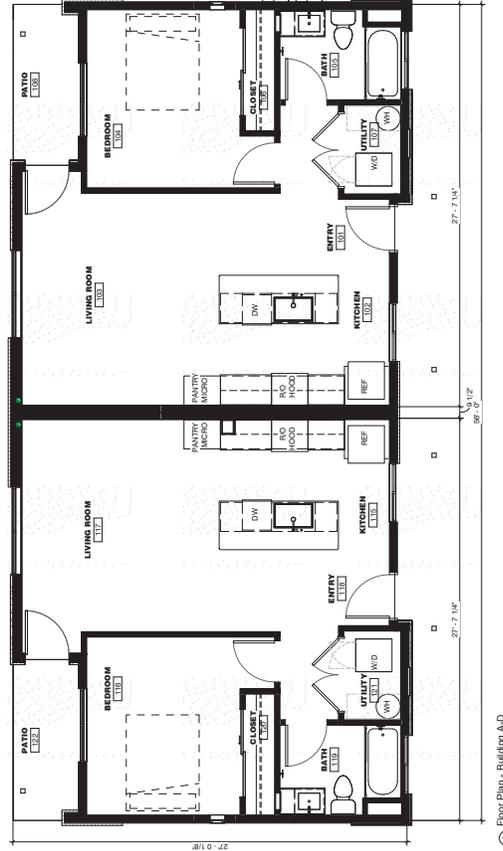


6 BACK PERSPECTIVE BLDG A-D
1/2" = 1'-0"



7 FRONT PERSPECTIVE BLDG A-D
1/2" = 1'-0"

UNIT SQUARE FOOTAGE (GROSS)
1,385 SF.



8 Floor Plan - Building A-D
1/4" = 1'-0"



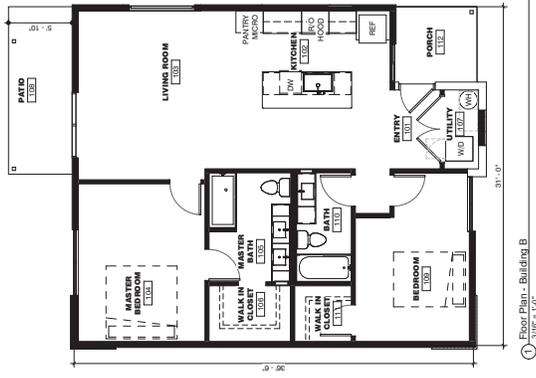
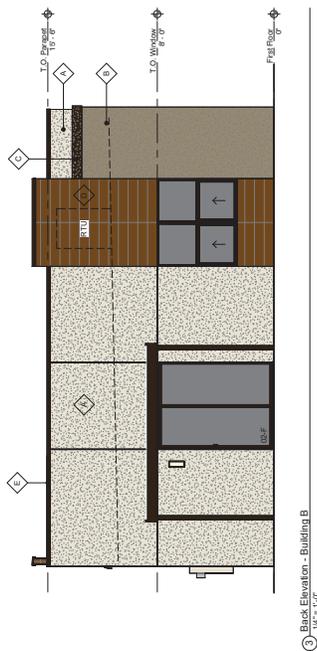
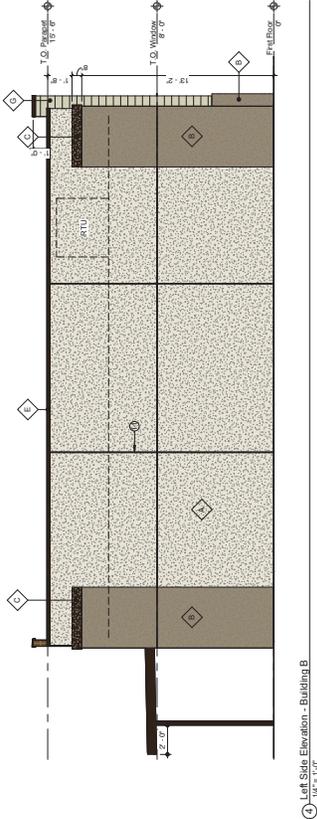
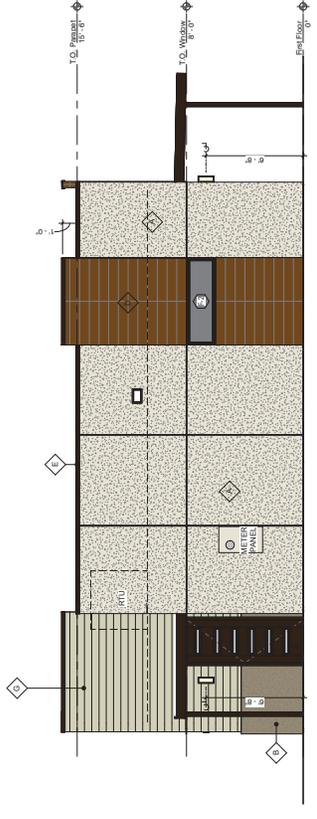
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Phone: PERMIT
Drawn By: BLD
Reviewed By: LDB
SD Project No.: 690823
Date: 11/01/23
Sheet:

A-D
BUILDING TYPE A-D

CITY OF PHOENIX
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Planning & Development
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FINISH SCHEDULE EXTERIOR MARK	MATERIAL	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUAKRETE FINISH SW1514 NACRE SAND	
B	STUCCO FINISH SYSTEM	QUAKRETE FINISH SW1519 SAWDOUST SAND FINISH	
C	STUCCO FINISH SYSTEM	QUAKRETE FINISH SW1519 SAWDOUST SAND FINISH	
D	W/PE WOOD TILE	WOOD TILE	
E	METAL WORK, DOORS, AND WINDOWS	DARK BRONZE	
F	SLIZING	CLEAR GLAZE	
G	PLANK SIDING	TBD	





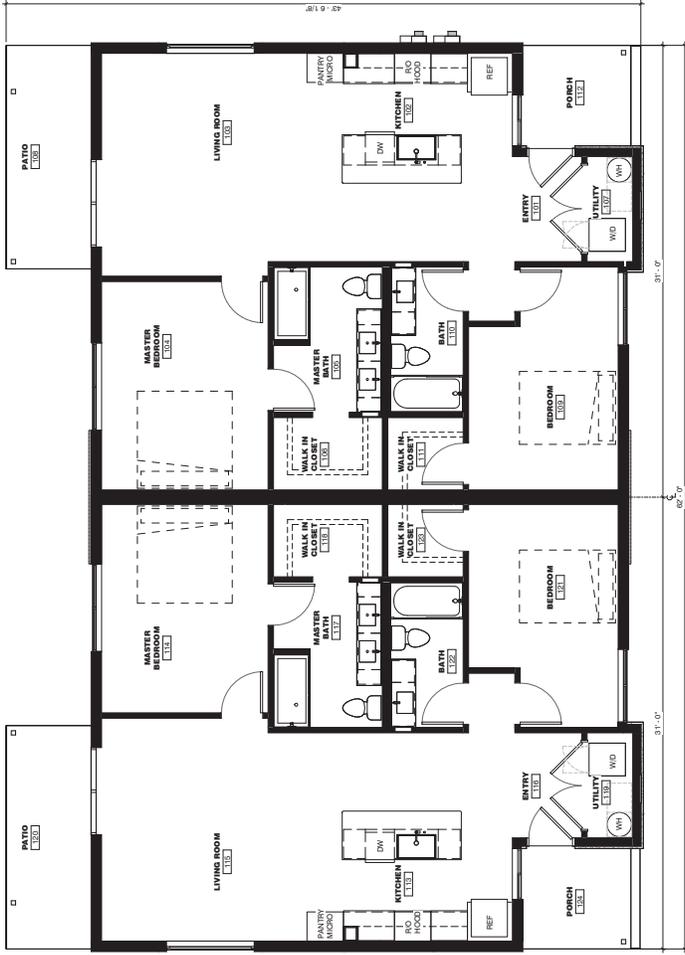
④ BACK PERSPECTIVE - BLDG B-D
1/2" = 1'-0"



⑤ FRONT PERSPECTIVE - BLDG B-D
1/2" = 1'-0"

UNIT SQUARE FOOTAGE
2,177 S.F.

