

ATTACHMENT D

PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: February 17, 2026

Subject: P.H.O. APPLICATION NO. PHO-3-26--Z-57-06-7 – 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 **March 18, 2026, 2026**.
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 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 **February 24, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 7 - Luke Black and staff (council.district.7@phoenix.gov)
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Nayeli Sanchez Luna, Estrella Village), 3rd Floor
Village Planning Committee Chair (Ms. Parris Wallace, Estrella Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-3-26--Z-57-06-7

Council District: 7

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 1 regarding site plan, elevations, and conceptual landscape plan date stamped August 15, 2006.;2) Deletion of Stipulation 2 regarding pedestrian circulation plan.;3) Deletion of Stipulation 3 regarding an off-site enhanced landscape feature.;4) Deletion of Stipulation 4 regarding an enhanced landscape feature at the entrances.;5) Technical Corrections to Stipulations 5 and 10.;6) Deletion of Stipulation 9 regarding right of way.

HEARING INFORMATION

| Hearing Type | Hearing Date | Hearing Time | Hearing Location |
|--------------------------|--------------|--------------|-------------------------------|
| Planning Hearing Officer | 03-18-2026 | 10:00 AM | Meetings to be held virtually |

Contact Information

| Name | Relationship Type | Address | Phone | Fax | Email |
|--------------------------------------|-------------------|--|--------------|-----|-------------------------------|
| Jason Sanks, Iplan Consulting | Applicant | 3317 South Higley Road Gilbert AZ 85295 | 602-326-0581 | | jason@iplanconsulting.com |
| Kimberly Steele, PLC Charter Schools | Owner | 2504 S. 91st. Street, Tolleson, AZ 85253 | 6234742120 | | ksteele@plccharterschools.org |
| Jason Sanks, Iplan Consulting | Representative | 3317 South Higley Road Gilbert AZ 85295 | 602-326-0581 | | jason@iplanconsulting.com |

Property Location: Approximately 500 feet west of the Northwest corner of 91st Avenue and Lower Buckeye Road

Acreage: 14.4

Geographic Information

| | | |
|------------|------------|-----------------|
| Zoning Map | APN | Quarter Section |
| E3 | 101-14-571 | Q7-6 |
| Village: | | |
| Estrella | | |

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@phoenix.gov or visit our website at

<https://www.phoenix.gov/pdd/licensing-time-frames>

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

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

| Fee | Fee Waived | Fee Date | Purpose |
|------------|------------|----------|-----------------------|
| \$1,725.00 | \$0.00 | 01/29/26 | PHO (3+ stipulations) |



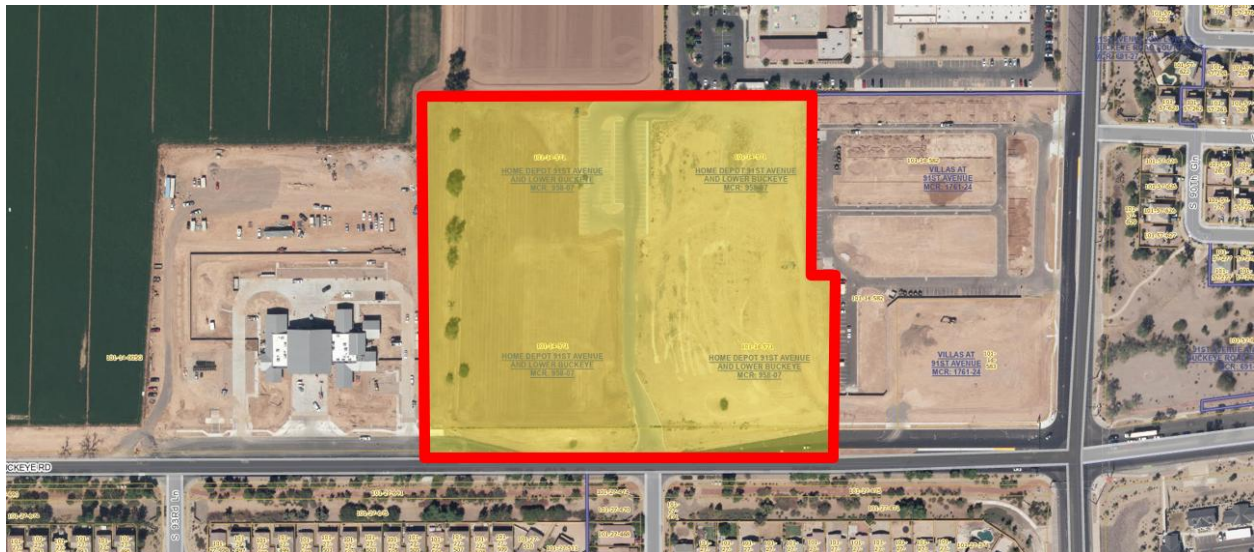
NARRATIVE REQUEST

PLANNING HEARING OFFICER

PHO - ## - 25 — Z - 57 - 06

HORIZON GROVE

A TOWNHOME COMMUNITY BY
OAKWOOD HOMES



SUBMITTED TO:
CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

PREPARED BY:
IPLAN CONSULTING

ON BEHALF OF OAKWOOD HOMES

Prepared: January 2026



REQUEST FOR:

Stipulation Modification

REASON OF REQUEST

Request to modify and or delete the 11 stipulations related to zoning case Z-57-06.

DEVELOPMENT TEAM

| <u>Owner</u> | <u>Applicant</u> | <u>Representative</u> |
|---|--|--|
| PLC Charter Schools Attn: Kimberly Steele 2504 S. 91 st Street Tolleson, AZ 85253 (623) 474-2120 ksteele@plcharterschools.org | Oakwood Homes Attn: Mark Allen 3920 S Rural Rd., Ste.104 Tempe, AZ 85282 (480) 227-2218 Mallen@OakwoodHomesCO.com | Iplan Consulting Attn: Jason Sanks 3317 S. Higley Rd., 114-622 Gilbert, AZ 85297 (602) 326-0581 jason@iplanconsulting.com |

PROJECT OVERVIEW

In 2006, the Property was rezoned from S-1 (Suburban S-1 District—Ranch or Farm Residence) to C-2 (Intermediate Commercial) per the rezoning case Z-57-06. The rezoning approval is subject to 11 stipulations. The original rezoning case was for commercial development for a Home Depot and included a larger area of 23.76 acres. A big box commercial use, as proposed in the previous rezoning case, is no longer viable at this location as this original commercial development was already partially cannibalized through the approval of PHO-1-21—Z-57-06-7, which approved rental townhomes on the eastern 6.49-acre portion of the original site. That townhome project is called the Villas at 91st and has since completed construction. A new Circle K store is also anticipated on the immediate northwest corner of the intersection of Lower Buckeye Road and 91st Avenue.

On our respective 14.4 acres, we are proposing Horizon Grove, a new community of 130 ‘ for sale’ townhomes with a corresponding density of approximately 9 dwelling units per acre. In order to facilitate development of this new community, Oakwood Homes will utilize the existing C-2 development rights and underlying zoning provisions with this included stipulation modification.

Oakwood Homes specializes in bringing attainable home ownership opportunities to the community during a time when buying a first home feels out of reach for many Americans. Oakwood Homes builds homes for our “hometown heroes” which include our teachers, police, fire fighters, nurses, and others that feel priced out of a market dominated by homes often costing \$450k or more. Even with their sensitivity to affordability, Oakwood’s architectural team provides exceptional exterior style for all of its home plans.

SITE PLAN

The proposed site plan for the project has been carefully prepared to ensure ease of access and onsite circulation throughout. Each home has a two-car garage and is alley loaded. The townhomes are anticipated to be a duplex design with a 0’ lot line that bisects units and preserves a private lot for each residence. The project is not an auto-court subdivision as contemplated separately in the Phoenix zoning ordinance. Special care has been taken to create short alleys for garage access so that the main loop road is not overly burdened with traffic conflicts. Open space has been allocated to provide necessary buffers



to adjacent roadways and land uses, while also providing centralized programming and sufficient storm water retention. The front elevation of the townhomes will feature patios and porches; therefore, sidewalk access has been provided throughout, along the front elevations to connect neighbors with one another.

Each garage will feature a 3' driveway apron to effectively provide safe access and sight visibility for residents, but also not create a situation where owners attempt to use the apron as a driveway for parallel parking. Guest parking has been evenly distributed throughout the site for residents' overflow needs and visitors.

Unique to this property is the need for the educational facility to our north to maintain independent access to Lower Buckeye Road. They currently have a temporary drive and parking built on our site that bisects the property. This access will be rerouted to the west around the neighborhood along our boundary with the newly opened Phoenix Fire Station #62.

Also unique to the site is the cross-access easement along Lower Buckeye Road that will allow the forthcoming Circle K convenience store and gas station to get a full-motion access point to the arterial roadway. The cross-access easement continues to our east along the south side of the BTR community. Neither our development nor the BTR development have proposed to pave the roadway, rather that will be completed with the future Circle K development. Our sole responsibility to that development is to provide the easement for their improvement obligations.

As evident on the aerial image on the front page of this narrative, Lower Buckeye Road will need to be fully improved along our frontage for our respective half street improvements. This will then smooth out this section of scalloped arterial roadway from the intersection with 91st Avenue and the new fire station to our west.

GENERAL PLAN

The proposed townhome use is supported by the goals and policies outlined in the Phoenix General Plan, including the following:

- **Diverse Neighborhoods.** Land Use Goal: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.
 - Oakwood's proposal for new "for sale" homes caters to our "hometown heroes", our teachers, firefighters, and other essential workers that have middle-income purchasing power with an opportunity to buy into the American Dream right here inside the Estrella Village. This middle housing type, townhomes, is one of the smallest cohorts of housing type in the City – especially when offered for sale where our residents can own rather than rent.
- **Opportunity Site.** Land Use Goal: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.
 - The proposed townhomes are appropriately located next to a proposed convenience store, educational facility, fire station, and rental townhome community. The property is situated in the larger context of an area dominated by single-family housing and near to two arterial streets. Since the former big box commercial site has already been partially cannibalized



by prior development, it is no longer suitable for commercial development, making the proposed townhomes a more optimal land use at this location.

HOUSING PHOENIX PLAN

The Housing Phoenix Plan, that was adopted 6 years ago, identifies a significant housing shortage in the City, advocating for the creation of at least 50,000 homes by 2030. Our proposal fulfills this goal on multiple levels by offering attainable housing that can be purchased. The proposed townhome provides long-term residential stability for the neighborhood and larger city.

STIPULATION REVIEW

To allow the proposed development of the Property, we propose the following deletions/modification to the original rezoning stipulations:

Site Plan & Elevations

1. That the site shall be developed with the site plan, elevations and conceptual landscape plan date stamped ~~August 15, 2006~~ **X, 2026** as approved or modified by the ~~Development Services Department.~~ **PLANNING AND DEVELOPMENT DEPARTMENT.**
 - A. ~~That prior to the first building being constructed, there shall be a master architecture theme that unified the different building elements, colors and materials.~~

Rationale: The commercial development is no longer tenable, and the site never developed as a Home Depot. The rental community has been constructed, and the proposed townhomes are an appropriate land use for the buildout of the remaining acreage at the site.

Pedestrian Circulation

- ~~2. That a pedestrian circulation plan, that includes shade along the front of the buildings and the connections to the adjacent shops and pads shall be provided as approved or modified by the Development Services Department.~~

Rationale: This stipulation was created to address the needs of commercial development. The stipulation is no longer appropriate for non-commercial development. The project is providing residential scale pedestrian connectivity through the site, so the spirit has been met all the same.

Request: Modification to match the proposed design. The original big-box home improvement store is no longer tenable since the approved site plan for the Villas at 91st rental townhomes has already bifurcated the larger site. The remaining 14.4 acres of the property is no longer focused on commercial development and as such has created a favorable opportunity for development as a townhome community.

Landscape Feature

- ~~3. That an enhanced landscape feature (a minimum of 75' x 75') shall be provided at the intersection of 91st Avenue and Lower Buckeye Road that is in conformance with the Estrella Village Arterial Street Landscape Program as approved by the Development Services Department.~~



Rationale: The townhomes are not proposed at the intersection of 91st Avenue or Lower Buckeye Road and therefore this stipulation does not apply.

4. ~~That an enhanced landscape feature (a minimum of 50'x50') shall be provided on both sides of the entrances on 91st Avenue and Lower Buckeye Road that is in conformance with the Estrella Village Arterial Street Landscape Program as approved by the Development Services Department. The public trail on the north side of Lower Buckeye Road shall blend in with the enhanced landscape area.~~

Rationale: These landscape features were proposed for the previous commercial development but are inappropriate for the proposed townhomes. The Lower Buckeye Road entrance to The Oakwood townhomes will require a turnaround, which takes up a lot of space on the site.

5. That the developer shall be required to follow the Estrella Village Arterial Street Landscape Program for all on site landscaping as approved by the ~~Development Services Department.~~ **PLANNING AND DEVELOPMENT DEPARTMENT.**

Rationale: This revision is a technical change updating the name of the department to Planning and Development Department.

Public Trail

6. That the developer shall provide a 10-foot wide multi-use trail along the north side of Lower Buckeye Road per adopted city trail standards as approved by the Parks and Recreation Department. **NO CHANGE.**

Street Improvements

7. That right-of-way for 91st Avenue shall be dedicated per the approved Master Street Plan for the development on the west side of the road as approved by the Streets Transportation Department. **NO CHANGE.**
8. That right-of-way for Lower Buckeye Road shall be dedicated per the approved Master Street Plan for Country Place as approved by the Streets Transportation Department. **NO CHANGE.**
9. ~~That a 21 foot by 21 foot right of way triangle shall be dedicated at the northwest corner of 91st Avenue and Lower Buckeye Road as approved by the Streets Transportation Department.~~

Rationale: The proposed development does not impact the intersection; this stipulation does not apply.

10. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the ~~Development Services Department.~~ **PLANNING AND DEVELOPMENT DEPARTMENT.** All improvements shall comply with all ADA accessibility standards.

Rationale: This revision is a technical change updating the name of the department to Planning and Development Department.

11. That the applicant shall complete and submit the Developer Project Information Form for the MAG



Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements. **NO CHANGE.**

Conclusion

Approval of the requested stipulation deletions/modification will allow the applicant to construct a high-quality townhome development on a site that has already been partially developed with a similar land residential land use. The result is a neighborhood that will complement its surroundings and provide additional housing options in the Estrella Village.

Please feel free to reach out to myself and the Oakwood Homes team if you have any questions or need further information.

Sincerely,



Jason Sanks
Iplan Consulting



City of Phoenix

PLANNING DEPARTMENT

September 21, 2006

Stephen C. Earl, Earl
Curley & Lagarde
3101 North Central Avenue, Suite 1000
85012, AZ 85012

Dear Applicant:

RE: **Z-57-06-7** - Northwest corner of 91st Avenue and Lower Buckeye Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on September 20, 2006, concurred with the recommendation of the Planning Commission and has ratified application Z-57-06-7 to C-2 on approximately 23.76 acres, subject to the following stipulations:

STIPULATIONS

SITE PLAN AND ELEVATIONS

- Mod** 1. That the site shall be developed with the site plan, elevations and conceptual landscape plan date stamped August 15, 2006 as approved or modified by the Development Services Department.
- A. That prior to the first building being constructed, there shall be a master architecture theme that unifies the different building elements, colors and materials.

PEDESTRIAN CIRCULATION

- Del** 2. That a pedestrian circulation plan, that includes shade along the front of the buildings, and the connections to the adjacent shops and pads shall be provided as approved or modified by the Development Services Department.

LANDSCAPE FEATURE

- Del** 3. That an enhanced landscape feature (a minimum of 75' x 75') shall be provided at the intersection of 91st Avenue and Lower Buckeye Road that is in conformance with the Estrella Village Arterial Street Landscape Program as approved by the Development Services Department.
- Del** 4. That an enhanced landscape feature (a minimum of 50' X 50') shall be provided on both sides of the entrances on 91st Avenue and Lower Buckeye Road that is in conformance with the Estrella Village Arterial Street Landscape Program as approved by the Development Services Department. The public trail on the north side of Lower Buckeye Road shall blend in with the enhanced landscaped area.
- T.C.** 5. That the developer shall be required to follow the Estrella Village Arterial Street Landscape Program for all on site landscaping as approved by the Development Services Department.

