### ATTACHMENT B



### **Staff Report Z-117-24-1**December 6, 2024

**Deer Valley Village Planning** December 17, 2024

**Committee** Meeting Date:

Planning Commission Hearing Date: January 2, 2025

Request From: County RU-43 (Pending S-1) (Rural Zoning

District – One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) (12.17 acres) and S-1 (Ranch or Farm Residence) (1.00 acre)

C-2 HGT/W/R DNS/W/R (Intermediate)

Request To: <u>C-2 HGT/WVR DNS/WVR</u> (Intermediate

Commercial, Height Waiver, Density Waiver)

(13.17 acres)

**Proposal:** Multifamily residential with a height and density

waiver

**Location:** Northeast corner of 17th Avenue and Happy

Valley Road

Owner: Robert Kater, Katman, LLC, et al.

**Applicant:** Dennis Newcombe, Gammage & Burnham,

PLC

**Representative:** Ashley Z. Marsh, Gammage & Burnham, PLC

Staff Recommendation Approval, subject to stipulations

General Plan Conformity						
General Plan Land Use Map  Designation		Commercial / Commerce/Business Park				
Street Map Classification	Happy Valley Road	Major Arterial	33-feet north half street with 7-feet right-of-way easement			
	17th Avenue	Local	0-feet east half street with 33-feet patent easement			

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CELEBRATE OUR DIVERSE COMMUNITIES 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 proposal facilitates additional housing opportunities in the Deer Valley Village that will help alleviate the housing crisis and support a broad range of lifestyles.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

The proposal, as stipulated, will provide a setback to the adjacent residential properties to create compatibility with the surrounding area.

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

The proposal includes enhanced landscaping along Happy Valley Road and 17th Avenue. This will create a comfortable pedestrian environment reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

### **Applicable Plans, Overlays, and Initiatives**

Happy Valley Road Land Use Study: Background Item No. 6.

Sonoran Boulevard Development Standards for Happy Valley Road: Background Item No. 7.

Housing Phoenix Plan: Background Item No. 8.

Complete Streets Guiding Principles: Background Item No. 9.

Comprehensive Bicycle Master Plan: Background Item No. 10.

Tree and Shade Master Plan: Background Item No. 11.

Monarch Butterfly Pledge: Background Item No. 12.

Transportation Electrification Action Plan: Background Item No. 13.

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Conservation Measures for New Development: Background Item No. 14.

Phoenix Climate Action Plan: Background Item No. 15.

**Zero Waste PHX:** Background Item No. 16.

Surrounding Land Uses/Zoning				
	Land Use	Zoning		
On Site	Vacant and plant nursery	County RU-43 (Pending S-1) and S-1		
North	Single-family residential	County RU-43		
East	Single-family residential and canine training facility	County RU-43		
South (across Happy Valley Road)	Commercial retail and pet care facility	CP/GCP DVAO and C-2 DVAO		
West (across 17th Avenue)	Vacant	C-2		
West (adjacent to site)	Single-family residential and pottery facility	County RU-43		

C-2 HGT/WVR DNS/WVR (Utilizing R-5 – Planned Residential Development Option)				
<u>Standards</u>	<u>Requirements</u>	Provisions on the Proposed site Plan		
Gross Acreage	-	13.17 acres		
Maximum Number of Units	601, 687 with bonus	400 units (Met)		
Maximum Density (dwelling units/gross acre)	45.68; 52.2 with bonus	30.37 dwelling units per acre (Met)		
Maximum Lot Coverage	50%, plus an additional 10% for attached shade structures Total: 60%	34.14% (Met)		
Maximum Building Height	4 stories or 48 feet; 15- foot maximum height within ten feet of a single- family zoned district, increased one foot for each additional one foot of	4 stories and 42 feet (Met)		