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① Floor Plan - Building B-D
1/8" = 1'-0"

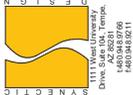


REVISED
PERMIT

Phone: PERMIT
Drawn By: BLD
Reviewed By: LDB
SD Project No: 624823
Date: 11/01/23

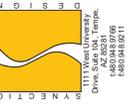
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B-D-1
BUILDING TYPE B-D
FLOOR PLAN

LEAVEN BTR/TH
1717 W Happy Valley Rd
Phoenix, AZ 85055



1111 W University Dr
Suite #104
Tempe, AZ 85281
480.948.9766
148094830211

FINISH SCHEDULE	EXTERIOR WALL SYSTEM	WALL	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	CONCRETE	SWISS MOORE SAND FINISH	
B	STUCCO FINISH SYSTEM	CONCRETE	SWISS SAWDUST SAND FINISH	
C	STUCCO FINISH SYSTEM	CONCRETE	SWISS GRANULET SAND FINISH	
D	IFE WOOD TILE	TBD	WOOD TILE	
E	METAL WORK, DOORS, AND WINDOWS	VANES	DARK BRONZE	
F	GLAZING	TBD	CLEAR GLAZE	
G	PLANK SIDING	TBD	SWISS MOORE	



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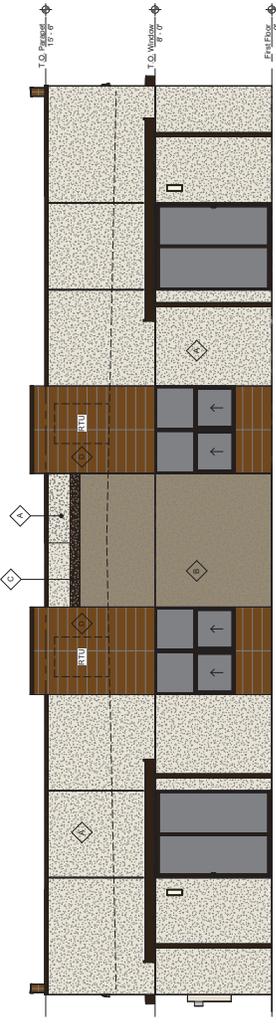
LEAVEN BTR/TH
 1717 W Happy Valley Rd
 Phoenix, AZ 85055



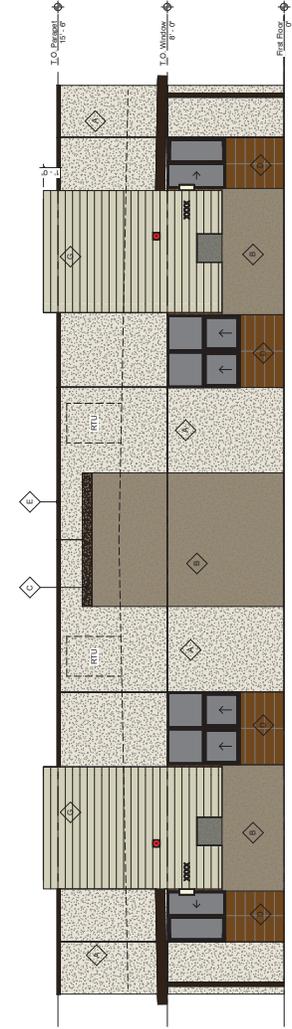
REVISIONS	
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PHONE: PERMIT
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 REVIEWED BY: LDB
 SD PROJECT NO: 02-08-23
 DATE: 11/01/23
 SHEET:

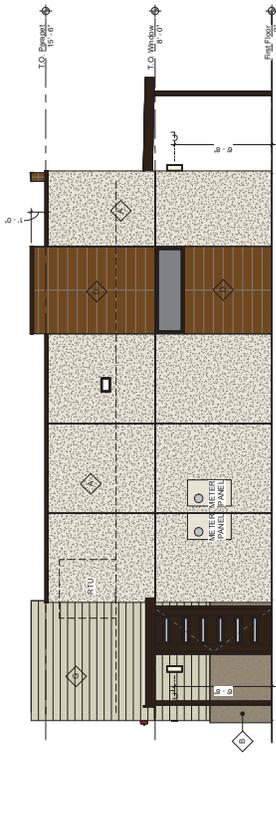
B-D-2
 BUILDING TYPE B-D
 ELEVATIONS



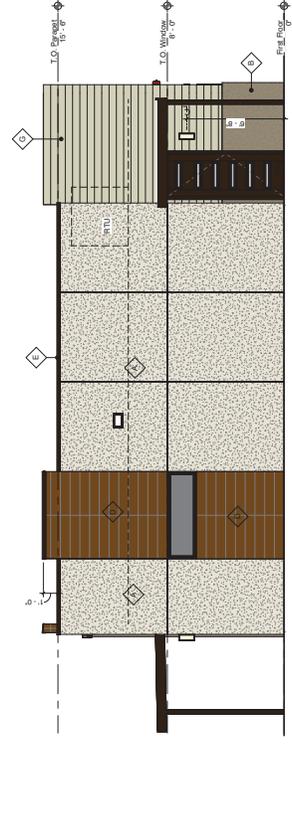
2 Back Elevation - Building B-D
 1/4" = 1'-0"



1 Front Elevation - Building B-D
 1/4" = 1'-0"



4 Right Side Elevation - Building B-D
 1/4" = 1'-0"



3 Left Side Elevation - Building B-D
 1/4" = 1'-0"



① FRONT PERSPECTIVE - BLDG C
1/2" = 1'-0"

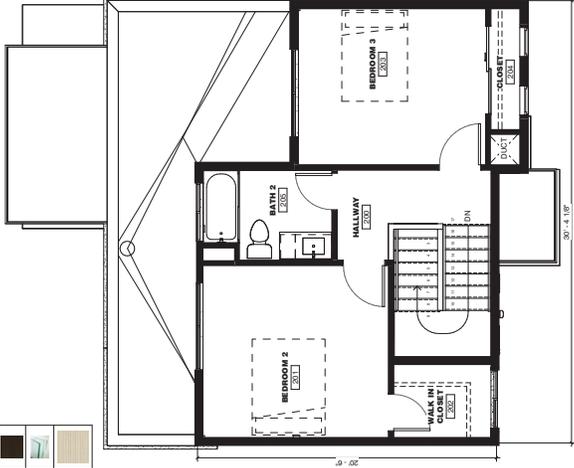


② BACK PERSPECTIVE - BLDG C
1/2" = 1'-0"