PUBLIC TRAIL

Del

6. That the developer shall provide a 10-foot wide multi-use trail along the north side of Lower Buckeye Road per adopted city trail standards as approved by the Parks and Recreation Department.

STREET IMPROVEMENTS

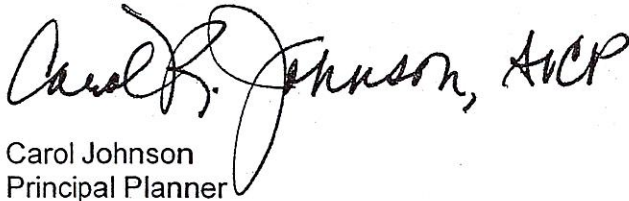
7. That right-of-way for 91st Avenue shall be dedicated per the approved Master Street Plan for the development on the west side of the road as approved by the Streets Transportation Department.
8. That right-of-way for Lower Buckeye Road shall be dedicated per the approved Master Street Plan for Country Place as approved by the Streets Transportation Department.
9. That a 21 foot by 21 foot right-of-way triangle shall be dedicated at the northwest corner of 91st Avenue and Lower Buckeye Road as approved by the Streets Transportation Department.

T.C

10. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
11. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

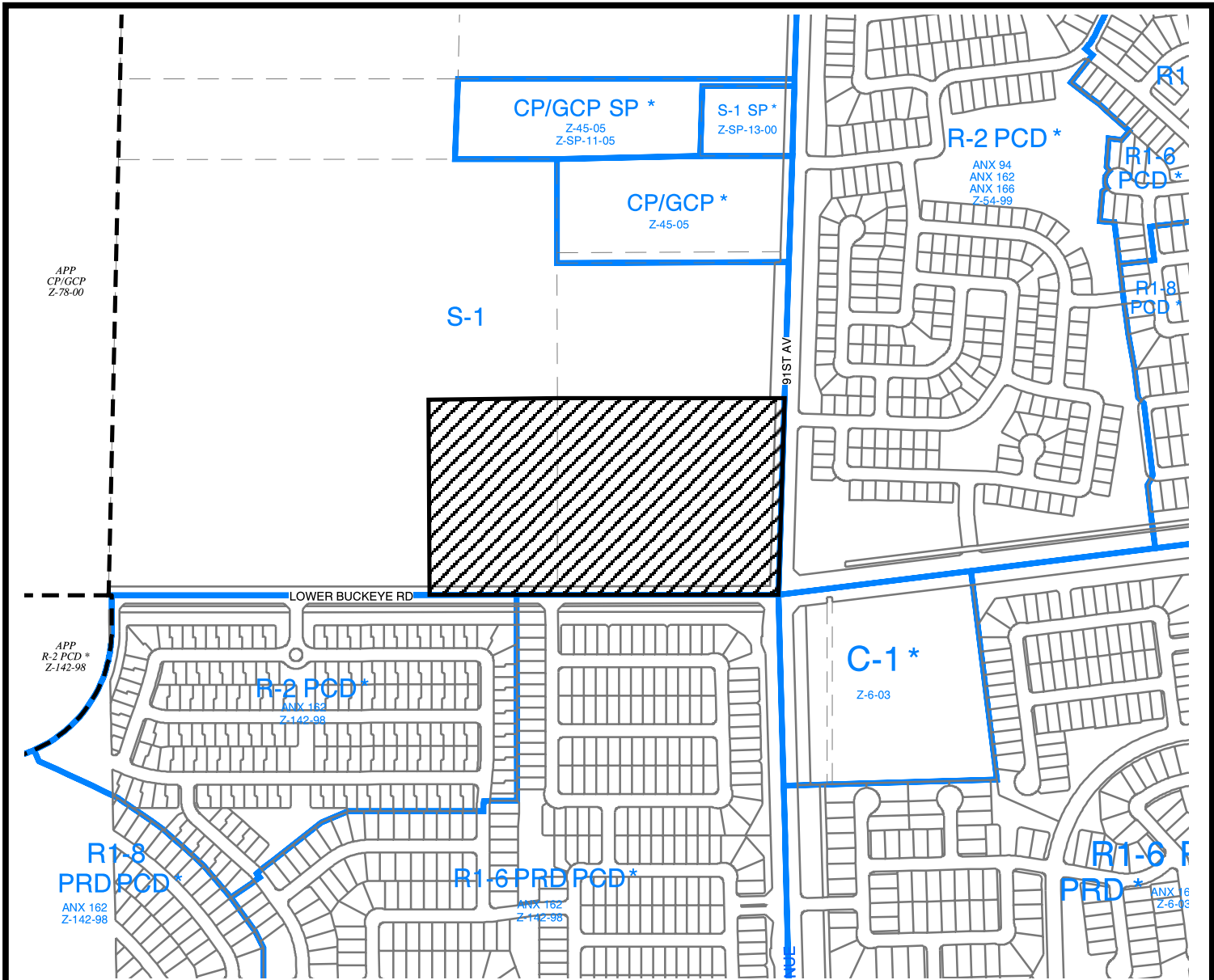
Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,



Carol Johnson
Principal Planner

c: Book Jay Neville (sent electronically)
Files Racelle Escolar (sent electronically)
Kelly Walker (sent electronically) Dave Barrier, DSD (sent electronically)
E.J. Hyncik, Public Transit (sent elec) Tricia Gomes (sent electronically)
Lynn West (sent electronically)
Parkwood Partners, LLC & Mountain Views, 11811 North Tatum Boulevard, Suite 1051, Phoenix,
AZ, 85028

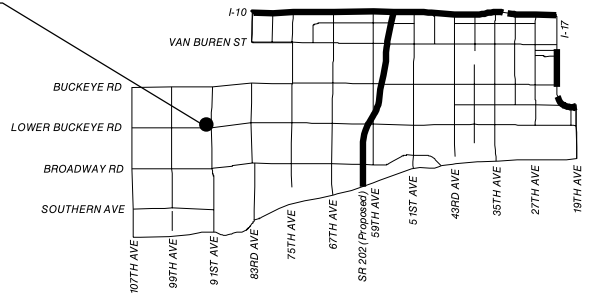


CITY OF PHOENIX PLANNING DEPARTMENT

Estrella Village

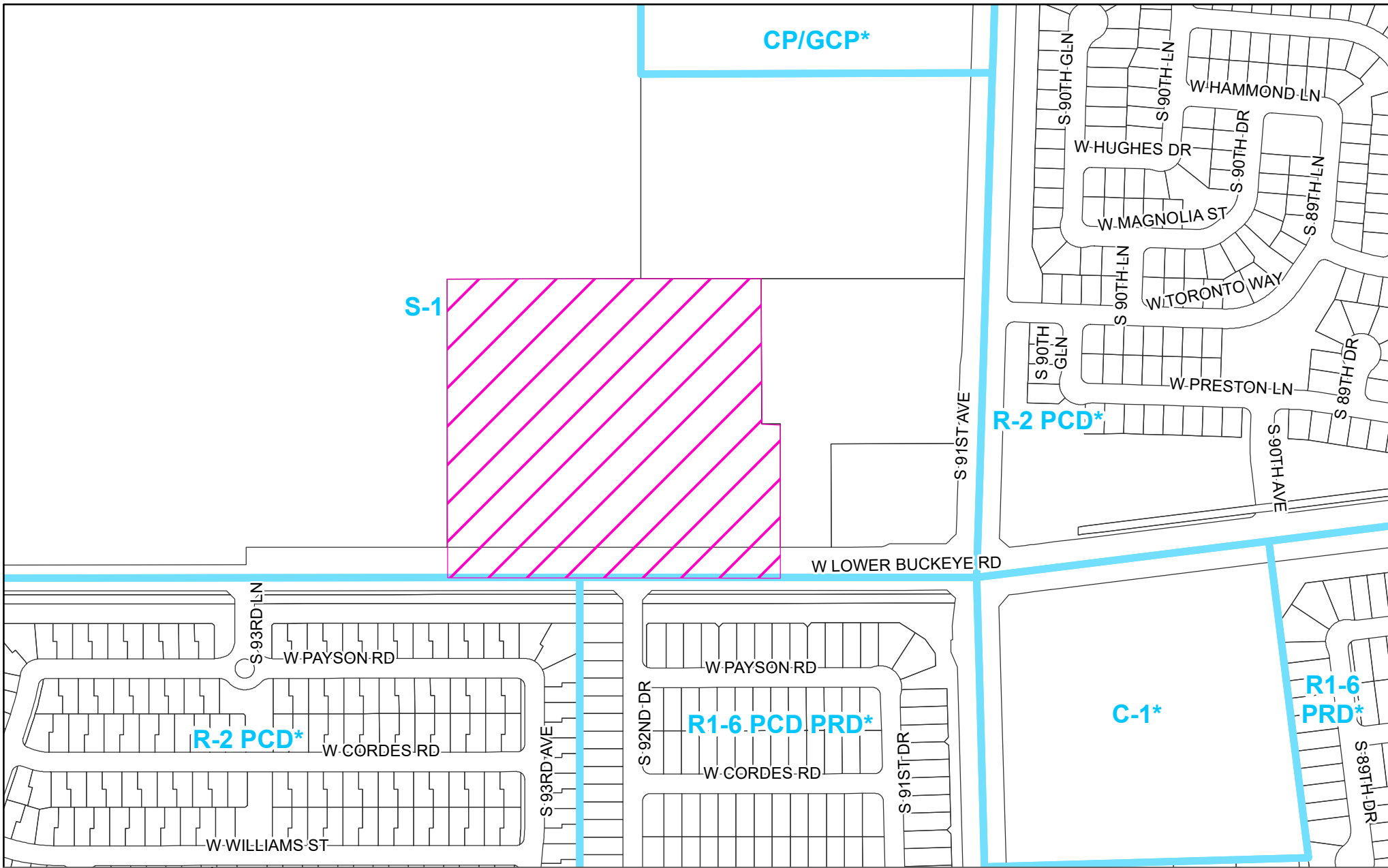
CITY COUNCIL DISTRICT: 7

Z-57-06



| | | | |
|---|---|---|--|
| APPLICANT'S NAME: Stephen C. Earl of Earl, Curley & Lagarde | | REQUESTED CHANGE: FROM: S-1 TO: C-2 | |
| APPLICATION NO. Z-57-06 | DATE: 5-12-2006 | REVISION DATES: | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 23.76 Acres | AERIAL PHOTO & QUARTER SEC. NO. Q7-6 | ZONING MAP E3 | |
| | MULTIPLES PERMITTED _____ _____ _____ | | |
| CONVENTIONAL OPTION _____ _____ _____ | | * UNITS P.R.D. OPTION _____ _____ _____ | |

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

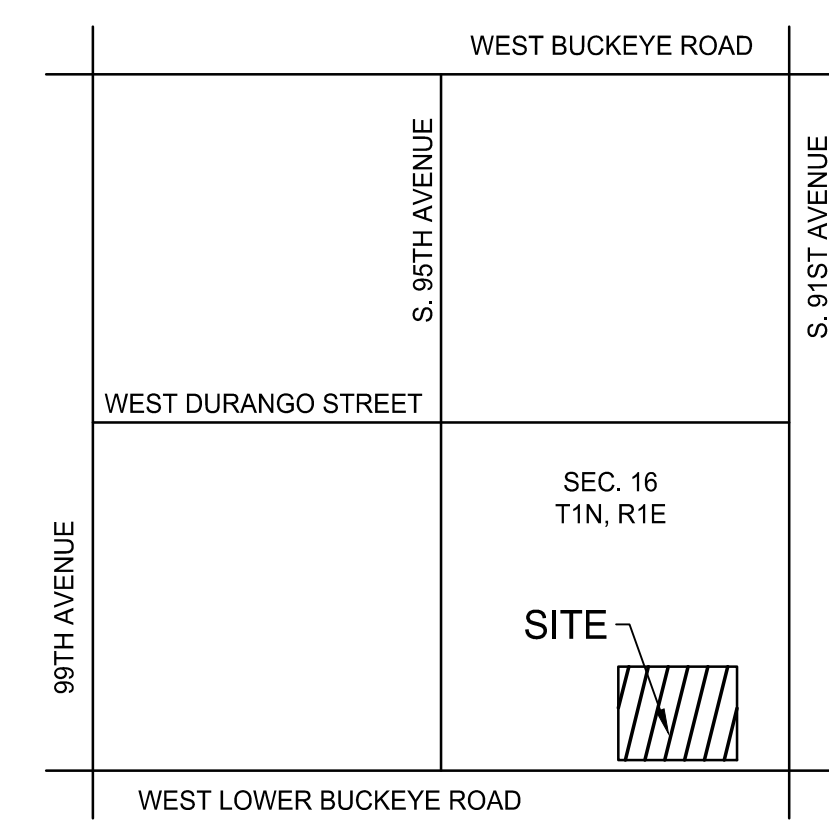
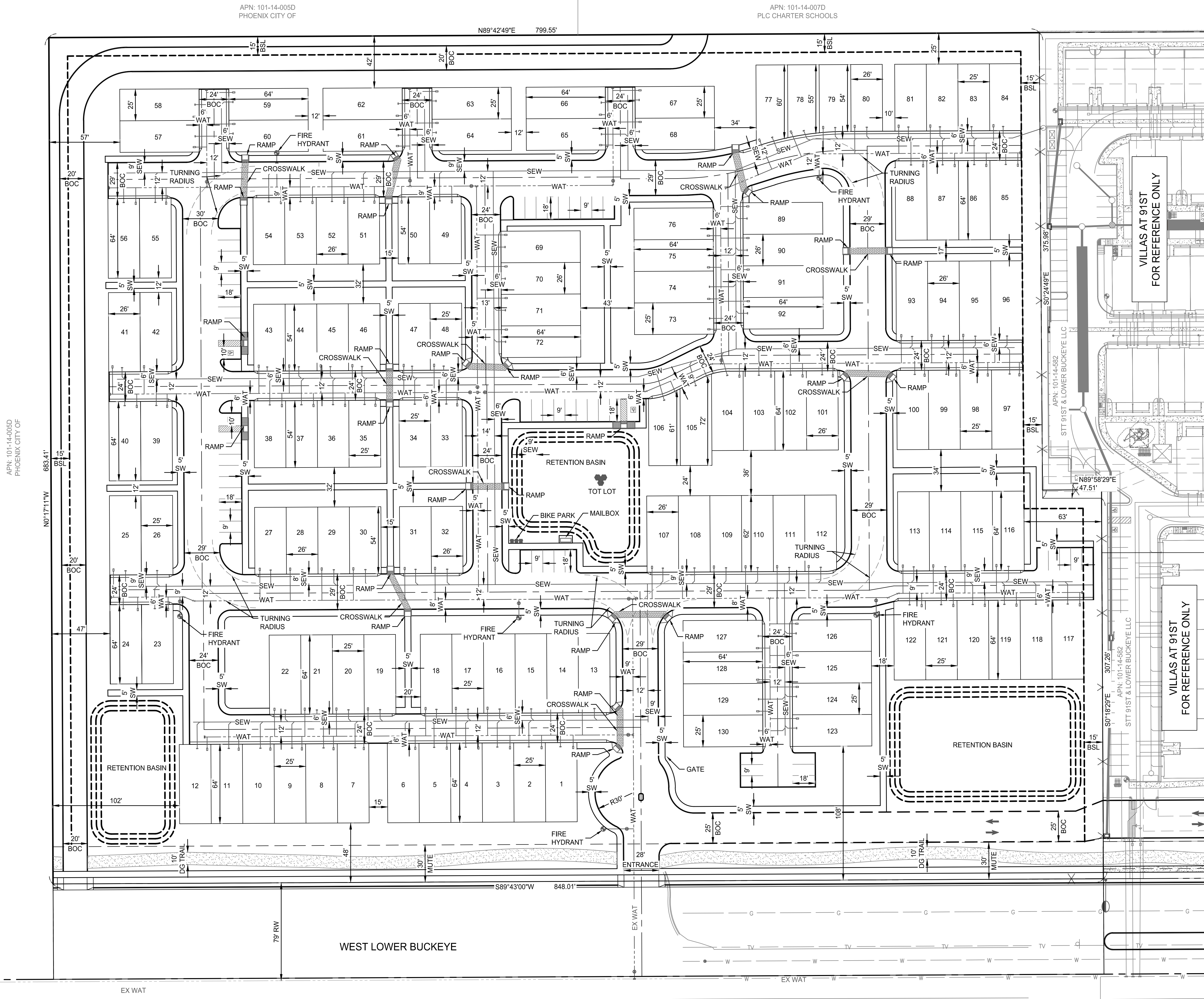


PHO-3-26--Z-57-06-7

Property Location: Approximately 500 feet west of the Northwest corner of 91st Avenue and Lower Buckeye Road



PRELIMINARY SITE PLAN FOR HORIZON GROVE



VICINITY MAP

N.T.S.

