

**PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322**



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned  
**From:** Alan Stephenson  
Planning & Development Department Director  
**Date:** September 21, 2021  
**Subject:** **P.H.O. APPLICATION NO. PHO-2-21--Z-47-19-7** – Notice of Pending Actions  
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **October 20, 2021**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov) or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **September 28, 2021**.

**DISTRIBUTION**

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City Council (Sina Matthes, Tony Motola ), 11th Floor  
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Public Transit (Kathryn Boris)  
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Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor  
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor  
Water Services (Don Reynolds, Victor Romo), 8th Floor  
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor  
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor  
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor  
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor  
Village Planner (Sofia Mastikhina, Laveen Village)  
Village Planning Committee Chair (Tonya Glass, Laveen Village)



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR PLANNING HEARING OFFICER ACTION

**APPLICATION NO: PHO-2-21--Z-47-19**

**Council District: 7**

**Request For:** Stipulation Modification

**Reason for Request:** Modification of Stipulation 1 regarding general conformance to the Conceptual Master Site Plan date stamped October 23, 2019. Review of site plan, landscape plan, and elevations by the Planning Hearing Officer per Stipulation 33. Modification of Stipulation 34 regarding a minimum 10 percent common area open space.

Owner	Applicant	Representative
Laveen Baseline, LLC 1707 East Highland Avenue, Suite 100 Phoenix AZ 85016 (602) 631-6101 banderson@kitchell.com	Michael Trueman 20410 North 19th Avenue Phoenix AZ 85027 (480) 217-4727 mjtrueman@drhorton.com	Tanya Aksamentova 20410 North 19th Avenue Phoenix AZ 85027 P: (480) 798-9444 F: mjtrueman@drhorton.com

**Property Location:** Approximately 650 feet north of the intersection of 59th Avenue and South Mountain Avenue

Zoning Map: D-5 Quarter Section: 01-14 APN: 300-02-927B Acreage: 10.74

Village: Laveen

Last Hearing: CC HEARING

Previous Opposition: \_\_\_\_\_

Date of Original City Council Action: 01/08/2020 230 PM

Previous PHO Actions: \_\_\_\_\_

Zoning Vested: C-2 HGT/WVR

Supplemental Map No.: \_\_\_\_\_

Planning Staff: 071773

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email [zoning.mailbox@phoenix.gov](mailto:zoning.mailbox@phoenix.gov) or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,725.00	\$0.00	09/02/2021	21-0084023	Original Filing Fee

Signature of Applicant: \_\_\_\_\_ DATE: \_\_\_\_\_

### Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>10/20/2021 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	
Action: _____	Action: _____	Action: _____

BERRY RIDDELL LLC

September 16, 2021

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Scottsdale, AZ 85251  
Office: 480-385-2727  
www.berryriddell.com

wr@berryriddell.com  
Direct: 480-682-3902

September 16, 2021

**Via Hand-delivery to:**

City of Phoenix  
Attn: Planning Hearing Officer  
200 W Washington Street, 2<sup>nd</sup> Floor  
Phoenix, Arizona 85003

**Re: Request for Planning Hearing Officer Approval / Z-47-19**

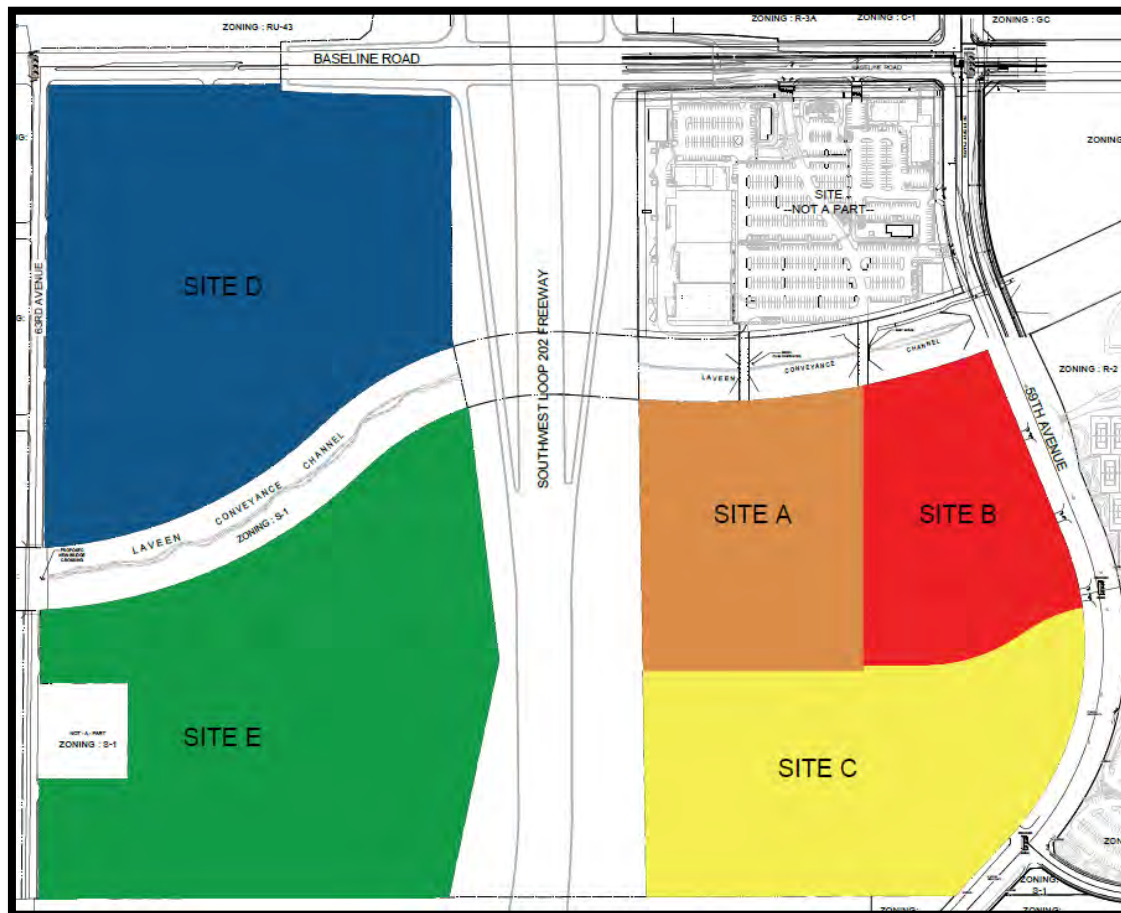
Dear Planning Hearing Officer:

The purpose of this correspondence is to seek approval of several stipulation modifications and approval of a site plan, landscape plan, and elevations pursuant to Z-47-19 to allow for a 130-unit DR Horton multi-family development called Ascend at South Mountain. The property is located north of the northwest corner of 59<sup>th</sup> Avenue and South Mountain Avenue (the "Site"). The Site is located within the Laveen Village.



In 2019, the site outlined below in yellow was rezoned from S-1 (approved CP/GCP and/or C-2) to 28.64 acres of C-2, 23.27 acres of R-4, and 76.7 acres of CP/GCP to refine the former “cafeteria zoning” and create a path forward for the development of a master plan. The first phase of the plan is for the Harkins theatre, with subsequent phases to follow as users for the various sites were found. A Conceptual Master Site Plan was developed and presented through the Public Hearing Process to divide the site into five distinct districts and account for the remaining phases that currently had no specific users. Zoning Case Z-47-19 is subject to 60 stipulations, 12 of which apply to the overall rezoning area, including general conformance to the site locations shown on the Conceptual Master Site Plan, and six apply only to Site C. Part of the stipulation modification request will to be incorporate approximately 10.38 gross acres of the “Site A” and “Site B” into “Site C”; thus, requiring compliance with “Site C” stipulations.

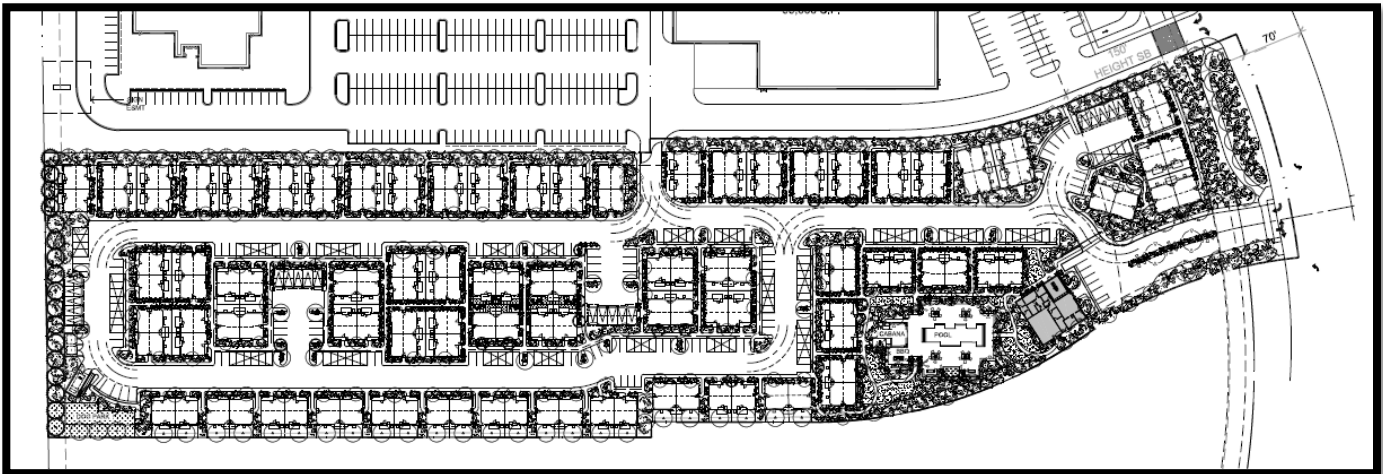
**Conceptual Master Site Plan as approved per Z-47-19**





### The Proposal

The Site is proposed as 130-unit agrarian style single-family style rental community that functions like a grouping of attached single-family dwelling units akin to a compact single-family subdivision which encourages compatibility with the surrounding context. The development features its own centralized amenities including an open space community area, clubhouse, dog park, and resort-style pool. Buildings are grouped to create courtyards, with inviting landscaping to support healthy neighborhood interactions. It will fill a need in the market for those renters who want a backyard and the privacy offered by a single-family layout, but don't want the financial and maintenance responsibilities associated with owning a traditional single-family home.



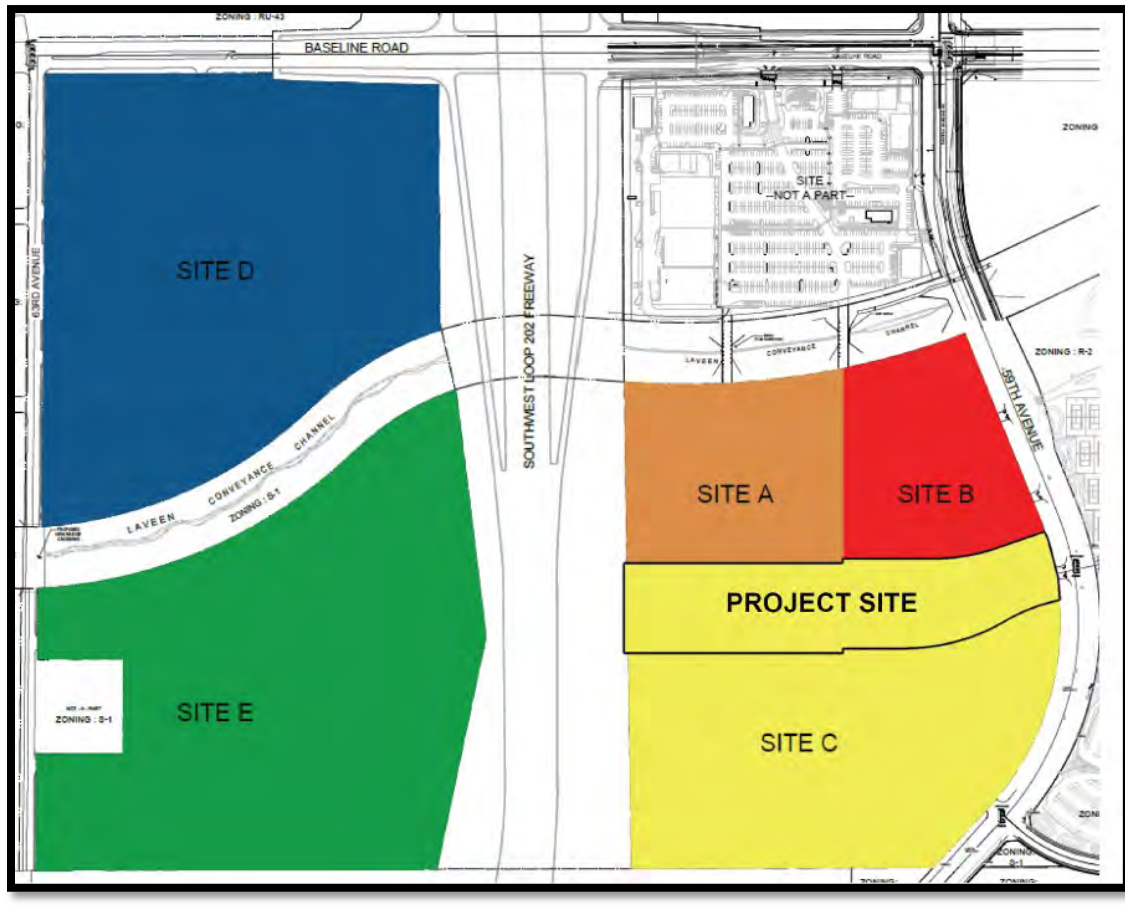
## Stipulation Modifications

### Overall Site Stipulations

The stipulations from the original zoning case were broken into five different site areas, in addition to overall site stipulations. The overall zoning case was broken into smaller pieces to allow for appropriate stipulations to be placed with specific zoning districts and development types.

- #1 The development shall be in General Conformance to the Conceptual Master Site Plan date stamped ~~October 23, 2019~~ SEPTEMBER 02, 2021, with specific regard to the site locations, as approved by the Planning and Development Department.**

**Response:** To best address the proposed multi-family development, the expansion of "Site C" to the north to encompass this Site is proposed. As part of the original zoning case, it was envisioned to have multi-family adjacent to the commercial development with pedestrian connectivity. By extending the "Site C" area to the north, the original intent will be maintained while allowing for compliance with all original stipulations for "Site C".



### **Stipulations – Site C (Multifamily)**

One of the six stipulations that apply to “Site C” requires approval of a site plan, landscape plan, and elevations by the Planning Hearing Officer (“PHO”) through the public hearing process to show compliance with applicable goals and policies of the Southwest Growth Study. The Southwest Growth Study was created to guide development in Laveen after the area was annexed into the City of Phoenix in 1995, and to preserve the community’s agrarian character. The policy document provides design policies and standards, with regard to architectural style, pedestrian connectivity, and shade. The plans have been designed to be in compliance with those policies and standards, particularly those included in Stipulation 33 of the zoning case, as outlined below.

**33. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:**

- a. **Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks, and overall connectivity including:**

- b. **A minimum of three evenly disperse pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.**

**Response:** As proposed, Ascend at South Mountain includes three evenly spaced pedestrian connections to the future commercial development to the north. The shaded pathways feature self-closing, ADA compliant pedestrian gates. An interconnected network of pathways traverse the Site so that residents can safely and comfortably travel to and from the commercial development, encouraging synergy between the land uses. Additionally, a separated sidewalk is located along 59<sup>th</sup> Avenue connected to internal pathways so that residents can easily leave the Site to access the adjacent bus stop, bike or walk or surrounding properties, etc.

- c. **Arcades and overhangs shall be incorporated into the buildings to promote shade.**

**Response:** The proposed building designs features architectural integral overhangs that provide ample shade while also promoting agrarian theming. The roof line varies on each proposed product type, but each building style provides a minimum of one gable style overhang.

It is important to note that the use of “arcades” is more in line with traditional apartment styles that have interconnected buildings with multiple levels. The product type proposed on site mimics the styling of single-family homes and provides architecturally integrated overhangs, which meets the intent of this review criteria.

- d. **All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.**



**Response:** Building façades feature frequent color and material changes, vertical and horizontal elements, architectural integral overhangs, and pop-outs to create visual interest and encourage shade within the development. This articulation happens more frequently than 50 linear feet.

- e. **Ensuring architectural style is consistent with prior phases of the project and development in the area.**

**Response:** Ascend at South Mountain is the second phase within Z-47-19 to proceed with the preliminary site plan approval stage, with Harkins being the first. Ascend at South Mountain has been designed to be consistent with the architectural details found within the Harkins design and other surrounding developments. Common elements include desert-toned stucco, stone work, etc. By utilizing high-quality design and materials, Ascend at South Mountain sets a precedent for the remainder of the rezoning boundary, ensuring superior architectural style and materials throughout Laveen Park Place.

- #34 There shall be a minimum of 10 percent ~~common area~~ open space provided on site. THIS OPEN SPACE SHALL BE A COMBINATION OF COMMON AREA OPEN SPACE AND PRIVATE OPEN SPACE, as approved by the Planning and Development Department.**

**Response:** Ascend at South Mountain is a unique community as the units are designed in clusters to mimic a single-family subdivision, which includes each unit having the luxury of their own private open space area. As proposed, each unit will have a private backyard space totaling a minimum of 200 square feet each. In addition to the private open space, the community will have a luxury style clubhouse for use by the residents, a pool, a cabana, barbeques, and additional communal gathering spaces. Given the unique nature of the design of the private open space within the units, the residents of the community will have ample open space to enjoy both in combination of private and public spaces. The cumulative open space providing, including both public and private, totals a minimum of 15% of the gross site area.

A graphic depicting the breakdown of open space can be found as an exhibit to this application.



It is also important to note that this development site will be including three pedestrian access points to the commercial development to the north. Through the commercial development to the north there is direct access to the Laveen Area Conveyance Channel ("LACC"). The LACC is a drainage channel that spans from 59<sup>th</sup> Avenue to the 79<sup>th</sup> Avenue alignment and provides recreational opportunities, including a multi- use trail.

Your attention to this matter is greatly appreciated. Please feel free to reach out to medirectly with questions.

Very truly yours,

*Wendy Riddell*

Wendy Riddell



ORDINANCE G-6659

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-47-19-7) FROM S-1, APPROVED CP/GCP AND/OR C-2 (RANCH OR FARM RESIDENCE DISTRICT, APPROVED COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT AND/OR INTERMEDIATE COMMERCIAL DISTRICT) TO CP/GCP (COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT), C-2 HGT/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER), AND R-4 (MULTIFAMILY RESIDENCE DISTRICT).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 128.61 acre site located at the southeast corner of 63rd Avenue and Baseline Road in a portion of Sections 5 and 6, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "S-1, Approved CP/GCP and/or C-2" (Ranch or Farm Residence District, Approved Commerce Park/General Commerce Park District and/or Intermediate Commercial District) to 76.70 acres of "CP/GCP" (Commerce Park/General Commerce Park District), 28.64 acres of "C-2 HGT/WVR" (Intermediate Commercial, Height Waiver), and 23.27 acres of "R-4" (Multifamily Residence District) to allow commerce park

development, commercial development with a height waiver for up to 56 feet and multifamily residential.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

**Overall Site**

- 1.** The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.
2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.
3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.
4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.

5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.
6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.
9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:
  - a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
  - b. Three bus stop pads shall be located along Southbound 59th Avenue.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.

#### **Site A**

13. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
14. The maximum building height shall be limited to 56 feet.
15. There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height.
16. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.
17. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.
18. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
19. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

20. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
21. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

**Site B (Retail/Restaurant)**

22. The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.
23. There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.
24. The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
  - a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:
    - (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.
    - (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.
  - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.



- c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
  - d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.
- 25. Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
  - 26. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.
  - 27. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
  - 28. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
  - 29. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
  - 30. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
  - 31. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

32. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

**Site C (Multifamily)**

- 33.** The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
- a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:
  - b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
  - c. Arcades and overhangs shall be incorporated into the buildings to promote shade.
  - d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
  - e. Ensuring architectural style is consistent with prior phases of the project and development in the area.
- 34.** There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.
35. A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
36. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

37. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
38. The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

**Site D (Commerce Park/General Commerce Park North of the LACC)**

39. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
  - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
    - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
    - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
  - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
  - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
  - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
40. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
41. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

42. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
43. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
44. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
45. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
46. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
47. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
48. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
49. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

50. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
51. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

**Site E (Commerce Park/General Commerce Park South of the LACC)**

52. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
  - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
    - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
    - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
  - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
  - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
  - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
53. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
54. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.



55. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
56. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
57. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
58. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
59. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
60. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

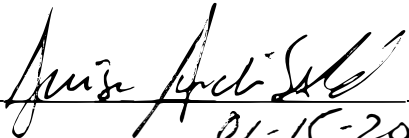
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

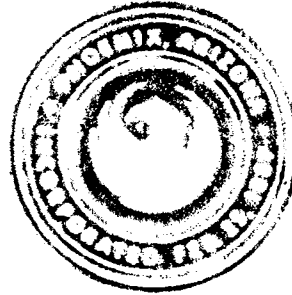
PASSED by the Council of the City of Phoenix this 8th day of January

2020.


  
\_\_\_\_\_  
MAYOR

ATTEST:

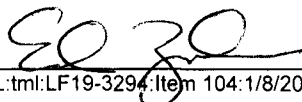
  
\_\_\_\_\_  
City Clerk  
01-15-2020



APPROVED AS TO FORM:

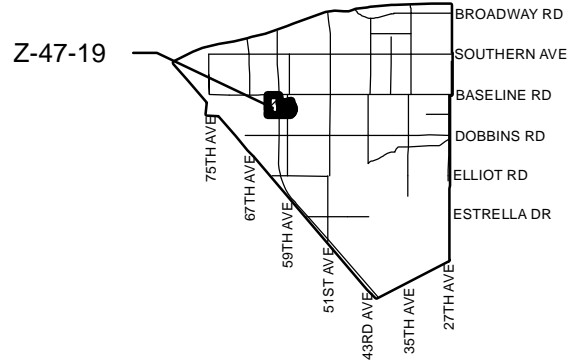
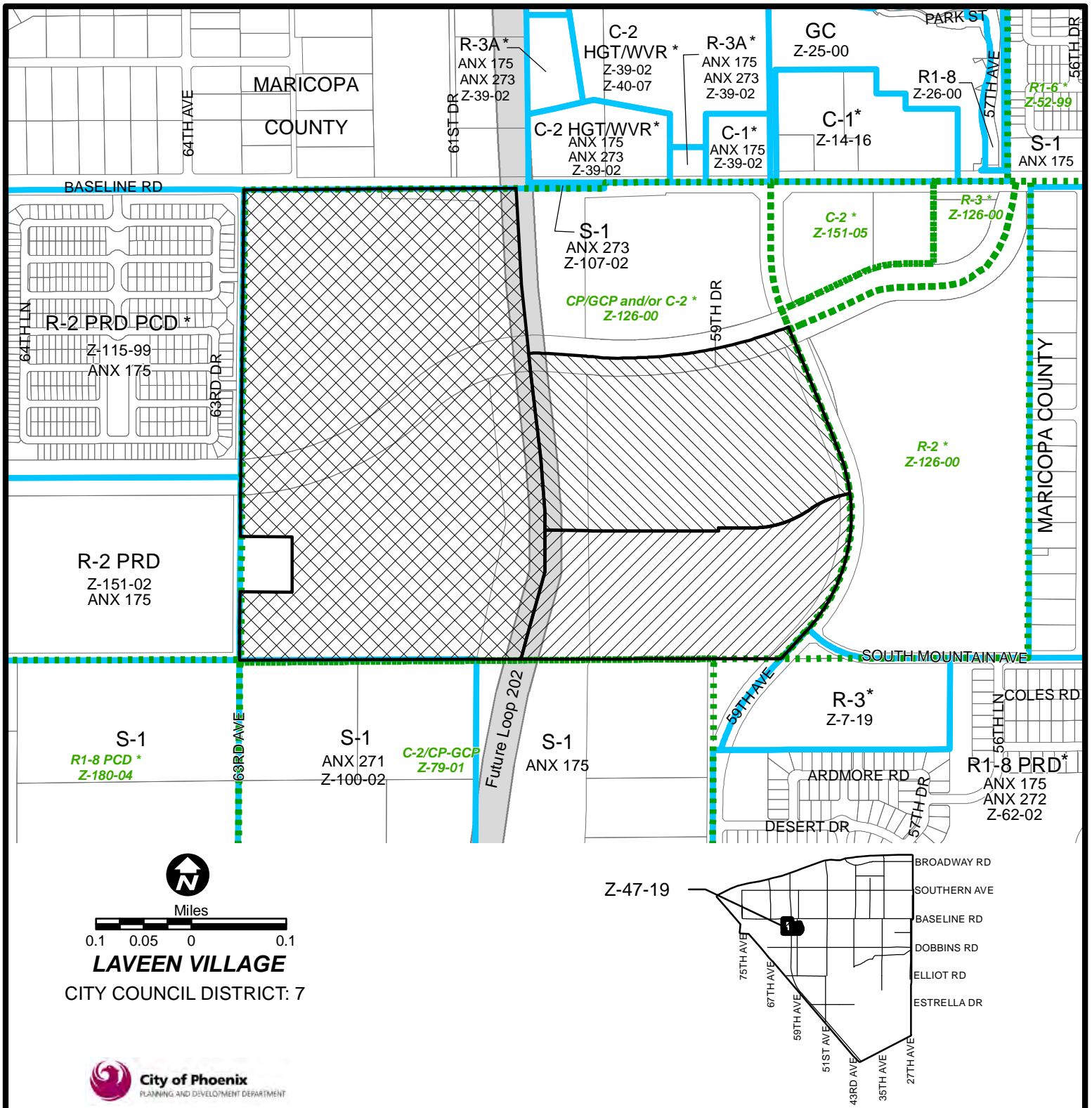
  
\_\_\_\_\_  
Acting City Attorney pm/

REVIEWED BY:

  
\_\_\_\_\_  
City Manager  
PL:tml:LF19-3294:Item 104:1/8/20:2160318v1

Exhibits:

- A – Legal Description (4 Pages)
- B – Ordinance Location Map (1 Page)



APPLICANT'S NAME: Wendy Riddell/Berry Riddell LLC

APPLICATION NO. Z-47-19

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

128.61 Acres

DATE: 10/3/2019  
REVISION DATES:

10/11/2019 10/17/2019

AERIAL PHOTO &  
QUARTER SEC. NO.

QS 01-14

ZONING MAP

D-5

#### REQUESTED CHANGE:

FROM: S-1 (Approved CP/GCP and/or C-2) (128.61 a.c.)

TO:



CP/GCP ( 76.70 a.c.)



C-2 HGT/WVR ( 28.64 a.c.)



R-4 ( 23.27 a.c.)

#### MULTIPLES PERMITTED

S-1 (Approved CP/GCP and/or C-2)

CP/GCP, C-2 HGT/WVR, R-4

#### CONVENTIONAL OPTION

128 (N/A, 1,865)

N/A, 415, 675

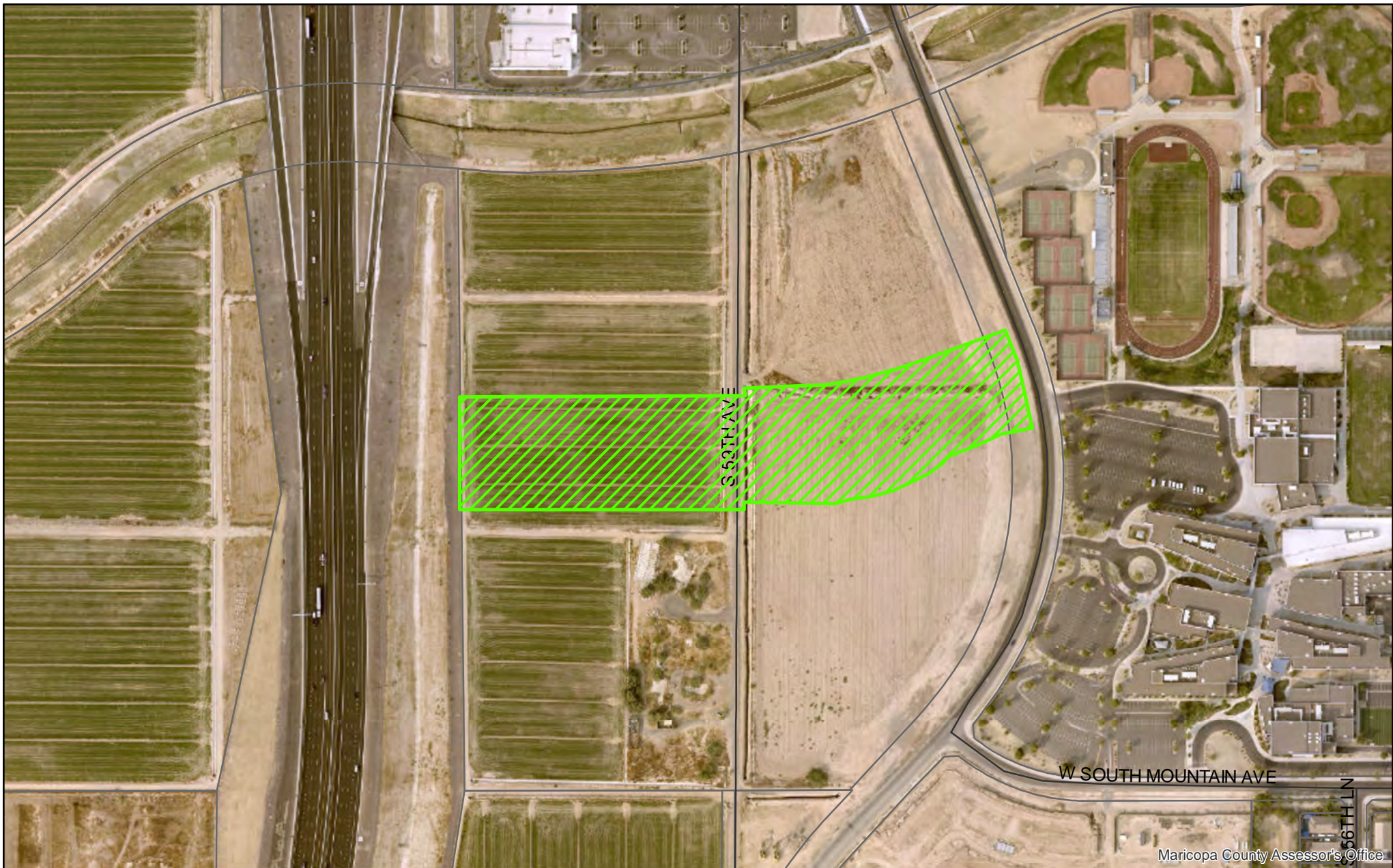
#### \* UNITS P.R.D. OPTION

N/A (N/A, 2,238)

N/A, 498, 810

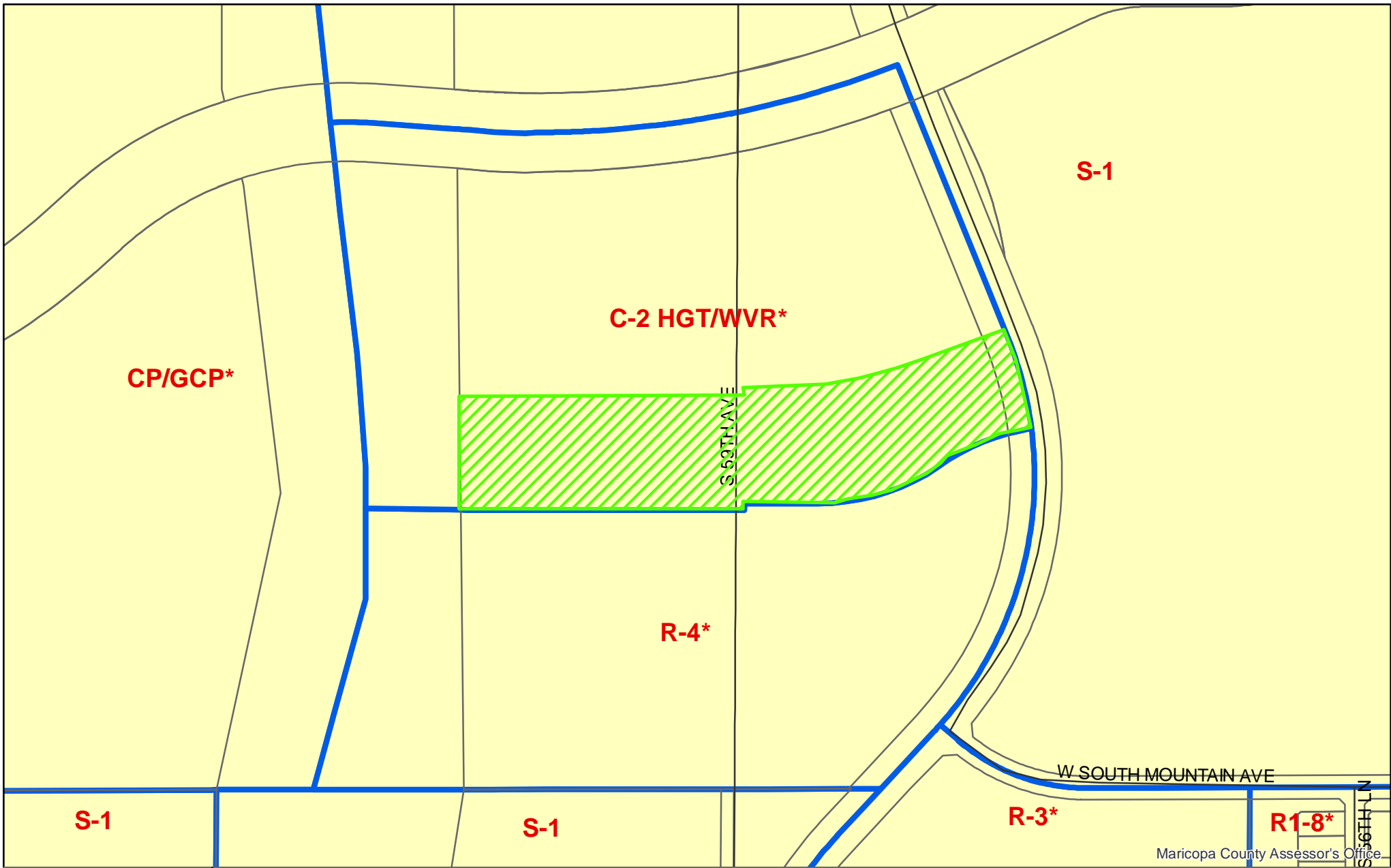
\* Maximum Units Allowed with P.R.D. Bonus





PHO-2-21--Z-47-19-7

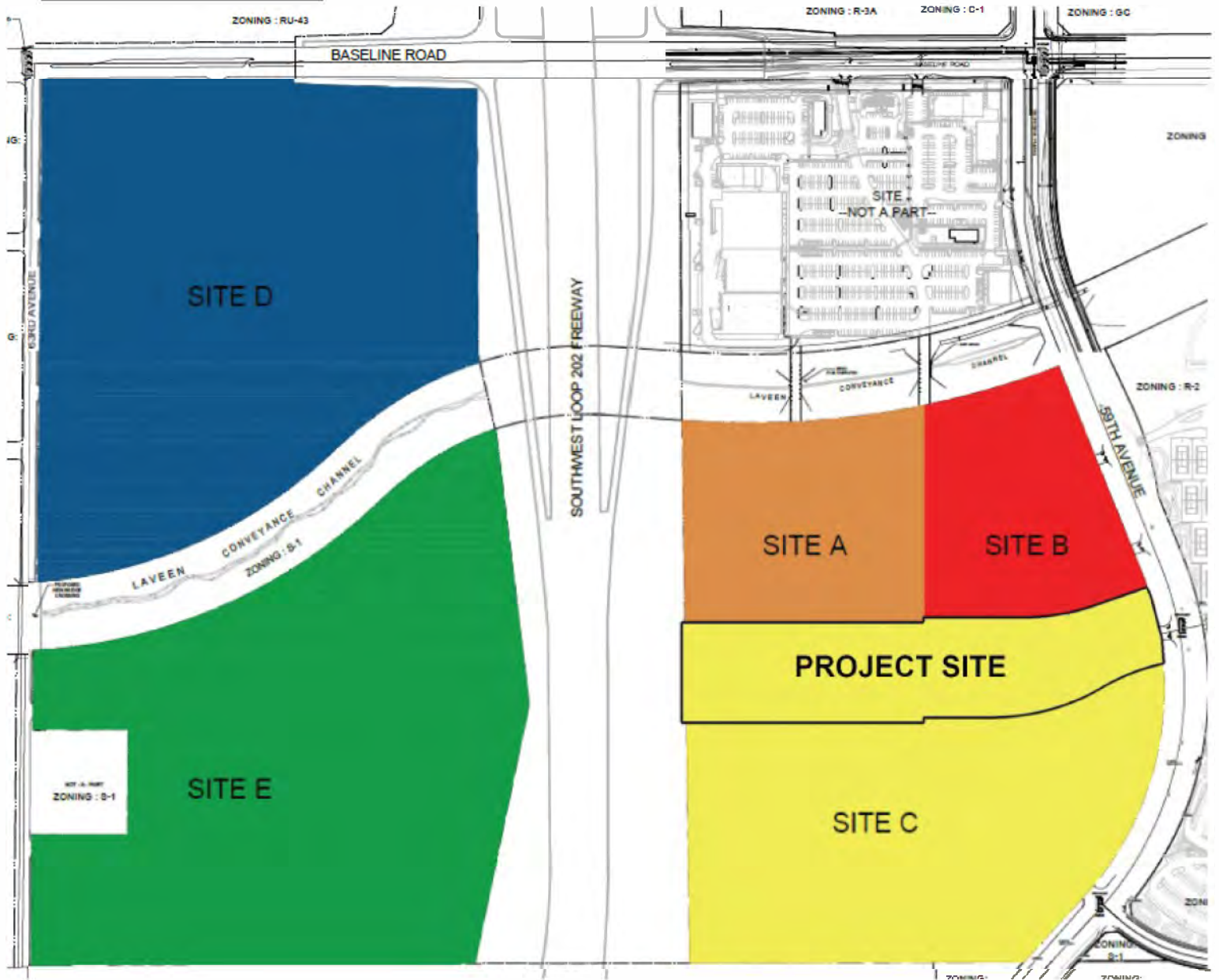
**Property Location: Approximately 650 feet north of the intersection of 59th Avenue and South Mountain Avenue**



PHO-2-21--Z-47-19-7

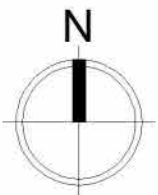
**Property Location: Approximately 650 feet north of the intersection of 59th Avenue and South Mountain Avenue**