FINISH SCHEDULE	EXTERIOR	INTERIOR	MANUFE	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	SWISS MACRE SAND FINISH	CONCRETE	SWISS MACRE SAND FINISH	[Image]
B	STUCCO FINISH SYSTEM	SWISS MACRE SAND FINISH	CONCRETE	SWISS MACRE SAND FINISH	[Image]
C	STUCCO FINISH SYSTEM	SWISS MACRE SAND FINISH	CONCRETE	SWISS MACRE SAND FINISH	[Image]
D	PIPE WOOD TILE	WOOD TILE	TBD	WOOD TILE	[Image]
E	METAL WORK DOORS AND WINDOWS	DARK BRONZE	VARIES	DARK BRONZE	[Image]
F	GLAZING	CLEAR GLAZE	TBD	CLEAR GLAZE	[Image]
G	FIBER CEMENT BOARDING	SWISS MACRE	MATSKA V GROUPE	SWISS MACRE	[Image]

UNIT SQUARE FOOTAGE (GROSS)

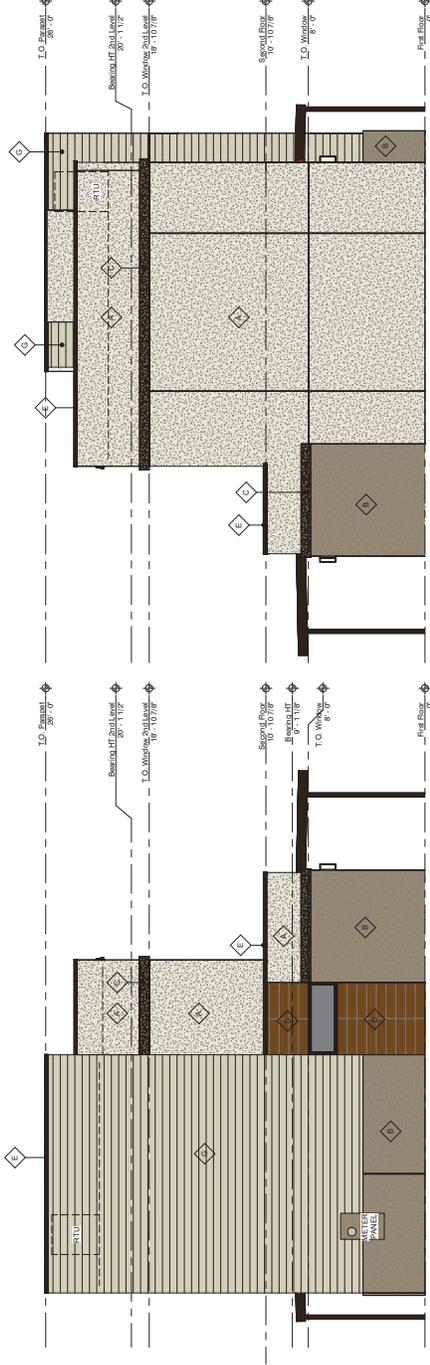
1ST FLOOR = 820 S.F.
2ND FLOOR = 1,090 S.F.
TOTAL = 1,910 S.F.



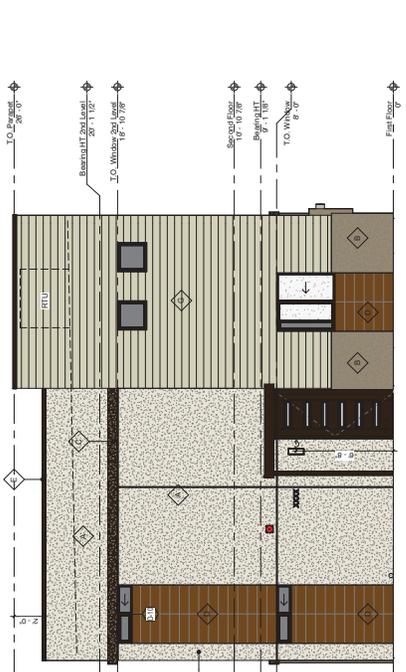
③ Level 2 Floor Plan - Building C
1/8" = 1'-0"



④ Level 1 Floor Plan - Building C
1/8" = 1'-0"



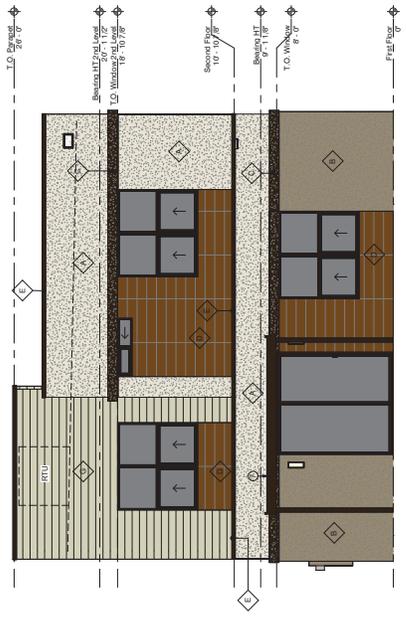
⑤ Left Side Elevation - Building C
1/8" = 1'-0"



⑥ Right Side Elevation - Building C
1/8" = 1'-0"



⑦ Back Elevation - Building C
1/8" = 1'-0"



⑧ Front Elevation - Building C
1/8" = 1'-0"



RESTROOM	CD
PHONE	BLD
DRAWING	LDB
REVIEWED BY	6/26/23
SD PROJECT NO.	1101023
DATE	Sheet

CITY OF PHOENIX
 NOV 03 2023
 Planning & Development
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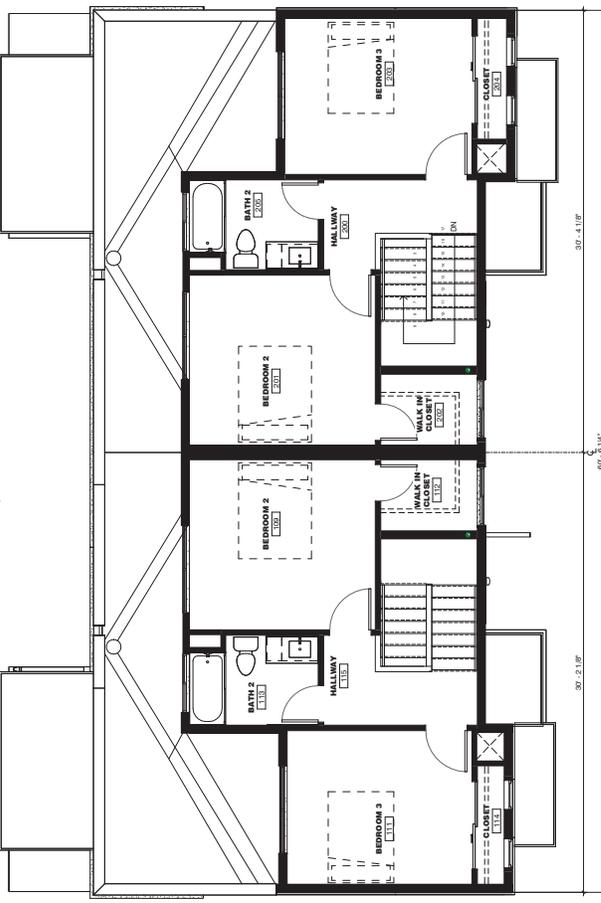