DEVELOPER

OAKWOOD HOMES
3920 S. RURAL ROAD
TEMPE, AZ 85282
PH: 480.227.2218
CONTACT: MARK ALLEN

ENGINEER

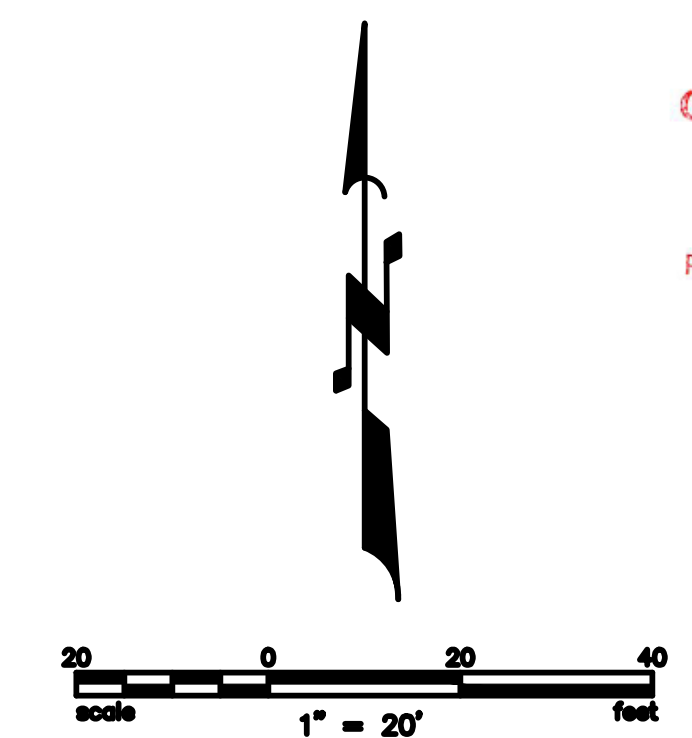
MATRIX DESIGN GROUP, INC.
222 N. STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480-734-1446
CONTACT: DAVID M. BOHN

SURVEYOR

HARVEY LAND SURVEYING, INC.
PO BOX 10772
CASA GRANDE, AZ 85130
PHONE (520) 876-4786
COLEHARVEY@HARVEYSURVEYING.COM

SITE DATA

| SITE INFORMATION | |
|-------------------------|---|
| SITE ADDRESS | S. 91ST AVE. & W. LOWER BUCKEYE RD. PHOENIX, AZ, 85353 |
| PARCEL NO. | 101-14-571 |
| SITE AREA | 627,105.14 S.F. (14.40 ACRES) |
| GROSS AREA | 561,808.11 S.F. (12.90 ACRES) |
| NET AREA | 9.03 DU/AC (GROSS) |
| PROPOSED NO. UNITS | 10.08 DU/AC (NET) |
| DENSITY | 196,313.39 S.F. (4.51 ACRES) |
| OPEN SPACE | |
| PARKING (PER COP 702.C) | |
| STALLS REQ'D / DU | = 1.5 / DU |
| (MULTI-FAMILY) | = 1.5 * 130 DU = 195 TOTAL OF REQ'D STALLS, MIN OF 0.25 STALLS / DU MUST BE UNRESERVED = 0.25 * 130 DU = 32.5 = 33 UNRESERVED STALLS |
| STALLS PROV'D / DU | = 2 GARAGE STALLS / DU = 2 * 130 = 260 STALLS = 260 RESERVED STALLS = 57 UNRESERVED STALLS (OPEN PARKING) = 260 + 57 = 317 TOTAL STALLS PROVIDED |



CITY OF PHOENIX
JAN 27 2026
Planning & Development
Department

Matrix
Excellence by Design
222 N. STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446

REVISIONS:

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

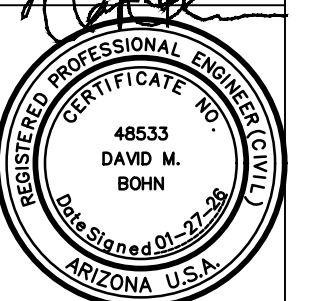
PRELIMINARY SITE PLAN
HORIZON GROVE
S. 91ST AVE. & W. LOWER BUCKEYE RD., TOLLESON, AZ., 85353

Job No. 202310050

Drawn By PJ

Checked By DG

Contact Arizona 811 at least two full working days before you begin excavation
call 811 or visit Arizona811.com



| | |
|-----------------------|--------|
| JOB NO. | |
| PRELIMINARY SITE PLAN | |
| SHEET NO. | 1 |
| | 1 OF 1 |

S:\2025\02025100400AKWOOD 91ST AVE\CONV\2026-01-20\20251004PSP 012026.dwg, 01/27/2026 8:54:11 AM

URBAN MINIMALIST STYLE

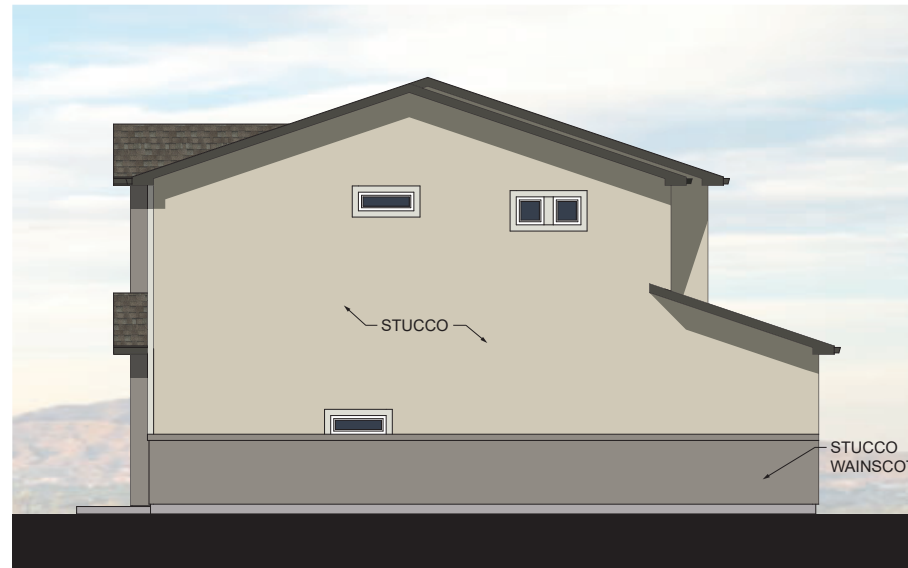
FEATURES

- Prominent front to back main roof
- Forward facing gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco framed popouts around windows and doors
- Lap siding on front elevation in accent color
- Accent colors in pop outs with alternate siding materials

- Railing / juliet balcony accents
- 36" minimum 4-sided wainscot in accent color
- 4" window / door trim on all 4 sides
- Accented entry doors in unique styles and color



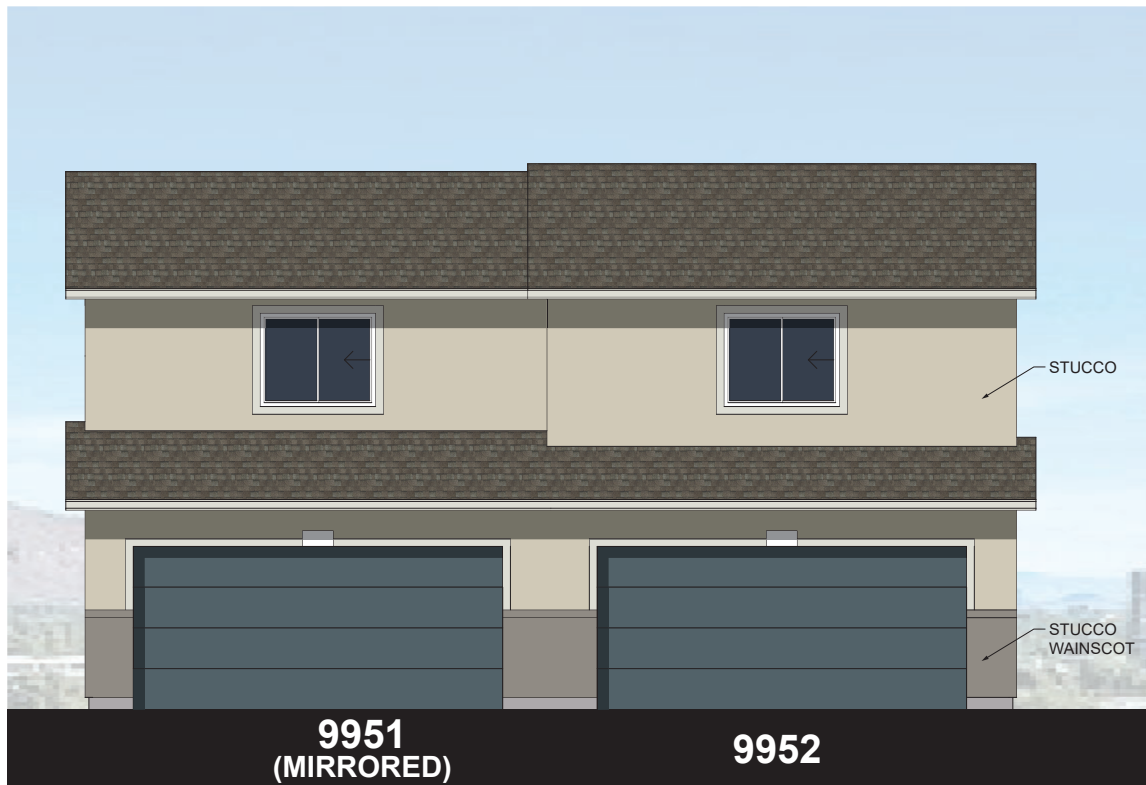
FRONT ELEVATION



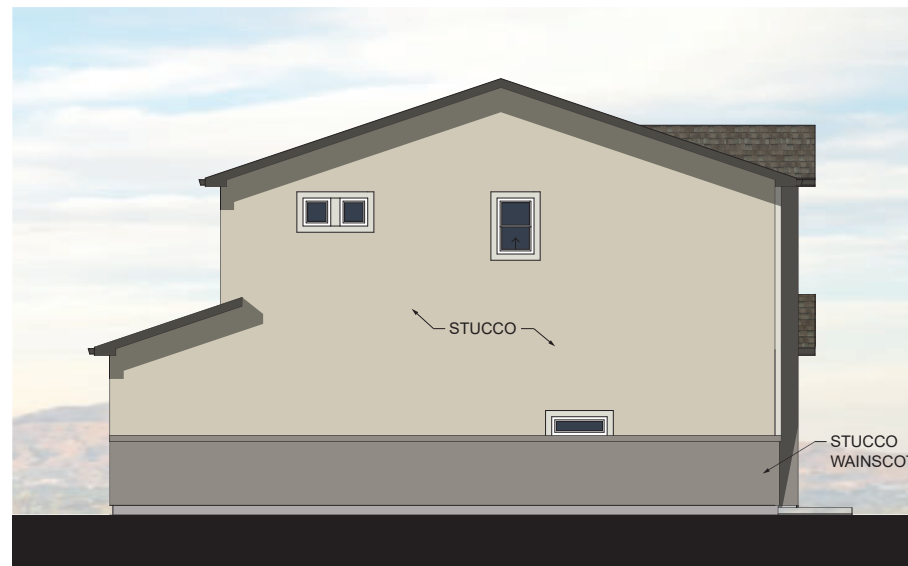
RIGHT ELEVATION



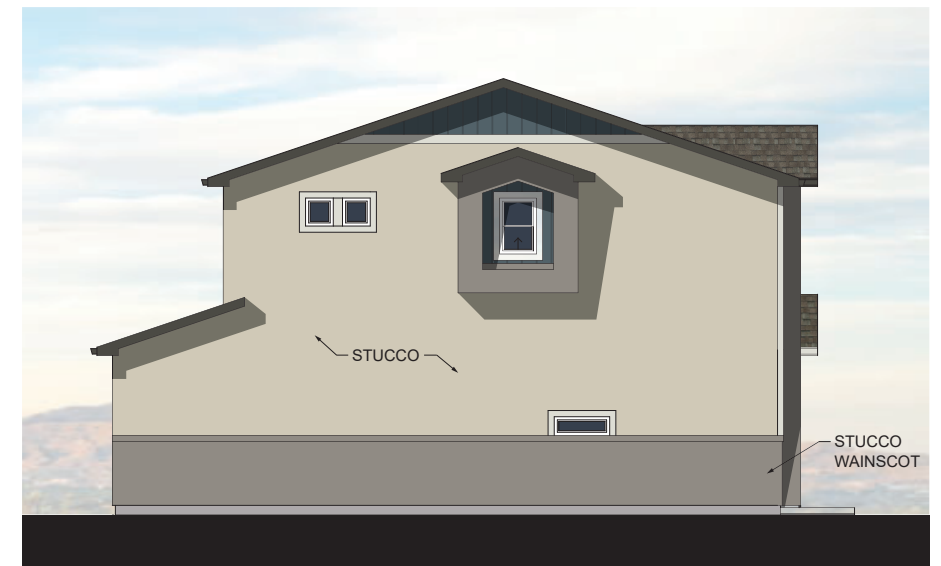
ENHANCED RIGHT ELEVATION
HOMESITES FACING OPEN SPACE



REAR ELEVATION



LEFT ELEVATION



ENHANCED LEFT ELEVATION
HOMESITES FACING OPEN SPACE

BUILDING TYPE 1 - URBAN MINIMALIST STYLE - ARRIVAL 9950 DUETS

COLORED ELEVATIONS

CITY OF PHOENIX

JAN 27 2026

Planning & Development
Department

Color depictions vary among computers and printers. Refer to actual material samples for accurate material depictions.