## Z-47-19-7 MASTER PLAN

Source: Butler Design Group



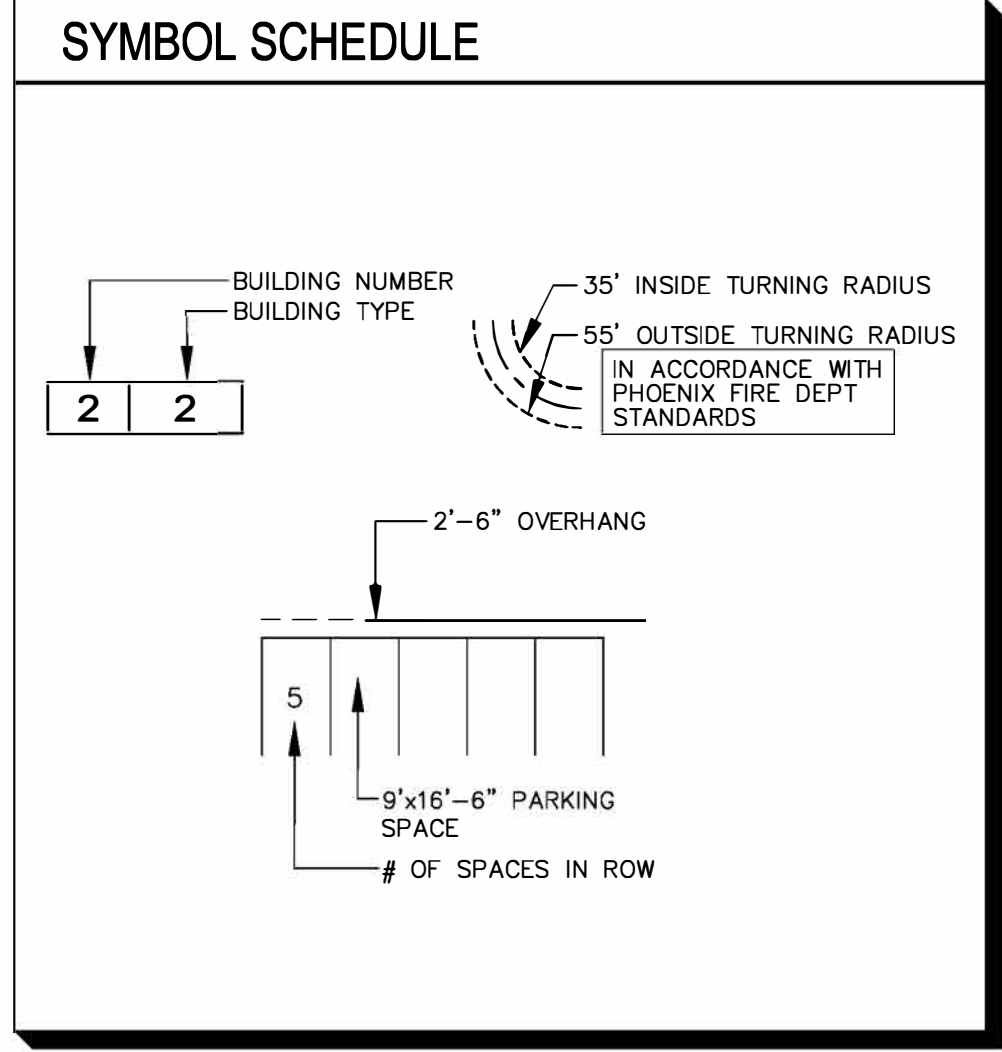
# ASCEND at SOUTH MOUNTAIN CITY OF PHOENIX PARCEL MAP

SEP 02 2021

Planning & Development  
Department

9-2-21 NOT TO SCALE





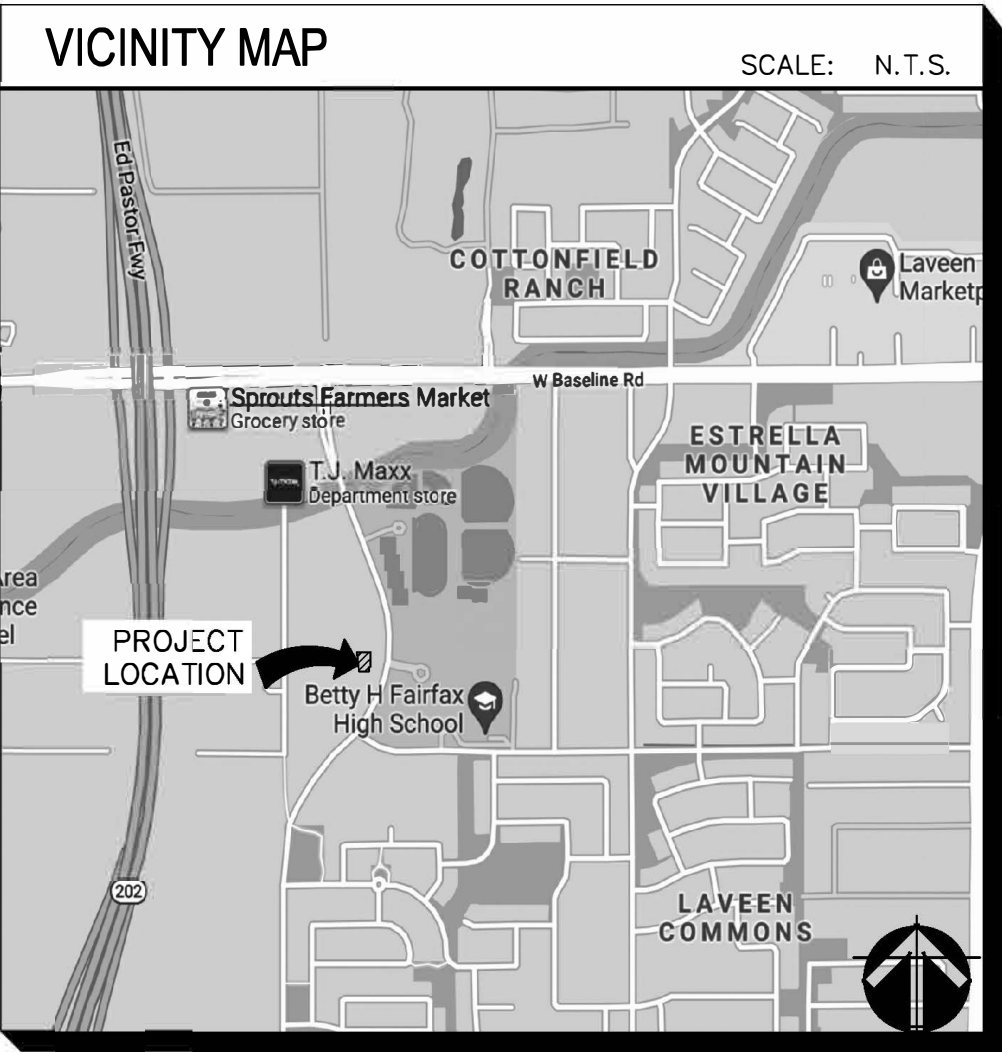
**PROJECT DESCRIPTION**

ASCEND AT SOUTH MOUNTAIN IS A PROPOSED GATED 130 DUPLEX UNIT COMMUNITY ON ±10.38 GROSS ACRES ON THE WEST SIDE OF SOUTH 59TH AVENUE, SOUTH OF WEST BASELINE ROAD. THE SITE IS ADJACENT TO FUTURE RETAIL DEVELOPMENT TO THE NORTH, FUTURE MULTI-FAMILY RESIDENTIAL TO THE SOUTH, AND THE 202 FREEWAY TO THE WEST. THE COMMUNITY'S PRIMARY VEHICULAR INGRESS/EGRESS IS FROM SOUTH 59TH AVENUE, WHICH ALIGNS WITH THE ENTRY TO BETTY H. FAIRFAX HIGH SCHOOL. A SECONDARY GATED ACCESS IS PROPOSED FROM THE RETAIL DEVELOPMENT TO THE NORTH. PEDESTRIAN ACCESS LINKS THE SITE TO SOUTH 59TH AVENUE, WHILE THREE PEDESTRIAN GATES WILL CONNECT ASCEND AT SOUTH MOUNTAIN TO THE FUTURE RETAIL TO THE NORTH.

THE DUPLEXES ARE COMPRISED OF THREE DIFFERENT BUILDING TYPES, WITH 1-, 2- AND 3-BEDROOM PLANS. WITH A COMBINATION OF SINGLE- AND TWO-STORY BUILDINGS, THE SITE DESIGN ASSURES NO TWO IDENTICAL BUILDINGS WILL BE PLACED SIDE-BY-SIDE, AND THREE DIFFERENT EXTERIOR COLOR PALETTES ASSURE ADDITIONAL VARIATION OF THE STREETScape. EACH DWELLING UNIT IS PROVIDED WITH 270 SQUARE FEET OF ENCLOSED PRIVATE GROUND LEVEL OPEN SPACE, WITH A PATIO, LANDSCAPE AREA AND A GATE ALLOWING ACCESS DIRECTLY TO THE COMMON AREA.

THE ARCHITECTURAL CHARACTER IS TRADITIONAL AND APPROPRIATE TO LAVEEN VILLAGE, WITH VARYING ROOF LINES AND PORCH ELEMENTS. THE PROPOSED COLOR PALETTES ARE WARM, NEUTRAL AND COMPLEMENTARY, WHILE STONE VENEER, BOARD & BATTEN DETAILING AND WINDOW SHUTTERS TO ADD VISUAL INTEREST.

COMMUNITY AMENITIES INCLUDE A POOL, CABANA WITH A COVERED PATIO FOR SOCIALIZING AND A DOG PARK. THE CLUBHOUSE ACCOMMODATES THE LEASING FACILITIES AND AN EXPANSIVE FITNESS FACILITY THAT OVERLOOKS THE POOL. ASCEND AT SOUTH MOUNTAIN IS PART OF THE LAVEEN PARK PLACE DEVELOPMENT, WITH AN ABUNDANCE OF STORES AND A SCHOOL WITHIN WALKING DISTANCE, AND EASY ACCESS TO THE 202-FREEWAY.



**PROJECT DATA**

**OVERALL SITE DATA:**

TOTAL SITE GROSS AREA:	±10.38 GROSS ACRES/452,152.8 S.F.	
TOTAL SITE NET AREA:	±10.01 NET ACRES/436,035.6 S.F.	
APN NO.:	300-02-927B	99 P.S.
PROPOSED USE:	MULTI FAMILY RESIDENTIAL	81 P.S.
ZONING:	C-2/R-3	20 P.S.
MAXIMUM HEIGHT:	2-STORIES / 30'-0" MAXIMUM	200 P.S.
PROVIDED HEIGHT:	2-STORIES / 24'-8" MAXIMUM	INCLUDING 70 UNRESERVED GUEST SPACES

PROPOSED DENSITY: 12.52 DU/GROSS AC

COMMON OPEN SPACE: 45,215.28 SF / 10% REQUIRED

PROVIDED OPEN SPACE: 39,843.42 SF COMMON AREA  
28,080.00 SF PRIVATE AREA

TOTAL: 66,923.42 SF/15% PROVIDED

**TOTAL UNIT MIX:**

ONE BEDROOM UNITS:	66 (50.8%)
TWO BEDROOM UNITS:	54 (41.5%)
THREE BEDROOM UNITS:	10 (7.7%)
TOTAL:	130 D.U.

**UNIT TYPE**

UNIT TYPE	LIVABLE AREA	UNITS
DUPLEX UNIT A	1 BED/1 BA	770 S.F.
DUPLEX UNIT B	2 BED/2 BA	1,203 S.F.
DUPLEX UNIT C	3 BED/2 BA	1,441 S.F.
TOTAL:		130 D.U.

1,001 AVERAGE S.F.

**PARKING:**

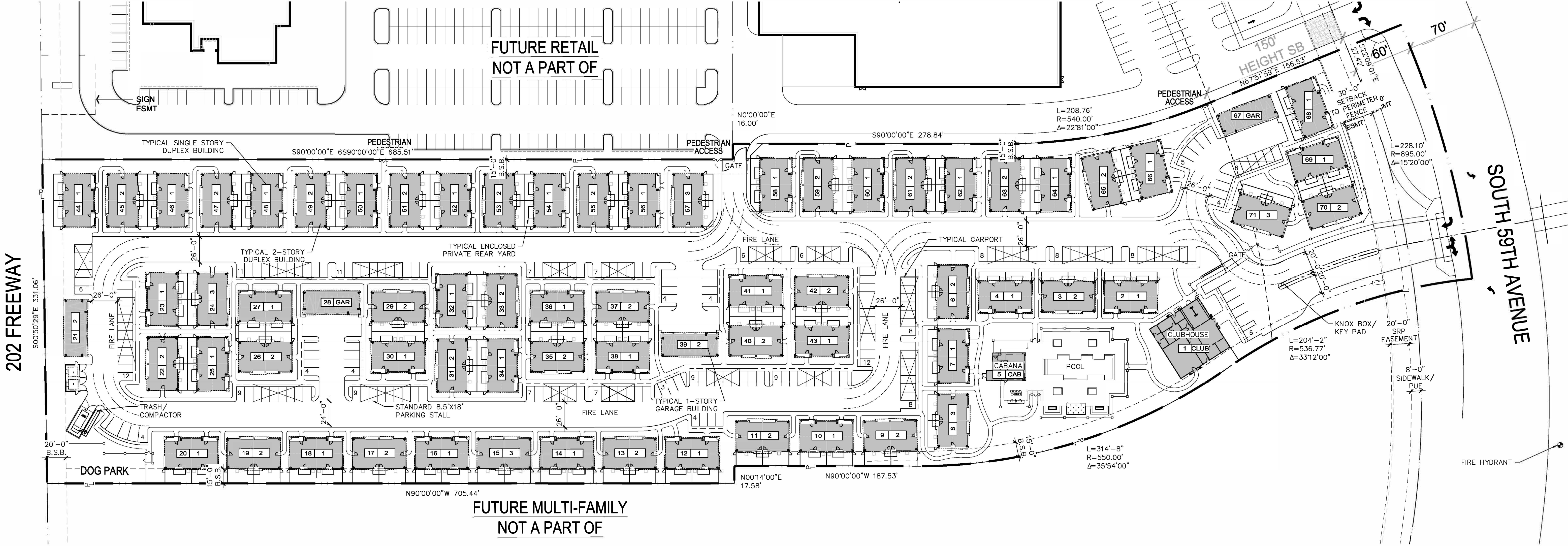
REQUIRED:		
(66) 1-BED X 1.5		99 P.S.
(54) 2-BED X 1.5		81 P.S.
(10) 3-BED X 2		20 P.S.
TOTAL REQUIRED:		200 P.S.

INCLUDING 70 UNRESERVED GUEST SPACES

PROVIDED:

PRIVATE GARAGE PARKING (RESERVED)	20 P.S.
CARPORT PARKING (RESERVED)	110 P.S.
UNCOVERED PARKING (UNRESERVED)	104 P.S.
TOTAL PROVIDED:	234 P.S.

1.8 P.S. PER DWELLING UNIT



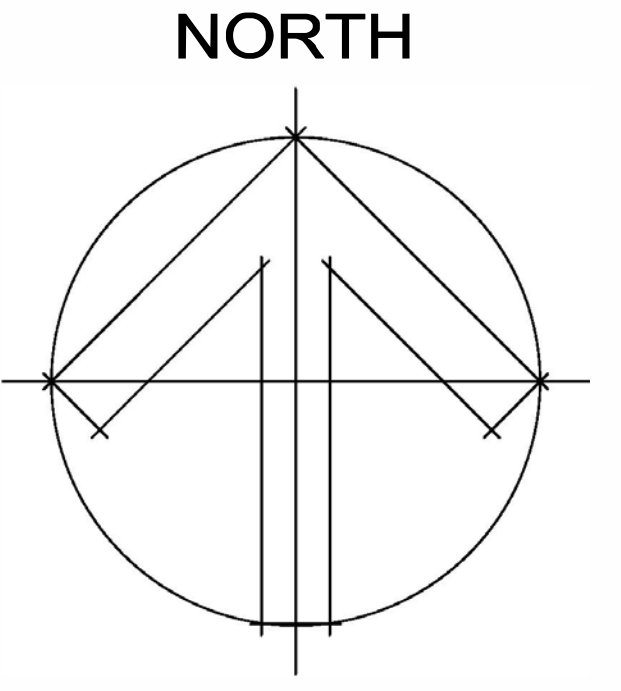
PHO-2-21--Z-47-19-7

Proposed Site Plan

**CITY OF PHOENIX**

SEP 02 2021

Planning & Development  
Department



**SITE PLAN**

Hearing Date: 10/20/21

**biltform**  
architecture

biltform architecture  
group, LLC

11460 north cave creek road, suite 11  
phoenix, arizona 85020  
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**ASCEND at SOUTH MOUNTAIN**  
RENTAL COMMUNITY  
CITY OF PHOENIX, ARIZONA

**D.R. HORTON** BY THE WAY  
*America's Builder*

1341 Horton Circle  
Arlington, Texas 76001

Phone: (817) 390-8264

REVISIONS:

1	
2	
3	
4	
5	

JOB NO: 21-037  
DATE: SEPTEMBER 2ND, 2021  
SCALE: 1"=50'-0"  
SHEET NO:

**A1**

PHO SUBMITTAL 9-03-21

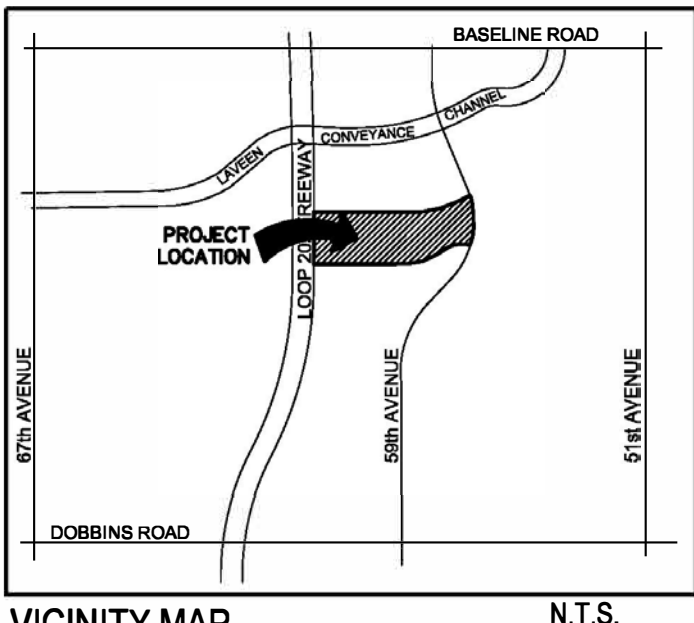
© BILTFORM ARCHITECTURE GROUP, INC.



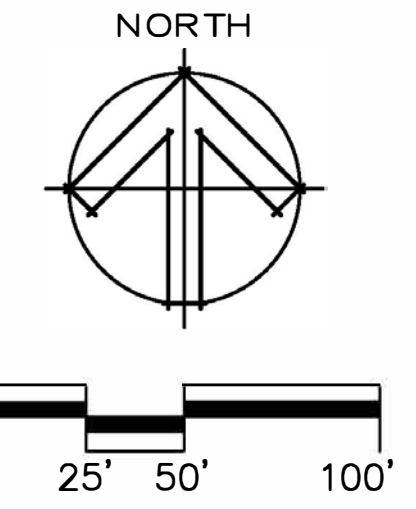


PLANT LEGEND

TREES	SPECIFICATION	SHRUBS	SIZE	SHRUBS	SIZE	GROUNDCOVERS	SIZE	LANDSCAPE MATERIALS
	<i>Quercus virginiana</i> Southern Live Oak		24" Box Double Stake	<i>Carissa grandiflora</i> Natal Plum	5 Gallon		1 Gallon	(Contractor to submit sample for approval)
	<i>Prosopis chilensis</i> "Hybrid" Thornless Chilean Mesquite		24" Box Double Stake	<i>Tecoma hybrid</i> Orange Jubilee	5 Gallon		1 Gallon	<i>Decomposed granite</i> Desert Brown
	<i>Chilopsis linearis</i> Desert Willow		24" Box Double Stake	<i>Phoenix roebelenii</i> Pigmy Date Palm	5 Gallon		1 Gallon	<i>Concrete header</i> Extruded
	<i>Ulmus parvifolia</i> Chinese Elm		24" Box Double Stake	<i>Leucophyllum candida</i> "Thundercloud" Sage	5 Gallon		1 Gallon	
	<i>Pistacia chinensis</i> Chinese Pistache		36" Box Standard	<i>Dodonea viscosa</i> Hopseed Bush	5 Gallon		1 Gallon	
	<i>Cercidium hybrid</i> "Desert Museum" Hybrid		36" Box Multi Trunk	<i>Tecomaria capensis</i> Cape Honeysuckle	5 Gallon		1 Gallon	
	<i>X Butiagrus nabonnandii</i> Mule Palm		24" Box	<i>Agave bracteosa</i> Spider Agave	5 Gallon		4" Pots @ 6" O.C.	
	<i>Phoenix dactylifera</i> Date Palm		18" Trunk Height Diamond Cut Trunk	<i>Hibiscus rosa-sinensis</i> Chinese Hibiscus	5 Gallon		Nutmeg Lush	
	<i>Cercis mexicana</i> Mexican Redbud		24" Box Double Stake	<i>Hesperaloe parvifolia</i> Red Yucca	5 Gallon		Sod	
	<i>Pinus edularica</i> Mondel Pine		24" Box Double Stake	<i>Lagerstroemia indica</i> "Dynamite" Crape Myrtle	5 Gallon			
	<i>Olea europaea</i> "Swan Hill" Olive		36" Box Multi-Trunk	<i>Pittosporum tobira</i> Mock Orange	5 Gallon			
	<i>Lagerstroemia indica</i> "White" Crape Myrtle		36" Box Multi-Trunk					
	<i>Sophora secundiflora</i> Texas Mountain Laurel		24" Box Multi-Trunk					
	<i>Bauhinia blakeana</i> White Hong Kong Orchid Tree		24" Box Double Stake					



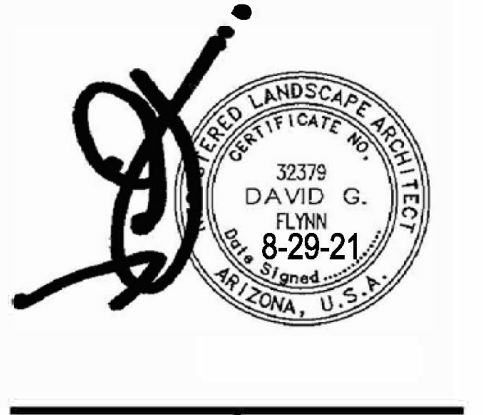
CITY OF PHOENIX  
SEP 02 2021  
Planning & Development  
Department



**biltform**  
landscape  
architecture

biltform landscape  
architecture group,  
inc.

