



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-42-22-7 August 15, 2022

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| Estrella <u>Village Planning Committee</u> | August 16, 2022 |
| Meeting Date: | |
| <u>Planning Commission</u> Hearing Date: | September 1, 2022 |
| Request From: | <u>S-1</u> (Ranch or Farm Residence) (9.70 acres), <u>RE-43</u> (One-Family Residence) (0.46), and <u>C-3</u> (General Commercial) (3.35 acres) |
| Request To: | <u>R-3A</u> (Multifamily Residence District) (13.51 acres) |
| Proposed Use: | Multifamily residential |
| Location: | Southeast corner of 107th Avenue and Buckeye Road |
| Owner: | Kelly Mahoney, Hillpointe, LLC |
| Applicant/Representative: | Jonathan Schwerd, RK Design & Professional Services, LLC |
| Staff Recommendation: | Approval, subject to stipulations |

| <u>General Plan Conformity</u> | | | |
|--|--------------|--|--|
| <u>General Plan Land Use Map Designation</u> | | Commerce/Business Park and Residential 3.5 and 5 dwelling units per acre | Pending Residential 15+ dwelling units per acre (GPA-EST-2-22-7) |
| <u>Street Map Classification</u> | Buckeye Road | Arterial | Outside of City limits, within Tolleson jurisdiction |
| | 107th Avenue | Outside of City limits | Outside of City limits, within Avondale jurisdiction |

CELEBRATE OUR DIVERSE COMMUNITY AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

The subject site is currently vacant and the requested R-3A zoning district will support a new housing type on a site that is appropriately located along an arterial and adjacent to an educational institution.

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

The proposal, as stipulated, will allow development of a new residential community that is respectful of local conditions by providing enhanced landscaping standards and open space.

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

As stipulated, the proposal will provide detached sidewalks with 75 percent shade at maturity and enhanced landscaping for any required setbacks. This will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Estrella Village Plan](#): Background Item No. 7.

[Estrella Village Arterial Street Landscaping Program](#): Background Item No. 8.

[Monarch Butterfly Pledge](#): Background Item No. 9.

[Tree and Shade Master Plan](#): Background Item No. 10.

[Complete Streets Guidelines](#): Background Item No. 11.

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

[Housing Phoenix](#): Background Item No. 13.

| Surrounding Land Uses and Zoning | | |
|------------------------------------|--|-----------------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Single-family residence with agricultural uses | S-1, RE-43, and C-3 |
| North (across Buckeye Road) | Warehouses and distribution centers | City of Tolleson, I-2 |
| South | Single-family residential | R1-8 |
| East | School | S-1, C-3 |
| West (across 107th Avenue) | Vacant and single-family residential | City of Avondale, PAD |

| R-3A (Multifamily Residence District) (Planned Residential Development) | | |
|---|---|-------------------------------------|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed Site Plan</u> |
| Gross Acreage | - | 13.51 |
| Maximum Density (dwelling units per acre) | 23.1, 26.4 with bonus | 21.32 dwelling units per acre (met) |
| Maximum Units | 312, 356 with bonus | 288 (met) |
| Maximum Lot Coverage | 45 percent | 20 percent (met) |
| Maximum Building Height | 3 stories or 40 feet for first 150 feet; then 1 foot in 5-foot increase to 48 feet high or 4 stories. | 3 stories and 40 feet (met) |
| Minimum Building Setbacks | | |
| Adjacent to Streets: (North – Buckeye Road) | 20-feet | 20 feet (met) |
| Adjacent to Streets: (West – 107th Avenue) | 20-feet | 20 feet (met) |
| Not Adjacent to Streets: (South – Adjacent to R1-8) | 15-feet | 20 feet (met) |
| Not Adjacent to Streets: (East – Adjacent to S-1 and C-3) | 15-feet | 20 feet (met) |
| Minimum Landscape and Open Space Standards | | |
| Adjacent to Streets: (North – Buckeye Road) | 20-feet | 15 feet (met) |

| | | |
|--|--------------|------------------|
| Adjacent to Streets: (West – 107th Avenue) | 20-feet | 15 feet (met) |
| Not Adjacent to Streets: (South – Adjacent to R1-8) | 5-feet | 15 feet (met) |
| Not Adjacent to Streets: (East – Adjacent to S-1 and C-3) | 5-feet | 15 feet (met) |
| Minimum Open Space | 5 percent | 24 percent (met) |
| Minimum Amenities Provided | 2 | 8 (met) |
| Minimum Parking Resident: 2 spaces per dwelling unit; Guest: When resident parking is reserved, 1 space required per 3 bedroom unit. | 424 required | 441 spaces (met) |

Background/Issues/Analysis

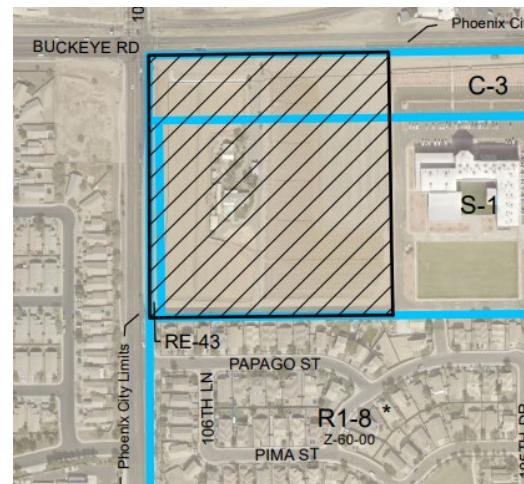
SUBJECT SITE

1. This request is to rezone 13.51 acres located on the southeast corner of 107th Avenue and Buckeye Road from S-1 (Ranch or Farm Residence), RE-43 (One-Family Residence), and C-3 (General Commercial) to R-3A (Multifamily Residence District) to allow a multifamily residential development. The subject site is currently used as a single-family residence with agricultural uses.