9952
FRONT ELEVATION

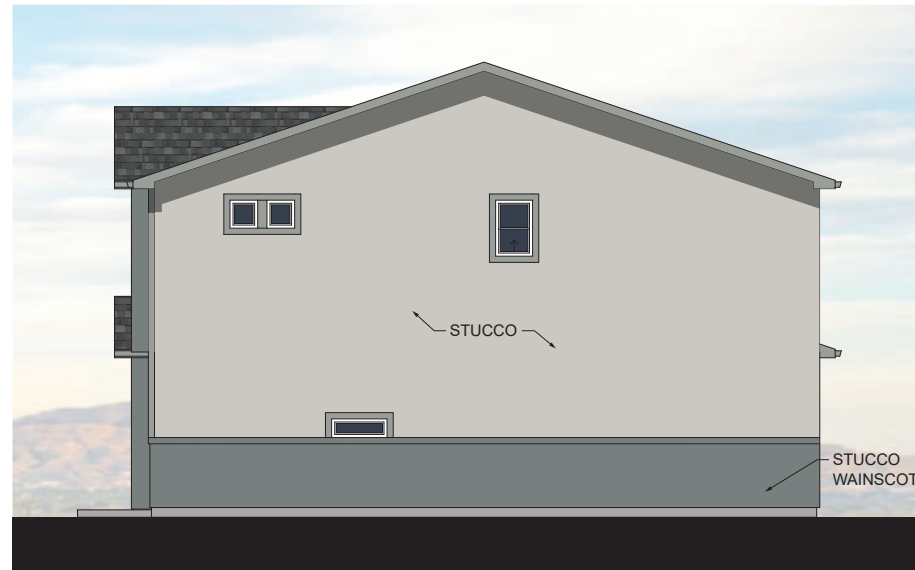
9951
(MIRRORED)

URBAN MINIMALIST STYLE

FEATURES

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RIGHT ELEVATION

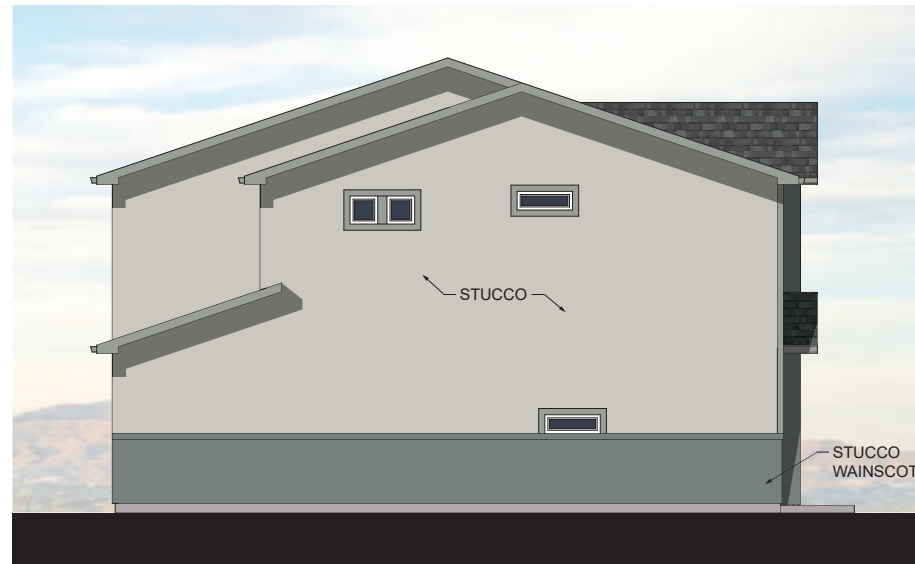


ENHANCED RIGHT ELEVATION
HOMESITES FACING OPEN SPACE

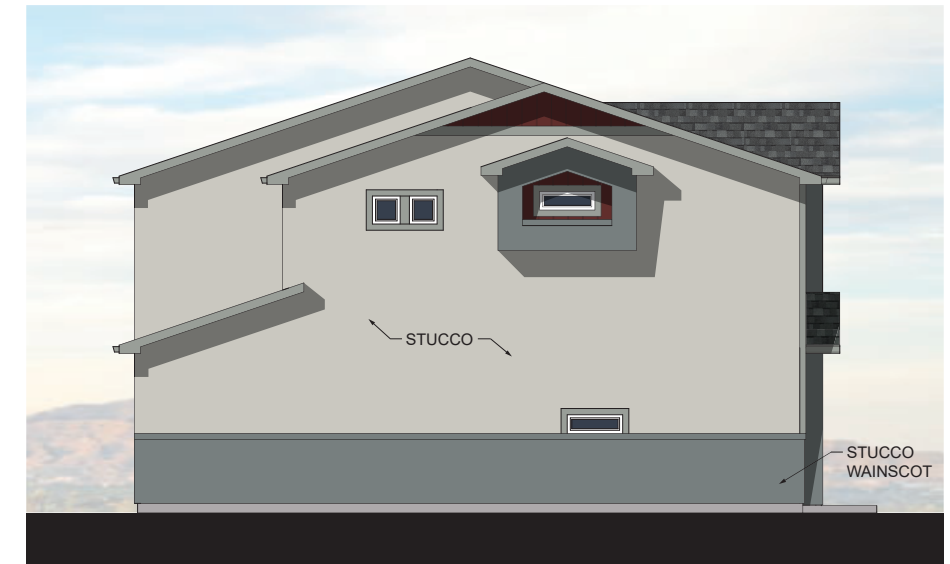


9951
(MIRRORED)
REAR ELEVATION

9952



LEFT ELEVATION



ENHANCED LEFT ELEVATION
HOMESITES FACING OPEN SPACE

BUILDING TYPE 2 - URBAN MINIMALIST STYLE - ARRIVAL 9950 DUETS

CITY OF PHOENIX

JAN 27 2026

Planning & Development
Department

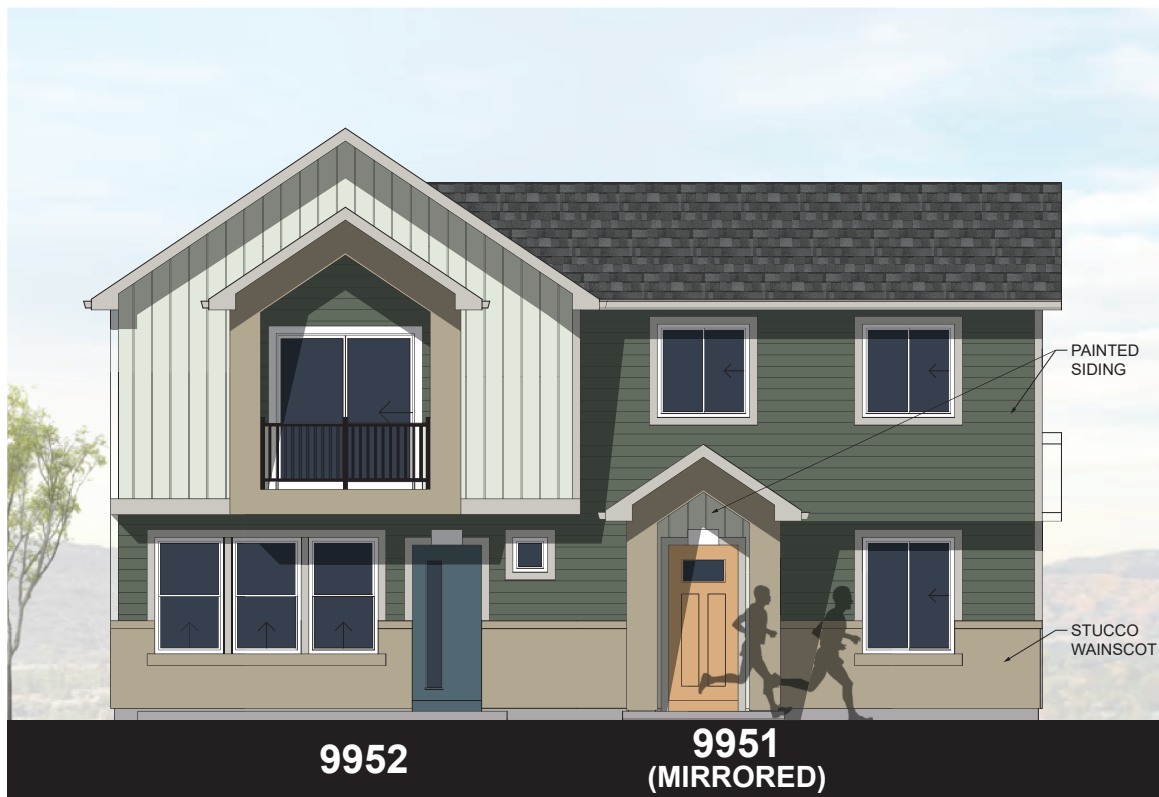
Color depictions vary among computers and printers. Refer to actual material samples for accurate material depictions.

CONTEMPORARY ECLECTIC STYLE

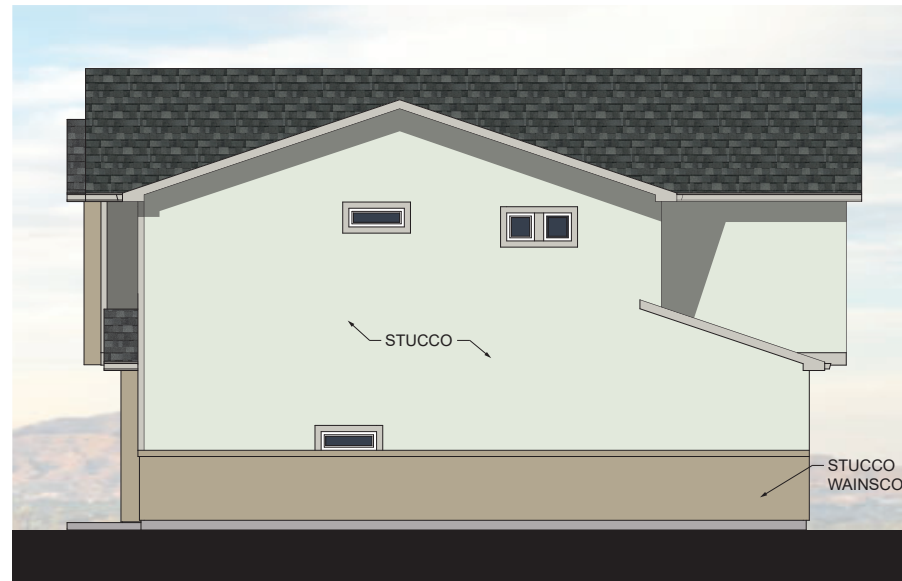
FEATURES

- Large prominent forward facing 6:12-8:12 pitched gable
- 12" wide stucco framed entry door
- Lap siding on front elevation in main body color
- Accent colors in pop outs with alternate siding materials
- Juliet balcony framed with contemporary stucco fur outs

- 36" minimum 4-sided wainscot in accent color
- 4" window / door trim on all 4 sides
- Accented entry doors in unique styles and color



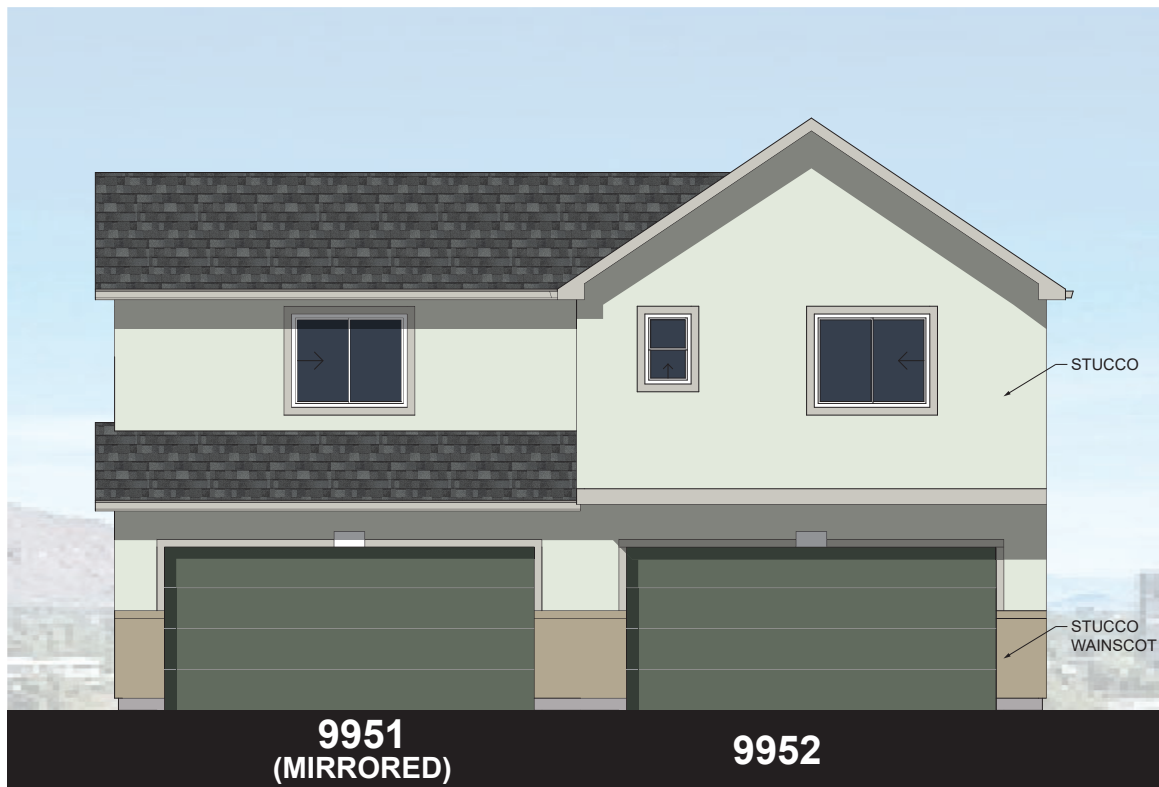
FRONT ELEVATION



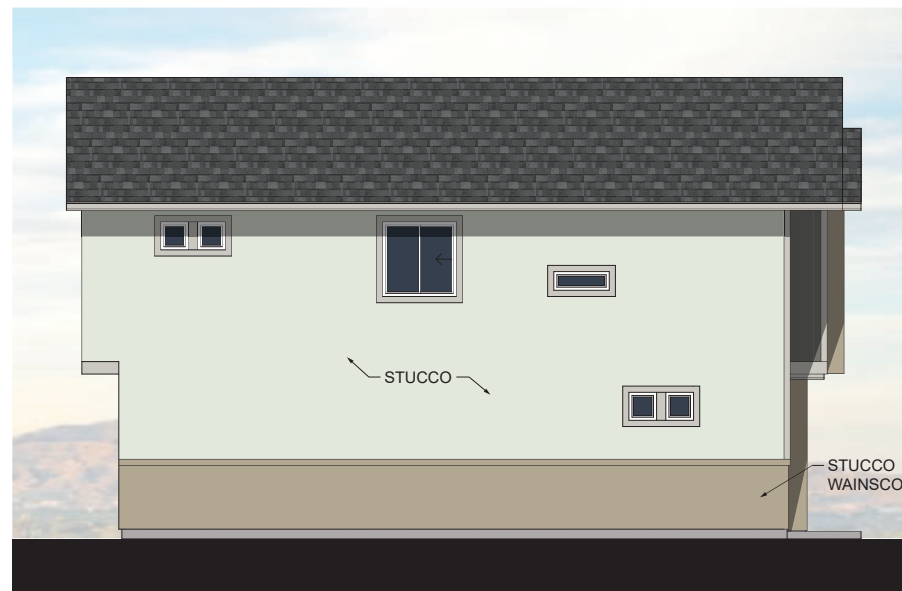
RIGHT ELEVATION



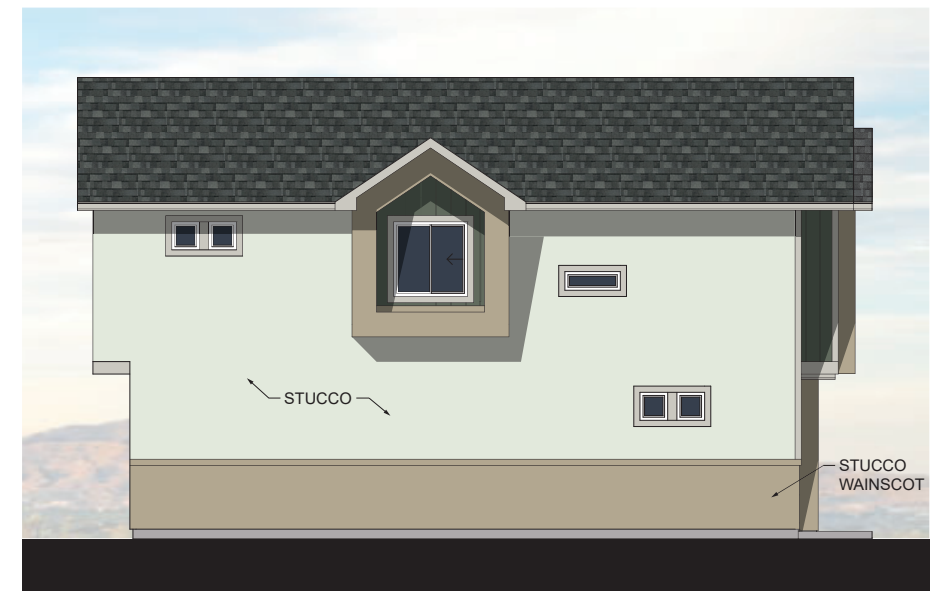
ENHANCED RIGHT ELEVATION
HOMESITES FACING OPEN SPACE



REAR ELEVATION



LEFT ELEVATION



ENHANCED LEFT ELEVATION
HOMESITES FACING OPEN SPACE

BUILDING TYPE 3 - CONTEMPORARY ECLECTIC STYLE - ARRIVAL 9950 DUETS

COLORED ELEVATIONS

CITY OF PHOENIX

JAN 27 2026

Planning & Development
Department

Color depictions vary among computers and printers. Refer to actual material samples for accurate material depictions.