11460 North Cave Creek Rd. suite 6  
Phoenix, Arizona 85020  
Phone 602.285.9200 Fax 602.285.9229  
email: dave@biltform.com



ASCEND at SOUTH MOUNTAIN  
RENTAL COMMUNITY  
CITY OF PHOENIX, ARIZONA

Phone: (617) 380-9264  
**D.R. HORTON** INC.  
*America's Builder*

PROJECT NAME:  
PROJECT OWNER:  
1341 Horton Circle  
Arlington, Texas 76001

REVISIONS:	
1	-
2	-
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5	-
JOB NO:	21-036L
DATE:	Xxxxx xx, xxxx
SCALE:	1" = 50'-0"
SHEET NO:	

PL 1.1





Site Area +/- 10.38 gross acres / 452,152.8 S.F.

Total Required Common Open Space: 45,215.28 S.F. / 10% of gross site area  
Common Open Space Provided: 39,843.42 S.F.  
Private Open Space Provided: 28,080.00 S.F.  
Total Provided Open Space: 66,923.42 S.F. / 15% of gross site area  
Every unit is provided with 270 SF of private ground level open space.



CITY OF PHOENIX  
SEP 17 2021  
Planning & Development  
Department



ASCEND AT SOUTH MOUNTAIN OPEN SPACE EXHIBIT

8-18-21 N.T.S.

PHO-2-21--Z-47-19-7




















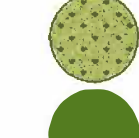






















Proposed Open Space Exhibit

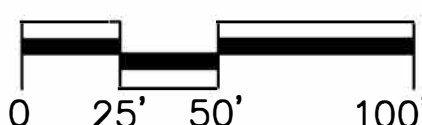
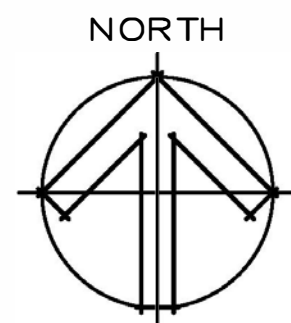
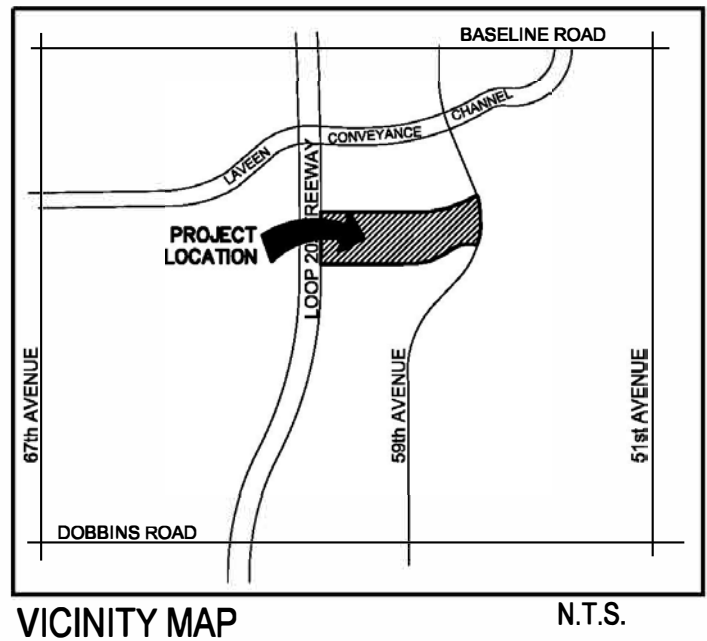
Hearing Date: 10/20/21





PLANT LEGEND

TREES	SPECIFICATION	SHRUBS	SIZE	SHRUBS	SIZE	GROUNDCOVERS	SIZE	LANDSCAPE MATERIALS
	<i>Quercus virginiana</i> Southern Live Oak		24" Box Double Stake		5 Gallon		1 Gallon	(Contractor to submit sample for approval)
	<i>Prosopis chilensis</i> "Hybrid" Thornless Chilean Mesquite		24" Box Double Stake		5 Gallon		1 Gallon	<i>Decomposed granite</i> Desert Brown
	<i>Chilopsis linearis</i> Desert Willow		24" Box Double Stake		5 Gallon		1 Gallon	<i>Concrete header</i> Extruded
	<i>Ulmus parvifolia</i> Chinese Elm		24" Box Double Stake		5 Gallon		1 Gallon	
	<i>Pistacia chinensis</i> Chinese Pistache		36" Box Standard		5 Gallon		1 Gallon	
	<i>Cercidium hybrid</i> "Desert Museum" Hybrid		36" Box Multi Trunk		5 Gallon		1 Gallon	
	<i>X Butiagrus nabonnandii</i> Mule Palm		24" Box		5 Gallon		4" Pots @ 6" O.C.	
	<i>Phoenix dactylifera</i> Date Palm		18" Trunk Height Diamond Cut Trunk		5 Gallon		Nutmeg Lush	
	<i>Cercis mexicana</i> Mexican Redbud		24" Box Double Stake		5 Gallon		Sod	
	<i>Pinus eldarica</i> Mondel Pine		24" Box Double Stake		5 Gallon			
	<i>Olea europaea</i> "Swan Hill" Olive					<i>Bignonia capreolata</i> Tangerine Beauty Crossvine	5 Gallon W/ 4'x 4' Trellis	
	<i>Lagerstroemia indica</i> "White" Crape Myrtle					<i>Ficus pumila</i> Creeping Fig Vine	1 Gallon	
	<i>Sophora secundiflora</i> Texas Mountain Laurel							
	<i>Bauhinia blakeana</i> White Hong Kong Orchid Tree							



CITY OF PHOENIX

SEP 17 2021

Planning & Development  
Department

PRELIMINARY LANDSCAPE PLAN

biltform

landscape

architecture

biltform

landscape

architecture

1146

biltform landscape  
architecture group,  
inc.  
11460 North Cave Creek Rd. suite 6  
phoenix , arizona 85020  
Phone 602.285.9200 Fax 602.285.9229  
email: dave@biltform.com



ASCEND at SOUTH MOUNTAIN  
RENTAL COMMUNITY  
CITY OF PHOENIX, ARIZONA

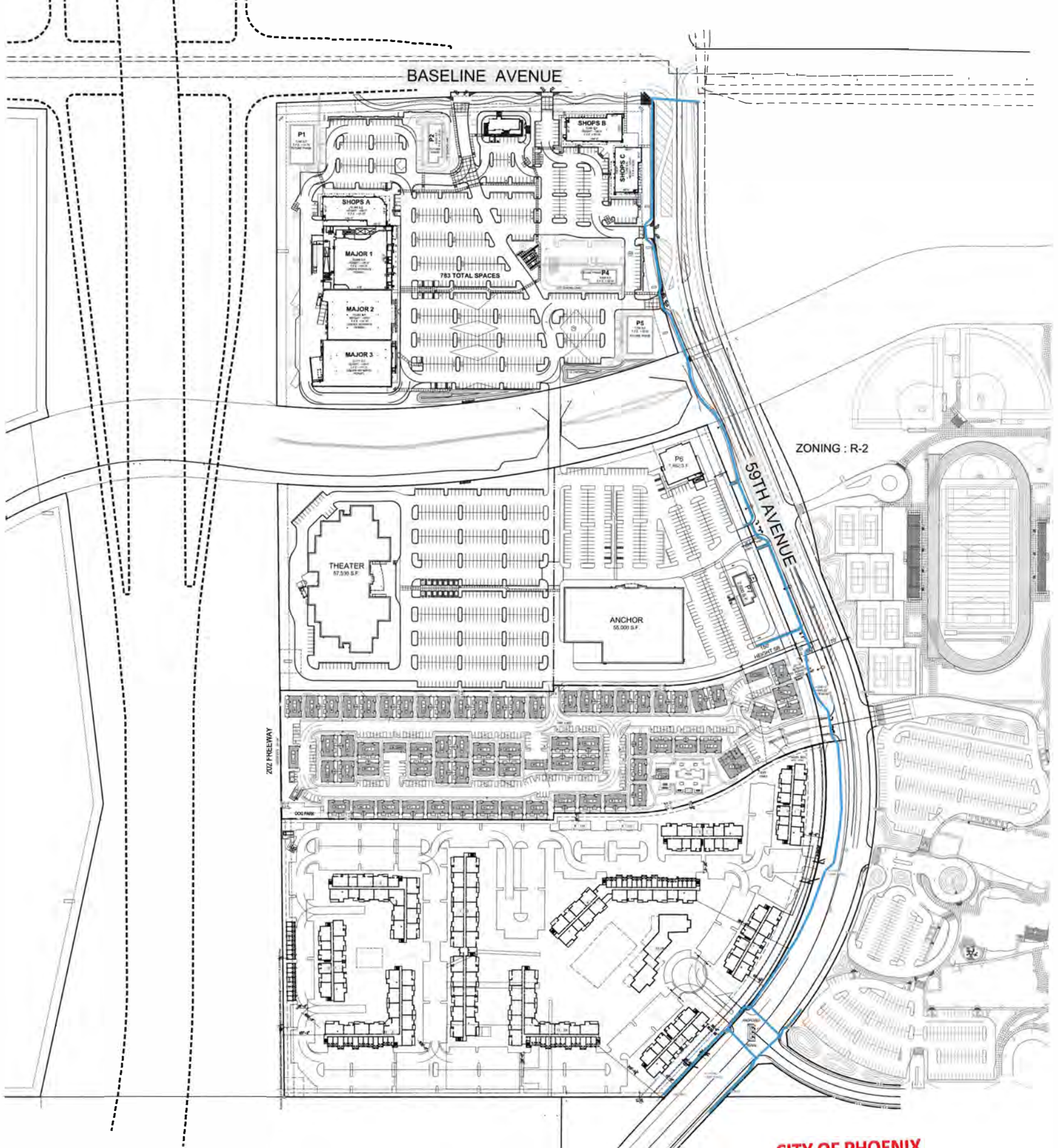
Phone: (617) 380-9264  
D-R-HORION  
America's Builder

PROJECT NAME:  
PROJECT OWNER:  
1341 Horton Circle  
Arlington, Texas 76001

REVISIONS:	
1	-
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5	-
JOB NO:	21-036L
DATE:	Xxxxx xx, xxxx
SCALE:	1" = 50'-0"
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PL 1.1





ZONING : R-2

**CITY OF PHOENIX**

SEP 17 2021

Planning & Development  
Department

**pedestrian circulation**





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ASCEND at SOUTH MOUNTAIN

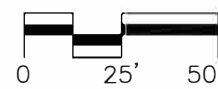
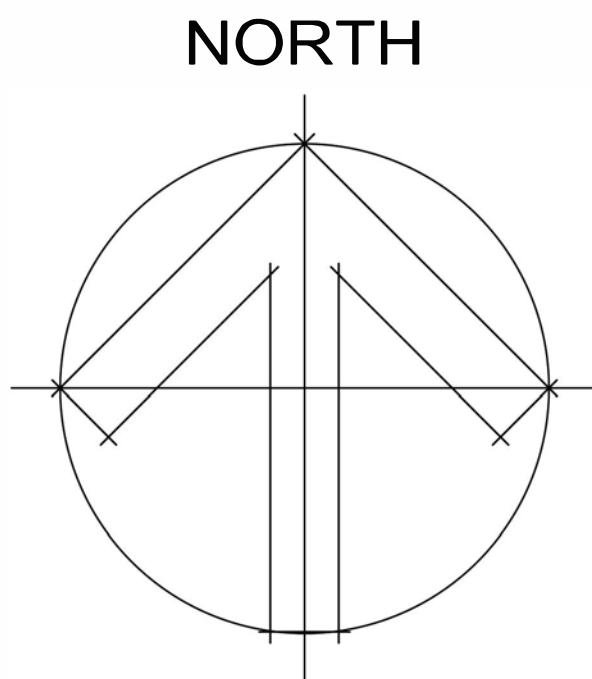
RENTAL COMMUNITY  
CITY OF PHOENIX, ARIZONA

PRELIMINARY  
NOT FOR  
CONSTRUCTION

biltform architecture  
group, LLC

11460 north cave creek road . suite 11  
phoenix . arizona 85020  
Phone 602.285.9200 Fax 602.285.9229

biltform  
architecture



SITE PLAN

pedestrian circulation



automotive circulation



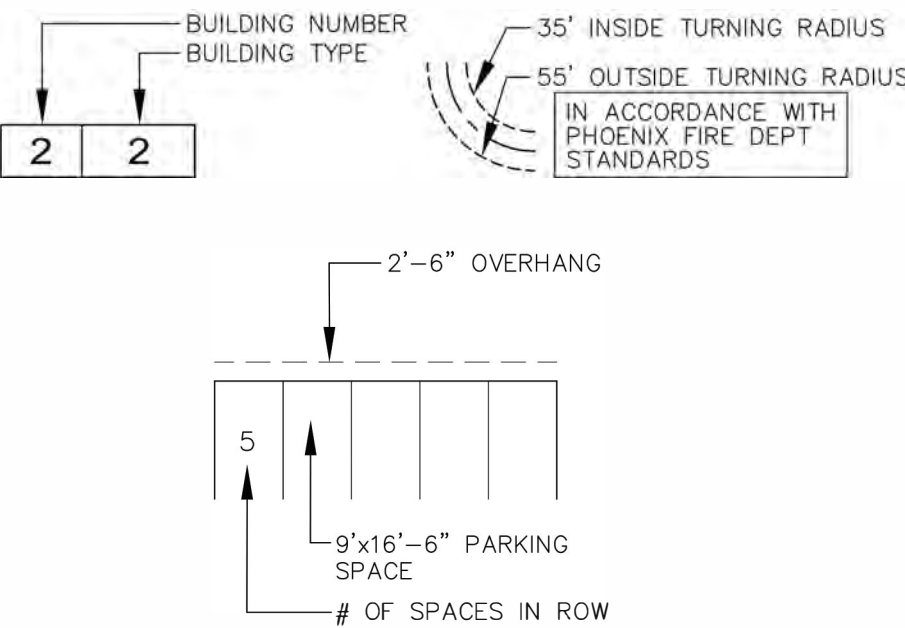
CITY OF PHOENIX

SEP 17 2021

Planning & Development  
Department



SYMBOL SCHEDULE



PROJECT DESCRIPTION

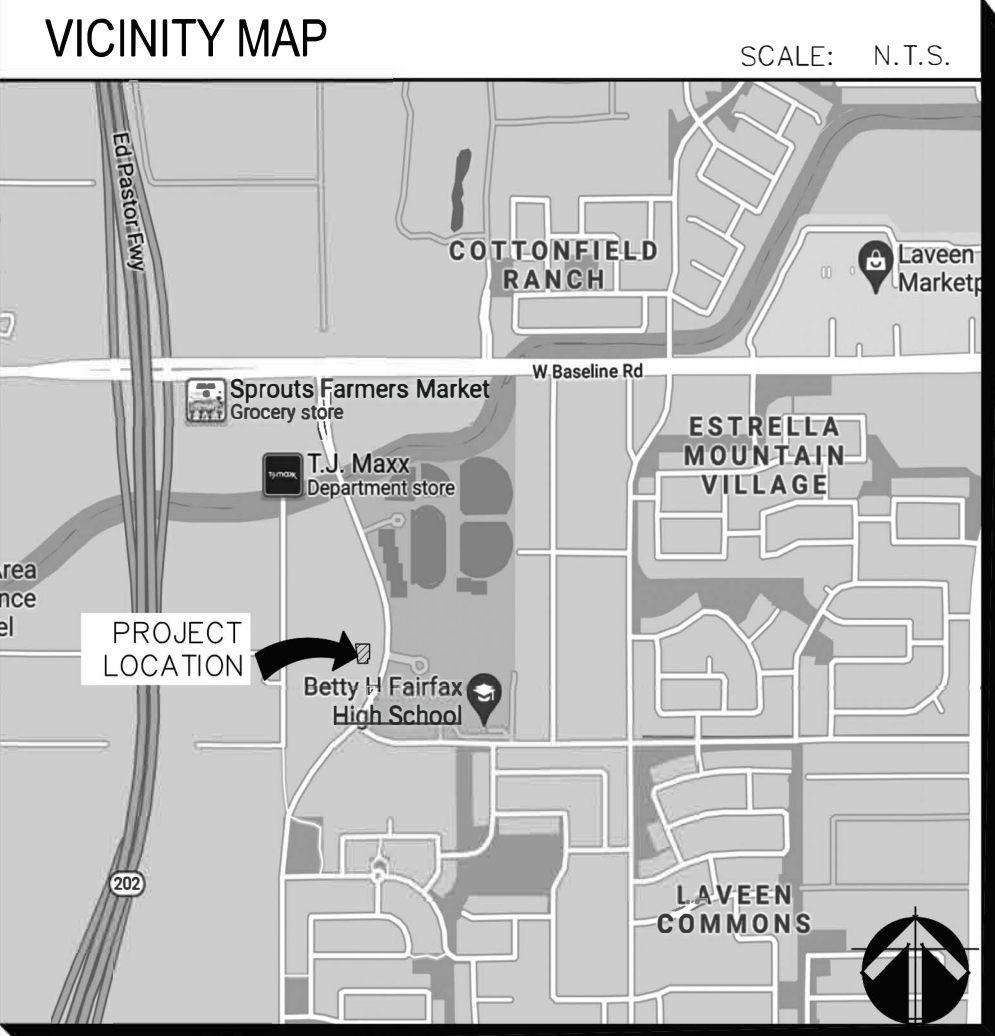
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THE DUPLEXES ARE COMPRISED OF THREE DIFFERENT BUILDING TYPES, WITH 1-, 2- AND 3-BEDROOM PLANS. WITH A COMBINATION OF SINGLE- AND TWO-STORY BUILDINGS, THE SITE DESIGN ASSURES NO TWO IDENTICAL BUILDINGS WILL BE PLACED SIDE-BY-SIDE, AND THREE DIFFERENT EXTERIOR COLOR PALETTES ASSURE ADDITIONAL VARIATION OF THE STREETScape. EACH DWELLING UNIT IS PROVIDED WITH 270 SQUARE FEET OF ENCLOSED PRIVATE GROUND LEVEL OPEN SPACE., WITH A PATIO, LANDSCAPE AREA AND A GATE ALLOWING ACCESS DIRECTLY TO THE COMMON AREA.

THE ARCHITECTURAL CHARACTER IS TRADITIONAL AND APPROPRIATE TO LAVEEN VILLAGE, WITH VARYING ROOF LINES AND PORCH ELEMENTS. THE PROPOSED COLOR PALETTES ARE WARM, NEUTRAL AND COMPLEMENTARY, WHILE STONE VENEER, BOARD & BATTEN DETAILING AND WINDOW SHUTTERS TO ADD VISUAL INTEREST.

COMMUNITY AMENITIES INCLUDE A POOL, CABANA WITH A COVERED PATIO FOR SOCIALIZING AND A DOG PARK. THE CLUBHOUSE ACCOMMODATES THE LEASING FACILITIES AND AN EXPANSIVE FITNESS FACILITY THAT OVERLOOKS THE POOL. ASCEND AT SOUTH MOUNTAIN IS PART OF THE LAVEEN PARK PLACE DEVELOPMENT, WITH AN ABUNDANCE OF STORES AND A SCHOOL WITHIN WALKING DISTANCE, AND EASY ACCESS TO THE 202-FREEWAY.

VICINITY MAP



PROJECT DATA

OVERALL SITE DATA:

TOTAL SITE GROSS AREA:	±10.38 GROSS ACRES/452,152.8 S.F.
TOTAL SITE NET AREA:	±10.01 NET ACRES/436,035.6 S.F.
APN NO.:	300-02-927B
PROPOSED USE:	MULTI FAMILY RESIDENTIAL
ZONING:	C-2/R-3
MAXIMUM HEIGHT:	2-STORIES / 30'-0" MAXIMUM
PROVIDED HEIGHT:	2-STORIES / 24'-8" MAXIMUM
PROPOSED DENSITY:	12.52 DU/GROSS AC
COMMON OPEN SPACE:	45,215.28 SF/ 10% REQUIRED
PROVIDED OPEN SPACE:	39,843.42 SF COMMON AREA 28,080.00 SF PRIVATE AREA
TOTAL:	66,923.42 SF/15% PROVIDED

TOTAL UNIT MIX:

ONE BEDROOM UNITS:	66 (50.8%)
TWO BEDROOM UNITS:	54 (41.5%)
THREE BEDROOM UNITS:	10 (7.7%)
TOTAL:	130 D.U.