SURROUNDING LAND USES AND ZONING

2. The requested R-3A (Multifamily Residence District) will support a new housing type that is compatible with the surrounding area since it is located along an arterial street and adjacent to an educational institution. The area to the east is zoned S-1 (Ranch or Farm Residence) and C-3 (General Commercial) and developed with a school. The area to the south is zoned R1-8 (Single-Family Residence District) and developed with a single-family subdivision.

The City of Tolleson is located to the north of the subject site, across



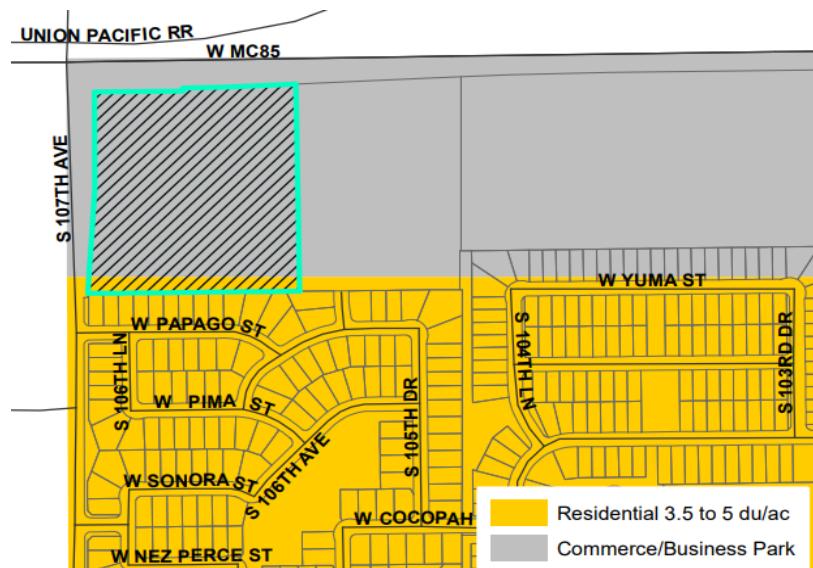
Existing Zoning Aerial Map

Source: Planning and Development Department

Buckeye Road with numerous warehouses and distribution centers zoned I-2 (General Industrial). The City of Avondale is located to the east side of the subject site, across 107th Avenue. There is a vacant lot at the immediate corner and a single-family residential development zoned PAD (Planned Area Development) south and west of the vacant lot.

GENERAL PLAN LAND USE MAP DESIGNATION

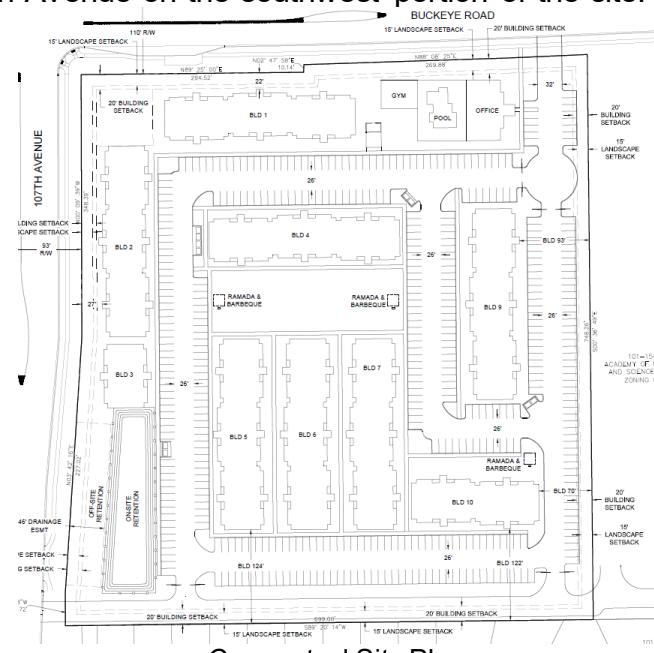
3. The General Plan Land Use Map designation for this subject site is Residential 3.5 to 5 dwelling units per acre and Commerce/Business Park. A concurrent minor General Plan Land Use Map amendment case, GPA-EST-2-22-7, is proposed to change the land use map designation to Residential 15+ dwelling units per acre. The requested R-3A zoning is consistent with the proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre. Properties surrounding the site are designated as Residential 3.5 to 5 dwelling units per acre to the south, and Commerce/Business Park to the east. To the west, within the City of Avondale, the designation is Medium Density Residential. To the north, in the City of Tolleson, the designation is El Distrito (Business District).



PROPOSAL

4. Site Plan

The proposal is for 288 multifamily residences. The conceptual site plan, attached as an exhibit, depicts various residential buildings and amenity areas distributed throughout the site. The proposed multifamily residential development depicts access to the subject site off Buckeye Road on the northeast portion of the site and 107th Avenue on the southwest portion of the site.



Source: RK Design & Professional Services, LLC

Staff recommends Stipulation No. 1 which would limit the maximum number of dwelling units to 288 and Stipulation No. 3 which would require a minimum building setback of 100 feet for structures exceeding 2 stories and 30 feet. This will ensure that the proposed multifamily residential development is compatible with the surrounding land uses including the Academy of Math & Science to the east and the single-family residential development to the south.

5. Elevations

The conceptual building elevations depict architectural features that include variations in textures and building heights. In addition, staff is requiring that 25 percent of elevations oriented to a public street shall contain brick, masonry, stone or another exterior accent material and all units adjacent to 107th Avenue and Buckeye Road shall have individual porches or patios oriented to the nearest public street. This is addressed in Stipulation No. 4.

To ensure the height is compatible in the area, staff is recommending Stipulation No. 2 for a maximum building height of 3 stories and 40 feet.