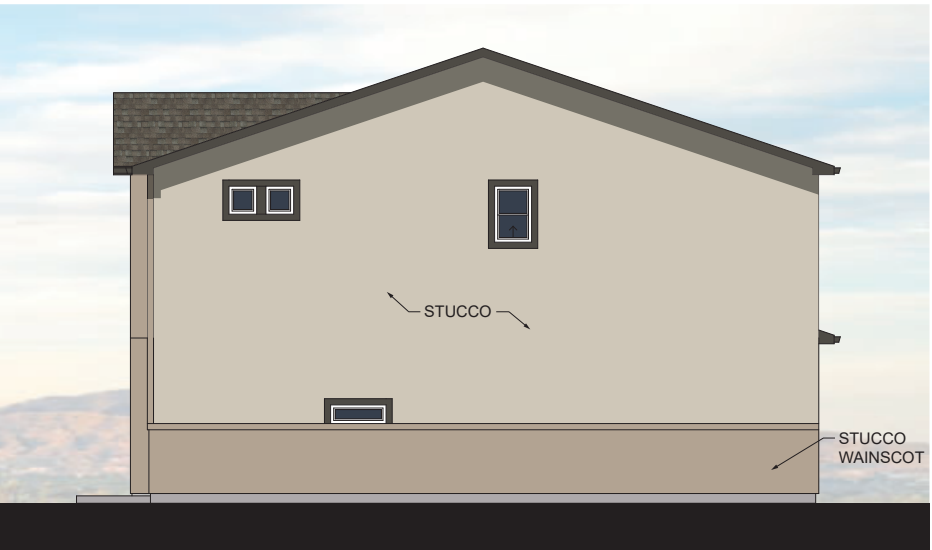


FRONT ELEVATION

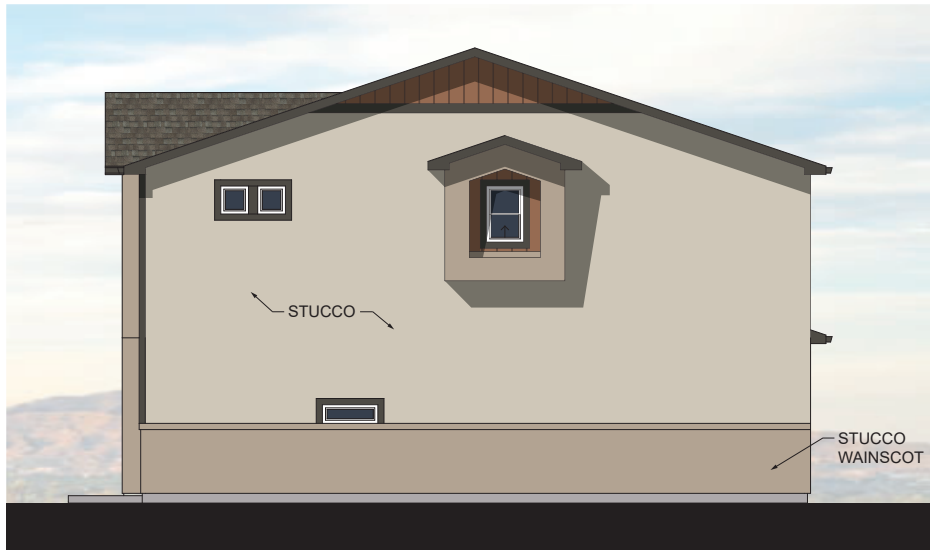
URBAN MINIMALIST STYLE

FEATURES

- Prominent front to back main roof
- Forward facing gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco framed popouts around windows and doors
- Lap siding on front elevation in main body color
- Accent colors in pop outs with alternate siding materials
- Railing / juliet balcony accents
- 36” minimum 4-sided wainscot in accent color
- 4” window / door trim on all 4 sides
- Accented entry doors in unique styles and color



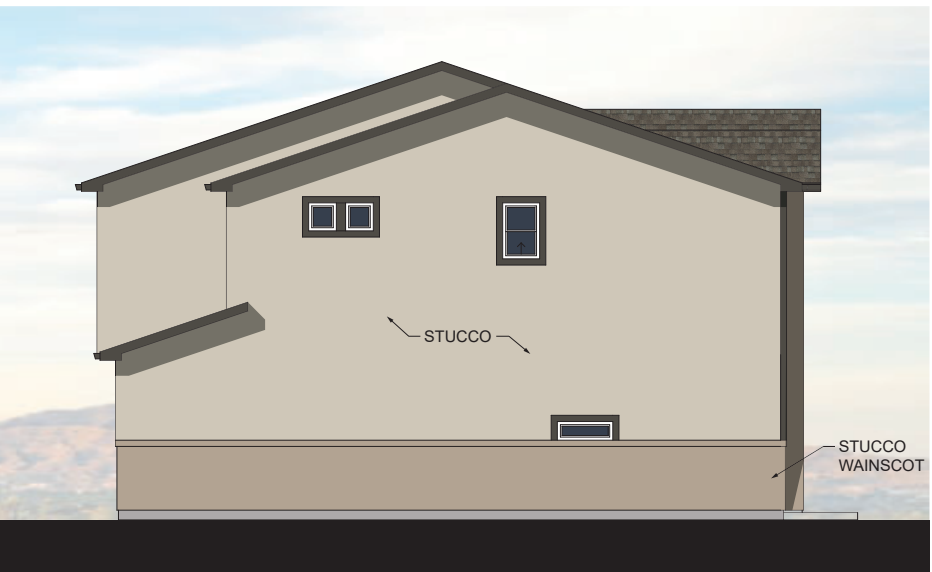
RIGHT ELEVATION



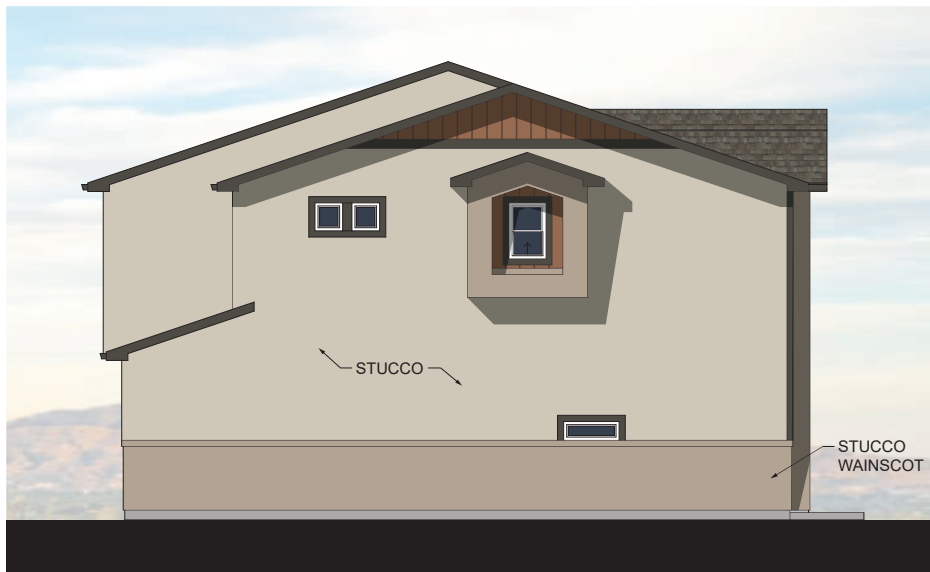
ENHANCED RIGHT ELEVATION
HOMESITES FACING OPEN SPACE



REAR ELEVATION



LEFT ELEVATION



ENHANCED LEFT ELEVATION
HOMESITES FACING OPEN SPACE

BUILDING TYPE 4 - URBAN MINIMALIST STYLE - ARRIVAL 9950 DUETS
COLORED ELEVATIONS

CITY OF PHOENIX
JAN 27 2026
Planning & Development
Department

Color depictions vary among computers and printers. Refer to actual material samples for accurate material depictions.

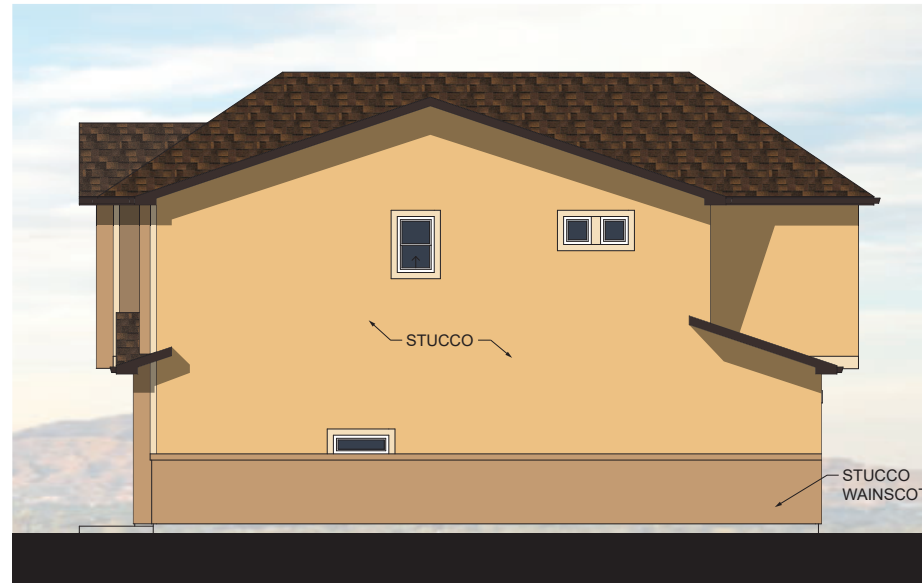
URBAN ECLECTIC STYLE

FEATURES

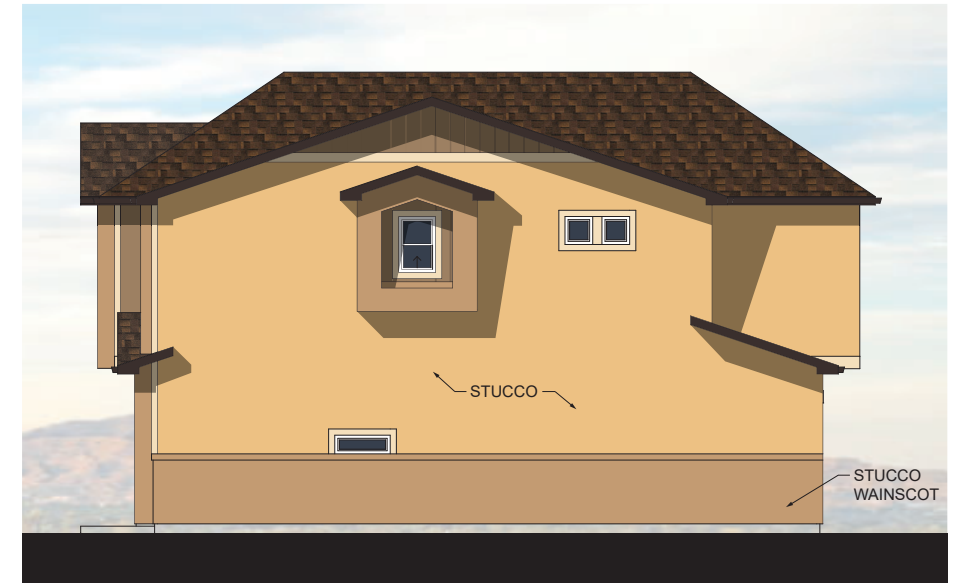
- A mixture of hipped, gable, and contemporary roof forms
- 12" wide stucco framed fur outs
- A mixture of siding types with painted front facing side in a body color
- Accent colors in pop outs with alternate siding materials
- Juliet balcony framed with contemporary stucco fur outs
- 36" minimum 4-sided wainscot in accent color
- 4" window / door trim on all 4 sides
- Accented entry doors in unique styles and color



FRONT ELEVATION



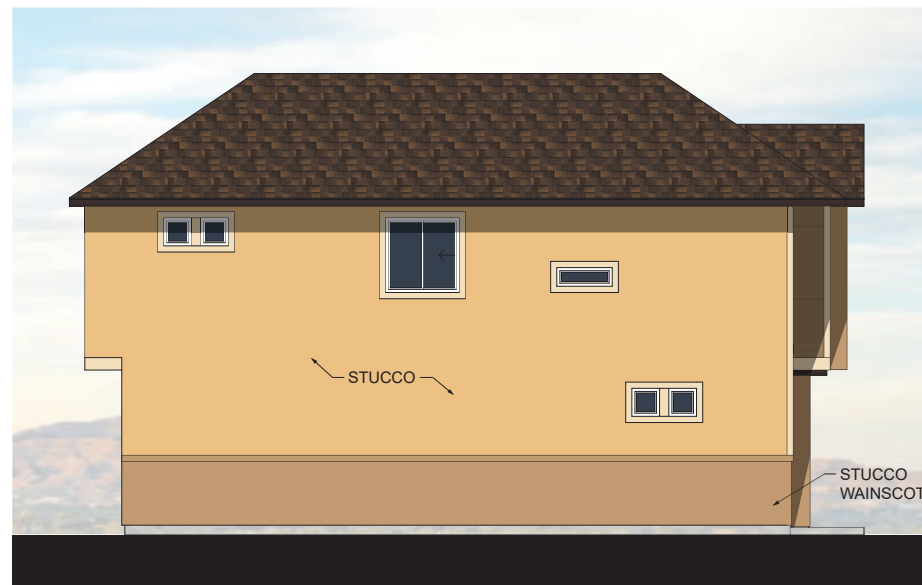
RIGHT ELEVATION



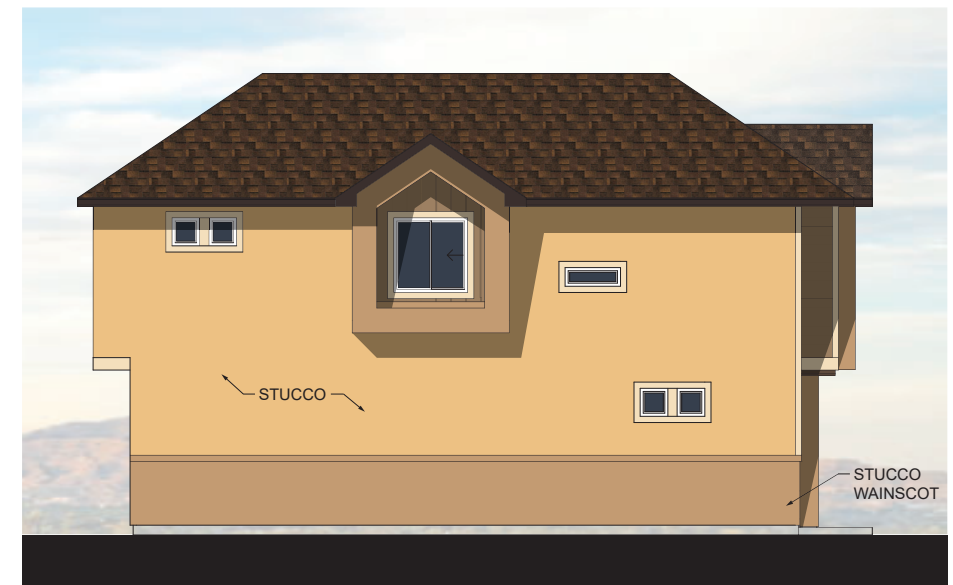
ENHANCED RIGHT ELEVATION
HOMESITES FACING OPEN SPACE



REAR ELEVATION



LEFT ELEVATION



ENHANCED LEFT ELEVATION
HOMESITES FACING OPEN SPACE

BUILDING TYPE 5 - URBAN ECLECTIC STYLE - ARRIVAL 9950 DUETS

COLORED ELEVATIONS

CITY OF PHOENIX

JAN 27 2026

Planning & Development
Department

Color depictions vary among computers and printers. Refer to actual material samples for accurate material depictions.