UNIT TYPE	LIVABLE AREA	UNITS
DUPLEX UNIT A	1 BED/1 BA	770 S.F.
DUPLEX UNIT B	2 BED/2 BA	1,203 S.F.
DUPLEX UNIT C	3 BED/2 BA	1,441 S.F.
TOTAL:		130 D.U.
1,001 AVERAGE S.F.		

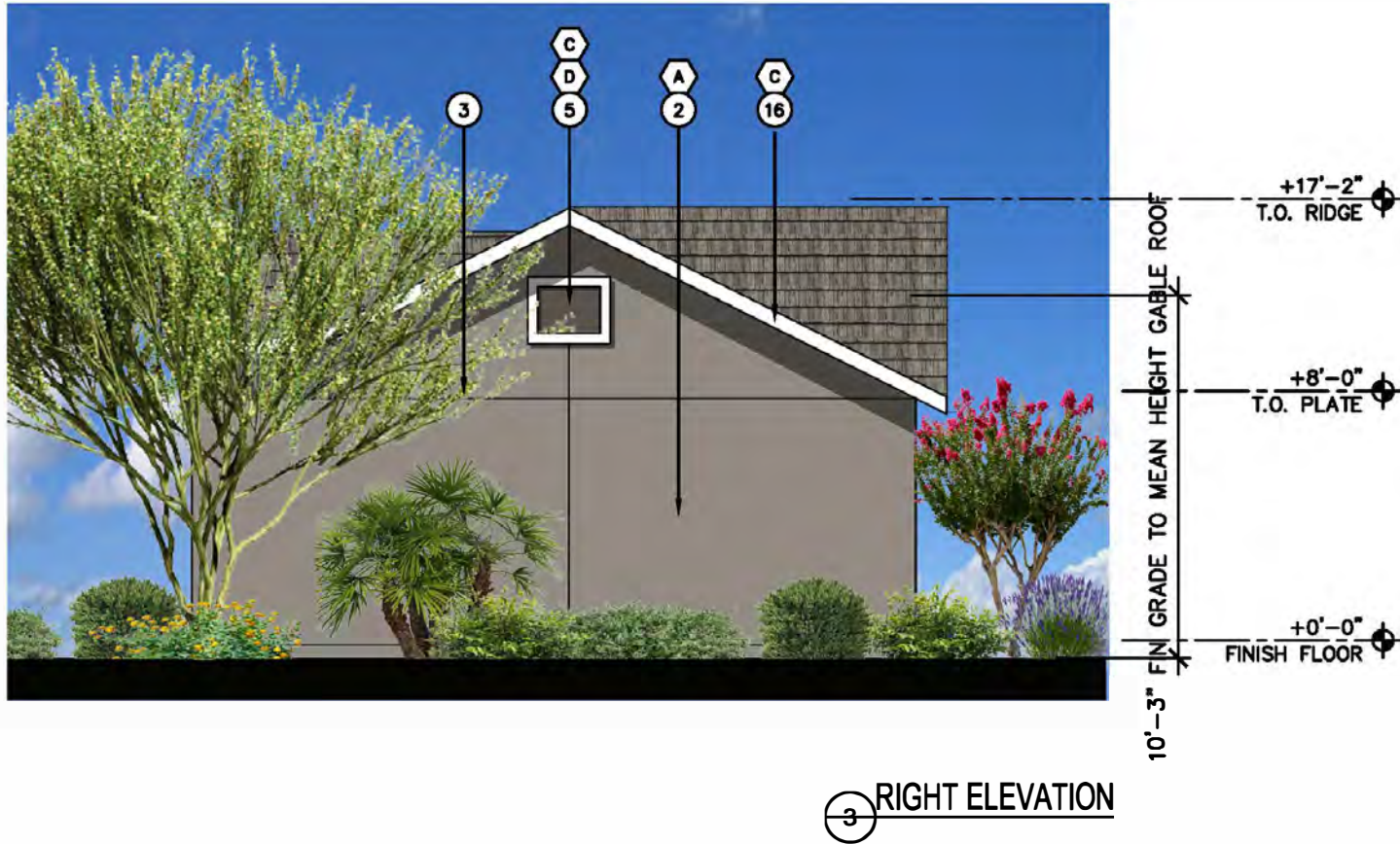
PARKING:

REQUIRED:	99 P.S.
(66) 1-BED X 1.5	81 P.S.
(54) 2-BED X 1.5	20 P.S.
(10) 3-BED X 1.5	200 P.S.
TOTAL REQUIRED:	300 P.S.
INCLUDING 70 UNRESERVED GUEST SPACES	
PROVIDED:	20 P.S.
PRIVATE GARAGE PARKING (RESERVED)	110 P.S.
CARPPOOL PARKING (RESERVED)	104 P.S.
UNCOVERED PARKING (UNRESERVED)	234 P.S.
TOTAL PROVIDED:	1.8 P.S. PER DWELLING UNIT





REAR ELEVATION



RIGHT ELEVATION



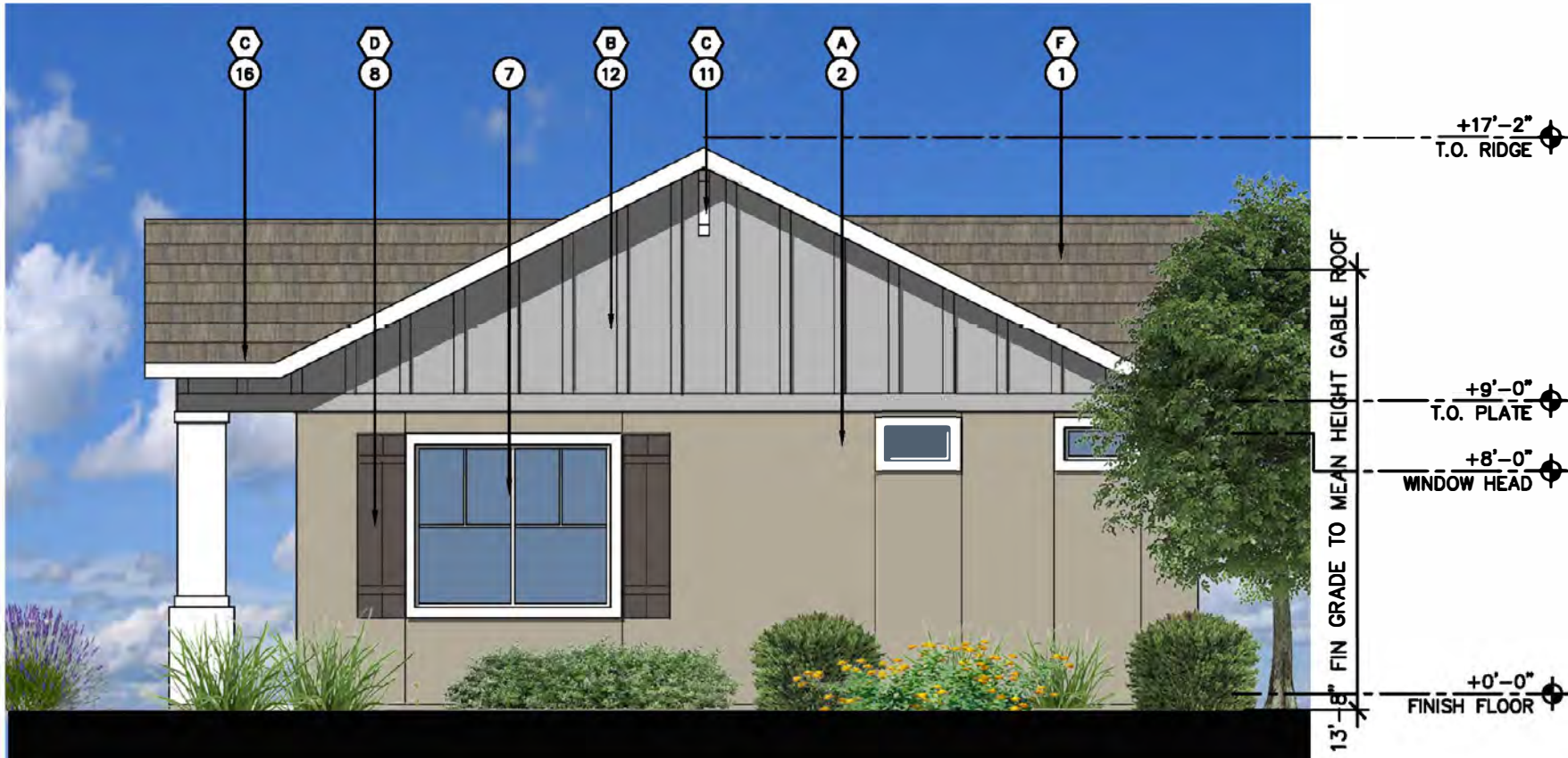
LEFT ELEVATION



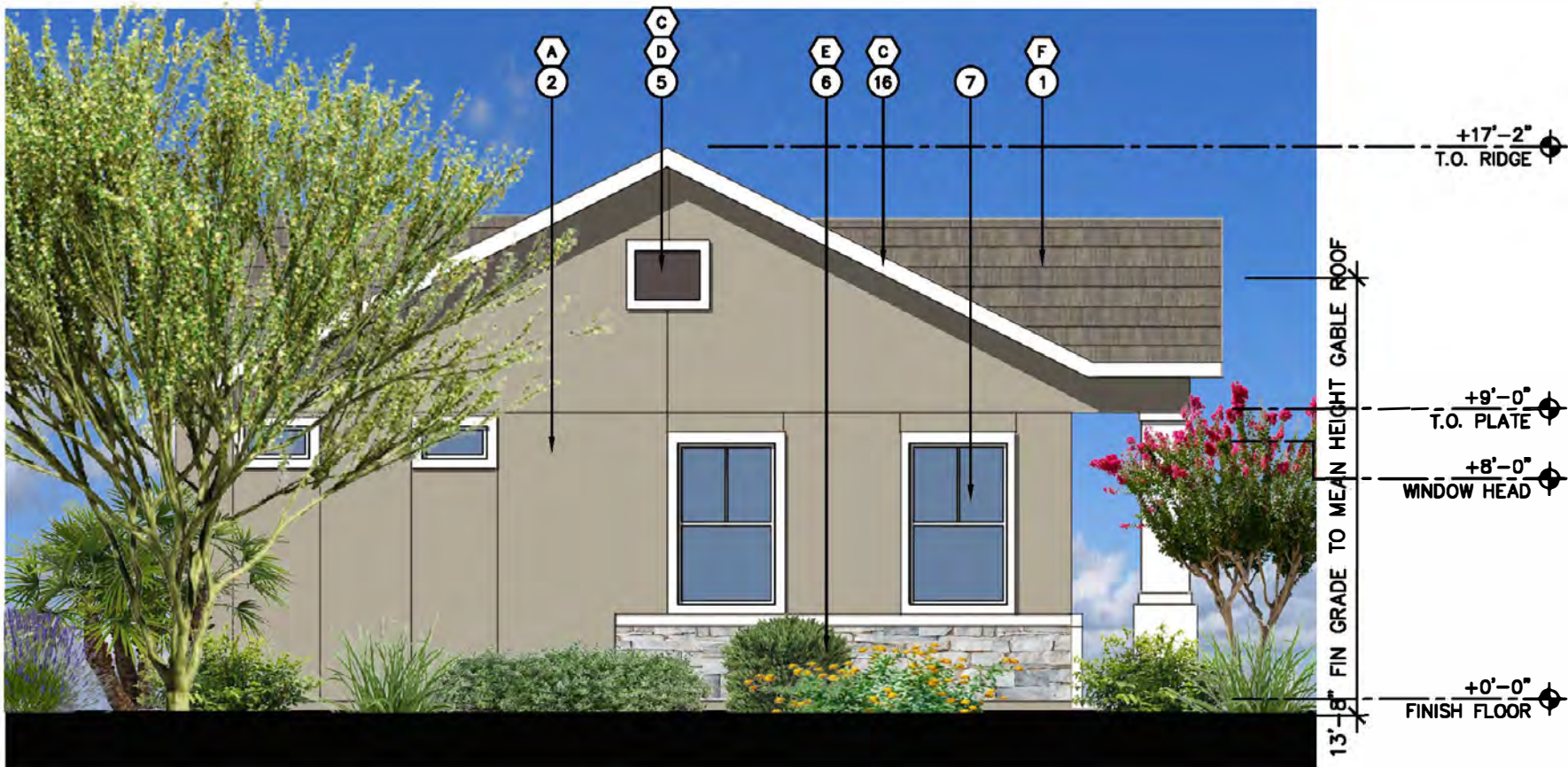
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



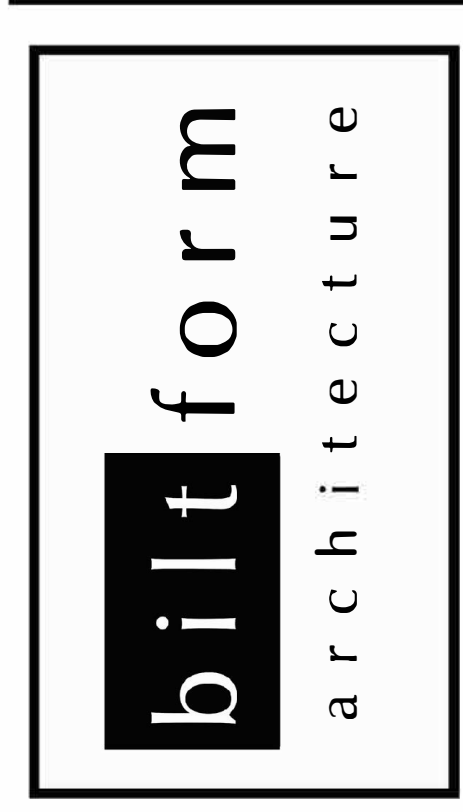
FRONT ELEVATION

KEYED NOTES: #	
1.	CONCRETE ROOF TILE
2.	EXTERIOR STUCCO FINISH SYSTEM
3.	STUCCO CONTROL JOINT
4.	FOAM SURROUND w/ STUCCO FINISH
5.	PAINTED COMPOSITE SHUTTER
6.	STONE VENEER
7.	VINYL WINDOW - WHITE FRAME
8.	PAINTED COMPOSITE SHUTTER
9.	FIBERGLASS DOOR
10.	EXTERIOR WALL LIGHT
11.	CORBEL
12.	VERTICAL FOAM PROFILE w/ STUCCO FINISH
13.	FRAMED COLUMN w/ STUCCO FINISH
14.	METAL RAILING
15.	PAINTED METAL
16.	FASCOA w/ STUCCO FINISH
17.	ALUMINUM STOREFRONT - WHITE FRAME

EXTERIOR COLOR SCHEME 1:	
(A) BODY COLOR	BENJAMIN MOORE CSP-75 CASTLE GATE
(B) ACCENT COLOR 1	DUNN EDWARDS DEW379 IGL00
(C) TRIM COLOR	DUNN EDWARDS DEW379 IGL00
(D) ACCENT COLOR 2	BENJAMIN MOORE 2134-20 MIDSUMMER NIGHT
(E) STONE VENEER	ENVIRONMENTAL STONE WORKS BROOMFIELD SOUTHERN LEDGESTONE
(F) ROOF TILE	EAGLE PONDEROSA FLINTRIDGE GRAY 5511
(G) DECORATIVE METAL	DUNN EDWARDS DEA187 BLACK

EXTERIOR COLOR SCHEME 2:	
(A) BODY COLOR	BENJAMIN MOORE 861 SHALE
(B) ACCENT COLOR 1	BENJAMIN MOORE AF-705 CINDER
(C) TRIM COLOR	DUNN EDWARDS DEW379 IGL00
(D) ACCENT COLOR 2	BENJAMIN MOORE 2112-30 STONE BROWN
(E) STONE VENEER	ENVIRONMENTAL STONE WORKS BROOMFIELD SOUTHERN LEDGESTONE
(F) ROOF TILE	EAGLE PONDEROSA ARCADIA CANYON BROWN 5502
(G) DECORATIVE METAL	DUNN EDWARDS DEA187 BLACK

EXTERIOR COLOR SCHEME 3:	
(A) BODY COLOR	SHERWIN WILLIAMS 6171 CHATROOM
(B) ACCENT COLOR 1	BENJAMIN MOORE AF-670 NIGHTINGALE
(C) TRIM COLOR	DUNN EDWARDS DEW379 IGL00
(D) ACCENT COLOR 2	DUNN EDWARDS 232 MOLASSES
(E) STONE VENEER	ENVIRONMENTAL STONE WORKS BROOMFIELD SOUTHERN LEDGESTONE
(F) ROOF TILE	EAGLE PONDEROSA CANYON GRAY 5552
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CITY OF PHOENIX  
SEP 02 2021  
Planning & Development  
Department

PROPOSED ELEVATIONS  
BLDG TYPE 1 & GARAGE  
Hearing Date: 10/20/21

REVISIONS:	
1	
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4	
5	
JOB NO:	21-031
DATE:	SEPTEMBER 2ND, 2021
SCALE:	3/16" = 1'-0"
SHEET NO.	