Conceptual Building Elevations

Source: RK Design & Professional Services, LLC

6. Open Space

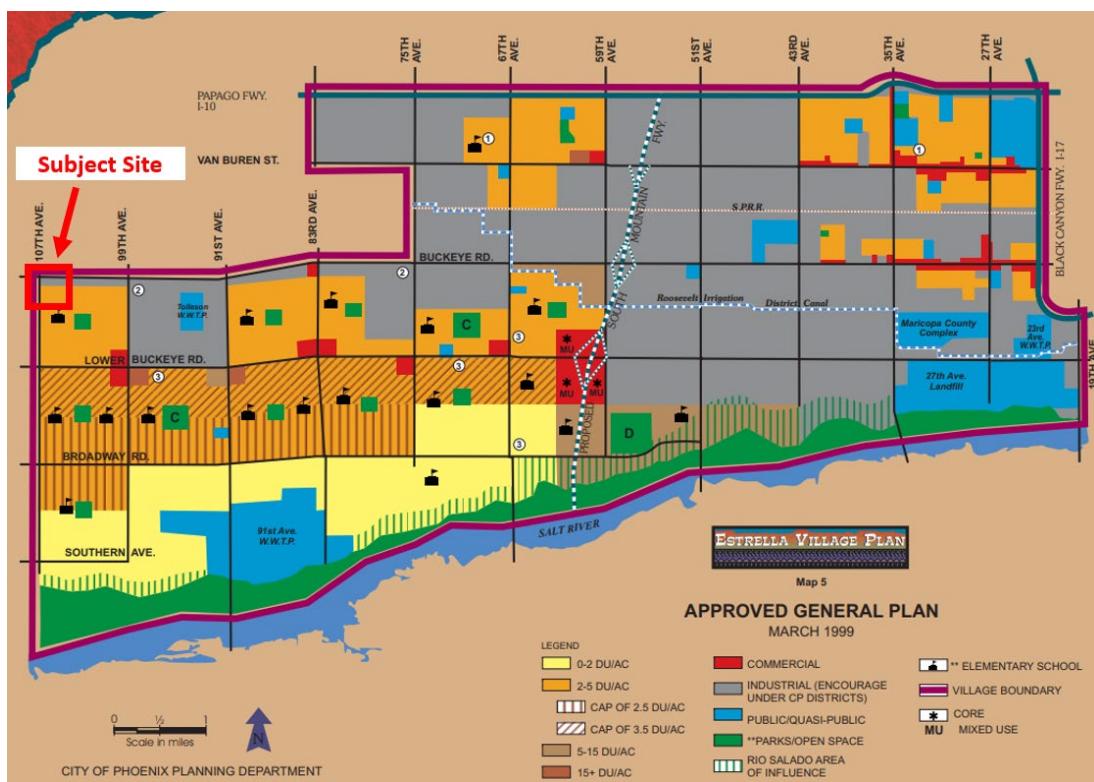
A centralized open space is depicted in the conceptual site plan along with other open space areas. Staff recommends Stipulation Nos. 12, 13, and 14 to ensure a wide range of open space within the proposed multifamily development and a centralized open space with numerous amenities. An increase in the minimum required open space percentage and number of amenities is appropriate given the proposed number of dwelling units on the site.

STUDIES AND POLICIES

7. Estrella Village Plan

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



Estrella Land Use Map
Source: Planning and Development Department

Goal 3 of the Estrella Village Plan, "Protection of residential neighborhoods", Objective A, "New Residential Development", recommends that new residential developments and retail centers be supported by street circulation systems and surrounding character. Bounded by a major arterial street, the proposed R-3A zoning district allows multifamily residential uses that are supported by the existing street which will be improved to meet MCDOT standards.

Goal 4, "Housing and Employment", Objective B, "Variety of housing densities and types", recommends a diversity of housing products in the Estrella Village. The proposed R-3A zoning allows for a multifamily residential use on the site. This zoning district will introduce a new land use in the immediate area, allowing for new housing opportunities within the surrounding land area.

Goal 5, "Urban Design", recommends for streetscape and trail systems to be uniform and consistent to provide identity and linkage between neighborhoods and with activity centers. Several stipulations as recommended by staff and would promote enhanced urban design along the streetscapes. Stipulation Nos. 5, 7, 9, 18, and 19 recommend enhanced landscaping along 107th Avenue and Buckeye Road to promote a positive character of the village. Lastly, Stipulation No. 11 requires perimeter fencing or walls within 50 feet of a public street to be open at a 50 percent minimum. This will increase the visibility from the subject site to promote safety.

8. Estrella Village Arterial Street Landscaping Program

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planning guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

The subject site is adjacent to Buckeye Road, an arterial street, and thus staff recommends Stipulation No. 7 to require adherence with the Estrella Village Arterial Street Landscaping Program requirements along the street frontage to promote the community's character. Furthermore, the southeast corner of 107th Avenue and Buckeye Road is a designated Village gateway. Thus, staff recommends Stipulation No. 9 to require a landscaped gateway entry feature at this intersection.

9. Monarch Butterfly

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 8 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

10. Tree and Shade Master Plan

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending stipulations designed to provide trees and enhance shade within the development.

Staff is recommending the following stipulations for parking lot and sidewalk shading:

- All landscape setbacks shall contain 25 percent two-inch caliper trees, and 75 percent three-inch caliper trees (Stipulation No. 5)
- Evergreen trees shall be planted within the landscape setback along the south perimeter of the site (Stipulation No. 6);

- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper drought-tolerant shade trees to achieve a minimum of 25 percent shade (Stipulation No. 16);
- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees (Stipulation Nos. 18 and 19).

11. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles and to provide pedestrian walkways to the street intersection. This is addressed in Stipulation Nos. 10 and 15. This development will help pedestrianize the immediate street frontage by providing a detached sidewalk along 107th Avenue and Buckeye Road. Furthermore, bicycle parking will be required on the site encourage alternative transportation. This is addressed in Stipulation No. 17. In addition, any street improvements be done to City of Phoenix and ADA standards. These are addressed in Stipulations No. 23.

12. **Zero Waste PHX:**

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

13. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff did not receive any letters in opposition from the public on this rezoning case.