3 BACK PERSPECTIVE - BLDG C-D
 1/2" = 1'-0"

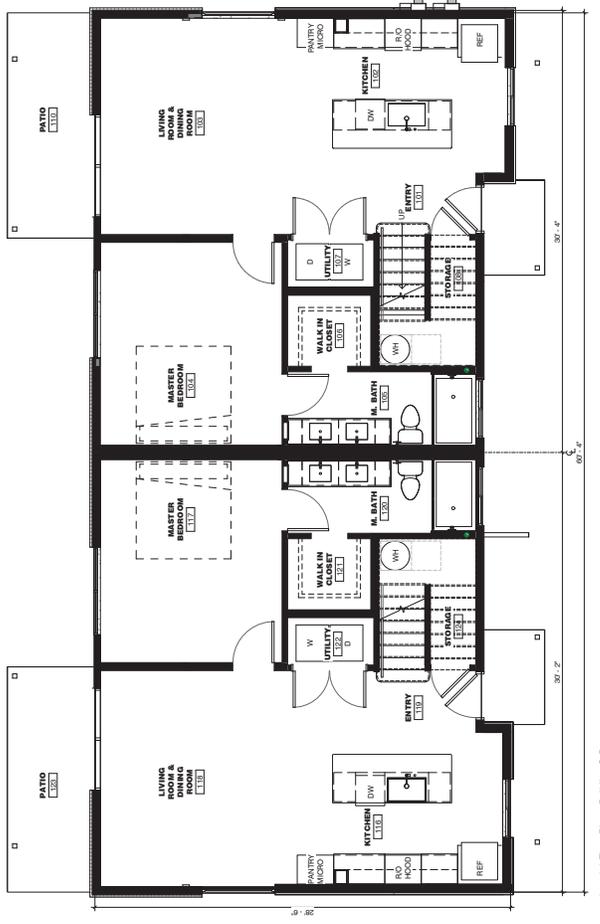


4 FRONT PERSPECTIVE - BLDG C-D
 1/2" = 1'-0"

UNIT SQUARE FOOTAGE (GROSS)
 1ST FLOOR = 1,946 S.F.
 2ND FLOOR = 1,198 S.F.
 TOTAL = 2,788 S.F.



2 2nd Floor Plan - Building C-D
 1/4" = 1'-0"



1 1st Floor Plan - Building C-D
 1/4" = 1'-0"

LAVEN BTR/TH

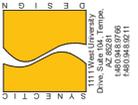
Phoenix, AZ 85005
 1717 W Happy Valley Rd



DESIGNED BY	DAVID D. LAVEN
DATE	11/01/23

Phone: CD
 Drawn By: BLB
 Reviewed By: LDB
 SD Project No: 624820
 Date: 11/01/23
 Sheet:

C-D-1
 BUILDING C-D
 FLOOR PLANS



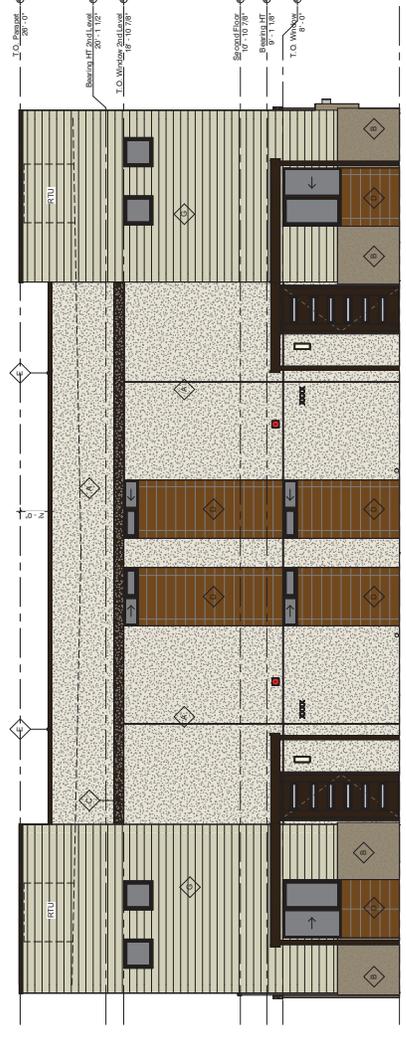
1111 W University Dr
 Suite #104
 Tempe, AZ 85281
 480.948.8766
 1480348302.11

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 Department

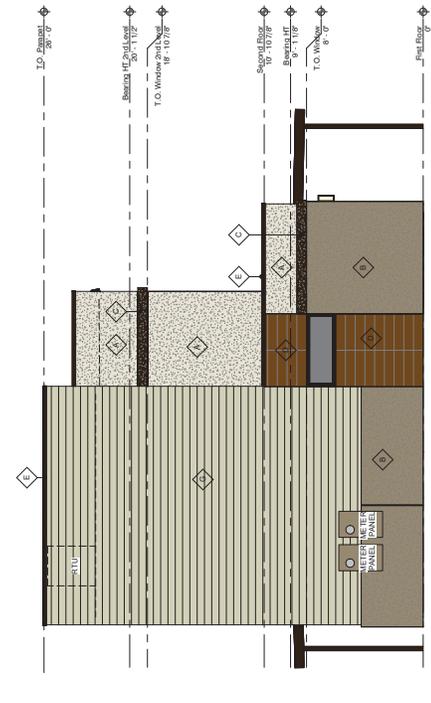
FINISH SCHEDULE EXTERIOR	FINISH SCHEDULE EXTERIOR	FINISH SCHEDULE EXTERIOR	FINISH SCHEDULE EXTERIOR
CODE	MATERIAL	FINISH	DESCRIPTION
A	STALCOOF FINISH SYSTEM	CONCRETE	HANSHAGRE - SAND FINISH
B	STALCOOF FINISH SYSTEM	CONCRETE	SWANSON SANDCAST - SAND FINISH
C	STALCOOF FINISH SYSTEM	CONCRETE	SWYTHYGAUNTLET GRAY - SAND FINISH
D	PRE WOOD TILE	TILE	WOOD TILE
E	NATURAL WOOD, DOORS AND WINDOWS	VARIABLES	DARK BRONZE
F	GLAZING	TED	CLEAR LOWE
G	PREP CONCRETE	HANSHAGRE (GROOVE SIDING)	BRUSH HANGRE



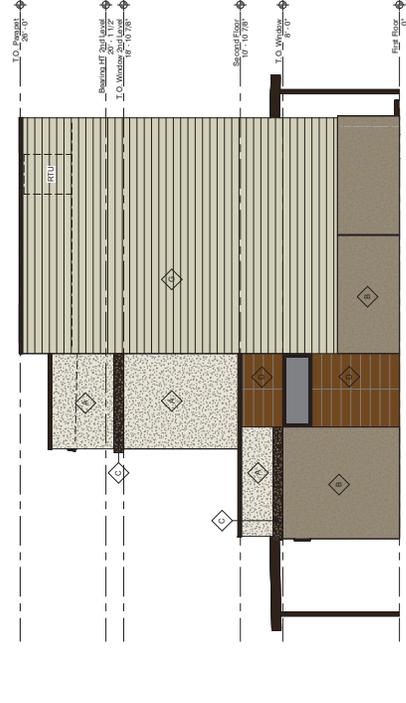
② Back Elevation - Building C-D
10' x 12'



① Front Elevation - Building C-D
10' x 12'



