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: October 21, 2025

Subject: P.H.O. APPLICATION NO. PHO-5-25--Z-47-19-7 – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **November 19, 2025**.

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 **October 27, 2025.**

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 7 - Luke Black (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, Laveen Village)
Village Planning Committee Chair (Ms. Stephanie Hurd, Laveen Village)

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION
APPLICATION NO: PHO-5-25--Z-47-19-7
Council District: 7

Request For: Stipulation Modification
Reason for Request: Request to modify Stipulation 34 regarding general conformance to the site plan, landscape plan, and elevations date stamped October 1, 2021.

HEARING INFORMATION

Hearing Type	*Hearing Date*	*Hearing Time*	*Hearing Location*
Planning Hearing Officer	11-19-2025	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Brian Huffaker, Laveen Park Place Apts, LLC. (Hawkins Companies)	Owner	855 West Broad Street Boise ID 83702	480-777-1078		ryanm@hcollc.com
George Pasquel III, Withey Morris Baugh, PLC.	Applicant	2525 East Arizona Biltmore Circle, Suite A-212 Phoenix AZ 85016	6022300600		george@wmbattorneys.com
George Pasquel III, Withey Morris Baugh, PLC.	Representative	2525 East Arizona Biltmore Circle, Suite A-212 Phoenix AZ 85016	6022300600		george@wmbattorneys.com

Property Location: Approximately 1900 feet south of the southwest corner of 59th Avenue and Baseline Road
Acreage: 23.27

Geographic Information

Zoning Map	APN	Quarter Section
D5	300-02-927C	Q01-15
Village: Laveen		

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
$1,080.00	$0.00	10/08/25	PHO (1-2 stipulations)

WITHEY MORRIS BAUGH

October 3, 2025

Sent Via Email
Byron Easton
Planning Hearing Officer
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Modification to Stipulation No. 34 / 35 or Original Zoning Case No. Z-47-19-7 – Northwest Corner of 59th Avenue and South Mountain Avenue, Phoenix, Arizona – v.3

Dear Mr. Easton:

Our office represents Hawkins Companies ("Hawkins") regarding the roughly 23-acre site located near the northwest corner of 59th Avenue and South Mountain Avenue (the "Property"), as seen on the aerial map enclosed at **TAB A**. The purpose of this Planning Hearing Officer ("PHO") application is to update one (1) stipulation to reflect the improved site plan, landscape plan and elevations which are now ready to proceed to development. This is the only change requested to the previously approved stipulations and, as further detailed below, represents a significant reduction in project intensity - including less density and reduced building heights.

Background

On January 8, 2020, the City Council approved **Case No. Z-47-19-7 (Ord. No. G-6659)**, a rezoning of roughly 128-acres, including the subject Property, to allow for Laveen Park Place, a large mixed-use development including a movie theater, commercial retail / restaurant space, and multifamily residential. See approved Ordinance enclosed at **TAB B**. The case was approved with a Conceptual Master Plan which divided the larger site into five (5) districts. See Conceptual Master Plan attached at **TAB C.** The subject Property is located within the roughly 23-acre district referred to as "Site C." Site C was zoned to R-4 (Multifamily Residential District) and has always been intended for multifamily development.

As required by the original Site C stipulations, the site plan, landscape plan and elevations were submitted to and reviewed by the Planning Hearing Officer. The PHO approved the plans and on November 17, 2021, the approval was ratified by the City Council per **Case No. PHO-3-21--Z-47-19-7 (Ord. No. 6931).** See approval letter enclosed at **TAB D**. The approvals included a general conformance stipulation for Site C (Multifamily). Specifically, revised stipulation No. 34 states:

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

> *"The development shall be in general conformance with the site plan, landscape plan, and elevations date stamped October 1, 2021, as modified by the following stipulations and approved by the Planning and Development Department."*

A sample of plans from the prior approval is enclosed at **TAB E** for quick reference. We are requesting an update to this stipulation to reflect the updated project layout and associated plans which have been submitted. Again, the project fully complies with all of the other stipulations which were thoroughly vetted in both the original approvals and again in subsequent amendments. The updated stipulation would read:

> The development shall be in general conformance with the site plan, landscape plan, and elevations date stamped **_____, 2025**~~October 1, 2021~~, as modified by the following stipulations and approved by the Planning and Development Department.

It should be noted; a subsequent PHO application in 2022, further amended and re-numbered the stipulation of zoning Case No. Z-47-19-7. **Case No. PHO-4-21--Z47-19 (Ord G-6693)** was ratified by City Council on February 16, 2022, and appears to contain the old Site C stipulations from the original 2020 zoning case (Z-47-19-7) instead of the updated stipulations approved in 2021 (PHO-3-21--Z-47-19-7. The Site C stipulation of interest on this 2022 case approval is No. 35 (but again, we believe it is referencing and incorrect and outdated stipulation from the original zoning approval). See approved Ordinance 6963 enclosed at **TAB F**.

In summary:

- Jan 8, 2020: Rezoning Case No. Z-47-19-7 (Ord. No. G-6659).
  Original stipulations.
- Nov 17, 2021: PHO Case No. PHO-3-21--Z-47-19-7 (Ord. No. 6931).
  Approval of Site C plans as required by original stipulations.
- Feb 16, 2022: PHO Case No. PHO-4-21--Z47-19 (Ord G-6963)
  Modification of stipulations for Retail Site B and re-numbering of stipulations. Did not incorporate 2021 amendments to Site C stips.