INTERDEPARTMENTAL COMMENTS

15. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.
16. The Street Transportation Department has indicated that the developer will be required to underground existing electrical utilities within the public right-of-way and underground existing irrigation facilities along Buckeye Road in addition to require all street improvements be made to City, MCDOT, and ADA standards. Furthermore, the Street Transportation Department is requiring that the developer submit a Traffic Impact Analysis for the proposed development. These requirements are addressed in Stipulation Nos. 20 through 23.
17. The Public Transit Department has indicated that the developer shall dedicate right-of-way and construct a bus bay with an attached bus pad along Buckeye Road. This is addressed in Stipulation No. 24.
18. The City of Phoenix Aviation Department has indicated that due to the proximity of the Goodyear Airport and potential for noise from airport related activity, an additional stipulation has been added that would require documents to disclose the existence and operational characteristics of the Phoenix Goodyear Airport to future owners or tenants of the property. This is addressed in Stipulation No. 25.

OTHER

19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and

allowed time to properly assess the materials. These are addressed in Stipulation Nos. 26 through 28.

20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 29.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed zoning is consistent with the proposed General Plan Amendment designation of Residential 15+ dwelling units per acre.
2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.
3. The development, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.

Stipulations

1. The development shall be limited to a maximum of 288 dwelling units.
2. The maximum building height shall not exceed 3 stories and 40 feet.
3. A minimum building setback of 100 feet for structures exceeding 2 stories and 30 feet shall be provided along the southern portion of the site.
4. The development shall be in general conformance with the elevations date stamped July 22, 2022 with specific regard to the following, and as approved by or modified by the Planning and Development Department.
 - a. Building elevations adjacent and oriented to public streets shall contain a minimum of 25% brick, masonry, stone, or another exterior accent material that exhibits quality and durability.
 - b. All ground floor units adjacent to 107th Avenue and Buckeye Road

shall have individual porches or patios oriented to the street.

5. All required landscape setbacks shall be planted with minimum 25% 2-inch caliper and minimum 75% 3-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. Evergreen trees shall be planted along the southern portion of the site, as approved by the Planning and Development Department.
7. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.
8. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
9. A landscaped gateway entry feature shall be provided on the southeast corner of 107th Avenue and Buckeye Road, as described below and as approved by the Planning and Development Department:
 - a. An average 75-foot by 75-foot landscape entryway that adheres to the landscape palette for gateway entry features in the Estrella Village Arterial Street Landscaping Program.
 - b. A minimum 300-square foot landscaped accent area shall be provided. The landscaped accent area shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75% live cover.
 - c. The gateway entry feature shall utilize accents, colors and materials consistent with the theme of the commercial uses on the same site, as approved by the Planning and Development Department.
10. A pedestrian walkway shall be provided from the development to/near the southeast corner of 107th Avenue and Buckeye Road, as approved by the Planning and Development Department.
11. Perimeter fencing or walls within 50 feet of a public street shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.
12. A minimum of 10% of the gross site area shall be retained as open space,

excluding landscape setbacks, as approved by the Planning and Development Department.

13. An open space area of a minimum of 25,175 square feet in size shall be centrally located within the development.
14. A minimum of eight amenities shall be provided, which may include but is not limited to barbeques, ramadas, and pools, and the amenities shall be distributed throughout the site, as approved by the Planning and Development Department.
15. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
16. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
17. A minimum of 40 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site or in a secured room and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
18. The sidewalk along 107th Avenue shall be a minimum of 5 feet in width and detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved or modified by the MCDOT and Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted to provide a minimum of 75% shade, at maturity.
 - b. Drought tolerant vegetation to achieve 50 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

19. The sidewalk along Buckeye Road shall be a minimum of 5 feet in width and detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved or modified by the MCDOT and

Planning and Development Department.

- a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted to provide a minimum of 75% shade, at maturity.
- b. Drought tolerant vegetation to achieve 50 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

20. The developer shall underground existing electrical utilities within the public right-of-way as part of this project. The developer shall coordinate with the affected utilities company for their review and permitting, as approved or modified by the MCDOT and Planning and Development Department.
21. Existing irrigation facilities along Buckeye Road are to be undergrounded and relocated outside of MCDOT and/or City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval, as approved or modified by the MCDOT and Planning and Development Department.
22. The developer shall submit a Traffic Impact Analysis for this development to the City of Phoenix and MCDOT. The developer shall be responsible for all cost of mitigation as required by the approved TIS. No preliminary approval of plans may be granted until the study has been approved.
23. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the MCDOT and/or Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
24. The developer shall dedicate right-of-way and construct a bus bay with an attached pad along eastbound Buckeye Road. The bus bay shall be compliant with City of Phoenix Standard Detail P1256. The attached bus pad shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet and spaced from the intersection of 107th Avenue according to City of Phoenix Standard Detail P1258, as approved or modified by the MCDOT and Planning and Development Department.
25. The property owner shall record documents that disclose the existence, and

operational characteristics of Phoenix Goodyear Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

26. 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.
27. 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.
28. 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.
29. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Nayeli Sanchez Luna