④ Right Side Elevation - Building C-D
10' x 12'



③ Left Side Elevation - Building C-D
10' x 12'

LAVEN BTR/TH
 1717 W Happy Valley Rd
 Phoenix, AZ 85095



REVISED

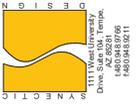
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 Drawn By: BLB
 Reviewed By: LDB
 SD Project No: 694820
 Date: 11/01/23

Sheet: **C-D-2**
 BUILDING C-D
 ELEVATIONS



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 148094830211

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 Planning & Development
 Department



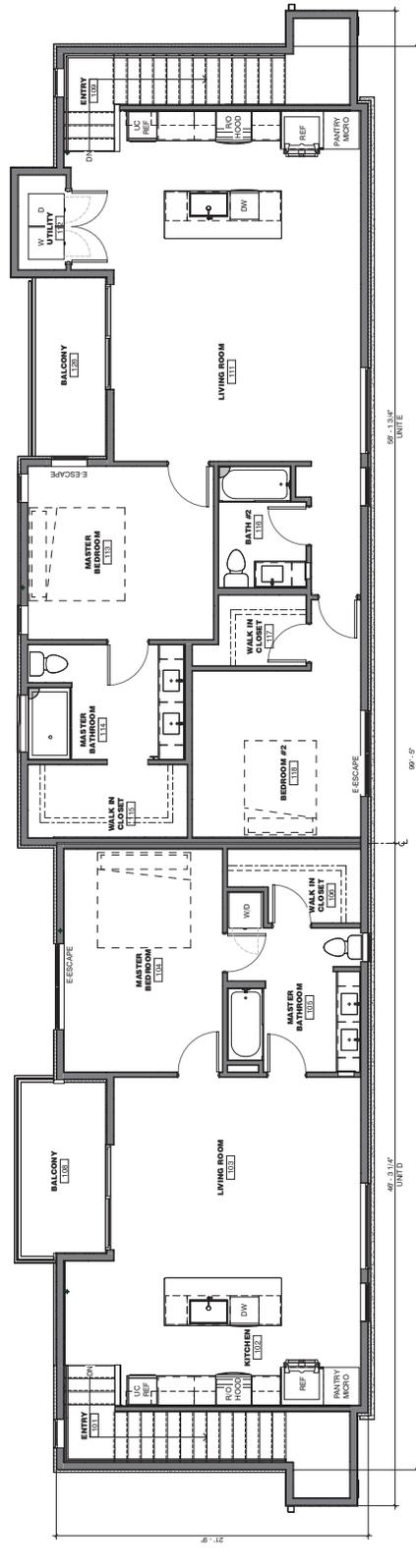
1 FRONT PERSPECTIVE - BLDG D
 12'-0" x 14'-0"



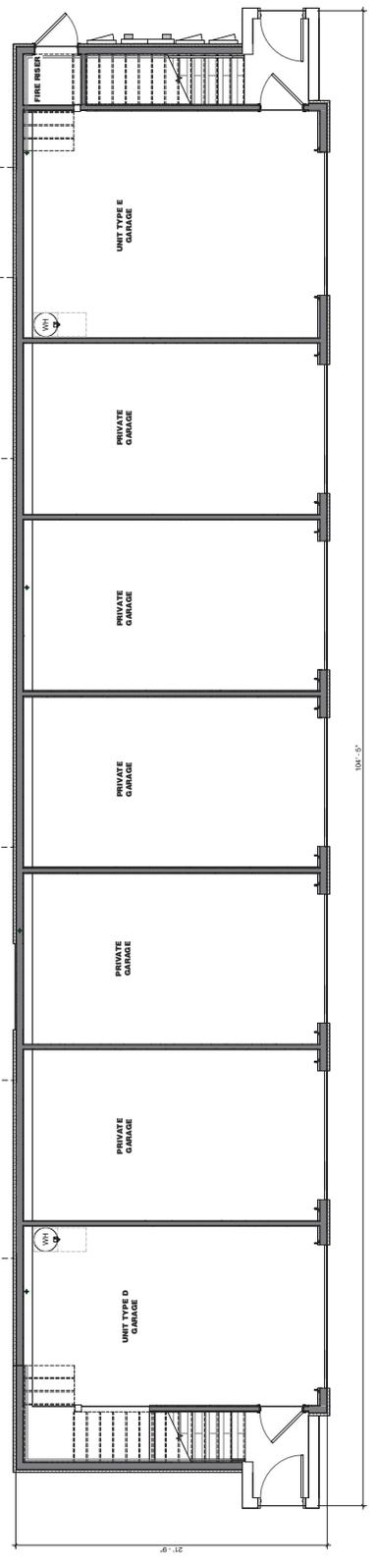
2 BACK PERSPECTIVE - BLDG D
 12'-0" x 14'-0"

UNIT SQUARE FOOTAGE (GROSS)

UNIT	1ST FLOOR (GARAGE)	2ND FLOOR (GRS) S.F.
SM1E2L	= 376 S.F.	= 890 S.F.
SM1E	= 446 S.F.	= 1,119 S.F.



2 Floor Plan Level 2 - Building D
 14'-0" x 14'-0"



1 Floor Plan Level 1 - Building D
 14'-0" x 14'-0"

LAVEEN BTR/TH
 1717 W Happy Valley Rd
 Phoenix, AZ 85055



PROJECT NO.	1717 W HAPPY VALLEY RD
DATE	11/03/2023

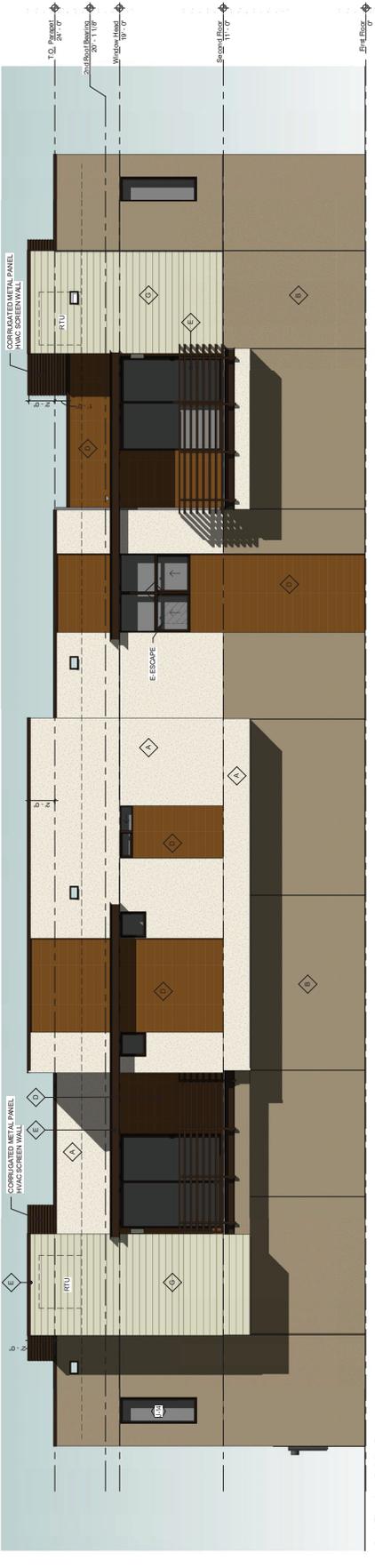
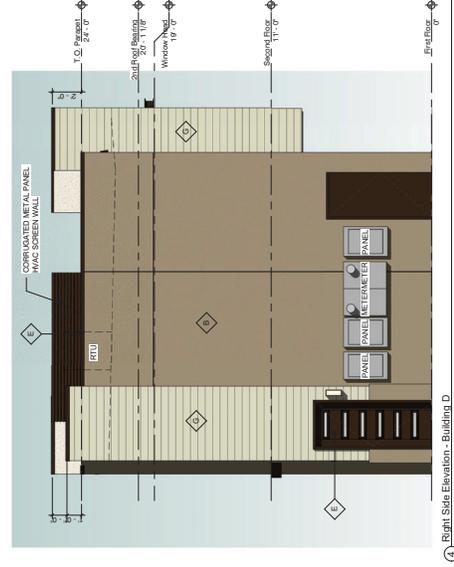
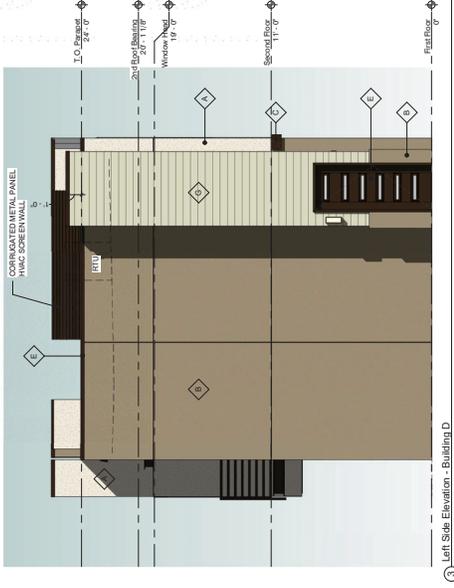
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 Drawn By: BLD
 Reviewed By: LLD
 SD Project No.: 62-00-20
 Date: 11/03/2023