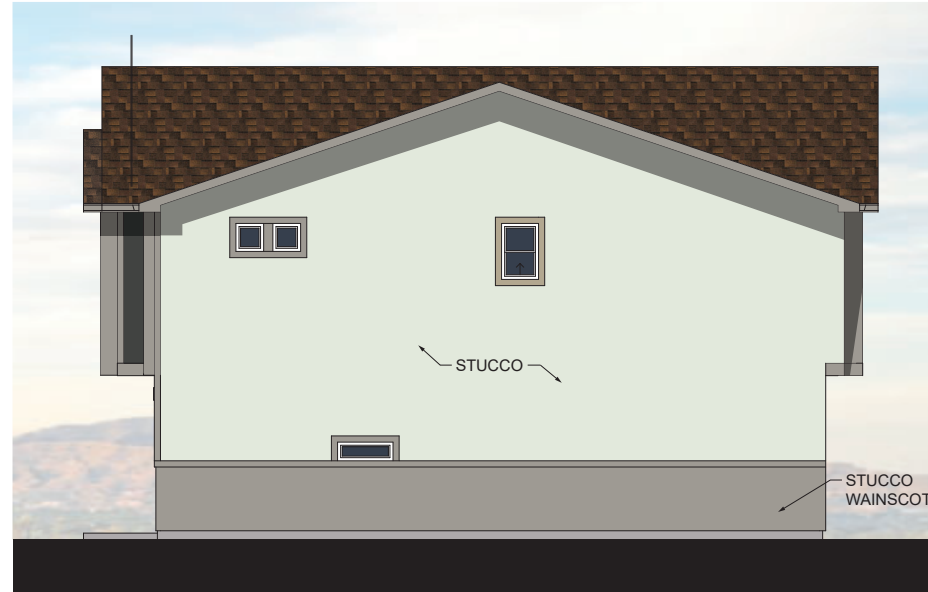


FRONT ELEVATION

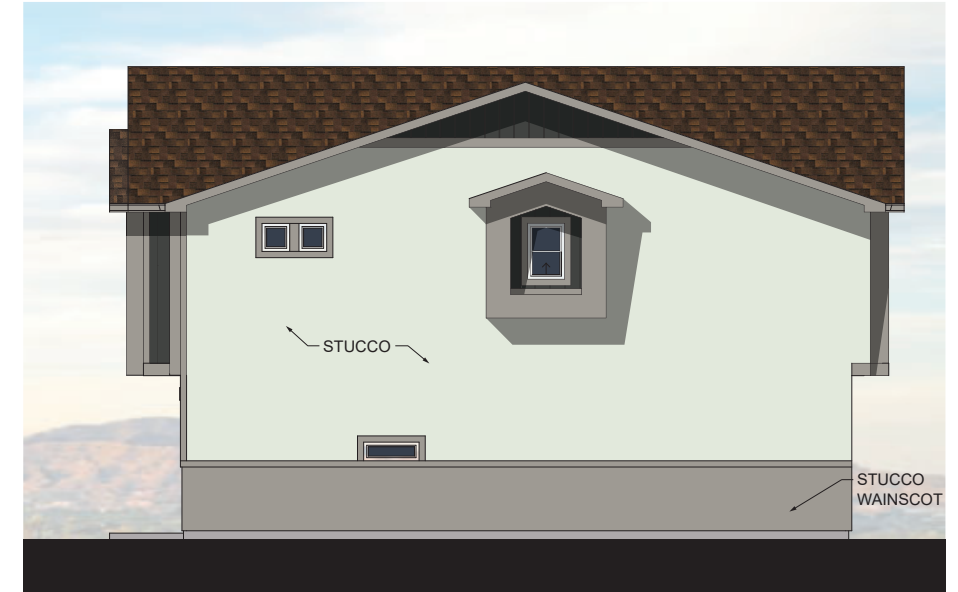
**CONTEMPORARY ECLECTIC STYLE
FEATURES**

- Large prominent forward facing 6:12-8:12 pitched gable
- 12" wide stucco framed entry door
- Lap siding on front elevation in main body color
- Accent colors in pop outs with alternate siding materials

- Juliet balcony framed with contemporary stucco fur outs
- 36" minimum 4-sided wainscot in accent color
- 4" window / door trim on all 4 sides
- Accented entry doors in unique styles and color



RIGHT ELEVATION



**ENHANCED RIGHT ELEVATION
HOMESITES FACING OPEN SPACE**



REAR ELEVATION



LEFT ELEVATION



**ENHANCED LEFT ELEVATION
HOMESITES FACING OPEN SPACE**

BUILDING TYPE 6 - CONTEMPORARY ECLECTIC STYLE - ARRIVAL 9950 DUETS
COLORED ELEVATIONS

CITY OF PHOENIX
JAN 27 2026
Planning & Development
Department

Color depictions vary among computers and printers. Refer to actual material samples for accurate material depictions.

URBAN ECLECTIC STYLE

FEATURES

- A mixture of hipped, gable, and contemporary roof forms
- 12" wide stucco framed fur outs around windows and entry elements
- A mixture of siding types with painted front facing side in a body color
- Accent colors in pop outs with alternate siding materials

- 36" minimum 4-sided wainscot in accent color
- 4" window / door trim on all 4 sides
- Accented entry doors in unique styles and color
- Juliet balcony framed with contemporary stucco fur outs



FRONT ELEVATION



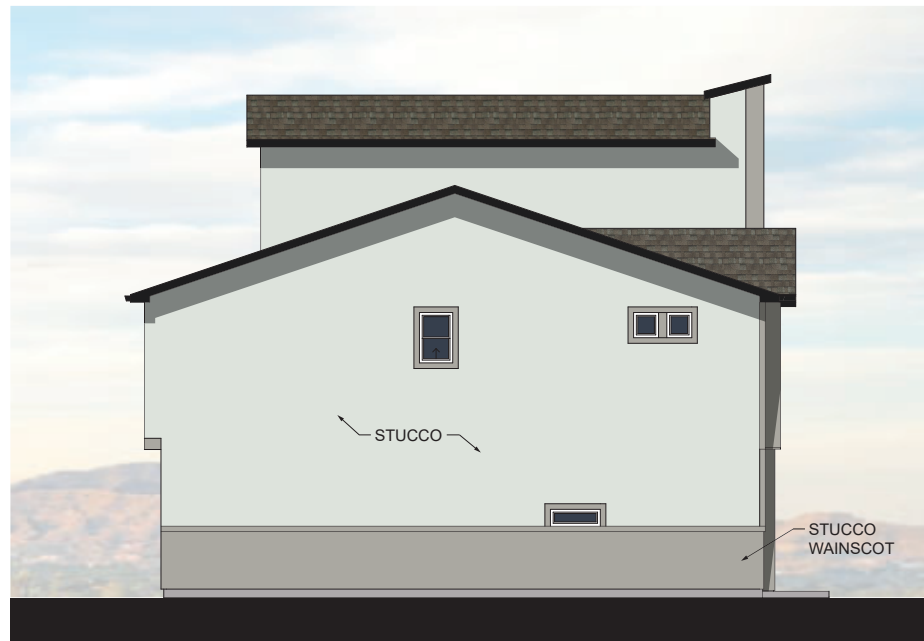
RIGHT ELEVATION



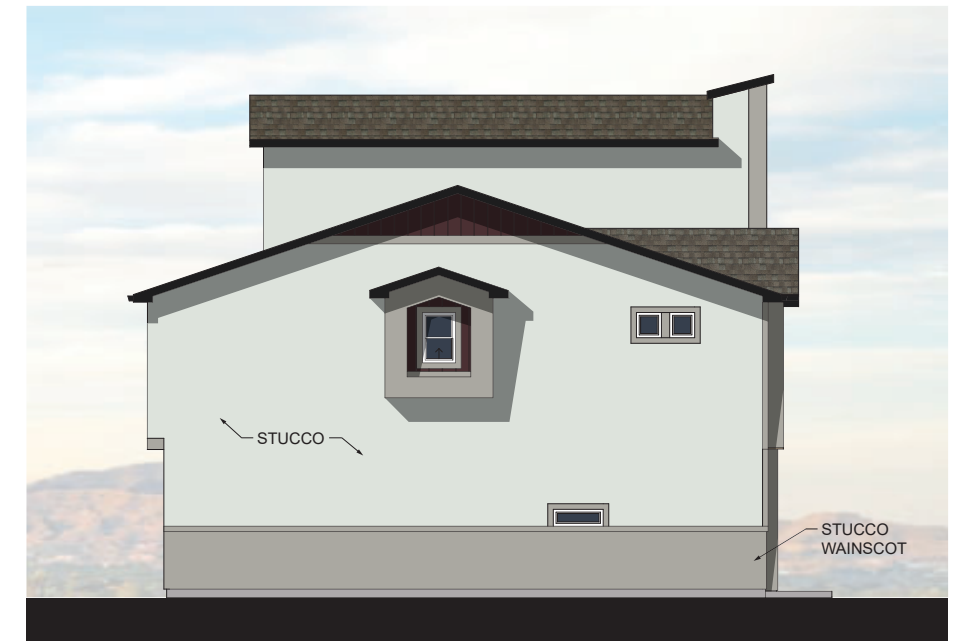
ENHANCED RIGHT ELEVATION
HOMESITES FACING OPEN SPACE



REAR ELEVATION



LEFT ELEVATION



ENHANCED LEFT ELEVATION
HOMESITES FACING OPEN SPACE

BUILDING TYPE 7 - URBAN ECLECTIC STYLE - ARRIVAL 9950 DUETS

COLORED ELEVATIONS

CITY OF PHOENIX

JAN 27 2026

Planning & Development
Department

Color depictions vary among computers and printers. Refer to actual material samples for accurate material depictions.

CONTEMPORARY ECLECTIC STYLE

FEATURES

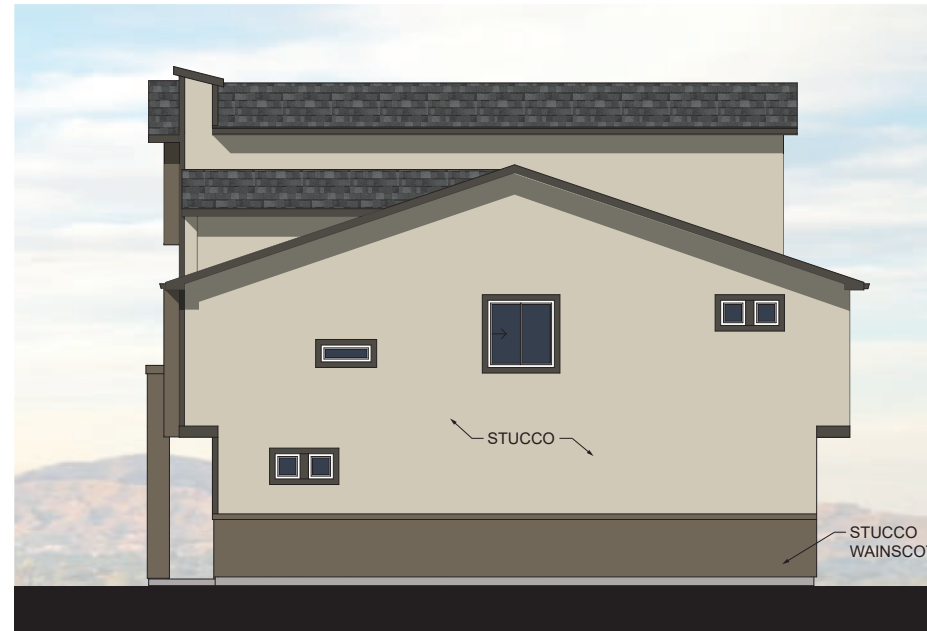
- Large prominent forward facing 6:12-8:12 pitched gable
- 12" wide stucco framed entry door
- Lap siding on front elevation in main body color
- Accent colors in pop outs with alternate siding materials

- Juliet balcony framed with contemporary stucco fur outs
- 36" minimum 4-sided wainscot in accent color
- 4" window / door trim on all 4 sides
- Accented entry doors in unique styles and color



9955
FRONT ELEVATION

9954
(MIRRORED)



RIGHT ELEVATION



ENHANCED RIGHT ELEVATION

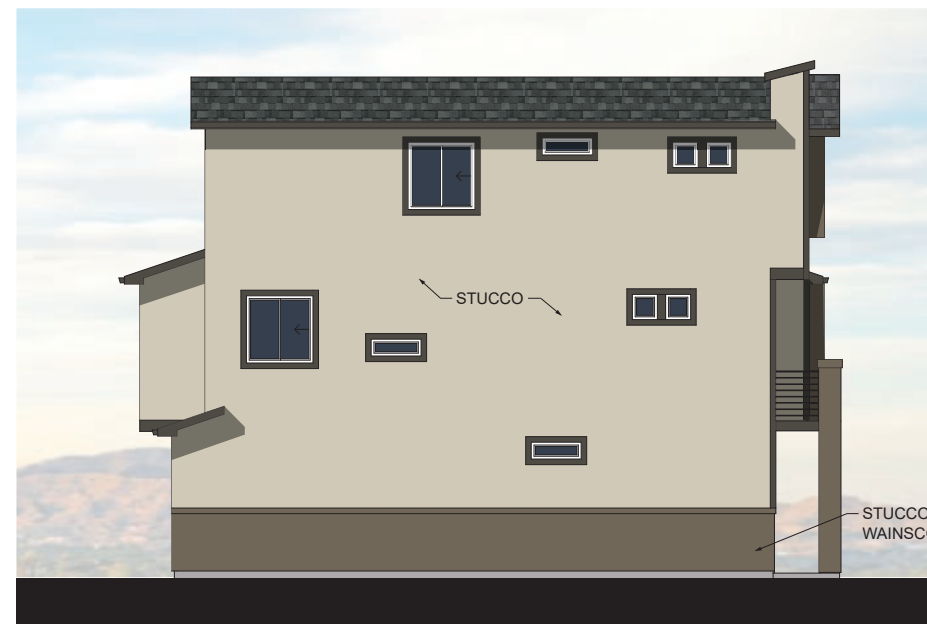
HOMESITES FACING OPEN SPACE



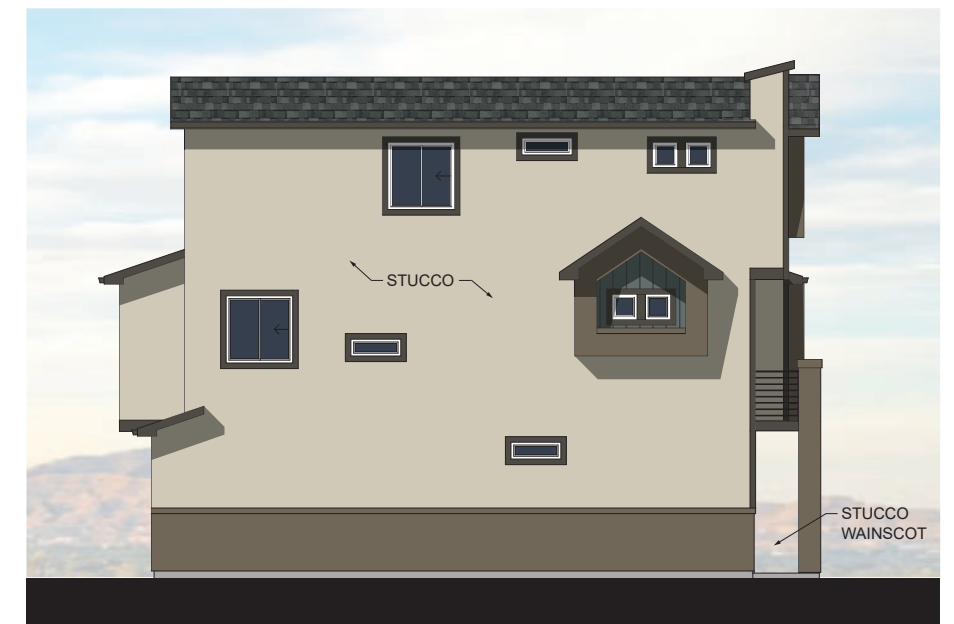
9954
REAR ELEVATION

9954
(MIRRORED)

9955



LEFT ELEVATION



ENHANCED LEFT ELEVATION

HOMESITES FACING OPEN SPACE

BUILDING TYPE 8 - CONTEMPORARY ECLECTIC STYLE - ARRIVAL 9950 DUETS

COLORED ELEVATIONS

CITY OF PHOENIX

JAN 27 2026

Planning & Development
Department

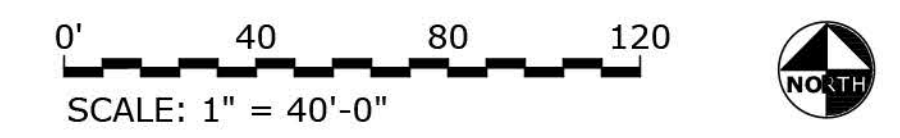
Color depictions vary among computers and printers. Refer to actual material samples for accurate material depictions.