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10.	EXTERIOR WALL LIGHT
11.	CORBEL
12.	VERTICAL FOAM PROFILE w/ STUCCO FINISH
13.	FRAMED COLUMN w/ STUCCO FINISH
14.	METAL RAILING
15.	PAINTED METAL
16.	FASOIA w/ STUCCO FINISH
17.	ALUMINUM STOREFRONT - WHITE FRAME

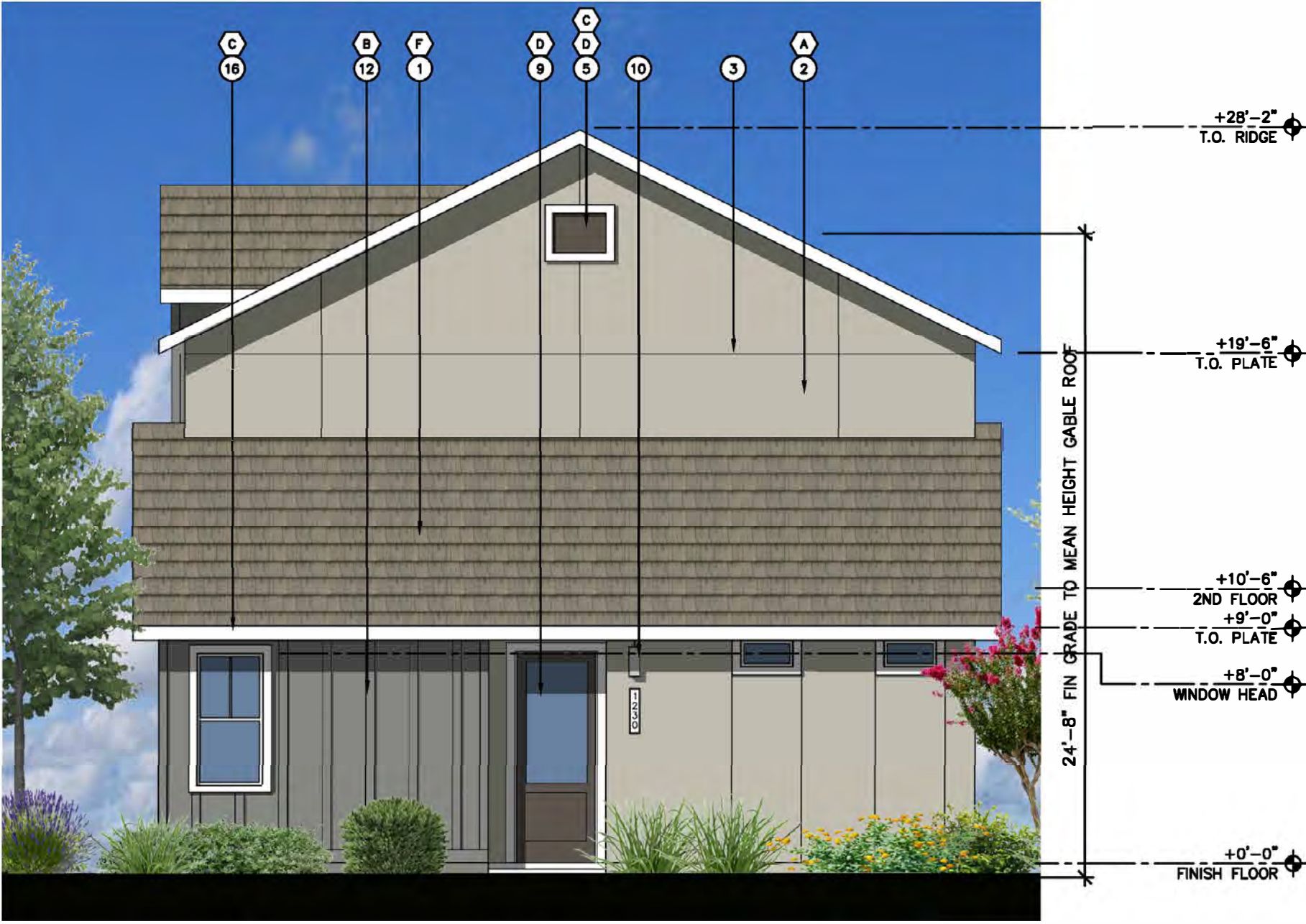
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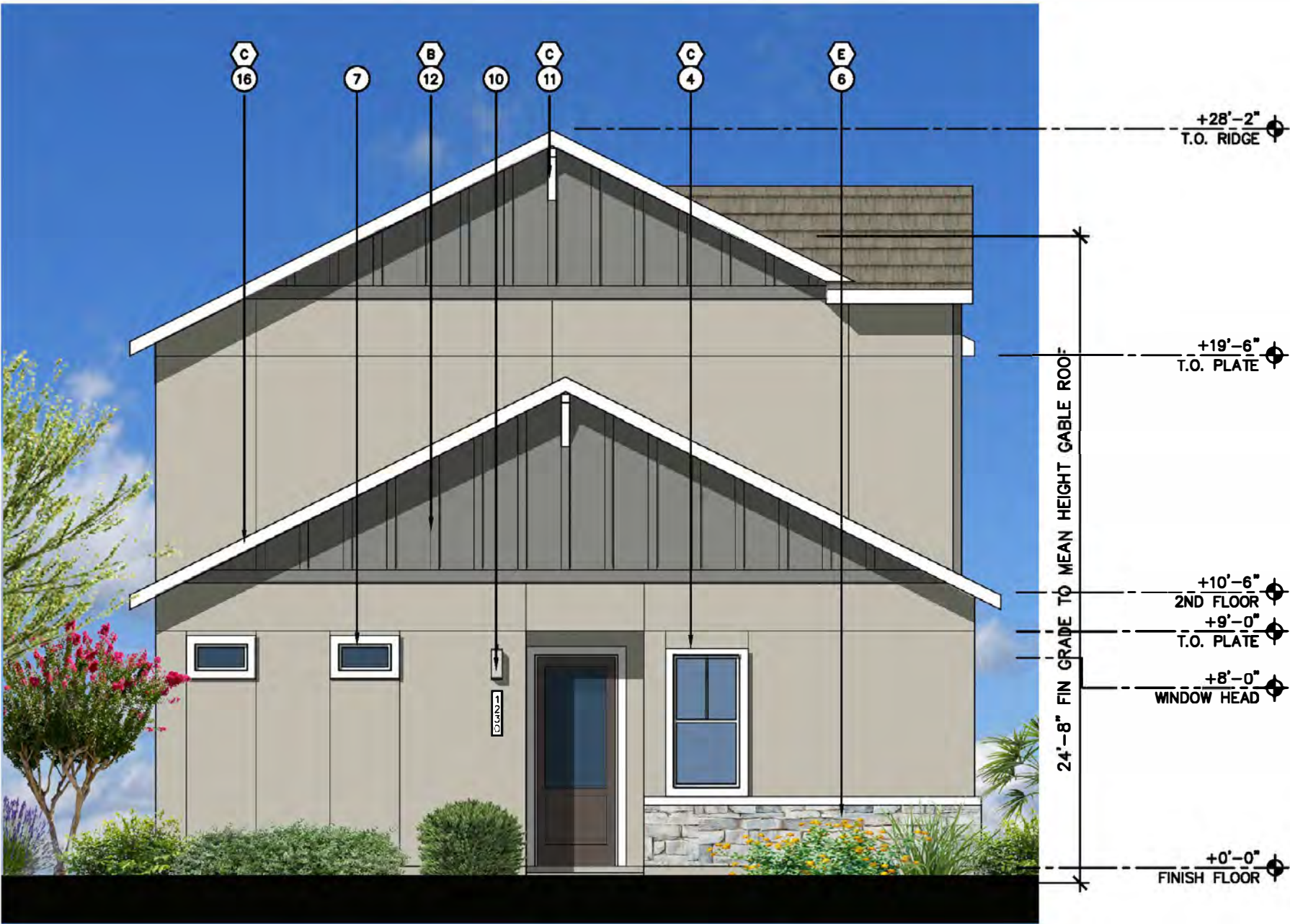
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4 REAR ELEVATION



9 RIGHT ELEVATION



2 LEFT ELEVATION

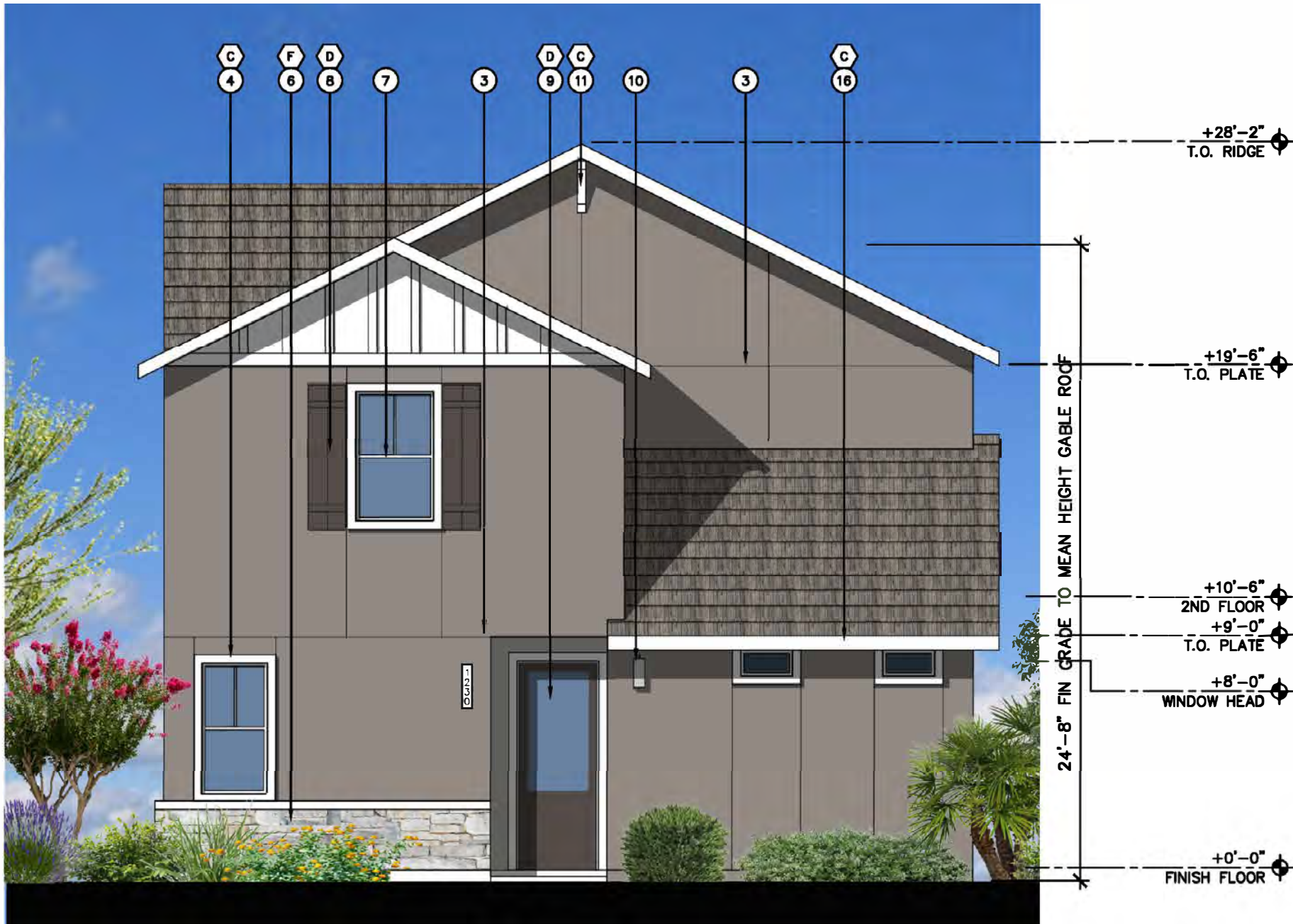


1 FRONT ELEVATION

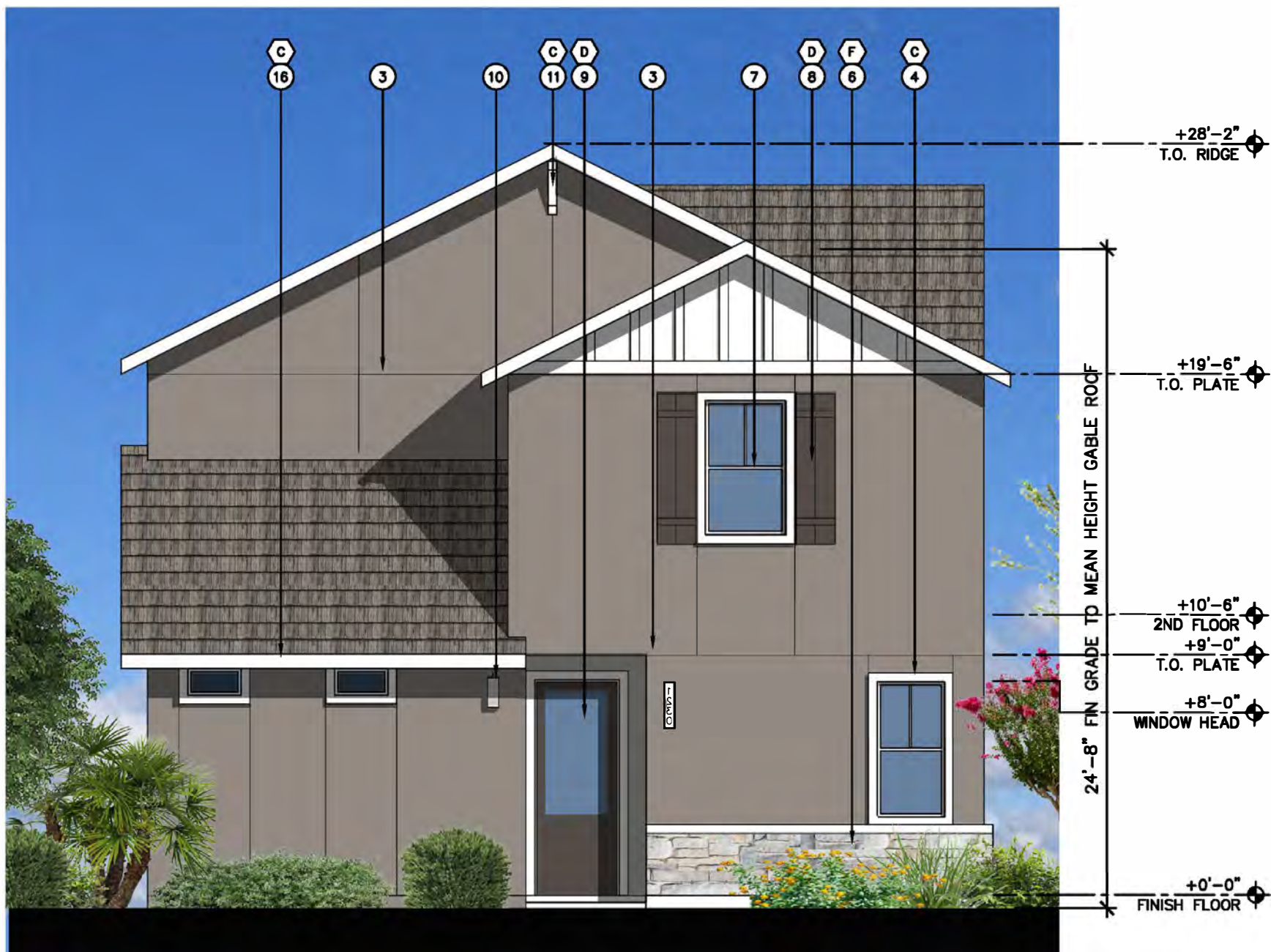




4 REAR ELEVATION



5 RIGHT ELEVATION



2 LEFT ELEVATION



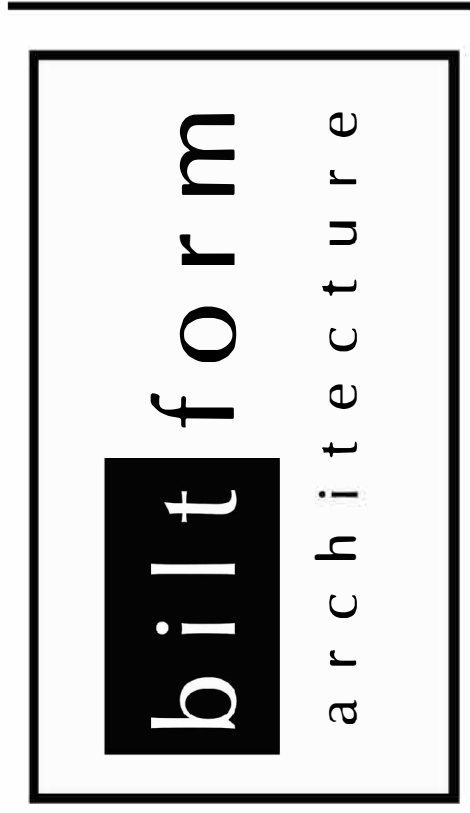
1 FRONT ELEVATION

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6.	STONE VENEER
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10.	EXTERIOR WALL LIGHT
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REVISIONS:	
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JOB NO:	21-031
DATE:	SEPTEMBER 2ND, 2021
SCALE:	3/16" = 1'-0"
SHEET NO:	

CITY OF PHOENIX

SEP 02 2021

Planning & Development  
Department

PROPOSED ELEVATIONS  
BLDG TYPE 3

Hearing Date: 10/20/21

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REAR ELEVATION



RIGHT ELEVATION



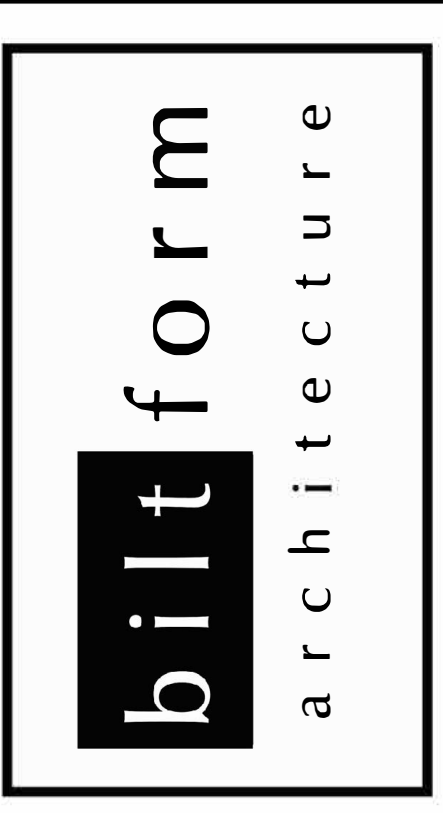
LEFT ELEVATION



FRONT ELEVATION

EXTERIOR COLOR SCHEME 2:	
A BODY COLOR	BENJAMIN MOORE 861 SHALE
B ACCENT COLOR 1	BENJAMIN MOORE AF-705 CINDER
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7.	VINYL WINDOW - WHITE FRAME
8.	PAINTED COMPOSITE SHUTTER
9.	FIBERGLASS DOOR
10.	EXTERIOR WALL LIGHT
11.	CORBEL
12.	VERTICAL FOAM PROFILE w/ STUCCO FINISH
13.	FRAMED COLUMN w/ STUCCO FINISH
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15.	PAINTED METAL
16.	FASCIA w/ STUCCO FINISH
17.	ALUMINUM STOREFRONT - WHITE FRAME



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PROPOSED ELEVATIONS  
CLUBHOUSE

Hearing Date: 10/20/21

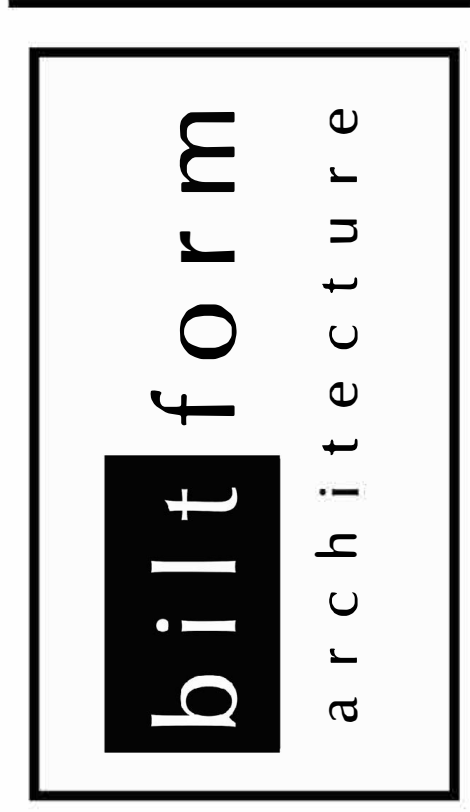
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Planning & Development  
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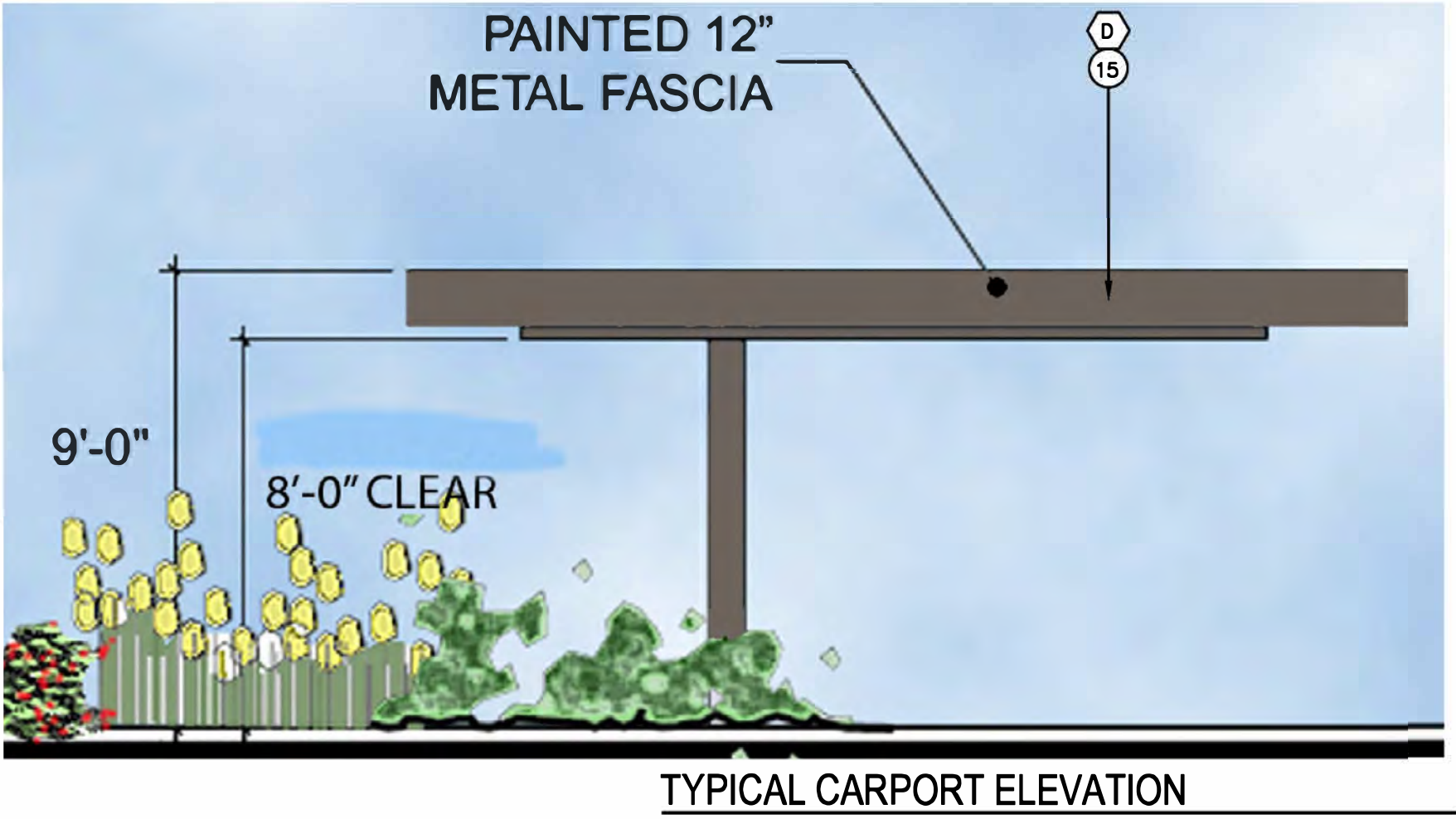
PROPOSED ELEVATIONS  
CABANA