August 15, 2022

Team Leader

Racelle Escolar

Exhibits

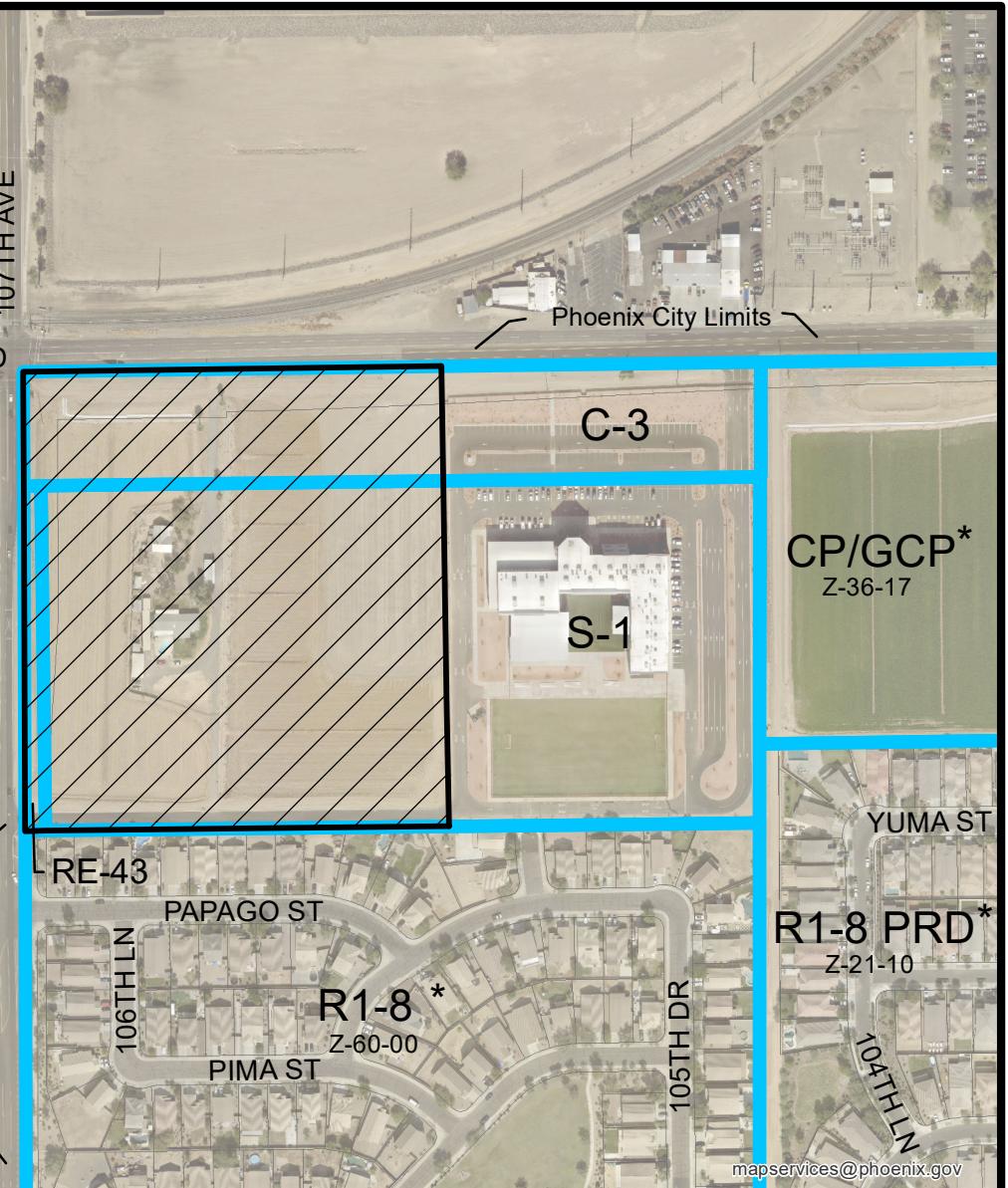
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped July 22, 2022 (1 page)

Conceptual Elevations date stamped July 22, 2022 (3 pages)

CITY OF AVONDALE



Miles

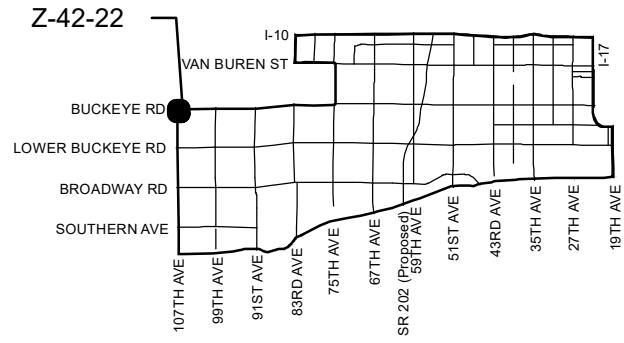
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ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: RK Design & Professional Services LLC

APPLICATION NO. Z-42-22

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

13.51 Acres

DATE: 6/3/2022
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 8-3

ZONING MAP

F-2

REQUESTED CHANGE:

FROM: S-1 (9.70 a.c.)
C-3 (3.35 a.c.)
RE-43 (0.46 a.c.)

TO: R-3A (13.51 a.c.)