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	building setback to the maximum permitted height				
Minimum Perimeter Building Setbacks					
Adjacent to Public Street	20 feet	South (Happy Valley Road): 55 feet (Met)			
		West (17th Avenue): 20 feet (Met)			
C-2 HGT/WVR DNS/WVR (Utilizing R-5 – Planned Residential Development Option)					
<u>Standards</u>	Requirements	<u>Provisions on the</u> <u>Proposed site Plan</u>			
Adjacent to Property Line	15 feet	North: 57 feet – 150 feet (Met)			
		East: 43 feet – 69 feet (Met)			
		West (adjacent to RU-43): Approximately 124 feet (Met)			
Minimum Landscape Setbacks					
Adjacent to Public Street	20 feet	South (Happy Valley Road): Not specified			
		West (17th Avenue): 20 feet (Met)			
Adjacent to Property Line	5 feet	North, east, and west (adjacent to RU-43): 5 feet (Met)			
Minimum Open Space	5% of gross area	8.9% (Met)			
Minimum Parking	600 spaces required 1.5 spaces per dwelling unit 400 dwelling units proposed	638 spaces (Met)			

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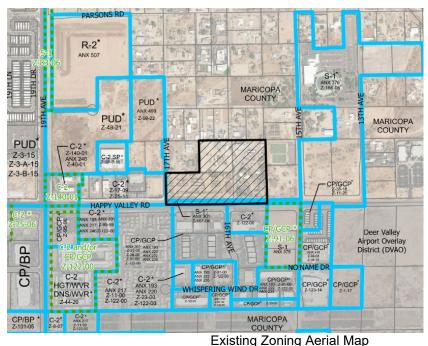
### Background/Issues/Analysis

### SUBJECT SITE

This request is to rezone 13.17 acres located at the northeast corner of 17th Avenue and Happy Valley Road from 12.17 acres of County RU-43 (Pending S-1) (Rural Zoning District – One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) and 1 acre of S-1 (Ranch or Farm Residence) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow for multifamily residential with height and density waiver. The site contains a plant nursery and vacant land. The site was annexed into the City of Phoenix on November 20, 2024 (Annexation Nos. 535 and 548) and is pending equivalency zoning.

### SURROUNDING LAND USES AND ZONING

2. The area to the south, across Happy Valley Road, contains commercial retail uses and a pet care facility and is zoned CP/GCP (Commerce Park District/General Commerce Park Option) and C-2 (Intermediate Commercial). To the north is single-family residential zoned County RU-43 (Rural Zoning District – One Acre Per Dwelling Unit). To the east is single-family residential and a canine training facility zoned County RU-43 (Rural Zoning District – One Acre Per Dwelling Unit). To the west, across 17th Avenue, is vacant commercial property zoned C-2 (Intermediate Commercial). To the west, adjacent to the site, is single-family residential and a pottery facility zoned County RU-43 (Rural Zoning District – One Acre Per Dwelling Unit).



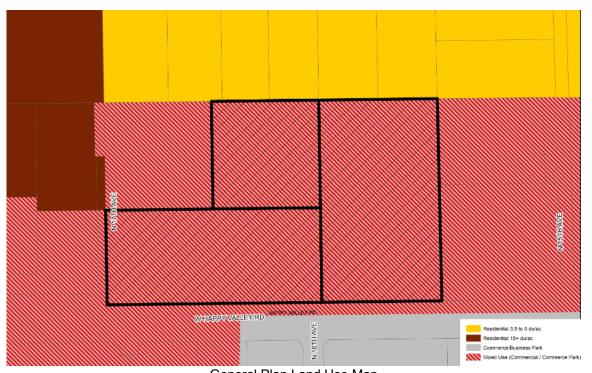
Source: Planning and Development Department

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### GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site is designated Commercial / Commerce/Business Park on the General Plan Land Use Map.

The area to the south, across Happy Valley Road, is designated Commercial / Commerce/Business Park and Commerce/Business Park. To the north is designated Residential 3.5 to 5 dwelling units per acre and Commercial / Commerce/Business Park. To the west and east is designated Commercial / Commerce/Business Park. The requested C-2 HGT/WVR DNS/WVR is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map Source: Planning and Development Department