Updated Project

The updated project is still very much in keeping with the prior approvals from a quality and layout perspective. The buildings are still uniquely arranged across the site and clustered around a series of open space areas and resident amenities. A substantial amount of active and passive amenity areas is still provided, including swimming pools, playgrounds, picnic areas, splash pad, basketball court, bocce ball, pickle ball courts, etc. Access to the site remains the same and a substantial amount of covered parking is also still provided. See site plan, landscape plan and elevations enclosed at **TAB G.**

The primary change to the project is the reduction in building heights and an overall reduction in project density and intensity. These changes enable a more feasible project that can be brought to

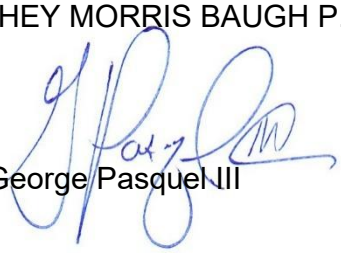
the market in a timely manner to help fulfil the housing demand in the area. In essence, the project has been "right-sized" to ensure it is well-positioned for success. Some details on the changes include:

- A reduction in total units from 536 down to 456.
- A reduction in building heights from 4-stories (45'-6") down to 3-stories (29'-5").
- A reduction in required parking from 1,162 down to 910 spaces.
- The elimination of carriage units along the property perimeter.
- A reduction in lot coverage from 32% down to 20%.
- An increase in Common Open Space from 141,766 sqft (14%) up to 173,846 sqft (18%).
- An overall reduction in vehicle trips as documented in the updated Traffic Study.

In closing, it should be noted that the Property is still under the same ownership (Hawkins) that processed the prior PHO approvals. Hawkins remains committed to this site and is looking forward to bringing forth a high-quality, successful project.

We greatly appreciate your review and consideration of this request.

WITHEY MORRIS BAUGH P.L.C.

By 
George Pasquel III

CC: Ryan Manteuffel, Hawkins Companies

Tab A

Aerial Map



Loop 202 & South Mountain Avenue

Tab B

Official Records of Maricopa County Recorder
ADRIAN FONTES
20200043095 01/16/2020 03:30
ELECTRONIC RECORDING
G6659-17-1-1--

ORDINANCE G-6659

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

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

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

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

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

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

Overall Site

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

2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.

3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.

4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.

5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.

8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.

9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:

    a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.

    b. Three bus stop pads shall be located along Southbound 59th Avenue.

10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

12. In the event archaeological materials are encountered during construction, the

developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Site A

13. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.

14. The maximum building height shall be limited to 56 feet.

15. There shall be a 150-foot stepback provided from 59th Avenue for buildings over 30 feet in height.

16. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.

17. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

18. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

19. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

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

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

Site B (Retail/Restaurant)

22. The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.

23. There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.

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

    a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:

        (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.

        (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.

    b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.

25. Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

26. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.

27. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

28. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

29. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

30. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

31. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

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

Site C (Multifamily)

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

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

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

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

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

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

34. There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.

35. A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

36. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

37. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

38. The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

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

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

    a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

        (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

        (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

    b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

    c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

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

40. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

41. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

42. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

43. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

44. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

45. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

46. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

47. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.

48. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.

49. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

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

51. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

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

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

    a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

        (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

        (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

    b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

    c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

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

53. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

54. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

55. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

56. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

57. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

58. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

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

60. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

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

PASSED by the Council of the City of Phoenix this 8th day of January 2020.

MAYOR

ATTEST:

City Clerk 01-15-2020

APPROVED AS TO FORM:

Acting City Attorney pm/

REVIEWED BY:

City Manager

PL:tml:LF19-3294:Item 104:1/8/20:2160318v1

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

EXHIBIT A

LEGAL DESCRIPTION FOR Z-47-19-7

APN 300-02-925:
A parcel of land being situated within the Northeast Quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Maricopa County Department of Transportation brass cap in hand hole accepted as the South quarter comer of Section 31, Township 1 North, Range 2 East, from which a found cotton picker spindle flush with tag RLS 38862 accepted as the Southeast comer of said Section 31, bears North 89°42'58" East, 2632.53 feet;

Thence North 89°42'58" East, 466.00 feet along the north line of said Northeast quarter;

Thence leaving said north line and along the west line of the proposed Loop 202 right-of-way per First Amended Complaint in Condemnation, Case No. CV2015-013691, the following 6 courses:

Thence South 00°17'22" East, 81.00 feet;

Thence South 85°50'12" East, 90.27 feet;

Thence South 88°30'19" East, 76.00 feet;

Thence South 88°30'19" East, 375.00 feet;

Thence South 00°04'56" East, 763.63 feet;

Thence South 12°59'57" East, 31.20 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 1050.00 feet, the center of which bears South 17°20'23" East, said curve being the northerly Right-of-Way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County records, Arizona;
Thence leaving said west line and southwesterly along said curve and said northerly Right-of-way line, through a central angle of 24°58'10", an arc length of 457.59 feet to a tangent line;

Thence continuing along said northerly Right-of-Way line, South 47°41 '27" West, 77.77 feet, to the beginning of a tangent curve, concave northwesterly, having a radius of 1400.00 feet;

Thence continuing along said northerly Right-of-Way line and southwesterly along said curve, through a central angle of 39°33'28", an arc length of 966.58 feet to a non-tangent line, said line being the Decreed line as defined by Docket 14621, Pages 356-366, Maricopa County Records, Arizona;

Thence leaving said northerly Right-of-Way line, North 00°26' 18" East, 92.05 feet along said Decreed line also being the east line of the Final Plat for Avalon Village, as recorded in Book 704, Page 30, Maricopa County Records, Arizona;

Thence continuing along said east line, North 00°37'09" East, 1438.69 feet to the north line of said Northeast quarter from which a found Maricopa County Department of Transportation brass cap in hand hole accepted as the North quarter comer of said Section 6, bears South 89°41 '36" West, 8.02 feet;

Thence leaving said east line, North 89°41'36" East, 294.91 feet along the north line of said Northeast quarter to a found Maricopa County Department of Transportation brass cap in hand hole accepted as the South Quarter comer of Section 31, Township 1 North, Range 2 East and to the POINT OF BEGINNING.