A2.5

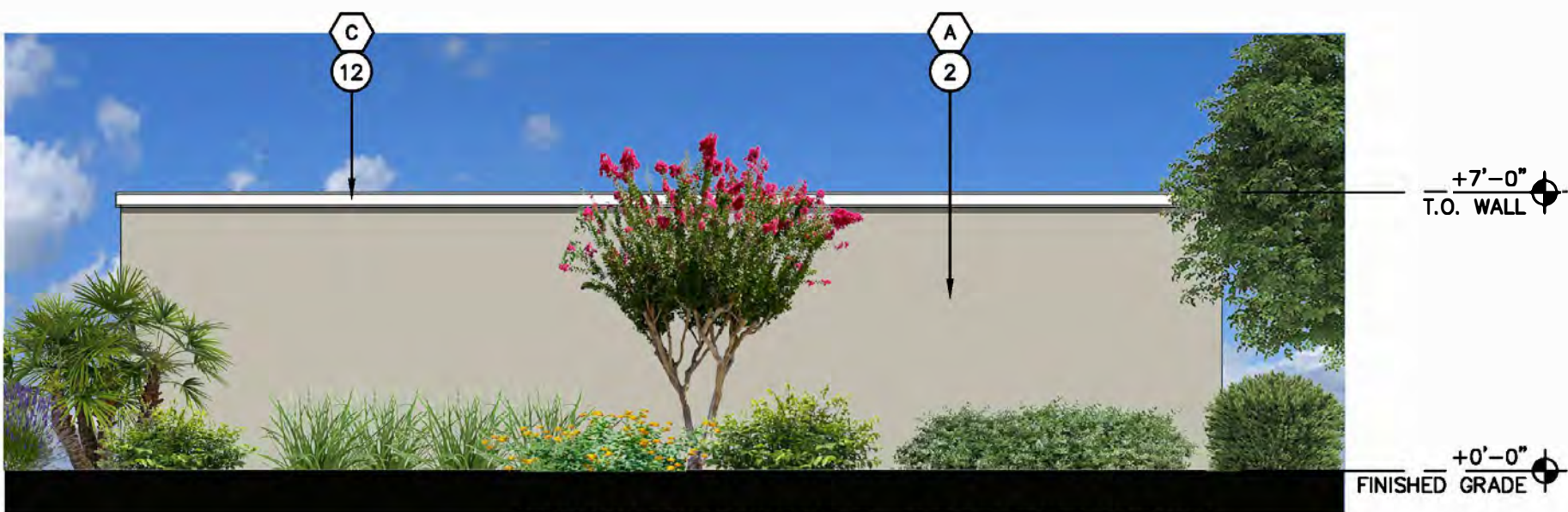
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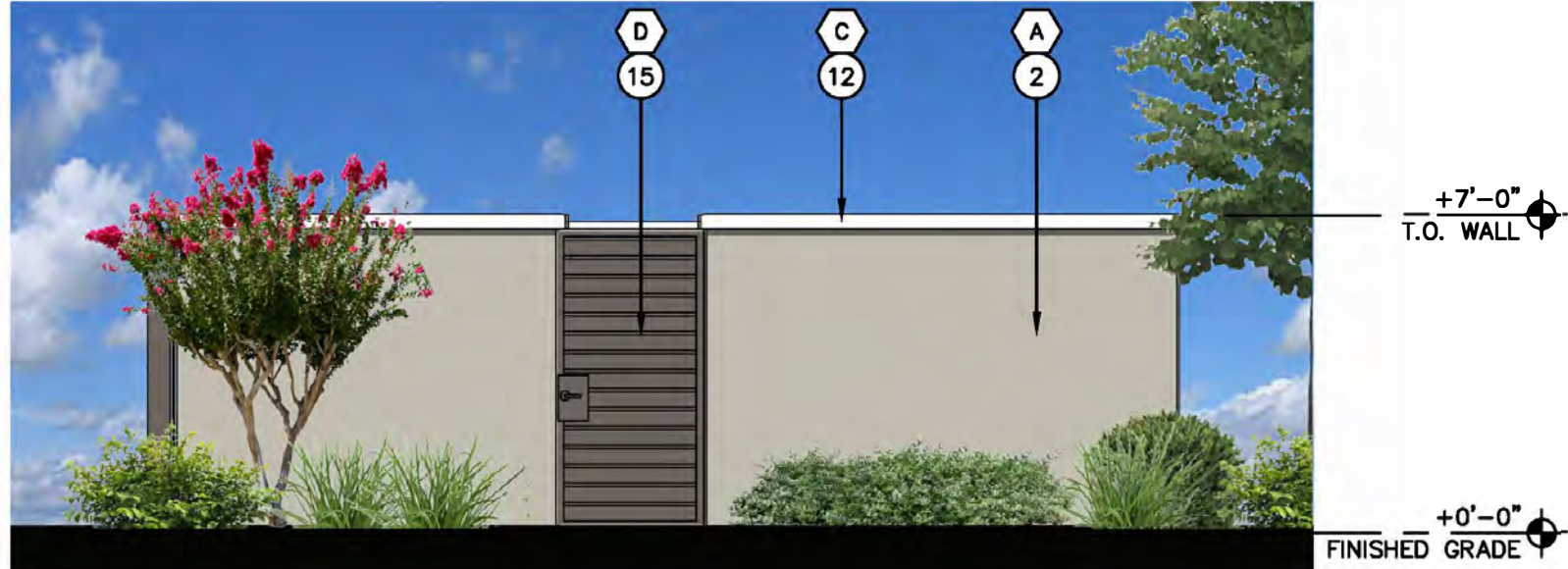
TYPICAL CARPORT ELEVATION



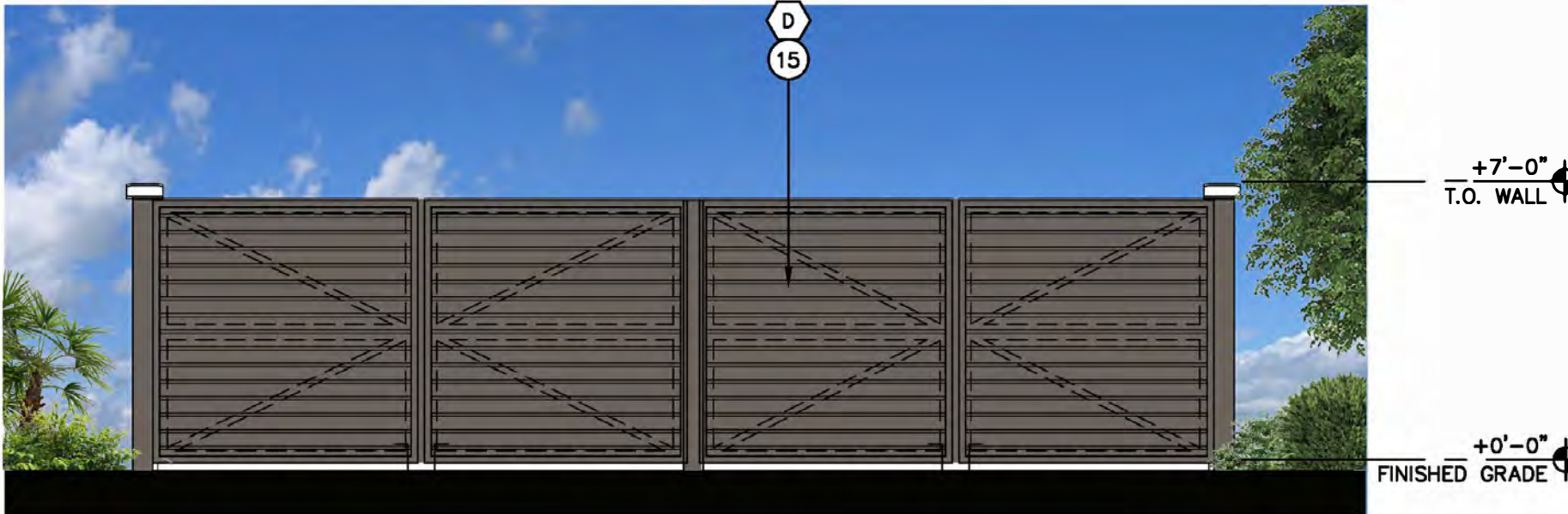
TRASH ENCLOSURE - REAR ELEVATION



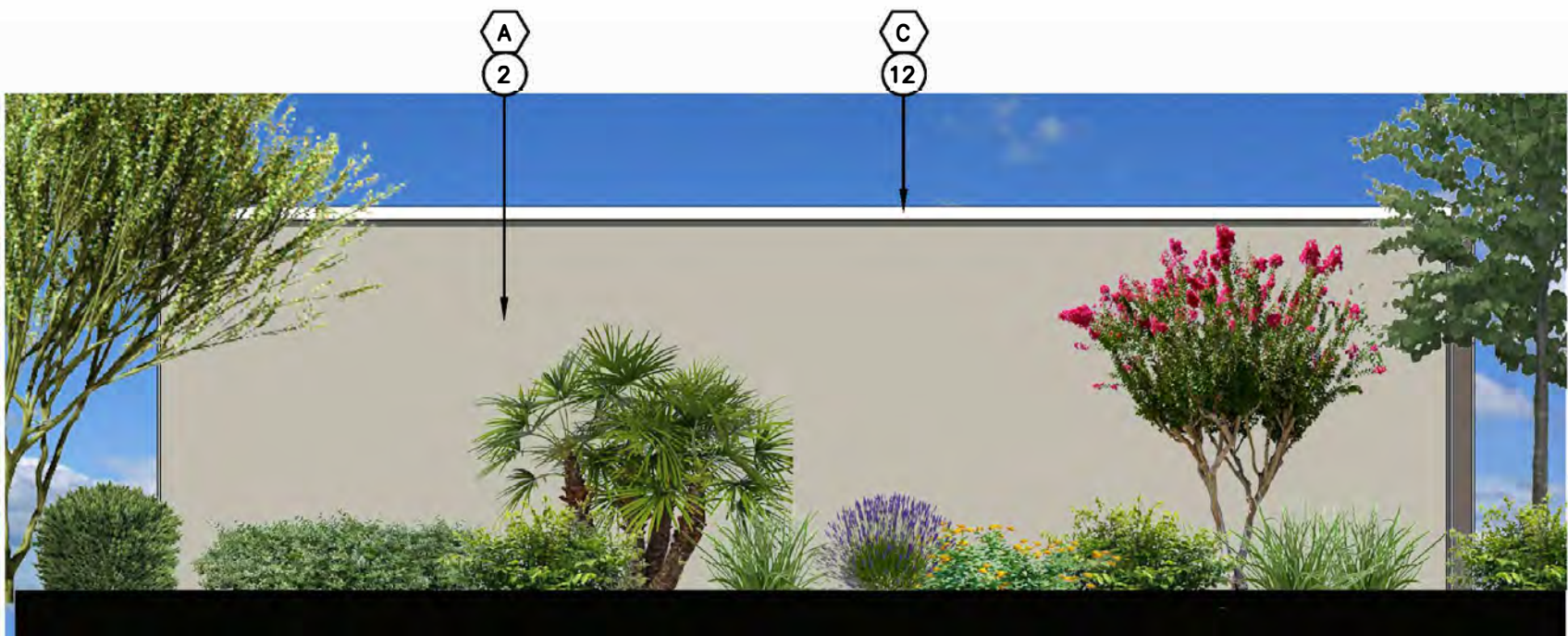
TRASH ENCLOSURE - LEFT ELEVATION



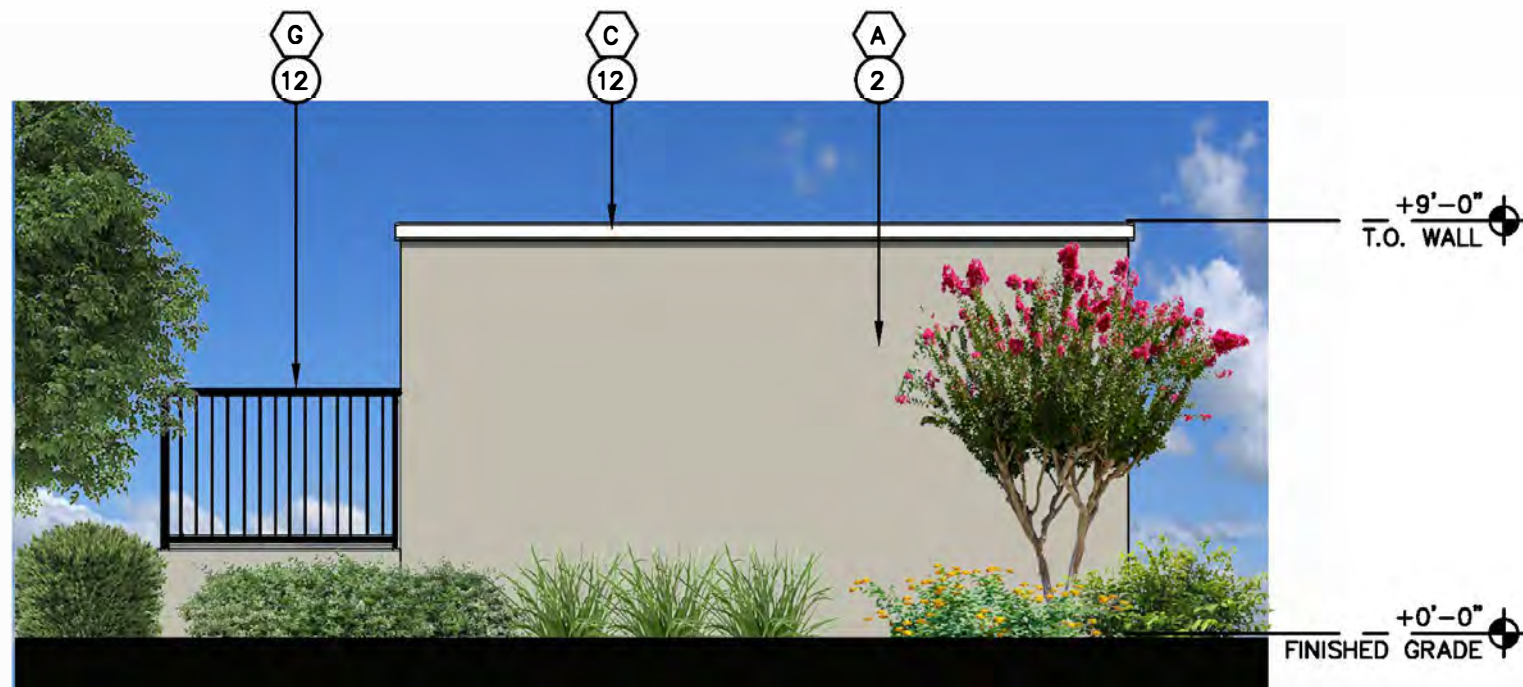
TRASH ENCLOSURE - RIGHT ELEVATION



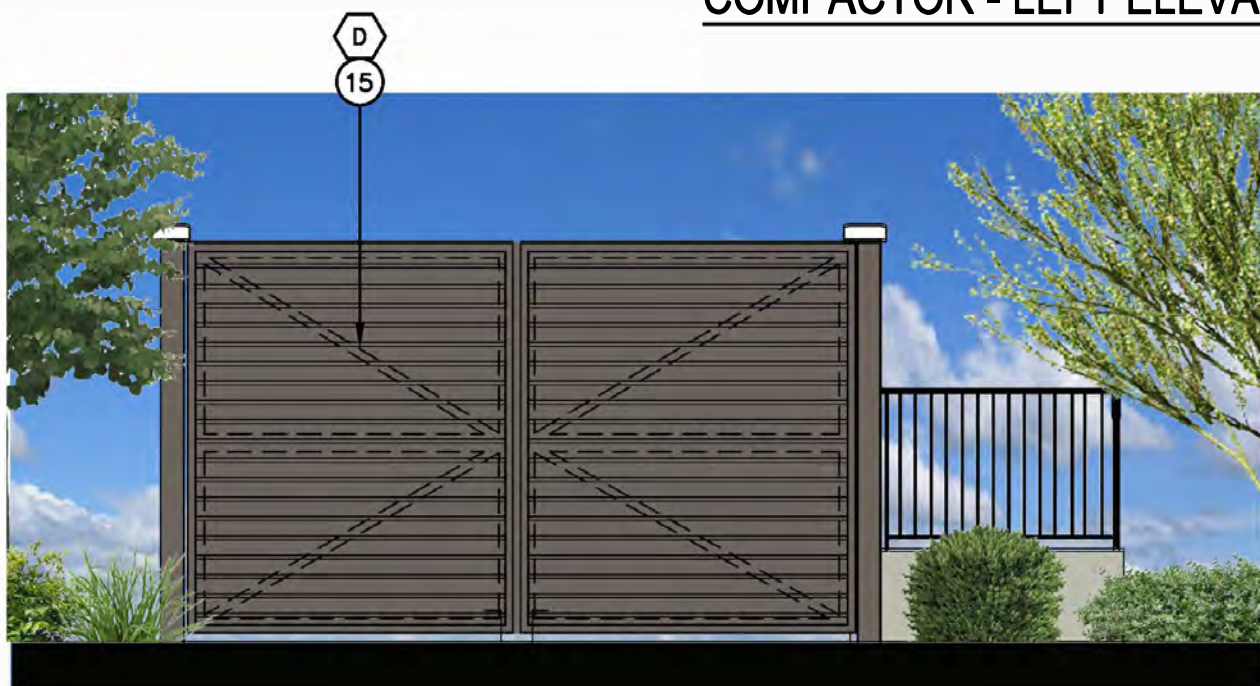
TRASH ENCLOSURE - FRONT ELEVATION



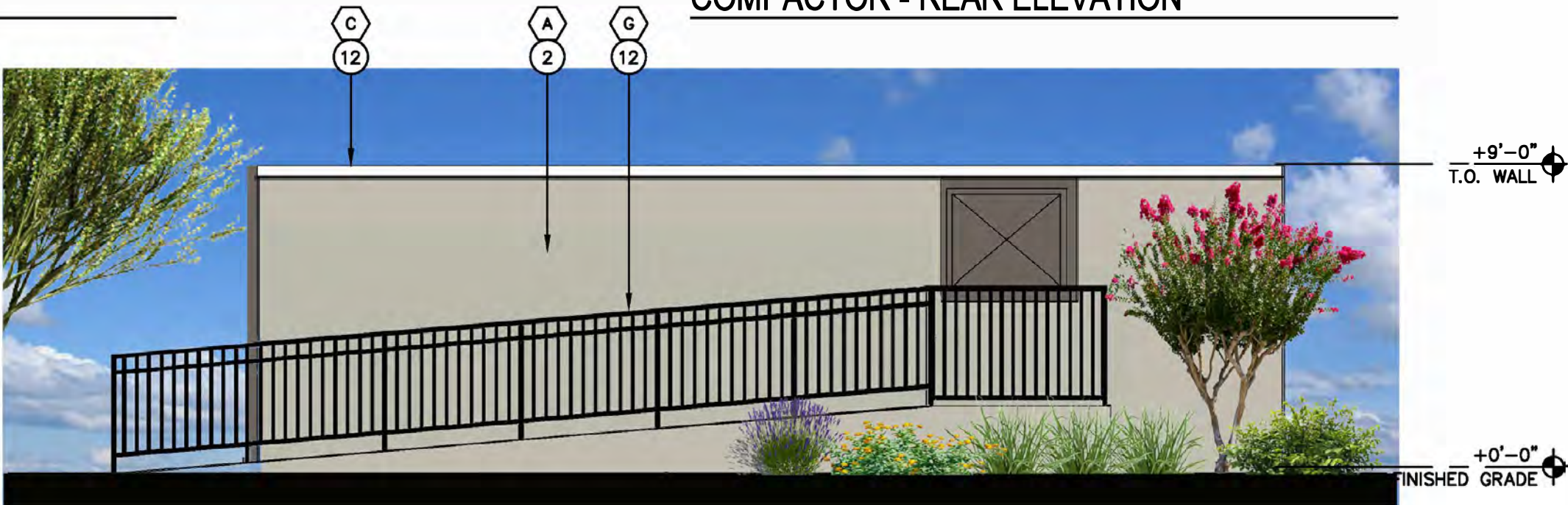
COMPACTOR - LEFT ELEVATION



COMPACTOR - REAR ELEVATION



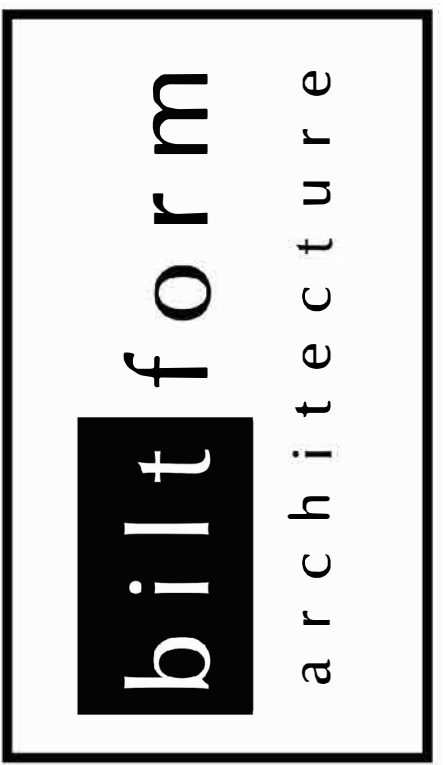
COMPACTOR - FRONT ELEVATION



COMPACTOR - RIGHT ELEVATION

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1. CONCRETE ROOF TILE
  2. EXTERIOR STUCCO FINISH SYSTEM
  3. STUCCO CONTROL JOINT
  4. FOAM SURROUND w/ STUCCO FINISH
  5. PAINTED COMPOSITE SHUTTER
  6. STONE VENEER
  7. VINYL WINDOW - WHITE FRAME
  8. PAINTED COMPOSITE SHUTTER
  9. FIBERGLASS DOOR
  10. EXTERIOR WALL LIGHT
  11. CORBEL
  12. VERTICAL FOAM PROFILE w/ STUCCO FINISH
  13. FRAMED COLUMN w/ STUCCO FINISH
  14. METAL RAILING
  15. PAINTED METAL
  16. FASCIA w/ STUCCO FINISH
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PROPOSED ELEVATIONS  
TRASH ENCL & CARPORT  
Hearing Date: 10/20/21