MULTIPLES PERMITTED

S-1, C-3, RE-43

R-3A

CONVENTIONAL OPTION

9, 48, N/A

297

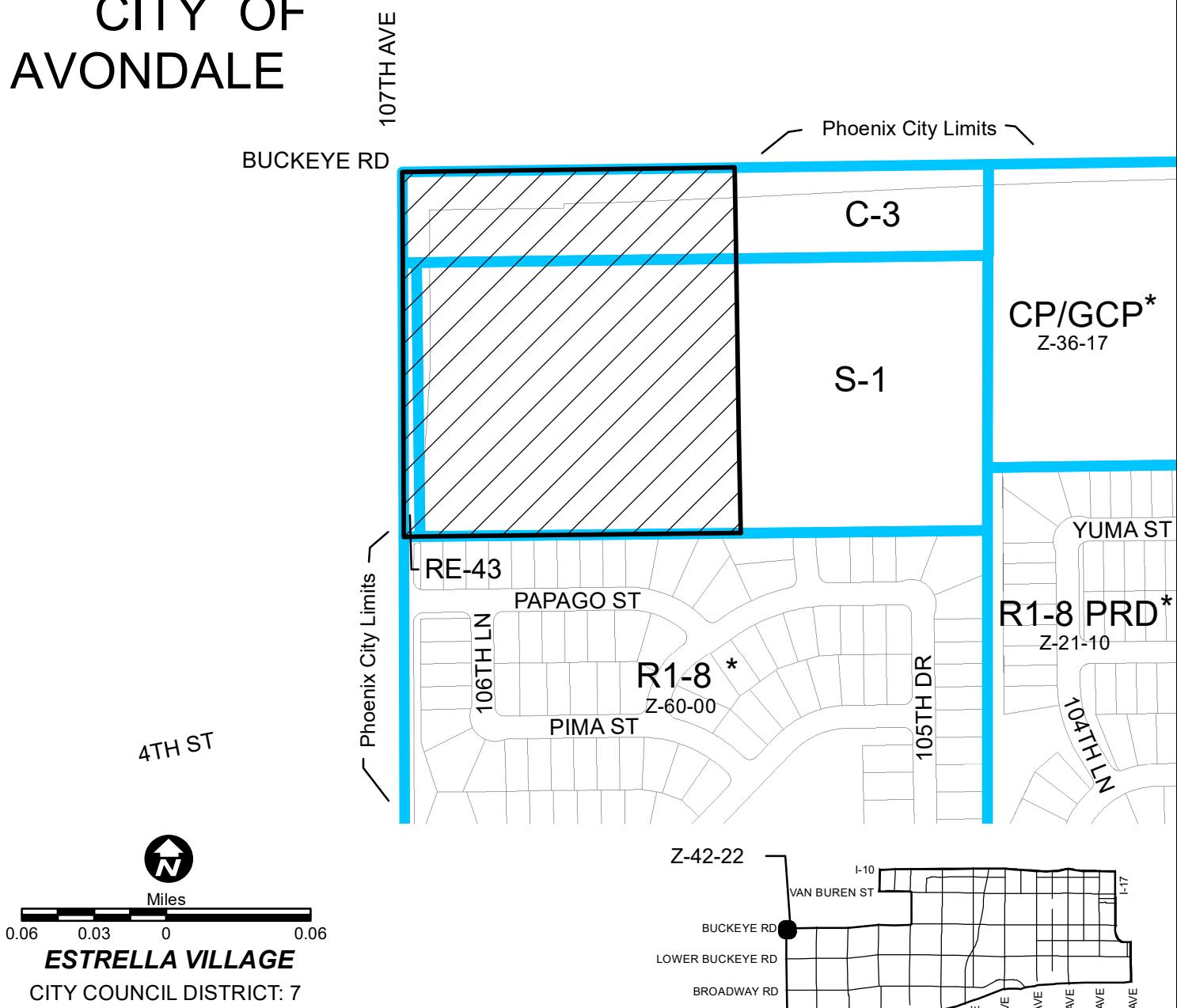
* UNITS P.R.D. OPTION

N/A, 58, N/A

356

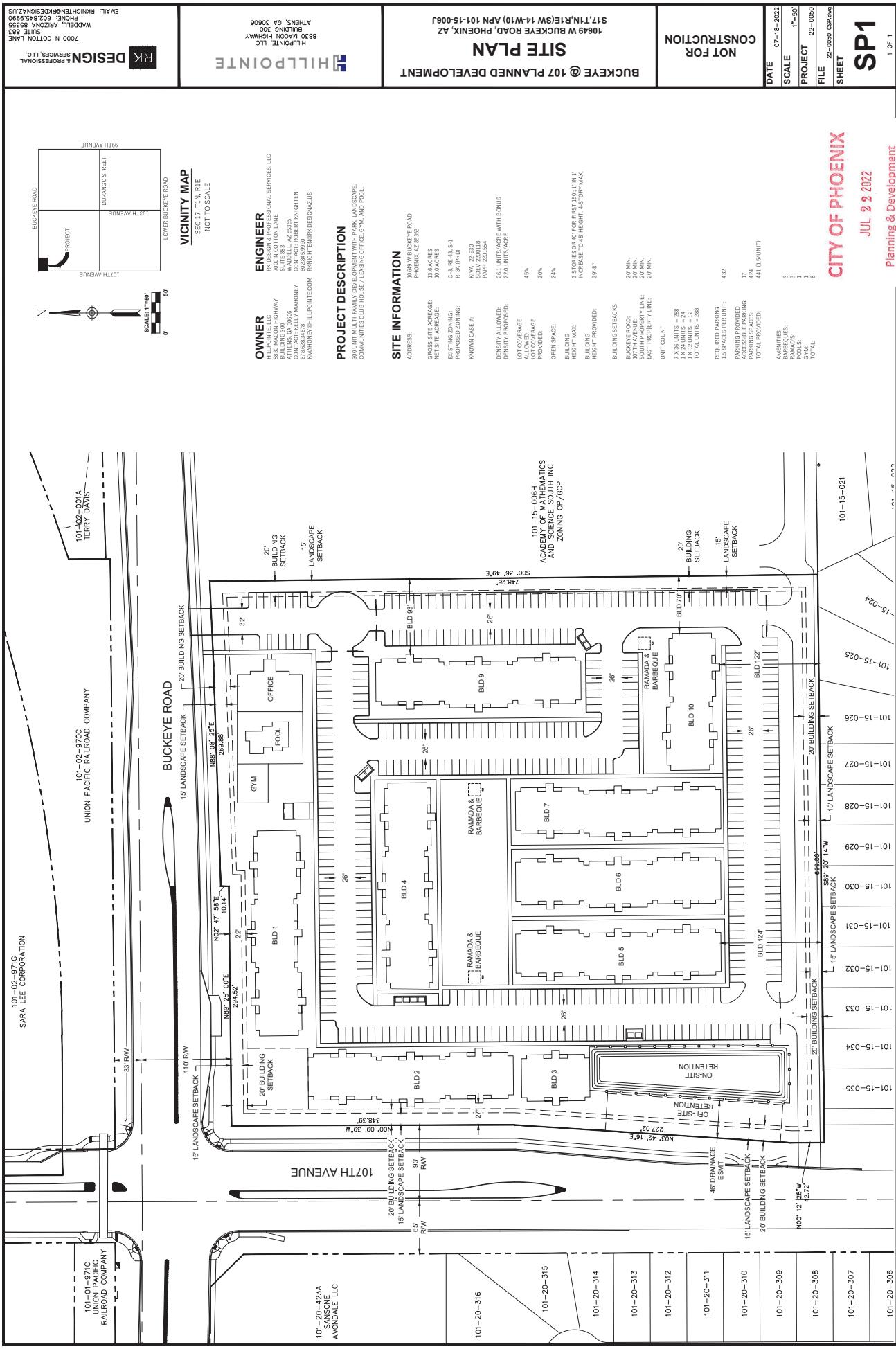
* Maximum Units Allowed with P.R.D. Bonus