### **PROPOSAL**

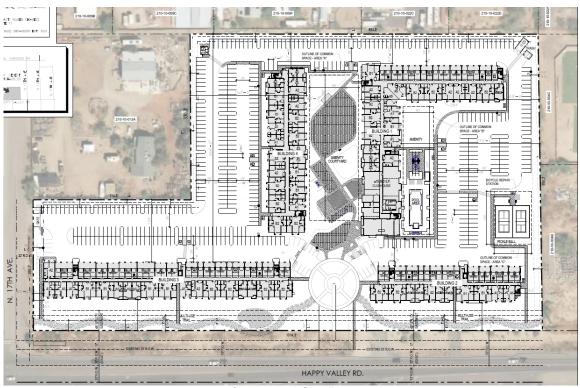
### 4. Site Plan

The conceptual site plan, attached as an exhibit, depicts multifamily residential within four buildings. The open space area is approximately 8.9 percent of the gross site area. There are several amenity areas including a clubhouse, amenity courtyard, pool, and pickle ball courts. The site plan also depicts a multi-use trail along Happy Valley Road as addressed in Stipulation No. 9.

Section 623.E.1 requires that multifamily residential developments with C-2 zoning conform to the development standards of the R-3 zoning district. Requests to exceed the yard, height or density requirements of R-3 up to the R-5

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development standards may be granted through a height and/or density waiver request, such as this proposal. To establish which development standards will apply, Stipulation No. 3 requires that the R-5 Planned Residential Development option be applied. Further, to ensure that the proposal develops as shown and to limit the number of units on the site, Stipulation Nos. 1 and 4 require general conformance to the site plan and that the site be limited to a maximum of 400 dwelling units.



Conceptual Site Plan
Source: biltform architecture group, LLC

### 5. **Elevations**

The conceptual building elevations, included as an exhibit, depict a variety of building colors, materials, and articulation. Staff recommends general conformance to these building elevations per Stipulation No. 2 to ensure the buildings develop as proposed.



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Conceptual Building Rendering
Source: biltform architecture

### PLANS, OVERLAYS, AND INITIATIVES

### 6. Happy Valley Road Land Use Study

In 2008, the City of Phoenix Planning Commission initiated a land use study for properties adjacent to the north side of Happy Valley Road from 7th Avenue to 19th Avenue. The study analyzed the existing land uses and recognized the uses adjacent to Happy Valley Road were transitioning away from residential uses and developing into commercial and/or employment types of uses. Based on data, public participation, and growing transitions of this area, Planning staff determined the suitable course of action was to initiate a General Plan Amendment for this study area. The study suggested that Residential 3.5 to 5 dwelling units per acre may no longer be the best land use designation adjacent to Happy Valley Road. The plan recommended that Commercial / Commerce Park be considered as the land use designation. Commercial designation would allow office, retail, service, or multifamily development at varying scales and intensity of uses. Commerce Park consists of uses such as professional offices, research and development, wholesale and storage warehousing, and utility centers. The proposal to rezone to C-2 with height and density waivers is consistent with the recommended land use designation.

### 7. Sonoran Boulevard Development Standards for Happy Valley Road In 1996, the Phoenix City Council approved the Sonoran Boulevard Development Standards for Happy Valley Road. The standards were prepared to be a guide for development both within and adjacent to the right-of-way for Happy Valley Road. The standards are to be used for any development that occurs adjacent to Happy Valley Road between 67th Avenue and the Happy Valley Road crossing of the CAP Aqueduct. These standards include the type of improvements for items such as street lights, sidewalks, pedestrian amenities, curb, walls, ground cover, landscape materials, trails, signage, right-of-way, etc.

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As addressed in Stipulation No. 7, the proposal is required to adhere to these development standards, except that sidewalks shall not meander.

### 8. **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 a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development 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 while using vacant or underutilized land in a more sustainable fashion.

### 9. Complete Streets Guiding Principles

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 10. Additionally, the project is required to provide detached sidewalks with landscape strips per Stipulation Nos. 14 and 16. Furthermore, bicycle parking will be required on the site to encourage alternative transportation as addressed in Stipulation No. 20. In addition, any street improvements must comply with City of Phoenix and ADA standards. This is addressed in Stipulation No. 19.

### 10. Comprehensive Bicycle Master Pan

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking spaces, installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation No. 20. Also, the project will include electric bicycle charging capabilities and a bicycle repair station per Stipulation Nos. 21 and 22 which will further encourage the use of bicycles.