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Planning & Development  
Department



# Laveen Park Place CONCEPTUAL MASTER SITE PLAN Laveen, Arizona



18-21-19  
12004-S156  
MSP





because:

"I come from a family that owns several gas stations and a restaurant. I understand the responsibilities that come along with the liquor license. I have grown up seeing my family members running these businesses successfully and safely. I also have a Bachelor's degree in Computer Science from Arizona State University. I have the capability of understanding and following the rules to ensure safety of everyone."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"The restaurant is located on a very busy intersection, and in a very densely populated region of the city. Our customers will be able to enjoy great Mexican food, and cocktails without having to travel too far."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Taco Boys

Liquor License Map - Taco Boys

**This item was recommended for approval.**

**ORDINANCES, RESOLUTIONS, AND NEW BUSINESS**

Mayor Gallego requested a motion on the remaining agenda items. A motion was made, as appears below.

Note: Comment cards were submitted in favor of Item 71 by the following individuals, but did not wish to speak.

Michael Mooney  
Chris Robertson  
Deana Garner  
J.D. Loudabarger  
Dan Klocke  
Devney Preuss

**A motion was made by Vice Mayor Guardado, seconded by Councilwoman Williams, that Items 32-115 be approved or adopted except for Items 33, 36,**

**43, 45, 50, 62, 74, 77, 79, 87, and 107-112; and continuing Item 70 to the Jan. 29, 2020 City Council Formal Meeting and Item 103 to the March 4, 2020 City Council Formal Meeting. The motion carried by the following vote:**

**Yes:** 9 - Councilman DiCiccio, Councilmember Garcia, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Councilwoman Williams, Vice Mayor Guardado and Mayor Gallego

**No:** 0

Items 32, 34-35, 37-42, 44, and 46-49, Ordinance S-46263 was a request to authorize the City Controller to disburse funds up to amounts indicated for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

**32 North American Region of the Airports Council International, doing business as Airports Council International - North America**

For \$128,061.00 in payment authority for 2020 Airports Council International - North America (ACI-NA) membership dues for the Aviation Department. ACI-NA is an organization that represents state, local, and regional governing bodies that own and operate commercial airports in North America and the world, with a focus on industry issues such as finance, safety, operations, business, and regulatory issues, as well as the Federal Aviation Administration, Department of Homeland Security and Customs and Border Protection. This item was approved by the Transportation, Infrastructure and Innovation Subcommittee on Dec. 4, 2019.

**This item was adopted.**

**34 Trace Analytics, LLC.**

For \$45,000.00 in payment authority for a new Contract, entered on or about Jan. 15, 2020, for a term of five years, for respiratory air testing and analysis services for the Fire Department. These services are vital to

Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-29-19-6 and rezone the site from R1-6 to P-1 to allow parking to serve adjacent businesses.

**Summary**

Current Zoning: R1-6

Proposed Zoning: P-1

Acreage: 0.78

Proposed Use: Parking to serve adjacent businesses

Owner: James Aaron Klusman

Applicant: Ed Bull, Burch & Cracchiolo, PA

Representative: Ed Bull, Burch & Cracchiolo, PA

Staff Recommendation: Approval subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this case on Aug. 6, 2019, and recommended approval per the staff recommendation by a 15-0 vote.

PC Action: The Planning Commission heard this case on Dec. 5, 2019, and recommended approval per the Camelback East Village Planning Committee recommendation by a 9-0 vote.

**Location**

Approximately 235 feet east of the northeast corner of 32nd Street and Campbell Avenue

Council District: 6

Parcel Addresses: 3216 and 3220 E. Minnezona Circle

**This item was continued to the March 4, 2020 City Council Formal Meeting.**

**104 Amend City Code - Ordinance Adoption - Rezoning Application  
Z-47-19-7- Southeast Corner of 63rd Avenue and Baseline Road  
(Ordinance G-6659)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-47-19-7 and rezone the site from S-1 (approved CP/GCP and/or C-2) to CP/GCP, C-2 HGT/WVR and R-4 to allow commerce park development, commercial development with a height waiver for up to 56 feet, and multifamily residential.

**Summary**

Current Zoning: S-1 (approved CP/GCP and/or C-2)

Proposed Zoning: CP/GCP, C-2 HGT/WVR and R-4

Acreage: 128.61

Proposed Use: Commerce park development, commercial development with a height waiver for up to 56 feet and multifamily residential

Owner: Laveen Baseline, LLC

Applicant: Wendy Riddell, Berry Riddell, LLC

Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard this case on Nov. 4, 2019, and recommended approval per the staff recommendation with a modified stipulation by an 8-0 vote.

PC Action: The Planning Commission heard this case on Dec. 5, 2019, and recommended approval per the Laveen Village Planning Committee recommendation by a 9-0 vote.

**Location**

Southeast corner of 63rd Avenue and Baseline Road

Council District: 7

Parcel Addresses: 8388 S. 59th Drive

**This item was adopted.**

**105 Amend City Code - Ordinance Adoption - Rezoning Application  
Z-23-19-8 - Approximately 165 Feet East of the Southeast Corner of  
the 35th Street Alignment and Van Buren Street (Ordinance  
G-6655)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-23-19-8 and rezone the site from C-3 to WU Code T5:3 GW to allow multifamily and mixed use.

**Summary**

Current Zoning: C-3

Proposed Zoning: WU Code T5:3 GW

Acreage: 3.21

Proposed Use: Multifamily residential and mixed use

Item #: 11  
Application #: Z-47-19-7  
From: S-1 (Approved CP/GCP and/or C-2)  
To: CP/GCP, C-2 HGT/WVR and R-4  
Acreage: 128.61  
Location: Southeast corner of 63rd Avenue and Baseline Road  
Proposal: Commerce park development, commercial development with a height waiver for up to 56 feet, and multifamily residential  
Applicant: Wendy Riddell, Berry Riddell, LLC  
Owner: Laveen Baseline, LLC  
Representative: Wendy Riddell, Berry Riddell, LLC

Ms. Racelle Escolar stated that Item No. 11 is Z-47-19-7, a request to rezone 128.61 acres located at the southeast corner of 63rd Avenue and Baseline Road from S-1 (Ranch or Farm Residence District), approved CP/GCP (Commerce Park/General Commerce Park option) and/or C-2 (Intermediate Commercial District). The requested zoning is CP/GCP, C-2 with a height waiver for up to 56 feet, and R-4 (Multifamily Residence District) to allow commerce park development, commercial development with the height waiver up to 56 feet, and multifamily residential.

The Laveen Village Planning Committee recommended approval with a modified stipulation by an 8-0 vote.

Stipulation No. 22 was modified to limit the building height to 30 feet within 150 feet of 59th Avenue, and to reduce the height from 56 feet to 45 feet for the remainder of Site B, the northeast portion of the site.

Staff recommends approval per the Laveen Village Planning Committee recommendation.

Commissioner Johnson stated that he received one speaker card from Mr. Robert Branscomb, wishing to speak in favor; but received no cards in opposition. He asked Mr. Branscomb if he still wanted to speak.

Mr. Robert Branscomb stated no.

**Commissioner Shank made a MOTION to approve Z-47-19-7, per the Laveen Village Planning Committee recommendation.**

**Commissioner Montalvo SECONDED.**

There being no further discussion, Chairman Johnson called for a vote and the MOTION PASSED 9-0.

Stipulations:

**Overall Site**

1. The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.
2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.
3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.
4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.
5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.
6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
8. All multi-use trails and shared use paths shall be shaded a minimum of 50

percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.

9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:
  - a) Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
  - b) Three bus stop pads shall be located along Southbound 59th Avenue.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.

#### **Site A**

13. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
14. The maximum building height shall be limited to 56 feet.
15. There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height.
16. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.
17. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings



through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

18. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
19. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
20. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
21. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

**Site B (Retail/Restaurant)**

22. The maximum building height shall be limited to 30 FEET WITHIN 150 FEET OF 59TH AVENUE AND 45 56 feet FOR THE REMAINDER OF SITE B.
23. There shall be a 150-foot step back provided from 59th Avenue for building over 30 feet in height.
24. The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
  - a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:
    - (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a

minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.

- (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.
  - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
  - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
  - d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.
25. Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
26. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.
27. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
28. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
29. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

30. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
31. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
32. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

**Site C (Multifamily)**

33. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
  - a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:
  - b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
  - c. Arcades and overhangs shall be incorporated into the buildings to promote shade.
  - d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
  - e. Ensuring architectural style is consistent with prior phases of the project and development in the area.
34. There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.
35. A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and

Development Department.

36. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
37. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
38. The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

**Site D (Commerce Park/General Commerce Park North of the LACC)**

39. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
  - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
    - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
    - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
  - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
  - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
  - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.

40. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
41. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.
42. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
43. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
44. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
45. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
46. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
47. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
48. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
49. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

50. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
51. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

**Site E (Commerce Park/General Commerce Park South of the LACC)**

52. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
  - a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
    - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
    - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
  - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
  - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
  - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
53. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
54. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.



55. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
56. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
57. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
58. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
59. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
60. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

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**LAVEEN VILLAGE PLANNING COMMITTEE**

Meeting Minutes

Monday, November 4, 2019

Laveen Elementary School District Office #59  
Laveen Education Center, Building B, Room #101  
5001 West Dobbins Road, Laveen, Arizona.

**Members Present**

Robert Branscomb, Chair  
Tonya Glass, Vice Chair  
Cinthia Estela  
Gary Flunoy  
Stephanie Hurd  
John Mockus  
Carlos Ortega  
Jennifer Rouse

**Members Excused**

Linda Abegg  
Wendy Ensminger  
Rochelle Harlin

**Staff Present**

Samantha Keating

1. **Call to order, introductions and announcements by Chair.**

**Chairman Robert Branscomb** called the meeting to order at 6:30 p.m. There was a quorum with 8 members present.

2. **Review and approval of the October 14, 2019, meeting minutes.**

**MOTION**

**Mr. John Mockus** moved to approve the minutes as presented. **Ms. Stephanie Hurd** seconded the motion.

**Vote**

**8-0**, Motion to approve, with Committee Members Branscomb, Estela, Flunoy, Glass, Hurd, Mockus, Ortega and Rouse in favor.

3. **Public comment concerning items not on the agenda.**

None.

4. **Z-47-19-7**: Presentation, discussion, and possible recommendation regarding a request to rezone 128.61 acres located at the southeast corner of 63rd Avenue and Baseline Road from S-1 (Approved CP/GPC and/or C-2) to CP/GCP, C-2 HGT/WVR and R-4 to allow commerce park development, commercial development with a height waiver for up to 56 feet and multifamily residential.

**Ms. Samantha Keating** provided an overview of the request, noting the location and proximity to the Loop 202 freeway. **Ms. Keating** explained that the site was broken up into subareas in terms of staff's recommended stipulations.

**Mr. Carlos Ortega** explained that he was concerned about not having a bus pull out.

**Mr. John Mockus** asked if the height waiver was being requested for both Sites A and B. **Ms. Keating** confirmed that the height waiver was for both portions of the development site and noted they were treated differently in the stipulations because Site A has a conceptual site plan that requires general conformance.

**Ms. Stephanie Hurd** asked why a path was being asked for in Site B. **Ms. Keating** relayed that the stipulation called for a wider sidewalk that could also be used as a pathway.

**Vice Chair Tonya Glass** commented that she understood why the height was needed for Site A because of the height of the movie screens, but was unsure why it was needed for Site B.

**Ms. Wendy Riddell** of Berry Riddell LLC, the applicant explained she was representing Kitchell, the property owner. **Ms. Riddell** explained that the certainty of the Harkins theater will help ensure the needs of the community are met. The project looks to reduce the number of overall dwelling units currently permitted. They are hoping to attract other entertainment-type uses next to the planned Harkings theater. The planned multifamily will make the retail more successful. The proposal is really a refinement of the existing entitlements on the site.

**Chairman Robert Branscomb** asked for clarification on the size of the units. **Ms. Riddell** stated they would be a mix of one to three bedrooms.

**Ms. Hurd** commented that she liked the elevated design and plan for trails. She explained that commercial land is important in the area and does not want to see too much of it turn residential. She also commented that although palm trees do not provide shade, she thinks they add a nice aesthetic.

**Ms. Hurd** also commented that she would like to see ground floor retail with units above. She suggested fun bike racks.

**Ms. Jennifer Rouse** commented that the development should be dog friendly and that she understands certain retail uses will follow a theater. Multifamily can be beautiful but it needs to be better than just stucco. The mountain views need to be maintained.

**Mr. Mockus** explained he was excited to have the project move forward but wants to see the project done right.

**Mr. Ortega** commented that everyone talks about mountain views and he suggest oriented the multifamily project toward the mountains.

**Mr. Gary Flunoy** asked what the planned height was for Site B and the multifamily area. **Ms. Riddell** responded that the use for Site B was hopefully an entertainment-type use and they were looking for flexibility on the height. No height waiver is being requested for the multifamily area.

*Nine public comment cards were submitted for this item. Two cards were submitted by Tracie Riggs and Joe Jannuzzi in opposition to the request, but not wishing to speak. Two cards were submitted indicating they were in favor of the request and wishing to speak. Two cards were submitted indicating they were in opposition to the item and wishing to speak. Three cards were submitted wishing to speak, not indicating in favor*

*or opposed.*

**Mr. Jon Kimoto** indicated he liked the uses proposed and the early meetings the applicant held, but felt there was no compelling argument for the height variance. The apartments were to be built on a higher piece of land and maintaining mountain views would be critical. The scale should not dominate the environment. It is important to maintain the guidelines in the Southwest Growth Study and other formative documents.

**Ms. Jae Storm** president of Mir' Ra Image explained she was before the committee representing youth. She indicated she would like to see the builders and developers be involved with the youth. She felt that there should be stipulations for more neighborhood meetings.

**Ms. Lynette Lee** explained to the committee she had questions regarding the proposed theater and asked if the theater was planning to have reclining seats. She also asked how much the apartments were planned to rent for and how they will be maintained.

**Ms. Riddell** responded that only newer, luxury theaters with reclining seats are being built now. The developer will ensure the multifamily is maintained as they have a financial interest and want to keep a good reputation.

**Ms. Riddell** also responded to some of the preceding comments and explained that they were not seeking a height variance, but a height waiver and were not required to demonstrate a hardship. The development team is also sympathetic to youth and the commercial uses planned will help address concerns with youth.

**Mr. Sandy Hamilton** explained he was on the LCRD and agrees with the additional height for the movie theater site only. He indicated he tried contacting Kitchell the previous week but was unsuccessful.

**Mr. Dan Penton** explained that the community worked on a Central Laveen Commercial Area Plan in 2003 which stated that there were to be a maximum of four stories to keep views of the mountains. He also commented that art features should be southwest in nature and the multifamily should provide a view corridor and look into providing commercial space on the bottom floor. He indicated support of the request, but had some concerns with the western side of the request and the amount of parking shown on the conceptual plans.

**Mr. Phil Hertel** explained he had no problem with the height waiver for the theater site, but was not in favor of the additional height for Site B without seeing a plan. He wants the site to be planned carefully and planned well and would like to be on a notification list for future cases.

**Ms. Claudine Reifschneider** commented that this was a crucial time and the community needed to put their best foot forward and work to elevate standards. This, in turn, will increase home values and impact fees. The committee should think about the community vision when making their decision. This project will set the tone for others.

**Vice Chair Glass** asked if the apartments and theater were a packaged deal and if the theater and height for Site B were a packaged deal. **Ms. Riddell** indicated that they were and that she believed they all were after the same thing, which is why the developer is agreeing to return to review plans with the committee.

**Ms. Riddell** also explained that limiting the height on Site B would limit who would look

at the site for future development. The team also reached out to Mr. Hamilton.

**Chairman Branscomb** commented that since the committee cannot restrict uses, they need to be ensure it is done right.

**Mr. Ortega** and **Mr. Mockus** commented that they want something great, but understand it is Catch 22 regarding the height and attracting entertainment uses on Site B.

**Ms. Rouse** commented that the multifamily needs to be beautiful and wants to see stone work and heightened standards.

**Ms. Hurd** commented that views should be looked at.

**Ms. Riddell** indicated that these would all be taken into consideration.

**Vice Chair Glass** asked if the applicant was willing to consider less height on Site B.

**Ms. Riddell** indicated she conferred with her client and project architect and they were willing to agree to the following heights on Site A and B:

- 56 feet for Site A
- 45 feet for Site B
- 30 feet within 150 feet of 59th Avenue

**Ms. Cinthia Estela** asked if solar panels were planned for covered parking. **Ms. Riddell** responded they would look into this.

#### **MOTION**

**Mr. John Mockus** moved to approve the proposal as recommended by staff with a modification to the height stipulation for Site B as proposed by the applicant.

**Ms. Jennifer Rouse** seconded the motion.

#### **Vote**

**8-0**, Motion to approve, with Committee Members Branscomb, Estela, Flunoy, Glass, Hurd, Mockus, Ortega and Rouse in favor.

#### 5. **INFORMATION ONLY:** Presentation and discussion regarding General Plan Land Use Map Designations in the Laveen Village.

**Ms. Samantha Keating** provided an overview of the intent of the item and explained that as a follow up to last month's conversation she had a presentation regarding the history of General Plan Land Use designations in the Laveen area.

**Ms. Stephanie Hurd** explained that she had a concern that the Laveen core needed to be protected and she does not want to see it all turn into multifamily development. Anything south of Dobbins Road that has not been designated should be protected.

**Mr. Carlos Ortega** commented he wanted to protect S-1 zoning.

**Vice Chair Tonya Glass** asked about zoning reversions. **Ms. Keating** explained