Sheet: **D1**
 BUILDING D
 FLOOR PLAN



CITY OF PHOENIX
 NOV 03 2023
 Planning & Development
 Department

FINISH SCHEDULE EXTERIOR	FINISH MATERIAL	DESCRIPTION	MAKE
A	STUCCO FINISH SYSTEM	SWISS A MACHE SAND FINISH	
B	STUCCO FINISH SYSTEM	SWISS SANDUST SAND FINISH	
C	STUCCO FINISH SYSTEM	SWISS GRANULET SAND FINISH	
D	PIPE WOOD TILE	WOOD TILE	
E	METAL WORK DOORS AND WINDOWS	DARK BRONZE	
F	GLAZING	CLEAR LOWE	
G	PREP CEMENT	HARDENED ARTISAN V UNCOLORED SAND	



LAVEN BTR/TH
 1177 Happy Valley Rd
 Phoenix, AZ 85005

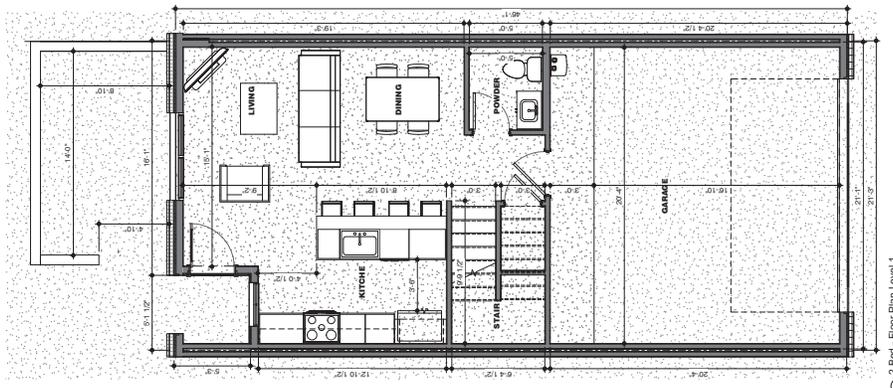


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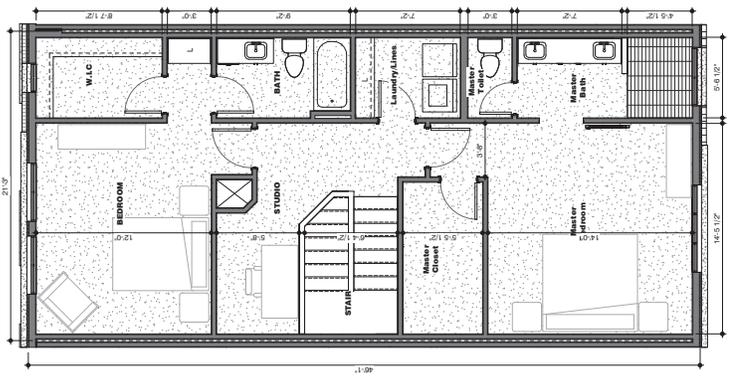
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 Reviewed By: LDB
 SD Project No: 62-08-20
 Date: 11/01/2023

Sheet: **D2**
 BUILDING ELEVATIONS

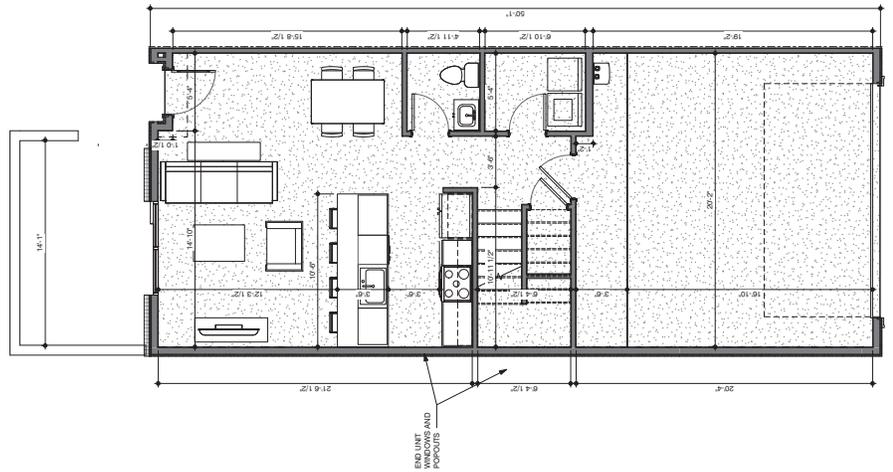
CITY OF PHOENIX
 NOV 03 2023
 Planning & Development
 Department



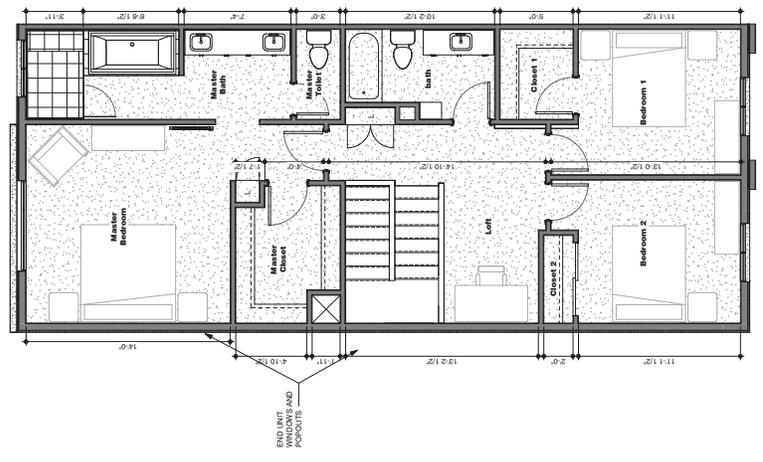
② 2 Bed - Floor Plan Level 1 - Townhouse
 1/4" = 1'-0"



③ 2 Bed - Floor Plan Level 2 - Townhouse
 1/4" = 1'-0"



① 3 Bed - Floor Plan Level 1 - Townhouse
 1/4" = 1'-0"



④ 3 BED - SECOND FLOOR PLAN
 1/4" = 1'-0"

UNIT SQUARE FOOTAGE (GROSS)

2BEDROOM:

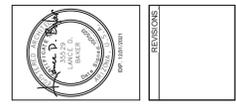
1ST FLOOR GROSS: = 524 S.F.
 2ND FLOOR GROSS: = 879 S.F.
 TOTAL: = 1,403 S.F.
 GARAGE: = 433 S.F.