Said portion of land containing 1,621,105 sq. ft., or 37.2154 acres, more or less being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

APN 300-02-926:

A parcel of land being situated within the North half of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Maricopa County aluminum cap accepted as the East Quarter corner of said Section 6 from which a found aluminum cap accepted as the Center of said Section 6 bears South 89°48'16" West, 2636.89 feet;

Thence South 89°48'16" West, 1318.45 feet along the south line of the Northeast Quarter of said Section 6 to the POINT OF BEGINNING;

Thence continuing along said south line, South 89°48'16" West, 1319.71 feet;
Thence North 00°27'14" East, 379.20 feet along the property line as decreed in Docket 14621, Page 356-366, Maricopa County Records, Arizona;

Thence leaving said property line, North 89°48'16" East, 295.76 feet along the southerly line of the property as described in the Warranty Deed as recorded in Document No. 1997-0356797, Maricopa County Records, Arizona, to the southeast corner thereof;

Thence North 00°24'33" East, 307.25 feet, along the easterly line of said Warranty Deed to the northeast corner thereof;

Thence South 89°48'16" West, 295.52 feet along the northerly line of said Warranty Deed;

Thence leaving said northerly line, North 00°27'14" East, 230.08 feet along the property line as decreed in Docket 14621, Page 356-366, Maricopa County Records, Arizona, to a non-tangent curve, concave northwesterly, having a radius of 1600.00 feet, the center of which bears

North 02°22'31" West, said curve being the southerly Right-of-Way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County records, Arizona;

Thence leaving said property line and along said southerly Right-of-Way line and northeasterly along said curve, through a central angle of39°56'02", an arc length of 1115.16 feet to a tangent line;

Thence continuing along said southerly Right-of-Way line, North 47°41 '27" East, 77.77 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 850.00 feet;

Thence continuing along southerly Right-of-Way line and northeasterly along said curve, through a central angle of 23°56'44", an arc length of 355.24 feet to a non-tangent line, said line being the west line of the proposed Loop 202 right-of way per First Amended Complaint in Condemnation, Case No. CV2015-013691;

Thence leaving said southerly Right-of-Way line and along said west line the following 3 courses:

Thence South 12°59'57" East, 19.86 feet;

Thence South 06°55'48" East, 788.63 feet;

Thence South 11 °56'17" West, 772.34 feet to the POINT OF BEGINNING.

Said parcel of land containing 1,561,584 sq. ft., or 35.8490 acres, more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

APN 300-02-927:

A parcel of land being situated within the Northwest quarter of Section 5 and the Northeast quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows: BEGINNING at a found 2 inch Maricopa County aluminum cap accepted as the West quarter comer of said Section 5 from which a found 2 inch aluminum cap accepted as the Northwest comer of said Section 5 bears North 00° 14'04" East, 2651.54 feet; Thence South 89°48'16" West, 688.97 feet along the south line of said Northeast quarter;

Thence leaving said south line, North 00°50'29" West, 1581.70 feet along the east line of the proposed Loop 202 right-of way per First Amended Complaint in Condemnation, Case No. CV2015-0l 3691;

Thence leaving said east line, South 85°58'47" East, 17.82 feet along the southerly right-of-way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County Records, Arizona, to the beginning of a tangent curve, concave northerly, having a radius of 2600.00 feet;

Thence continuing along said southerly right-of-way line and easterly along said curve, through a central angle of 24°26'25", an arc length of 1109.07 feet to a non-tangent line;

Thence along the westerly right-of-way line of 59th A venue, as shown on the Map of Dedication of "P.U.H.S.D. #210 - Comprehensive High School", as recorded in Book 846, Page 5, Maricopa County Records, Arizona, the following 3 courses:

Thence South 22°09'01" East, 647.57 feet to the beginning of a tangent curve, concave westerly, having a radius of 895.00 feet;

Thence southerly along said curve, through a central angle of 64°58'18", an arc length of 1014.90 feet to a tangent line;

Thence South 42°49'17" West, 256.23 feet;

Thence leaving said westerly right-of-way line, South 89°43'27" West, 292.52 feet along the south line of said Northwest quarter to the POINT OF BEGINNING.