LANDSCAPE PLAN

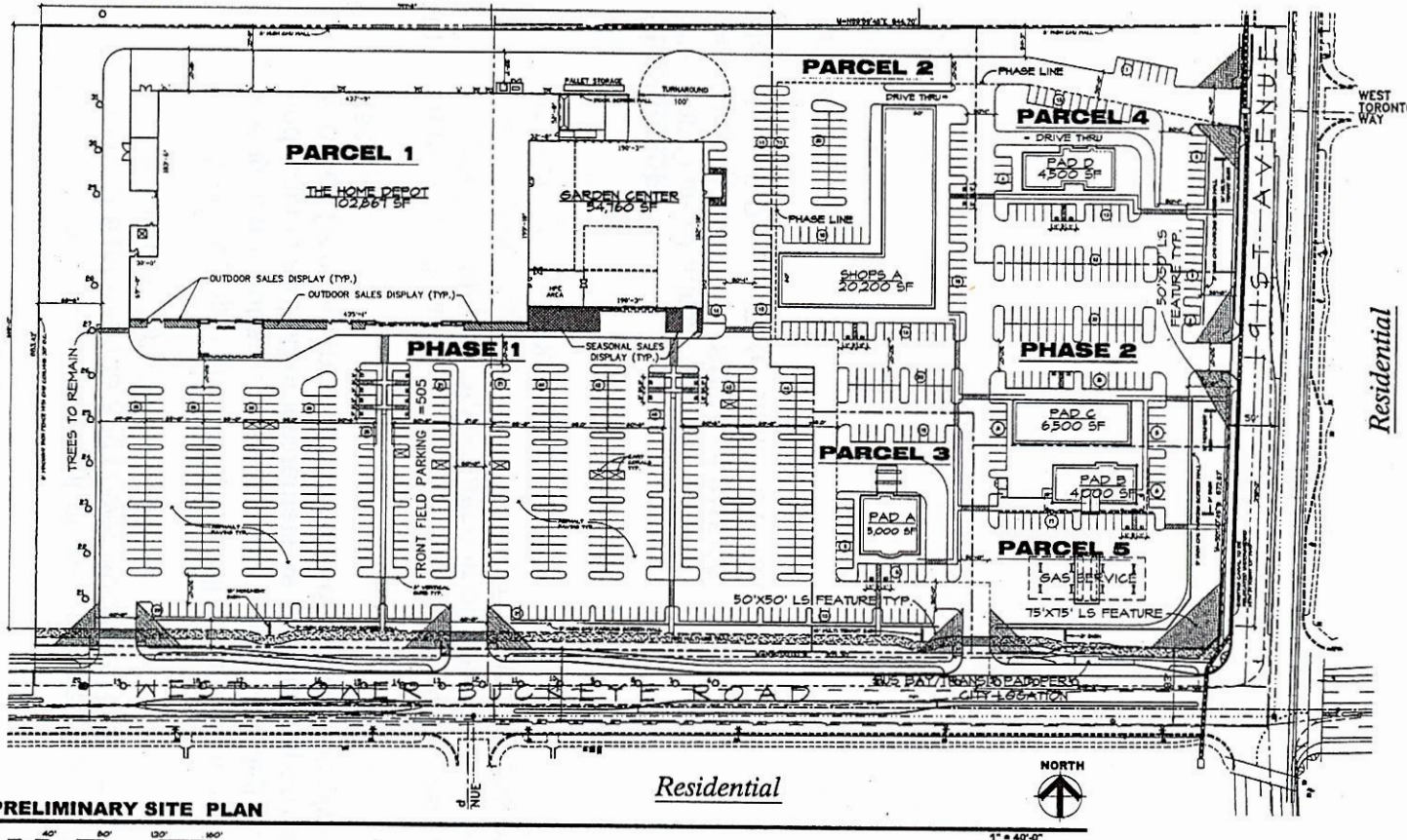
- SYM. NAME**
- TREES**
- Acacia aneura
 - Mulga Acacia
 - Eucalyptus papuana
 - Ghost Gum
 - Pistacia X Red Push
 - Red Push Pistache
 - Prunus cerasifera 'Atropupurea'
 - Purple-leaf Plum
 - Thevetia peruviana
 - Yellow Oleander
- SHRUBS**
- Callistemon viminalis 'Little John'
 - Little John Bottlebrush
 - Cordia boissieri
 - Mexican Olive
 - Nerium oleander 'Little Red'
 - Dwarf Red Oleander
 - Tecoma X 'Solar Flare'
 - Solar Flare Esperanza
 - Russelia equisetiformis
 - Coral Plant
- GROUNDCOVERS**
- Eremophila glabra 'Mingnew Gold'
 - Gold Emu Bush
 - Lantana 'Yellow Trailing'
 - Yellow Trailing Lantana
- ACCENTS**
- Hesperaloe parviflora 'Brakelight'
 - Brakelight Red Yucca
 - Hesperaloe tenuifolia
 - Grassy Hesperaloe
 - Muhlenbergia capillaris 'Regal Mist'
 - Regal Mist™

CITY OF PHOENIX
 FEB 17 2026
 Planning & Development
 Department



**CONCEPTUAL
 LANDSCAPE PLAN**
 HORIZON GROVE • AZ • 02-12-26





SITE DATA (OVERALL)

| | |
|--------------------------------------|---------------------------|
| EXISTING ZONING: | R-1 |
| GROSS SITE AREA: | 25.1 ACRES (1,052,750 SF) |
| NET SITE AREA: | 20.4 ACRES (840,002 SF) |
| PROPOSED USE: | SHOPPING CENTER |
| BUILDING AREA: | |
| MAJOR A: | 102,861 SF |
| GARDEN CENTER: | 54,760 SF |
| SHOPS A: | 20,200 SF |
| PAD A: | 3,000 SF |
| PAD B: | 4,000 SF |
| PAD C: | 6,500 SF |
| PAD D: | 4,500 SF |
| TOTAL BUILDING AREA: | 177,821 SF |
| PARKING: | |
| TOTAL MIN. PARKING REQUIRED (41000): | 711 SPACES |
| TOTAL MAX. PARKING ALLOWED (51000): | 840 SPACES |
| TOTAL PARKING PROVIDED: | 840 SPACES |

SITE DATA (PARCEL 1)

| | |
|---|-------------------------|
| NET SITE AREA: | 12.4 ACRES (541,500 SF) |
| PROPOSED USE: | BIG BOX STORE |
| BUILDING AREA: | |
| MAJOR A: | 102,861 SF |
| GARDEN CENTER: | 54,760 SF |
| TOTAL BUILDING AREA: | 157,621 SF |
| PARKING: | |
| TOTAL PARKING REQUIRED (41000): | 551 SPACES |
| PARKING PROVIDED PARCEL 1: | 840 SPACES |
| ADDITIONAL PARKING IN PHASE 1 PROVIDED: | 20 SPACES |
| TOTAL PARKING PROVIDED: | 860 SPACES |

SITE DATA (PARCEL 2)

| | |
|---------------------------------|------------------------|
| NET SITE AREA: | 5.4 ACRES (234,000 SF) |
| PROPOSED USE: | SHOPPING CENTER |
| BUILDING AREA: | |
| SHOPS A: | 20,200 SF |
| PAD C: | 6,500 SF |
| TOTAL BUILDING AREA: | 26,700 SF |
| PARKING: | |
| TOTAL PARKING REQUIRED (41000): | 106 SPACES |
| TOTAL PARKING PROVIDED: | 175 SPACES |

SITE DATA (PARCEL 3)

| | |
|---------------------------------|-----------------------|
| NET SITE AREA: | 1.1 ACRES (46,810 SF) |
| PROPOSED USE: | BANK |
| BUILDING AREA: | |
| PAD A: | 5,000 SF |
| TOTAL BUILDING AREA: | 5,000 SF |
| PARKING: | |
| TOTAL PARKING REQUIRED (41000): | 25 SPACES |
| TOTAL PARKING PROVIDED: | 31 SPACES |

SITE DATA (PARCEL 4)

| | | |
|---------------------------------------|-----------------------|-----------|
| NET SITE AREA: | 1.4 ACRES (62,000 SF) | |
| PROPOSED USE: | RESTAURANT | |
| BUILDING AREA: | | |
| PAD D: | 4,500 SF | |
| TOTAL BUILDING AREA: | 4,500 SF | |
| PARKING: | | |
| 55% FOOD SERVICE: | 2425 SF @ 150/ | 54 SPACES |
| 25% OTHER: | 1575 SF @ 41000/ | 8 SPACES |
| TOTAL PARKING REQUIRED (500 SERVICE): | | 65 SPACES |
| TOTAL PARKING PROVIDED: | | 65 SPACES |

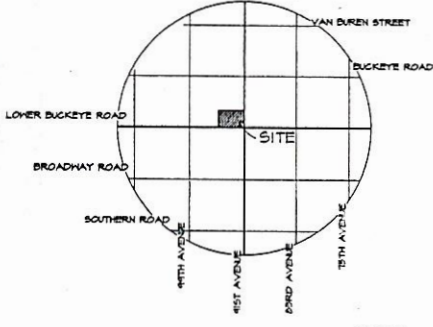
SITE DATA (PARCEL 5)

| | |
|---------------------------------|-----------------------|
| NET SITE AREA: | 1.4 ACRES (62,000 SF) |
| PROPOSED USE: | GAS STATION |
| BUILDING AREA: | |
| PAD B: | 4,000 SF |
| TOTAL BUILDING AREA: | 4,000 SF |
| PARKING: | |
| TOTAL PARKING REQUIRED (41000): | 16 SPACES |
| TOTAL PARKING PROVIDED: | 26 SPACES |

PRELIMINARY SITE PLAN



- REQUIREMENTS**
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 4. STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSWAYS, WITHIN A TRIANGLE MEASURING 55' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESSWAY RIGHT OF WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
 5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 55'x35' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.



PROJECT DIRECTORY

CLIENT:
CASCO
12877 HATSON ROAD
ST. LOUIS, MO 63127
CONTACT: CHRIS CRAIG
PHONE: (314) 921-1100 EXT. 540
FAX: (314) 921-4162
E-MAIL: cys@casco.com

ARCHITECT:
ROBERT KLUBICEK ARCHITECTS & ASSOCIATES
2255 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: HARVEY LITL
PHONE: (602) 955-5400
FAX: (602) 955-0448
E-MAIL: rkl@rka.com

CITY OF PHOENIX

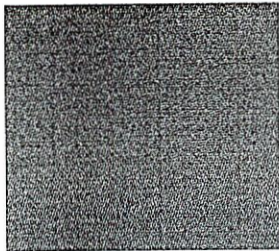
AUG 15 2006

PLANNING DEPT.
2nd fl. RECEPTION

DSD KIVA# 06-2392, MDEV/DEV# 0600782, SPAD# , PAPP# 0601931
 NEW COMMERCIAL DEVELOPMENT
 NWC WEST LOWER BUCKEYE ROAD &
 91ST AVENUE
 PHOENIX, ARIZONA
 sheet design HW
 SP-1 draw MGS
 of check HW
 job 0601931

PRELIMINARY SITE PLAN
 DATE ABOVE

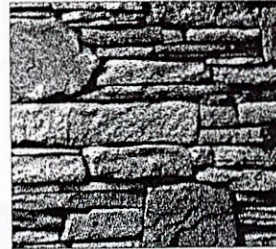
RKA
 Architects And Associates, Inc.
 2020 East Thomas Road
 Phoenix, AZ 85016-8074
 (602) 955-5400 Phone
 (602) 955-0448 Fax
 www.rka.com



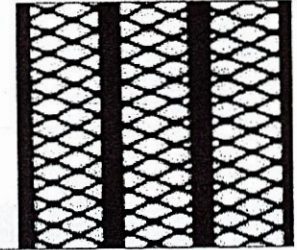
ICI Paint: Manilla Tan -
20YY 61/127



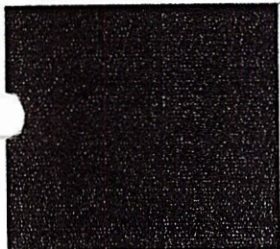
Berridge Manufacturing Co.:
Terra Cotta



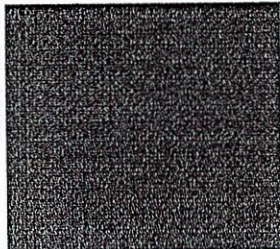
Cultured Stone Veneer: 80%
Fog Southern LedgeStone
20% Aspen Dressed
Fieldstone



Black Ornamental Fence &
Security Mesh



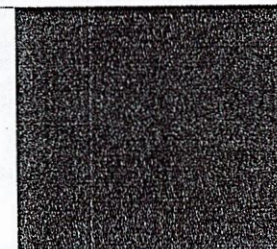
ICI Paint: Copper -
80YR 16/303



ICI Paint: Brown Bag -
10YY 35/196



ICI Paint: Classic Ivory -
20YY 57/178



ICI Paint: Browntone -
00YY 28/154



ICI Paint: Home Depot
Orange - XXXX-9200

CITY OF PHOENIX



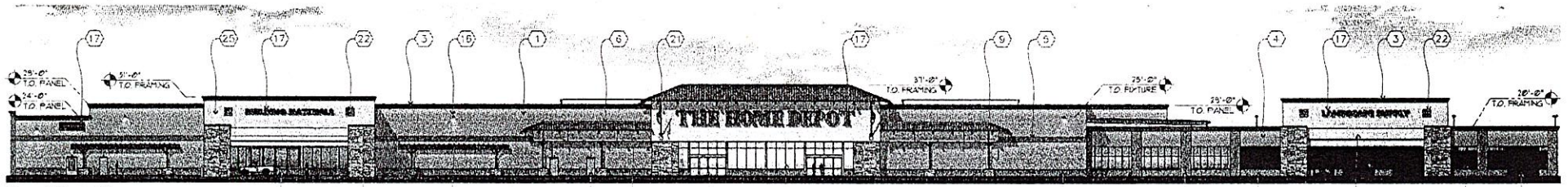
The Home Depot
NWQ 91st Ave. & W. Lower Buckeye Rd.
Phoenix, Arizona
BUILDING MATERIAL SAMPLES