### 11. 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

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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 recommends stipulations for enhanced planting materials and to provide additional shade for bicycle infrastructure as addressed in Stipulation Nos. 5, 6, and 8. Additionally, the strip of landscaping between the curb and sidewalk will provide added tree coverage and shade as per Stipulation No. 16. Also, there is a requirement to provide shading in the surface parking areas as identified in Stipulation No. 29.

### 12. Monarch Butterfly Pledge

In April 2021, Mayor Kate Gallego signed the <u>National Wildlife Federation's Mayor's Monarch Pledge</u>. 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. 24 will require the planting of milkweed shrubs, or other native nectar plant species on the subject site.

### 13. <u>Transportation Electrification Action Plan</u>

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan, to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure, is to recommend a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 23. Additionally, electric receptacles are required for electric bicycle charging per Stipulation No. 21.

### 14. Conservation Measures for New Development

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the* 

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Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 25 through 31.

### 15. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation Nos. 31, which requires a minimum of two GI techniques for stormwater management to be implemented.

### 16. **Zero Waste PHX**:

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal indicates that trash and recycling pick-up will be available to residents.

### COMMUNITY INPUT SUMMARY

17. At the time this staff report was written, staff has not received any letters of support and opposition for this rezoning application.

### INTERDEPARTMENTAL COMMENTS

- 18. The Street Transportation Department requires the following:
  - Developer shall submit a TIA prior to City Council action and receive final acknowledgement of receipt prior to preliminary site plan approval and the developer shall comply with the determined proportionate share of street improvements or stipulations.
  - An updated TIA shall be required for proposals of commercial development.

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- Dedication and construction of right-of-way along Happy Valley Road including construction of a median.
- Detached sidewalks with a separated landscape strip along Happy Valley Road.
- Dedication of right-of-way along 17th Avenue.
- Detached sidewalks with a separated landscape strip along 17th Avenue.
- Provision of pedestrian connections on the southern site boundary to allow direct pedestrian access to the trail along Happy Valley Road. The pathway shall be constructed of alternative materials.
- All existing utilities within the public right-of-way shall be undergrounded.
- All street improvements and incidentals shall be constructed to city and ADA accessibility standards.

These are addressed in Stipulation Nos. 11 through 19.

19. The Aviation Department requires the Airport disclosure stipulation. This is addressed in Stipulation No. 32.

### OTHER

- 20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 33.
- 21. 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 final site plan approval. This is addressed in Stipulation No. 34.
- 22. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposal is compatible with the General Plan Land Use Map designation and will provide housing opportunities within the Deer Valley Village.

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2. As stipulated, the proposal will include enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.

3. The proposal will develop an underutilized property with uses which will be supportive of the nearby business and employment areas.

### **Stipulations**

- 1. The development shall be in general conformance with the site plan date stamped September 24, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
- 2. The development shall be in general conformance with the elevations date stamped September 3, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
- 3. The R-5 Planned Residential Development Option shall be used for the development.
- 4. The site shall be limited to a maximum of 400 units.
- 5. The landscape setback along 17th Avenue shall be planted with minimum 2-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. Trees located within the landscape area along Happy Valley Road, outside the utility easement area, shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
- 7. The applicant shall utilize the Sonoran Boulevard Development Standards for Happy Valley Road for development both within and adjacent to the right-of-way for Happy Valley Road, except that sidewalks shall not meander as approved by the Planning and Development Department.
- 8. All bicycle infrastructure shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
- 9. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Happy Valley Road and a minimum 10-foot-wide multi-use trail (MUT) shall be

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constructed within the easement, in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

- 10. 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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
- 11. The developer shall submit a Traffic Impact Analysis (TIA) prior to City Council action and receive final acknowledgement of receipt prior to preliminary site plan approval. The developer shall comply with their determined proportionate share of street improvements or stipulations pursuant to the final TIA, as agreed to by the Street Transportation Department.
- 12. An updated Traffic Impact Analysis shall be required for proposals of commercial development, as required by the Street Transportation Department.
- 13. A minimum 70 feet of right-of-way shall be dedicated and constructed for the north half of Happy Valley Road. Right-of-way construction shall include a 24-foot wide median, as approved by the Street Transportation Department
- 14. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the north side of Happy Valley Road, adjacent to the development. The landscape area shall be planted to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
  - Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
- 15. A total of 30 feet of right-of-way shall be dedicated for the east half of 17th Avenue, or as approved by the Planning and Development Department.
- 16. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape area shall be constructed on the east side of 17th Avenue, adjacent to the development, or as otherwise approved by the Planning and Development Department. The landscape area shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.