Said parcel of land containing 2,082,374 sq. ft., or 47.8047 acres, more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

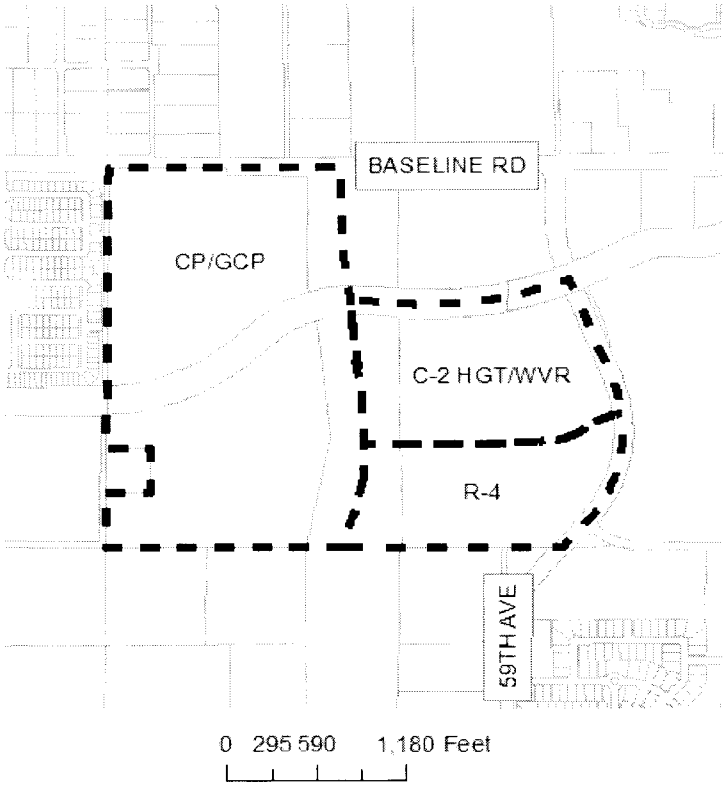
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

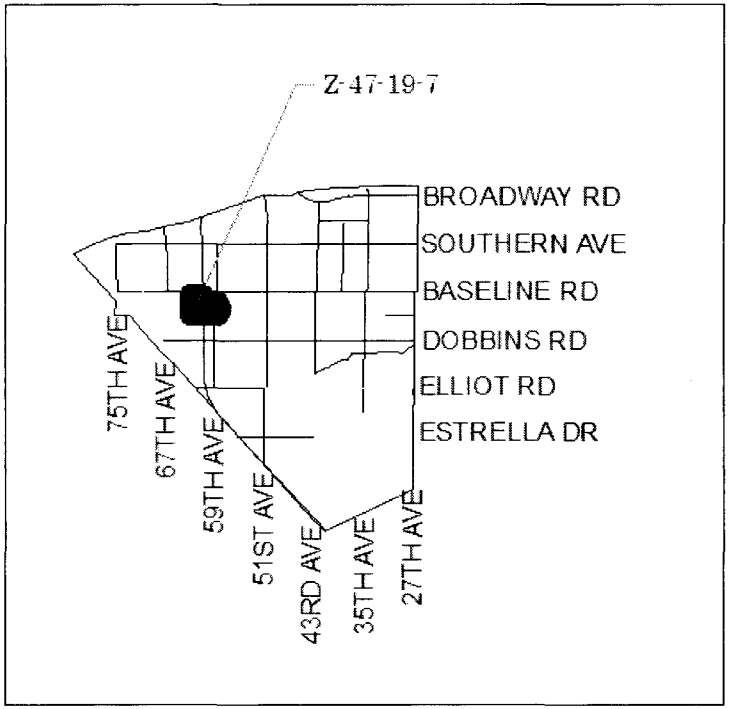
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-47-19-7
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

N

Drawn Date: 12/17/2019

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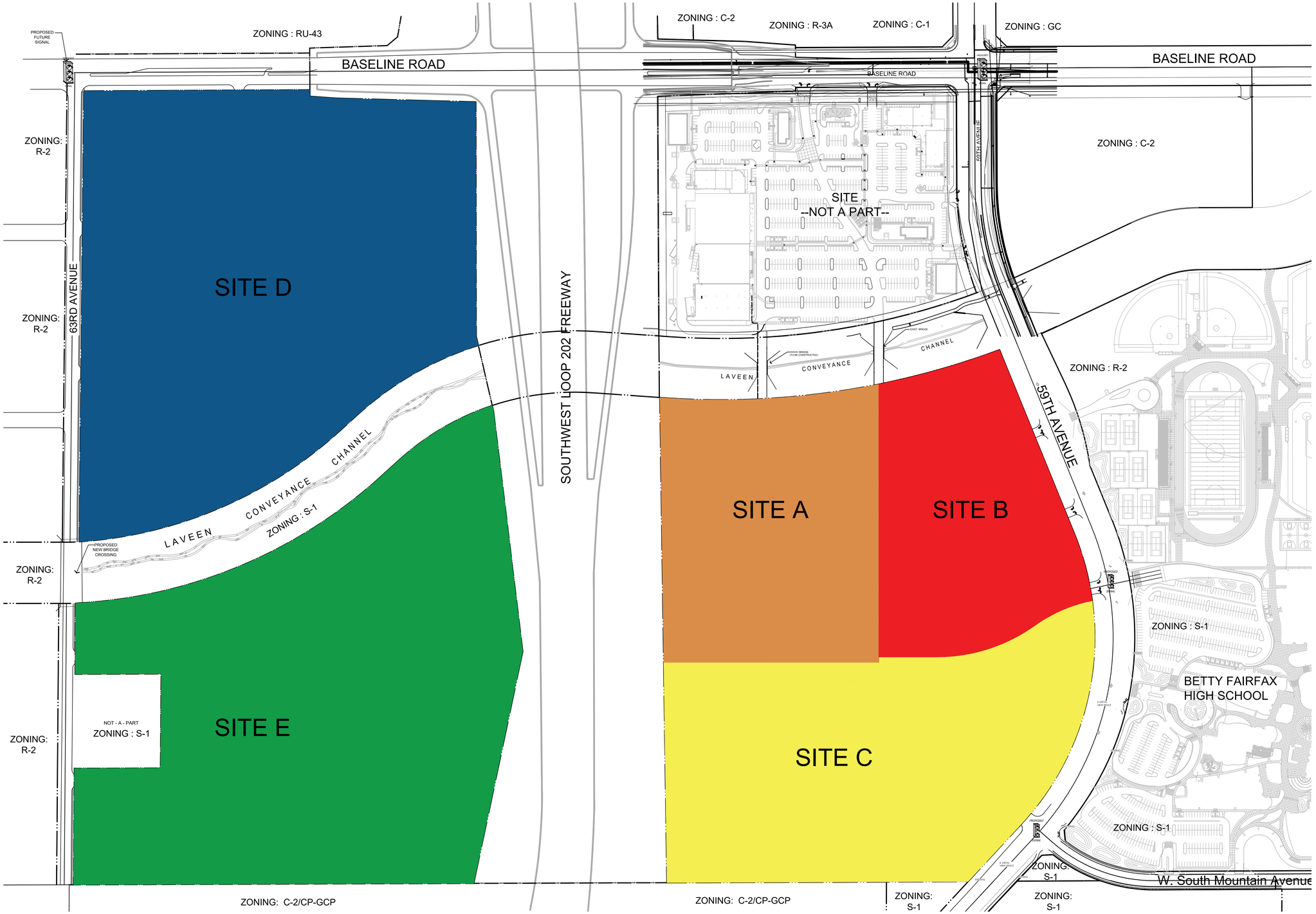
Tab C