CITY OF AVONDALE

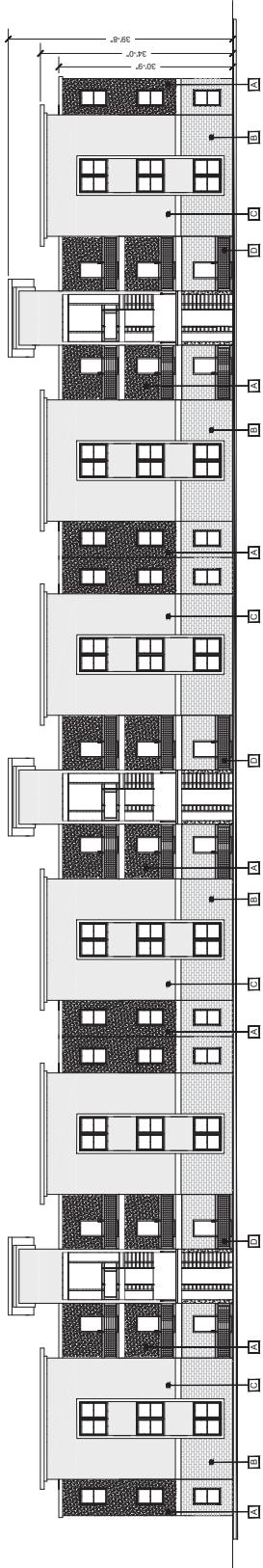


| | | | |
|---|---------------------------------------|---------------------------------|------------------------|
| APPLICANT'S NAME: | RK Design & Professional Services LLC | | REQUESTED CHANGE: |
| APPLICATION NO. | Z-42-22 | DATE: 6/3/2022 | FROM: S-1 (9.70 a.c.) |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. | | REVISION DATES: | C-3 (3.35 a.c.) |
| 13.51 Acres | | AERIAL PHOTO & QUARTER SEC. NO. | RE-43 (0.46 a.c.) |
| | | QS 8-3 | TO: R-3A (13.51 a.c.) |
| MULTIPLES PERMITTED | | CONVENTIONAL OPTION | |
| S-1, C-3, RE-43 | | 9, 48, N/A | |
| R-3A | | 297 | |
| | | * UNITS P.R.D. OPTION | |
| | | N/A, 58, N/A | |
| | | 356 | |

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



FRONT ELEVATION



1/16" = 1'-0"

CONCEPT EXTERIOR FINISH

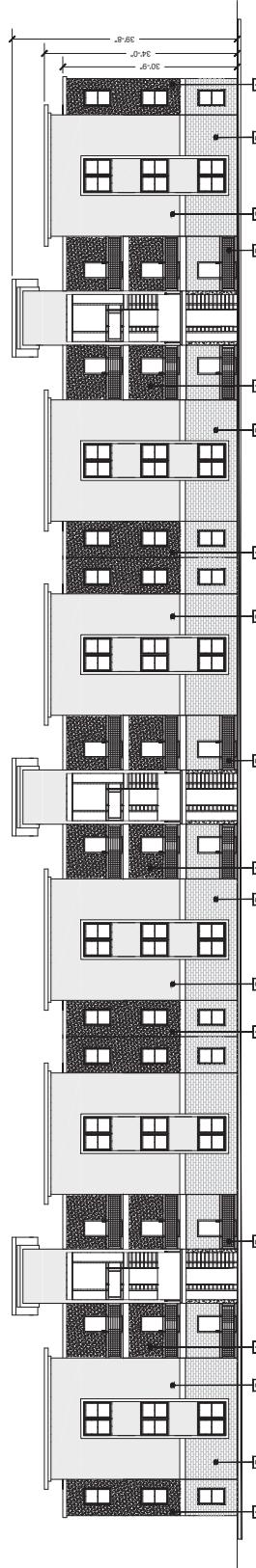
- A SMOOTH STUCCO FASCIA
- B THIN BRICK VENEER
- C COMPOSITE SIDING MATERIAL
- D METAL RAILING AND METAL MESH

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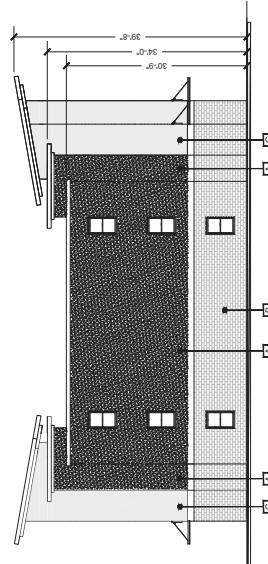
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RIGHT ELEVATION
1/16" = 1'-0"

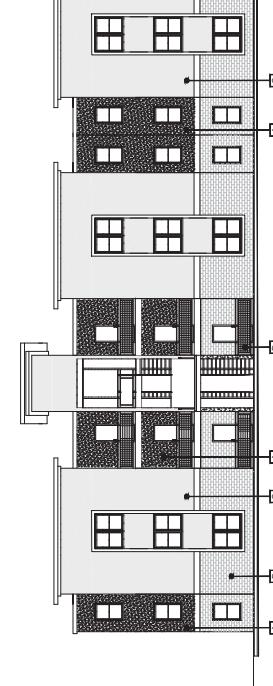


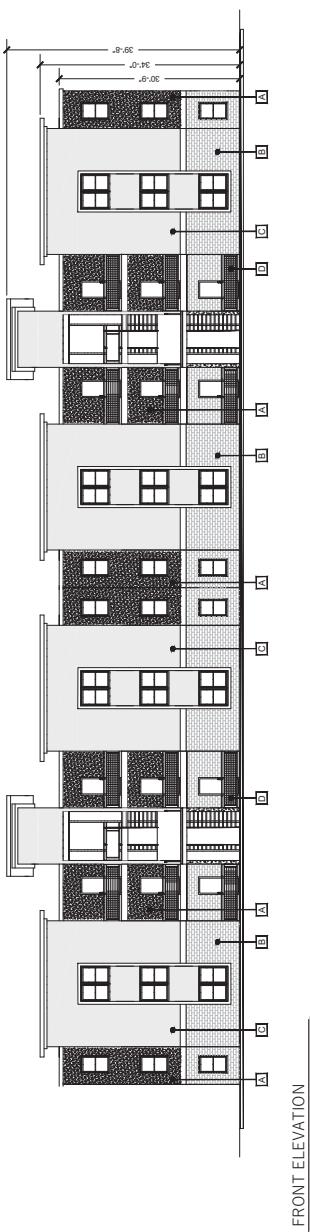
1/16" = 1'-0"