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

- 17. A minimum of two pedestrian connections shall be provided on the southern site boundary to allow for direct pedestrian access to the adjacent Happy Valley Road multi-use trail. Each pedestrian connection shall include an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or an alternative material, as approved by the Planning and Development Department.
- 18. All existing electrical utilities 12 kv and smaller within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
- 19. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 20. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, or through secure parking storage area/s, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
- 21. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
- 22. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not be limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department
- 23. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.

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- 24. 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.
- 25. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
- 26. A leak detection device shall be installed for the irrigation system in landscape/open space areas larger than 10,000 square feet.
- 27. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- 28. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
- 29. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
- 30. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.
- 31. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- 32. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley 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.
- 33. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot

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- radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- 34. Prior to final 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

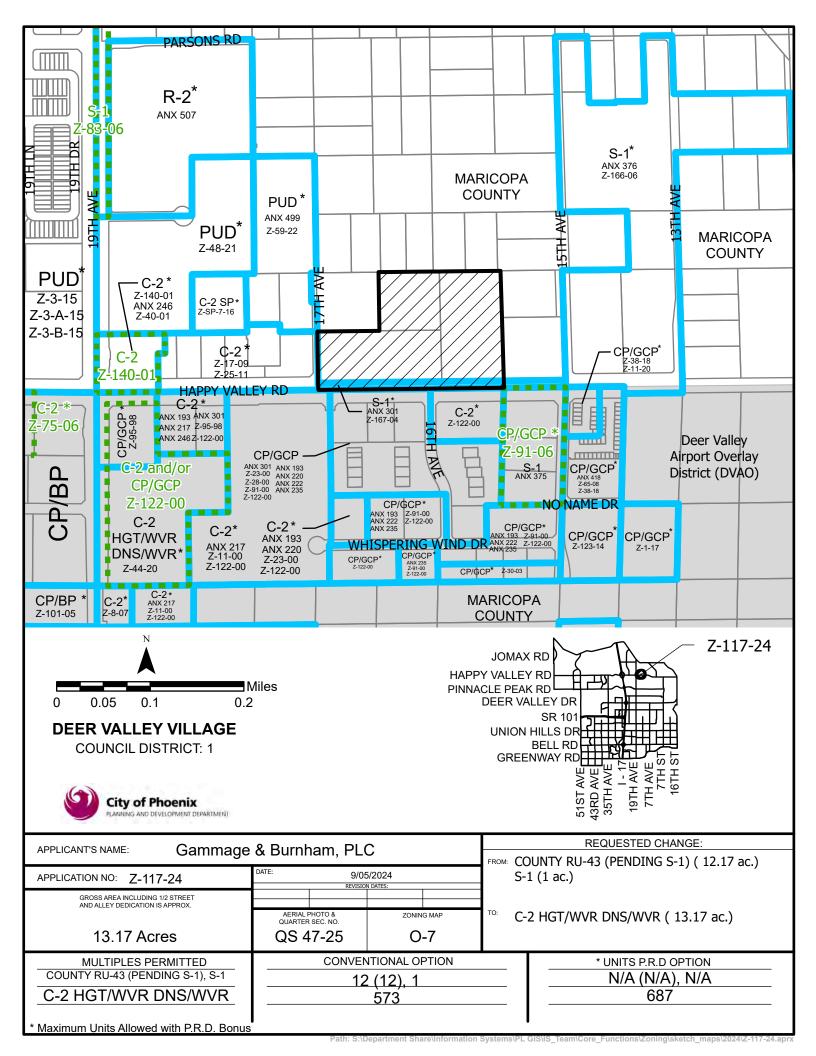
Matteo Moric December 6, 2024

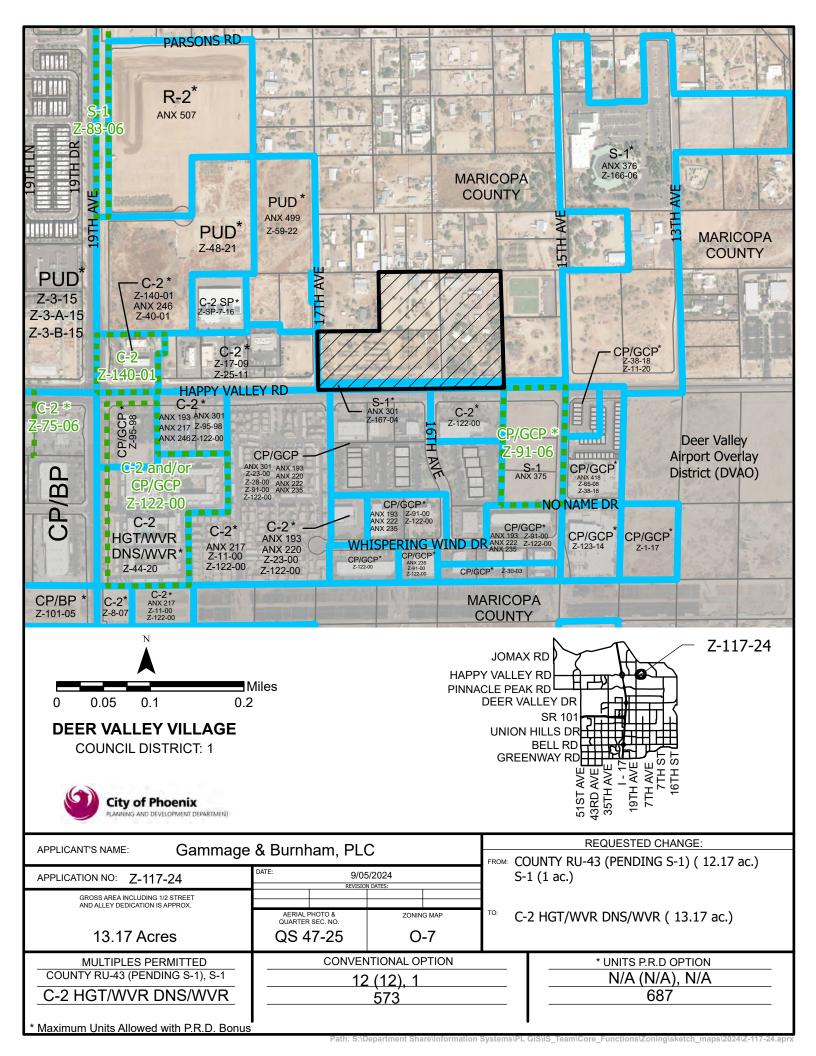
### **Team Leader**

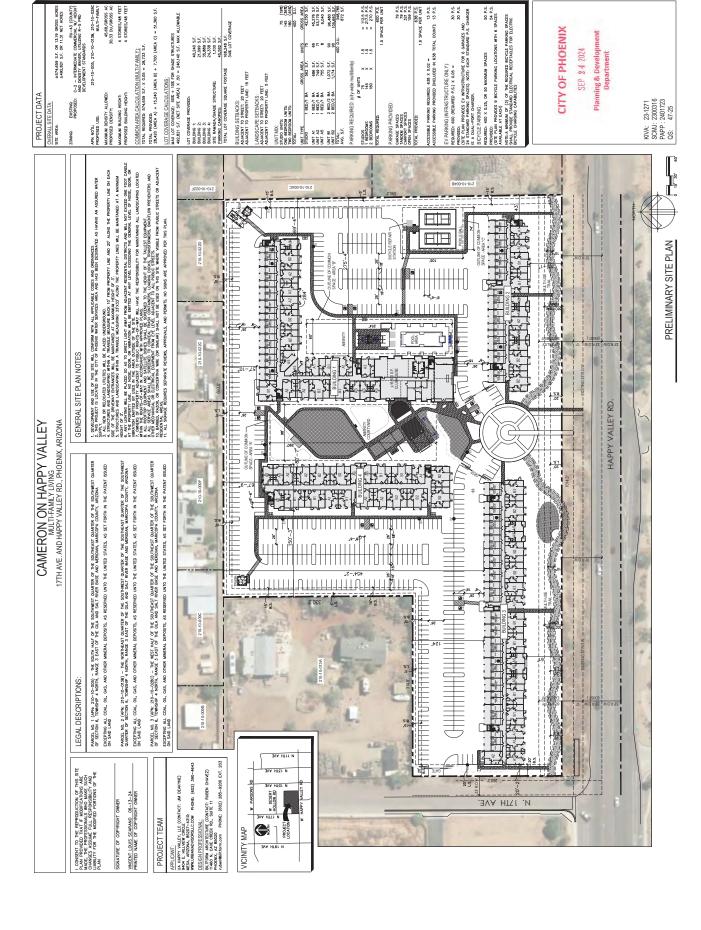
Racelle Escolar

### **Exhibits**

Sketch map
Aerial map
Conceptual site plan date stamped September 24, 2024
Conceptual landscape plan date stamped August 22, 2024
Conceptual elevations date stamped September 3, 2024 (11 pages)







9404 E. HILLVIEW CIRCLE, MESA, AZ 85207

ORBAN ADVISORS

CAMERON ON HAPPY VALLEY
MULTI-FAMILY LIVING
MULTI-FAMILY LIVING
TITANIE AND HAPPY VALLEY RD. PHOGRIX, ARIZONA

A1.0

MOILD THE SHOOT

biltform architecture group, ЦС.

architecture

mioi

11490 north cave creek road . suite phoetx . arizona 85020 Phore 6022659200 Fex 6022



PLANT MATERIALS LEGEND

Preliminary Landscape Plan

Cameron on Happy Valley

o' 40' scale: 1:40

ander SOn h20° 823 n. 1st avenue, suite 203 date: 07.13.24 phoenix az 85003

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### SEP 0 3 2024 Slanning & Development Department

ELEV #2

ELEV #1



CAMERON ON HAPPY VALLEY URBAN ADVISORS



07/19/24





SEP 0.3 2024
Planning & Development
Department



BUILDING 1 - EXTERIOR ELEVATIONS

SCALE. 3337" = 1.0"

# CAMERON ON HAPPY VALLEY URBAN ADVISORS

m 10 l