CITY OF PHOENIX

OCT 23 2019

Planning & Development Department

KITCHELL DEVELOPMENT

N

0 75' 150' 300'

SCALE: 1" = 150'

Laveen Park Place

CONCEPTUAL MASTER SITE PLAN

Laveen, Arizona

REGISTERED ARCHITECT CERTIFICATE NO. 22417 RICHARD R BUTLER Date Signed 10-12-19 ARIZONA, U.S.A.

10-21-19
12004-ST60
MSP

Butler Design Group, Inc
architects & planners

Tab D

Official Records of Maricopa County Recorder
STEPHEN RICHER
20220012512 01/05/2022 11:27
ELECTRONIC RECORDING
6931G-15-1-1--

ORDINANCE G-6931

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-19-7 PREVIOUSLY APPROVED BY ORDINANCE G-6659.

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

SECTION 1. The zoning stipulations applicable to the property located west of the intersection of 59th Avenue and South Mountain Avenue in a portion of Section 6, Township 1 South, Range 2 East, as described more specifically in Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

Overall Site

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

2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.

3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on

center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.

4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.

5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.

8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.

9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:

    a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.

    b. Three bus stop pads shall be located along southbound 59th Avenue.

10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the

development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Site A

14. The development shall be in general conformance with the site plan and ~~13.~~ elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.

15. The maximum building height shall be limited to 56 feet.
~~14.~~

16. There shall be a 150-foot stepback provided from 59th Avenue to buildings over ~~15.~~ 30 feet in height.

17. A minimum of one clearly defined pedestrian connection shall be provided from ~~16.~~ Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.

18. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be ~~17.~~ provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

19. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each ~~18.~~ building on site, located near building entries, and installed per the requirements

of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

20. ~~19.~~ The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the Southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

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

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

Site B (Retail/Restaurant)

23. ~~22.~~ The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.

24. ~~23.~~ There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.

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

    a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:

        (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.

(ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.

26. ~~25.~~ Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

27. ~~26.~~ Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.

28. ~~27.~~ A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

29. ~~28.~~ A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

30. ~~29.~~ A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

31. ~~30.~~ The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as

approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

32. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue
~~31.~~ in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

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

Site C (Multifamily)

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

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS DATE STAMPED OCTOBER 1, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

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

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

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

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

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

35. THE DEVELOPER SHALL PROVIDE SECURED BICYCLE PARKING AS REQUIRED IN CHAPTER 13, SECTION 1307.H FOR MULTI-FAMILY

DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

36. There shall be a minimum of 10 percent common area open space provided
~~34.~~ onsite, as approved by the Planning and Development Department.

37. A minimum of 25 percent of the surface parking areas shall be shaded by a
~~35.~~ minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

38. THE DEVELOPER SHALL SUBMIT A DECELERATION WARRANT ANALYSIS TO THE STREET TRANSPORTATION DEPARTMENT. IMPROVEMENTS SHALL BE CONSISTENT WITH THE APPROVED ANALYSIS, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

39. The developer shall construct the west half street of 59th Avenue, as consistent
~~36.~~ with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

40. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th
~~37.~~ Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

41. The developer shall provide conduit plan and junction boxes at 59th Avenue and
~~38.~~ South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

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

42. The site plan, landscape plan showing pedestrian circulation and elevations shall
~~39.~~ be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

(i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

(ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

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

43. ~~40.~~ There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

44. ~~41.~~ The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

45. ~~42.~~ A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

46. ~~43.~~ A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

47. ~~44.~~ A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

48. ~~45.~~ The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

49. ~~46.~~ The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated

in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

50. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot
~~47.~~ easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.

51. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the
~~48.~~ south half of Baseline Road, as approved by the Planning and Development Department.