1ST FLOOR NET: = 482 S.F.
 2ND FLOOR NET: = 837 S.F.
 TOTAL NET: = 1,319 S.F.
 PATIO: = 192 S.F.
 GARAGE: = 435 S.F.

3BEDROOM:

1ST FLOOR GROSS: = 600 S.F.
 2ND FLOOR GROSS: = 1009 S.F.
 TOTAL: = 1,609 S.F.
 GARAGE: = 435 S.F.

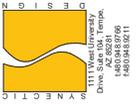
1ST FLOOR NET: = 559 S.F.
 2ND FLOOR NET: = 950 S.F.
 TOTAL NET: = 1,509 S.F.
 PATIO: = 192 S.F.
 GARAGE: = 435 S.F.



Phone: CD
 Drawn By: Author
 Review By: Checker
 SD Project No: 684820
 Date: 11/01/23
 Sheet:

THI
 TOWNHOUSE FLOOR PLANS

LAVEN BTR/TH
 3735 W. Dobbin Road
 Phoenix, 85339



1111 W. University Dr.
 Suite #104, Tempe,
 AZ 85281
 480.948.9766
 168094830211

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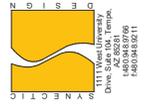
① FRONT PERSPECTIVE 2 BDRM TOWNHOUSE
 1/2" = 1'-0"



② BACK PERSPECTIVE 2 BDRM TOWNHOUSE
 1/2" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEME 1

TASK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	CONCRETE	SWAY'S NAORE SAND FINISH	
B	STUCCO FINISH SYSTEM	CONCRETE	DECO/DESERT GRAY - SAND FINISH	
C	STUCCO FINISH SYSTEM	CONCRETE	SKY/150 GARNET/LET GRAY - SAND FINISH	
D	PIPE WOOD TILE	MANUF.	WOOD TILE	
E	METAL WORK, DOORS, AND WINDOWS	VANES	DARK BRONZE	
F	GLAZING	TBD	CLEAR/LOWE	
G	FIBER CEMENT	MARSE ARTISANLY GROOVE SIDING	SWISH NAORE	



LAVEN BTR/TH
 3735 W. Dobbin's Road
 Phoenix, 85339



REVISIONS

Phone: CD
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 Reviewed By: Checker
 SD Project No: 69-08-20
 Date: 11/01/23

Sheet: **TH2**
 TOWNHOUSE 2 BDRM ELEVATIONS

CITY OF PHOENIX
 NOV 03 2023
 Planning & Development
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③ FRONT PERSPECTIVE 3 BDRM TH
 1/2" = 1'-0"



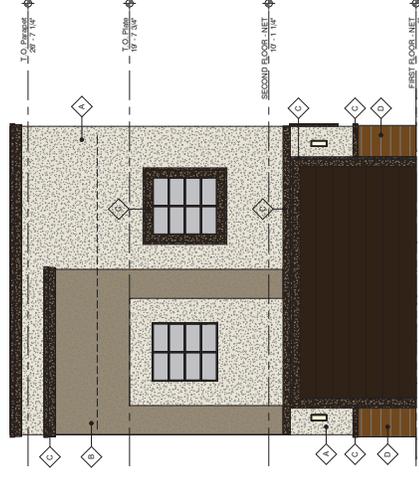
② BACK PERSPECTIVE 3 BDRM TH
 1/2" = 1'-0"



⑦ Right Elevation 3 BDRM TH End Unit
 1/4" = 1'-0"



⑥ Left Elevation 3 BDRM TH End Unit
 1/4" = 1'-0"

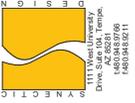


⑧ BACK ELEVATION 3 BDRM TH
 1/4" = 1'-0"



⑨ FRONT ELEVATION 3 BDRM TH
 1/4" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEME 1	UNIT	UNIT/TYPE	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	CONCRETE	CONCRETE	SWISS MADE - SAND FINISH	
B	STUCCO FINISH SYSTEM	CONCRETE	CONCRETE	DECTHO DEBERT GRAY - SAND FINISH	
C	STUCCO FINISH SYSTEM	CONCRETE	CONCRETE	SWISS GAUNTLET GRAY - SAND FINISH	
D	IRE WOOD TILE	MANUF.	MANUF.	WOOD TILE	
E	WETWORK DOORS AND WINDOWS	VARIES	VARIES	DARK BRONZE	
F	GLAZING	TBD	TBD	CLEAR/LOW-E	
G	FIBER CEMENT	MADE IN SWITZERLAND	MADE IN SWITZERLAND	SWISS MADE	



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 Suite #104, Tempe, AZ 85281
 480.948.9766
 148094836211

LAVEEN BTR/TH

3735 W. Dobbin Road
 Phoenix, 85339



REVISIONS	
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CD
 Phone:
 Drawn By:
 Author:
 Reviewed By:
 Checker:
 SD Project No.: 69-08-20
 Date: 11/01/23
 Sheet:

TH3
 TOWNHOUSE 3 BDRM
 ELEVATIONS

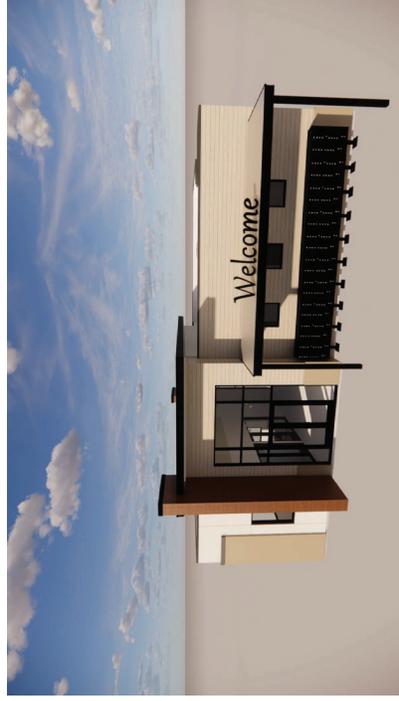
CITY OF PHOENIX

NOV 03 2023

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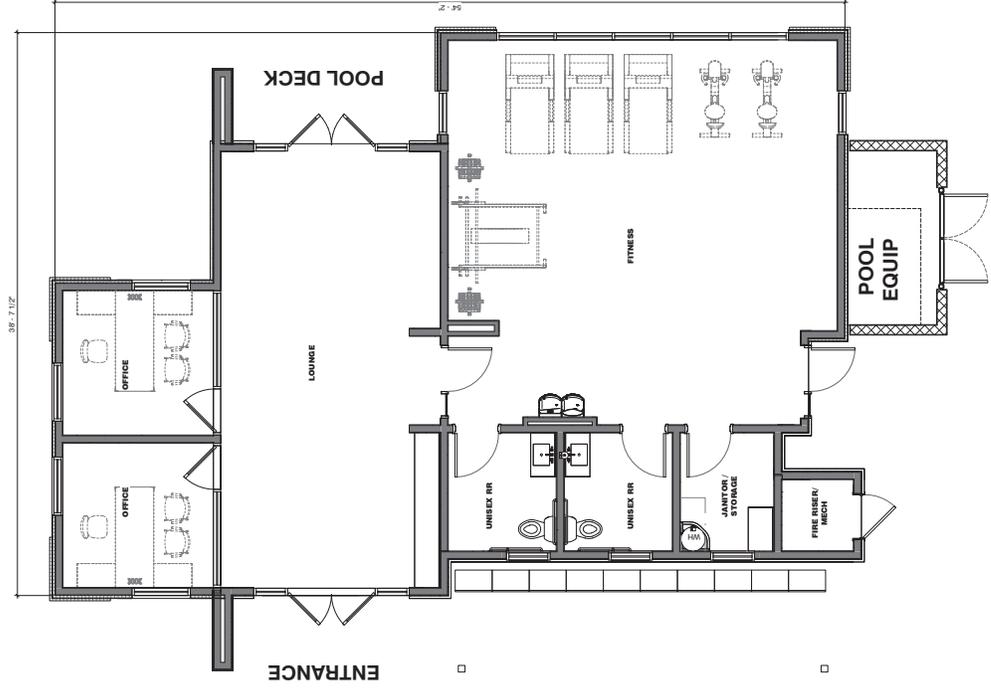


3 Back Rendering w/Tile
1/2" = 1'-0"

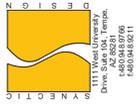


2 Front Rendering w/Tile
1/2" = 1'-0"

CLUBHOUSE SQUARE FOOTAGE (GROSS)
1,897 S.F.



1 Clubhouse Floor Plan
1/4" = 1'-0"



1111 W University Dr
Suite #104, Tempe,
AZ 85281
480.948.9766
1480348332.11

LAVEEN BTR
1717 W Happy Valley Rd.
Phoenix, AZ 85085



DESIGNED	
DRAWN	
CHECKED	
DATE	

Phone: DD
Drawn By: ANS
Reviewed By: LDB
SD Project No: 480823
Date: 11/01/2023

Sheet:
CH1
CLUBHOUSE FLOOR PLAN

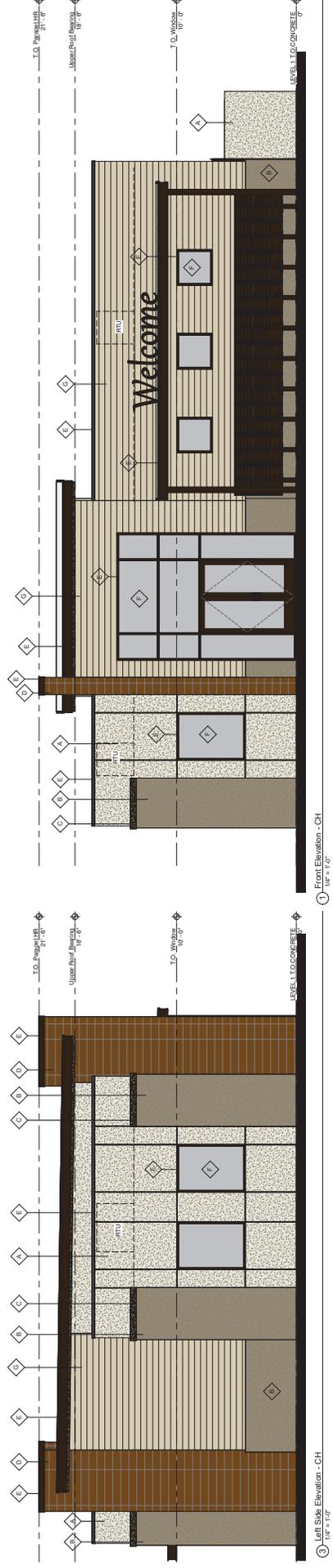
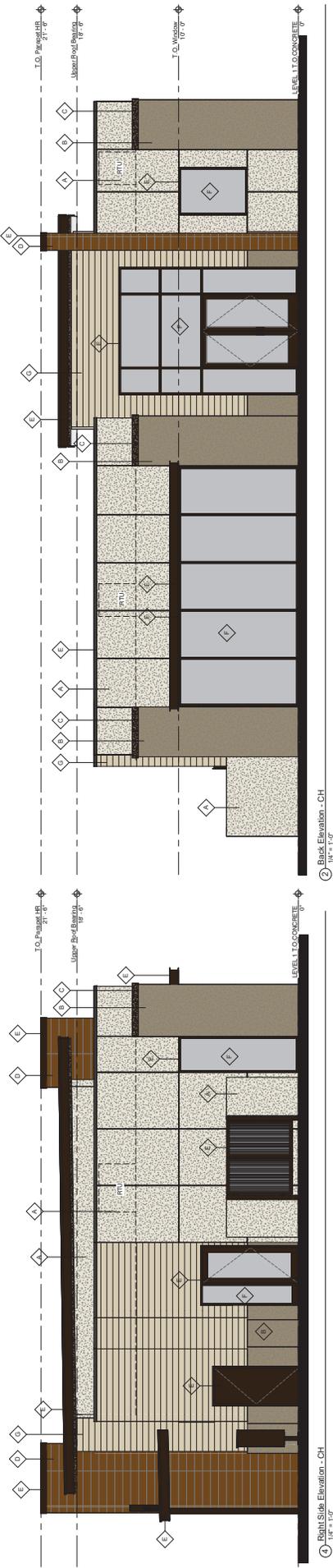


FINISH SCHEDULE EXTENSOR	TASK	MATERIAL	MAKEUP	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	SWISH MACRE SAND FINISH	CONCRETE	SWISH MACRE SAND FINISH	
B	STUCCO FINISH SYSTEM	DECTO DESERT GRAY SAND FINISH	CONCRETE	DECTO DESERT GRAY SAND FINISH	
C	STUCCO FINISH SYSTEM	SWIWO GAINLET GRAY SAND FINISH	CONCRETE	SWIWO GAINLET GRAY SAND FINISH	
D	PIPE WOOD TILE	WOOD TILE	WOOD TILE	WOOD TILE	
E	METAL WORK, DOORS, AND WINDOWS	VARIES	VARIES	DARK BRONZE	
F	GLAZING	TBD	TBD	CLEAR LOWE	
G	FIBERCEMENT	HARDE ARTURIAN PROTECTIVE COATING	HARDE ARTURIAN PROTECTIVE COATING	SWISH MACRE	

CITY OF PHOENIX

NOV 03 2023

**Planning & Development
Department**



Phone: (602) 495-1111
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 Date: 11/03/2023

Sheet: **CH2**
 CLUBHOUSE EXTERIOR ELEVATIONS

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