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BUILDING 1 - EXTERIOR ELEVATION SCALE: 3337" = 1.0" **₩** ∧313 ELEV #1 BUILDING KEY PLAN 264 PMSH PLOOR +0'-0' + NESTED FLOOR HT.

ELEV #2

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m 10 f





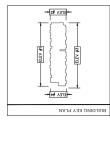
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46 /WS 7.006

- 10. PLATE

34 FHISH FLOOR 119-9' T.O. PLAIR 26 FINSH FLOOR - 8-8'-11/6' - T.O. PLATE

0



BUILDING 2 - EXTERIOR ELEVATIONS
SCALE: 3132" = 1"0"
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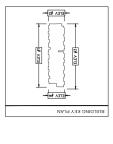












BUILDING 2 - EXTERIOR ELEVATIONS SCALE: 332" = 1.0"

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orchitecture









3rd Farian Floor Paris 1/2" A Table 1/2" A T

2nd FWEN FLOOR TO PLATE

BUILDING KEY PLAN

9

BUILDING 3 - EXTERIOR ELEVATION SCALE: 3/22" = 1:0"

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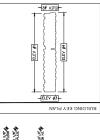












BUILDING 3 - EXTERIOR ELEVATION SCALE 3337 = 1.0"

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BUILDING 3 - EXTERIOR ELEVATIONS SCALE: 3/32" = 1'0"

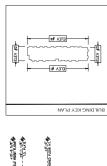
-{E<sub>k</sub> V313}-BNIFDING KEA BTVN











## BUILDING 4 - EXTERIOR ELEVATION SCALE: 3337" = 1:0"

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### BAILDING KEY PLAN

BUILDING 4 - EXTERIOR ELEVATIONS SCALE: 3327 = 1:0"

m 1 o f lid

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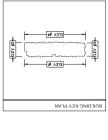
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BUILDING 4 - EXTERIOR ELEVATION SCALE: 3/32" = 1.0"

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