1/16" = 1'-0"

REAR ELEVATION
1/16" = 1'-0"



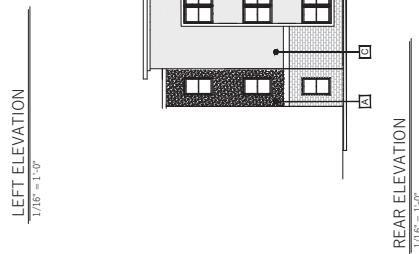
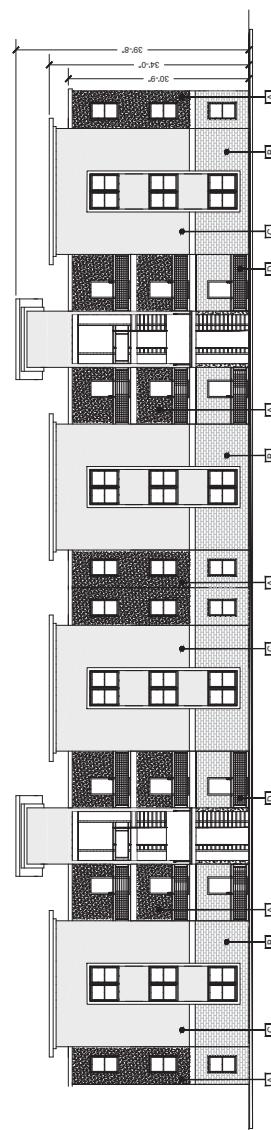
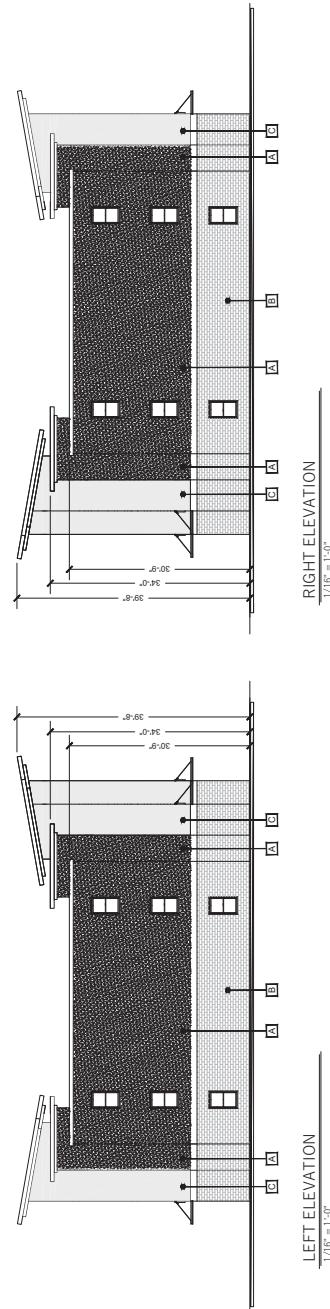


CONCEPT EXTERIOR FINISH

- [A] SMOOTH STUCCO FASCIA
- [B] THIN BRICK VENEER
- [C] COMPOSITE SIDING MATERIAL
- [D] METAL RAILING AND METAL MESH

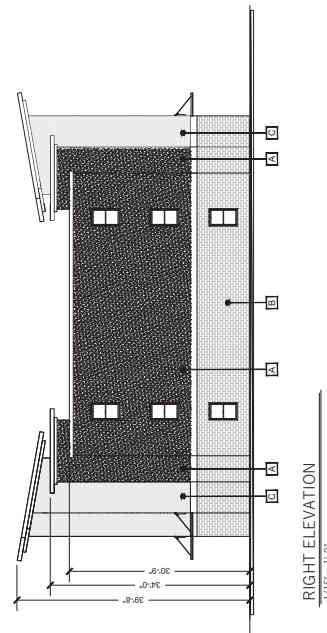
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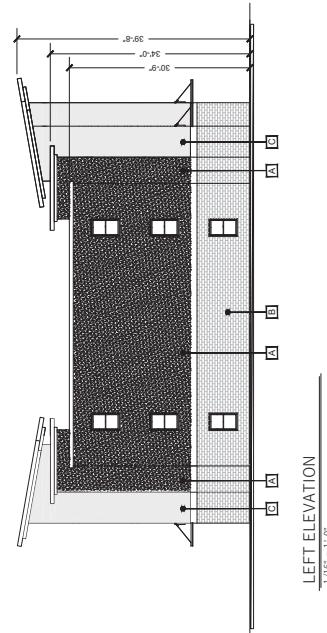




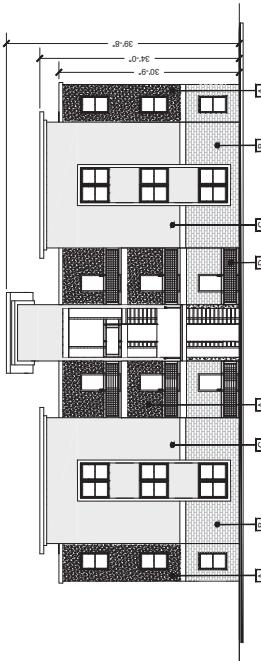
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CONCEPT EXTERIOR FINISH

- A SMOOTH STUCCO FASCIA
- B THIN BRICK VENEER
- C COMPOSITE SIDING MATERIAL
- D METAL RAILING AND METAL MESH

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