52. The developer shall dedicate a minimum of 40 feet of right-of-way for the full
~~49.~~ parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

53. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the
~~50.~~ east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

54. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the
~~51.~~ southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

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

55. The site plan, landscape plan showing pedestrian circulation and elevations shall
~~52.~~ be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

(i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

(ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

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

56. ~~53.~~ There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

57. ~~54.~~ The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

58. ~~55.~~ A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

59. ~~56.~~ A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

60. ~~57.~~ A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

61. ~~58.~~ The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

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

63. ~~60.~~ The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications

and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6659 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6659 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 15th day of December, 2021.

MAYOR

ATTEST:

12/23/21

for Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: _____
Acting Chief Counsel

PML

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (2 Pages)
B - Ordinance Location Map (1 Page)

PL:tml:LF21-3005:12-15-2021:2292093v1

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-3-21--Z-47-19-7

A PORTION OF LOT 2 ACCORDING TO THE LOT COMBINATION MAP RECORDED IN BOOK 1309 OF MAPS, PAGE 41, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 0 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 1581.70 FEET; THENCE SOUTH 0 DEGREES 50 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 846.63 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 702.42 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6;

THENCE NORTH 0 DEGREES 14 MINUTES 4 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 17.60 FEET;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 187.62 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 35 DEGREES 36 MINUTES 0 SECONDS, A DISTANCE OF 341.74 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 480.52 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 36 SECONDS, A DISTANCE OF 204.86 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF SOUTH 17 DEGREES 37 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 762.16 FEET;

THENCE SOUTHERLY ALONG SAID EAST LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 50 DEGREES 24 MINUTES 3 SECONDS, A DISTANCE OF 787.30 FEET;

THENCE SOUTH 42 DEGREES 49 MINUTES 17 SECONDS WEST, A DISTANCE OF 256.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 289.53 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 691.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 0 DEGREES 50 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 717.07 FEET TO THE POINT OF BEGINNING.

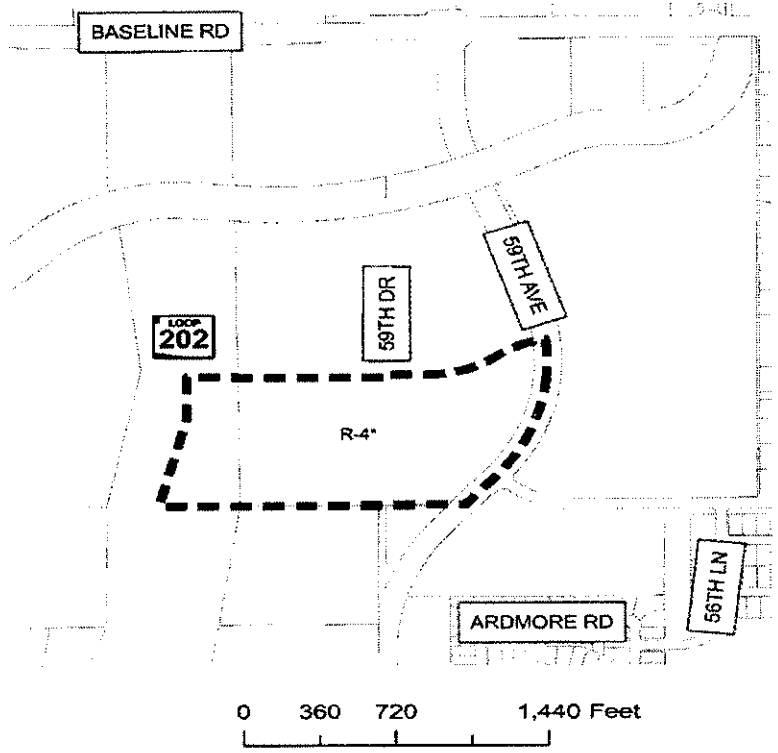
ORDINANCE LOCATION MAP

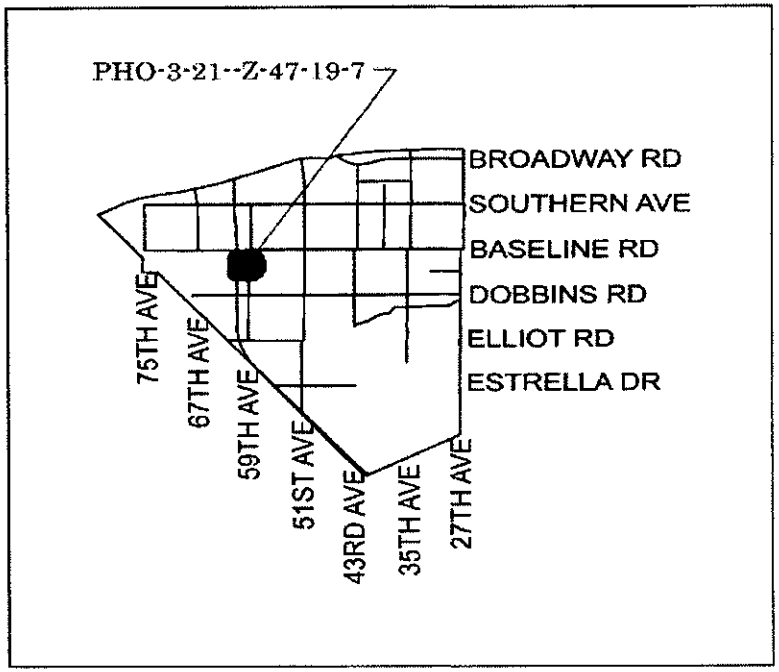
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - -

Zoning Case Number: PHO-3-21--Z-47-19-7
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

Drawn Date: 11/22/2021

\\cne\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2021 Ord\11-17-21\PHO-3-21--Z-47-19-7.mxd

Tab F

Official Records of Maricopa County Recorde
STEPHEN RICHER
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ELECTRONIC RECORDING
6963G-14-1-1--

ORDINANCE G-6963

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-19-7 PREVIOUSLY APPROVED BY ORDINANCE G-6659.