AUG 15 2006

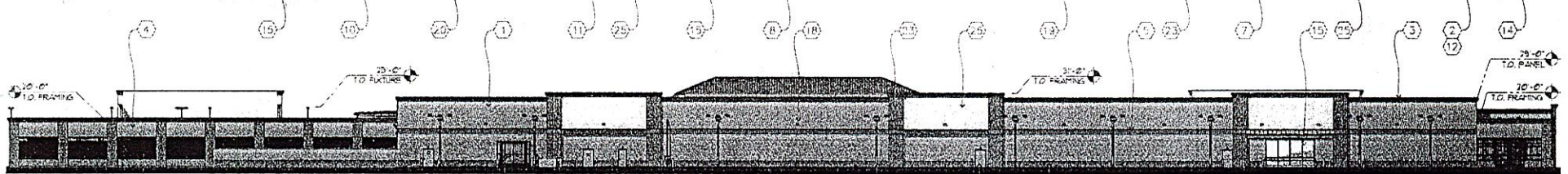
PLANNING DEPT
2nd fl. RECEPTION



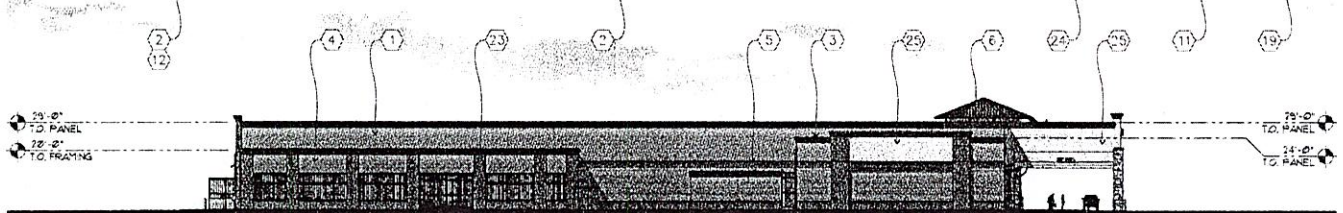
Copyright WD Partners HDP840006-072006



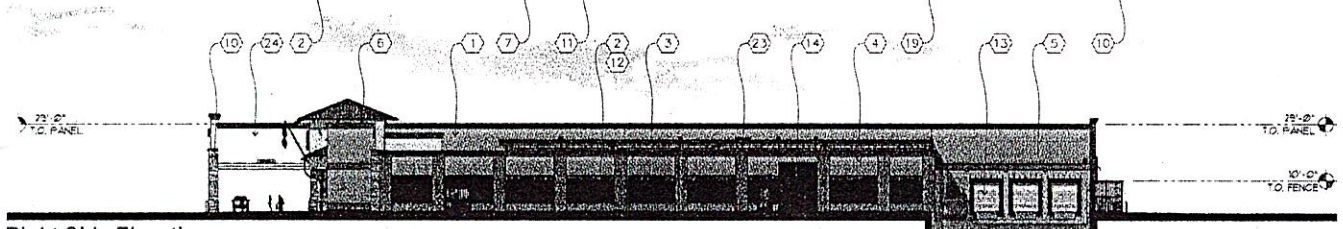
Front Elevation



Rear Elevation



Left Side Elevation



Right Side Elevation



| KEYED NOTES | |
|-------------|--|
| 1 | CONCRETE TILT PANEL WITH SMOOTH FINISH, ICI PAINT 'MANTILLA TAN'. |
| 2 | BLACK ORNAMENTAL PICKET FENCE. FRAMING TO BE PAINTED BLACK. |
| 3 | PRE-CORRUGATED EPS & GYPSUM, ICI PAINT 'BROUNTONE'. |
| 4 | EIFS WALL PANEL WITH SANDBLAST FINISH, ICI PAINT 'MANTILLA TAN'. |
| 5 | HORIZONTAL ACCENT BAND WITH SMOOTH FINISH, ICI PAINT 'BROWN BAG'. |
| 6 | METAL ROOF PANEL. FACTORY APPLIED 'TERRA COTTA' FINISH. |
| 7 | 6PLT FACE CMU, KNEE WALL, INTEGRAL COLOR TO MATCH ICI PAINT 'BROUNTONE'. |
| 8 | CLEAR ANODIZED ALUMINUM STOREFRONT FRAMING. |
| 9 | METAL GUTTER AND DOWNSPOUT PREFINISHED 'TERRA COTTA'. |
| 10 | CULTURED STONE VENEER: BLEND OF 80% FOG SOUTHERN LEDGESTONE, 20% ASPEN DRESSED FIELDSTONE. |
| 11 | HOLLOW METAL DOOR AND FRAME, ICI PAINT 'MANTILLA TAN'. |
| 12 | BLACK VINYL COATED 3/8 INCH SECURITY MESH AT ORNAMENTAL PICKETS TO 10'-0" AFF. |
| 13 | STEEL COILING DOOR, FACTORY APPLIED 'MANTILLA TAN' FINISH. |
| 14 | STEEL COILING DOOR, BLACK WITH PERFORATED BLATE. |
| 15 | AUTOMATIC SLIDING DOOR, FINISH TO MATCH STOREFRONT. |
| 16 | 'WALL WASHER' WALL MOUNTED LIGHT FIXTURE, 28'-0" MAXIMUM MOUNTING HEIGHT. |
| 17 | INTERVALLY ILLUMINATED CABINET SIGN, COLOR 'HOME DEPOT ORANGE'. |
| 18 | WALL MOUNTED LIGHT FIXTURE, 28'-0" MAXIMUM MOUNTING HEIGHT. |
| 19 | 6PLT FACE CMU, WANSOOT, INTEGRAL COLOR TO MATCH ICI PAINT 'BROUNTONE'. |
| 20 | STEEL PERGOLA, ICI PAINT 'COPPER'. |
| 21 | 4' x 6' AMERICAN FLAG ON ALUMINUM OUTRIGGER POLE. |
| 22 | METAL ACCENT TILES PREFINISHED 'HOME DEPOT ORANGE'. |
| 23 | SPLIT FACE CMU, PIER, INTEGRAL COLOR TO MATCH ICI PAINT 'BROUNTONE'. |
| 24 | PVC DOWNSPOUT WITH RAIN COLLECTOR AND OVERFLOW SCUPPERS, ICI PAINT 'MANTILLA TAN'. |
| 25 | EIFS WALL PANEL WITH SANDBLAST FINISH, ICI PAINT 'CLASSIC IVORY'. |



The Home Depot
 NWQ 91st Ave. & W. Lower Buckeye Rd.
 Phoenix, Arizona
 MAIN BUILDING ELEVATIONS AND NOTES

CITY OF PHOENIX



AUG 15 2006

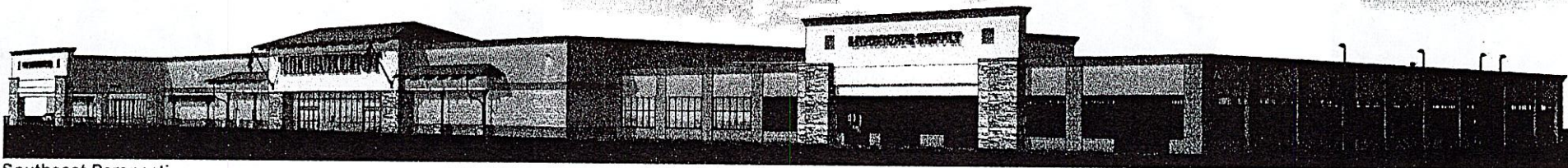
PHO-3-26--Z-57-06-7

Stipulated Elevations

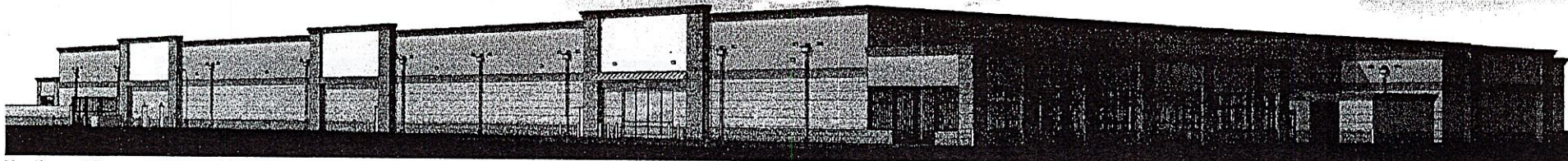
PLANNING DEPT.
 Hearing Date: March 18, 2026
 2nd FLOOR RECEPTION



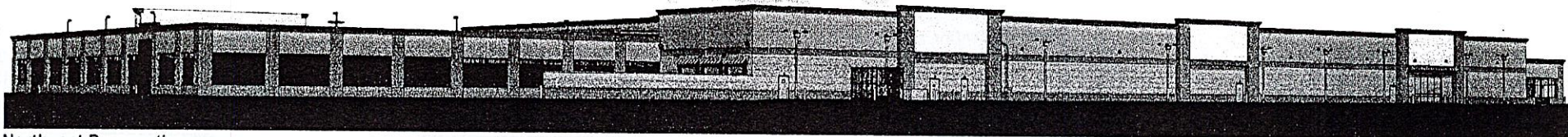
Southwest Perspective



Southeast Perspective



Northwest Perspective



Northeast Perspective



The Home Depot
NWQ 91st Ave. & W. Lower Buckeye Rd.
Phoenix, Arizona
MAIN BUILDING PERSPECTIVES

CITY OF PHOENIX



AUG 15 2006

PLANNING DEPT.
2nd fl. RECEPTION

Hearing Date: March 18, 2026

PHO-3-26--Z-57-06-7

Stipulated Elevations

City Council Minutes

- 651 -

September 20, 2006

Location: Southwest corner of 1st Avenue and Grant Street
Proposal: Residential
Staff: Approved, subject to stipulations.
VPC Action: Central City - Did not review.
PC Action: August 23, 2006 - Approved on consent, subject to stipulations in the addendum to the staff report. Vote 9-0

ITEM 1M

DISTRICT 7

**Z-57-06-7 - 91ST AVENUE AND
LOWER BUCKEYE ROAD
APPLICANT: STEPHEN C.
EARL - EARL, CURLEY AND
LAGARDE
OWNER: PARKWOOD
PARTNERS, LLC AND
MOUNTAIN VIEWS
REPRESENTATIVE:
STEPHEN C. EARL - EARL,
CURLEY AND LAGARDE**

Application: Z-57-06-7

From: S-1

To: C-2

Acreage: 23.76

Location: Northwest corner of 91st Avenue and Lower Buckeye Road

Proposal: Commercial

Staff: Approved, subject to stipulations.

VPC Action: Estrella - August 1, 2006 - Approved, subject to modified stipulations. Vote 8-0

PC Action: August 23, 2006 - Approved on consent, subject to stipulations in the addendum to the staff report. Vote 9-0

CONTINUANCES AND WITHDRAWALS

ITEM 2

CITYWIDE

**Z-TA-4-06 - LARGE SCALE
RETAIL DEVELOPMENT TEXT
AMENDMENT
APPLICANT: PLANNING
COMMISSION**

Application: Z-TA-4-06 - To be continued to October 4, 2006

Application #: Z-57-06-7
From: S-1
To: C-2
Acreage: 23.76
Location: Northwest corner of 91st Avenue and Lower Buckeye Road
Proposal: Commercial
Applicant: Stephen C. Earl, Earl, Curley & Lagarde
Owner: Parkwood Partners, LLC & Mountain Views
Representative: Stephen C. Earl, Earl, Curley & Lagarde

Ms. Carol Johnson presented application Z-57-06-7, a request for C-2 zoning at the northwest corner of 91st Avenue and Lower Buckeye Road. The Estrella Village Planning Committee reviewed the case on August 1, 2006, and recommended approval subject to revised stipulations by a vote of 8-0. A revised site plan and elevations were submitted by the applicant on August 15, 2006. Staff prepared an addendum to reflect the proposed changes. Staff supported the request, subject to the stipulations in the addendum to the staff report. If there was no one present in opposition, the case may be considered on consent.

There being no further discussion, Dr. Kelchner called for a vote and the MOTION PASSED by a vote of 9-0.

* * * *

STIPULATIONS:

SITE PLAN AND ELEVATIONS

1. That the site shall be developed with the site plan, and elevations and conceptual landscape plan ~~date stamped May 19th, 2006~~ August 15, 2006 as approved or modified by the Development Services Department.
 - A. That prior to the first building being constructed, there shall be a master architecture theme that unifies the different building elements, colors and materials.

PEDESTRIAN CIRCULATION

2. That a pedestrian circulation plan, that includes shade along the front of the buildings, and the connections to the adjacent shops and pads shall be provided as approved or modified by the Development Services Department.

LANDSCAPE FEATURE

3. That an enhanced landscape feature (a minimum of 75' x 75') shall be provided at the intersection of 91st Avenue and Lower Buckeye Road that is in conformance with the Estrella Village Arterial Street Landscape Program as approved by the Development Services Department.

4. That an enhanced landscape feature (a minimum of 50' X 50') shall be provided on both sides of the entrances on 91st Avenue and Lower Buckeye Road that is in conformance with the Estrella Village Arterial Street Landscape Program as approved by the Development Services Department. The public trail on the north side of Lower Buckeye Road shall blend in with the enhanced landscaped area.
5. That the developer shall be required to follow the Estrella Village Arterial Street Landscape Program for all on site landscaping as approved by the Development Services Department.

PUBLIC TRAIL

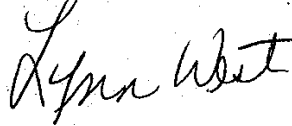
6. That the developer shall provide a 10-foot wide multi-use trail along the north side of Lower Buckeye Road per adopted city trail standards as approved by the Parks and Recreation Department.

STREET IMPROVEMENTS

7. That right-of-way for 91st Avenue shall be dedicated per the approved Master Street Plan for the development on the west side of the road as approved by the Streets Transportation Department.
8. That right-of-way for Lower Buckeye Road shall be dedicated per the approved Master Street Plan for Country Place as approved by the Streets Transportation Department.
9. That a 21 foot by 21 foot right-of-way triangle shall be dedicated at the northwest corner of 91st Avenue and Lower Buckeye Road as approved by the Streets Transportation Department.
10. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
11. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

There being no further business to come before the Commission, Dr. Kelchner adjourned the meeting at 7:15 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Lynn West".

Lynn West
Secretary to the Planning Commission

The applicant, represented by Mr. Stephen Andersen of Gammage & Burnam, Two North Central Avenue, 18th Floor, Phoenix, reviewed the four items with the committee, answering questions regarding each of the topics.

The committee discussed the need for quality residential rental in the area, the additional commercial added by Swift to the north of the subject site, the changing market conditions in the area, and the original intention of buffering Swift's expansion (which will not be occurring to the south) with commercial uses. They expressed satisfaction with the proposed design and the nature of the housing product proposed.

Mr. Richard Fraser, a neighbor of the site, stated that he was concerned about the younger people residing in the development. His subdivision, directly south of the development, has problems with people using their private parks. Also, there needs to be larger, bigger play areas in the development.

Mr. Ken Snider, Vice President of the Sundance Home Owners Association, agreed with Mr. Fraser's concerns and also expressed concerns related to the traffic on 75th Avenue and Lower Buckeye Road.

Motion #1: Member Andersen motioned for reconsideration of this item.

APPROVED, UNANIMOUSLY, 8-0

Motion #2: Member Blecha motioned for an approval recommendation, subject to staff stipulations.

APPROVED, UNANIMOUSLY, 8-0

5. Z-57-06-7– Presentation, discussion and possible recommendation on a request to rezone approximately 23.76 acres from S-1 to C-2 for a retail commercial center located at the northwest corner of 91st Avenue and Lower Buckeye Road. Presentation by Stephen Earl on behalf of Parkwood Partners. The Zoning Hearing Officer will hear this request on August 7, 2006.

Mr. Griemsmann presented the case and the staff recommendation for approval, subject to stipulations. The stipulations and their intentions were discussed. The updated elevations and a landscaping plan were also reviewed.

The applicant, represented by Mr. Scott McCoy of Earl, Curley and LaGarde, 3100 North Central Avenue, Suite 1000, Phoenix, discussed the revised site plan, landscaping plan and elevations with the commission, noting the inclusion of a variety of staff recommendations and that the site plan now included an additional 70' buffer on the west and extra trees along the north side. Also, the Pecan trees along the western boundary would be preserved with the current

plan. Additional discussion points were on the elevations, future retail outbuilding architecture, and that this location would focus primarily on local consumers rather than contractors due to location.

Mr. Loyd Coulthurst, 7934 W Windsor, spoke to discuss concerns with day-laborer presence around “Home Depot type” facilities. He was primarily concerned with the proximity to the park; his questions related to security, child safety, reduction in the “attractiveness” of the area to loiterers, and trash were discussed by the applicant.

Motion: Vice Chair Carson motioned to recommend approval, subject to staff stipulations, with modification of stipulation #1 to read:

“That the site shall be developed in general conformance to the site plan, landscaping plan, and elevations date stamped July 31st, 2006 as approved or modified by the Development Services Department.”

APPROVED, UNANIMOUSLY, 8-0

6. Z-63-06-7 - Presentation, discussion and possible recommendation on a request to rezone approximately 1.16 acres from R-3 to A-1 for an equipment storage yard located at 3530 West Lincoln Street. Presentation by Ramiro Trevizo, Jr. on behalf of Saul Trevizo. The Zoning Hearing Officer will hear this request on August 7, 2006.

Due to the failure of the applicant to post the hearing sign in time for the meeting (ZO 506.B.7.d), this item was continued to September 5, 2006 at the applicant's written request. No discussion.

7. Status Report – Review of various DSD applications, rezoning cases and text amendments. Presentation by Noel Griemsmann, AICP, Deer Valley Village Planner.

There where no questions or comments.

8. Adjournment.
Candy Carson made a motion to adjourn. Jonathan Anderson seconded the motion. The meeting was adjourned at 7:56 p.m.