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

SECTION 1. The zoning stipulations applicable to the property located approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road in a portion of Section 6, Township 1 South, Range 2 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

Overall Site

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

2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.

3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted

25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.

4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.

5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.

8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.

9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:

    a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.

b. Three bus stop pads shall be located along Southbound 59th Avenue.

10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Site A

14. The development shall be in general conformance with the site plan and ~~13.~~ elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.

15. The maximum building height shall be limited to 56 feet.
~~14.~~

16. There shall be a 150-foot stepback provided from 59th Avenue for buildings ~~15.~~ over 30 feet in height.

17. A minimum of one clearly defined pedestrian connection shall be provided ~~16.~~ from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.

18. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall
~~17.~~ be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

19. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for
~~18.~~ each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

20. The developer shall construct the west half street of 59th Avenue, as
~~19.~~ consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

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

22. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the
~~21.~~ south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site B (Retail/Restaurant)

23. The maximum building height shall be limited to 30 feet within 150 feet of 59th
~~22.~~ Avenue and 45 feet for the remainder of Site B.

24. There shall be a 150-foot stepback provided from 59th Avenue for building
~~23.~~ over 30 feet in height.

25. ~~The site plan, landscape plan showing pedestrian circulation and elevations,~~
~~24.~~ ~~shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:~~

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND LANDSCAPE PLAN DATE STAMPED DECEMBER 3, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS, WITH SPECIFIC

REGARD TO THE FOLLOWING, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:~~

A. ~~(i)~~ A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.

B. ~~(ii)~~ A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.

26. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED DECEMBER 3, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS, WITH SPECIFIC REGARD TO THE FOLLOWING, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

A. ~~b.~~ Arcades and overhangs shall be incorporated into the buildings to promote shade.

B. ~~c.~~ All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

C. ~~d.~~ Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.

27. Drive-through restaurant pick-up windows shall be architecturally integrated in
~~25.~~ proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

28. Drive-through restaurant facilities shall provide a minimum of 250 square feet
~~26.~~ of outdoor seating areas, as approved by the Planning and Development Department.

29. A minimum of 25 percent of the surface parking areas shall be shaded by 2-
~~27.~~ inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

30. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for
~~28.~~ each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

31. A minimum of 30 percent of the linear frontage of the buildings, that has main
~~29.~~ public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

32. The developer shall construct the west half street of 59th Avenue, as
~~30.~~ consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

33. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th
~~31.~~ Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

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

Site C (Multifamily)

35. The site plan, landscape plan showing pedestrian circulation, and elevations
~~33.~~ shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual

review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

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

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

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

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

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

36. ~~34.~~ There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.

37. ~~35.~~ A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

38. ~~36.~~ The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

39. ~~37.~~ The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

~~40.~~ The developer shall provide conduit plan and junction boxes at 59th Avenue
~~38.~~ and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

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

~~41.~~ The site plan, landscape plan showing pedestrian circulation and elevations
~~39.~~ shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

(i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

(ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

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

42. There shall be a minimum of one exterior employee balcony provided on each
~~40.~~ four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

43. The glazing on all building windows shall have a maximum reflectivity of 20
~~41.~~ percent, as approved by the Planning and Development Department.

44. A minimum of 25 percent of the surface parking areas shall be shaded by
~~42.~~ minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

45. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for
~~43.~~ each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

46. A minimum of 30 percent of building linear frontage, that has main public
~~44.~~ entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

47. The developer shall protect in place the shared-use path and 20-foot wide
~~45.~~ public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

48. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement
~~46.~~ along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

49. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot
~~47.~~ easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.

50. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for
~~48.~~ the south half of Baseline Road, as approved by the Planning and Development Department.

51. The developer shall dedicate a minimum of 40 feet of right-of-way for the full
~~49.~~ parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

52. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for
~~50.~~ the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

53. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the
~~51.~~ southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

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

54. The site plan, landscape plan showing pedestrian circulation and elevations
~~52.~~ shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

(i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

(ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

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

55. There shall be a minimum of one exterior employee balcony provided on each
~~53.~~ four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

56. The glazing on all building windows shall have a maximum reflectivity of 20
~~54.~~ percent, as approved by the Planning and Development Department.

57. A minimum of 25 percent of the surface parking areas shall be shaded by
~~55.~~ minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

58. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for
~~56.~~ each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

59. A minimum of 30 percent of building linear frontage, that has main public
~~57.~~ entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

60. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement
~~58.~~ along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

61. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the
~~59.~~ south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

62. The developer shall dedicate a minimum of 40 feet of right-of-way for the full
~~60.~~ parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6659 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6659 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix

Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 16th day of February, 2022.

MAYOR

ATTEST:
Denise Archibald, City Clerk 02-28-2022

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
Acting Chief Counsel

REVIEWED BY:
Pml
Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

PL:tml:LF21-3522:2-16-2022:2300862v1

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-4-21--Z-47-19-7

A PORTION OF LOT 2 ACCORDING TO THE LOT COMBINATION MAP RECORDED IN BOOK 1309 OF MAPS, PAGE 41, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 67 DEGREES 50 MINUTES 59 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINTON THE MONUMENT LINE OF 59TH AVENUE;

THENCE SOUTH 22 DEGREES 09 MINUTES 01 SECOND EAST, ALONG SAID MONUMENT LINE OF 59TH AVENUE, A DISTANCE OF 620.15 FEET;

THENCE SOUTH 67 DEGREES 50 MINUTES 59 SECONDS WEST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 216.53 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 09 MINUTES 01 SECONDS, A DISTANCE OF 208.76 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 279.08 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 561.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2 AND TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIUS BEARS NORTH 11 DEGREES 23 MINUTES 11 SECONDS WEST, A DISTANCE OF 2,600.00 FEET;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 02 MINUTES 01 SECONDS, A DISTANCE OF 409.93 FEET TO THE **POINT OF BEGINNING**.

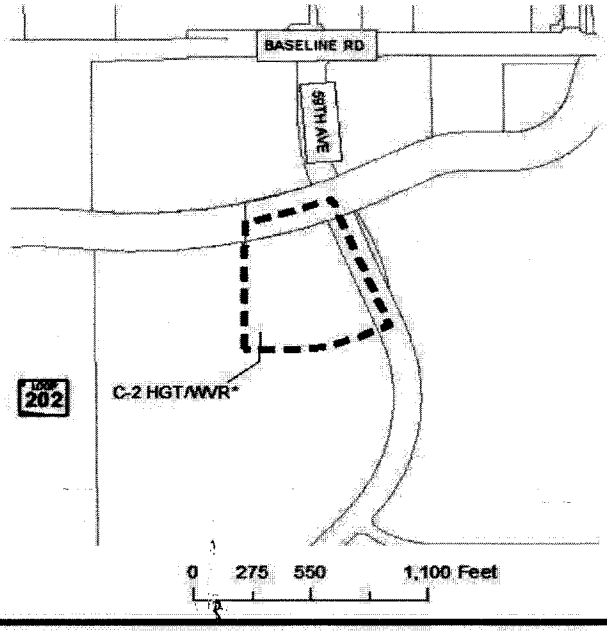
SAID PARCEL CONTAINS 355,607 SQUARE FEET OR 8.164 ACRES, MORE OR LESS.

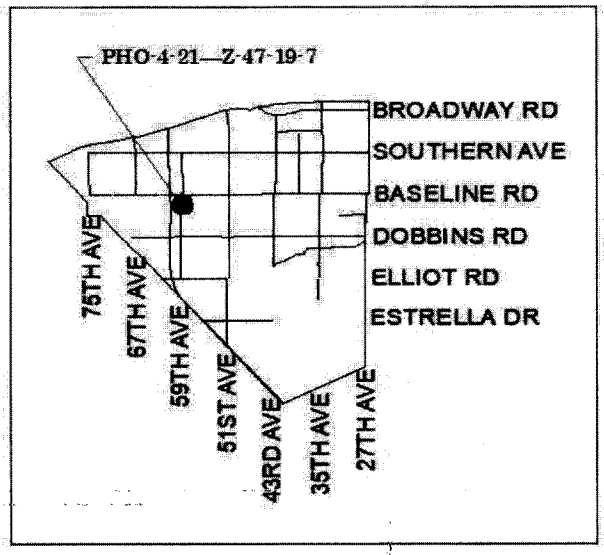
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: PHO-4-21--Z-47-19-7
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

Drawn Date: 1/20/2022

S:\Department Share\Information Systems\PL GISVS_Team\Core_Functions\Zoning\GappMaps_OrdMaps\2022 Ord\2-16-22\PHO-4-21---Z-47-19-

Tab G

APPLICANT
HAWKINS
6263 N. SCOTTSDALE RD., SUITE 142
SCOTTSDALE, AZ 85050
(480) 777-1078

PLAN PREPARED BY:
DOUGLAS GIBSON
AZ ARCHITECT #41286
2025 RIVERSIDE DR., SUITE 110
EAGLE, ID 83616
(208) 908-4871

APN: 300-02-927
ZONING: R-4
PHO:

OVERALL UNIT MIX SUMMARY — CONDITIONED SQ. FOOTAGES

(57)	1-BEDROOM UNITS	(57) X 572 S.F. = 32,604 S.F.
(171)	2-BEDROOM TYPE 1 UNITS	(171) X 824 S.F. = 140,904 S.F.
(114)	2-BEDROOM TYPE 2 UNITS	(114) X 760 S.F. = 86,640 S.F.
(114)	3-BEDROOM UNITS	(114) X 1,048 S.F. = 119,472 S.F.

(456) UNITS TOTAL 32,604 S.F. + 140,904 S.F. + 86,640 S.F + 119,472 S.F. = 379,620 S.F.

COMMUNITY CENTER 3,989 S.F.
STORAGE BLDG. (635 S.F. * 4) 2,540 S.F.
BICYCLE STORAGE BLDG. 960 S.F.

TOTAL 387,109 S.F.

OVERALL PARKING SUMMARY

REQUIRED - 1.5 SPACES PER UNITS = (456 * 1.5) = 684 SPACES

PROVIDED - 430 SPACES + 480 COVERED SPACES = 910 SPACES

PARKING RATIO: 910 SPACES / 456 UNITS = 2.00 SPACES PER UNIT

OVERALL SITE SIZE:

456 UNITS / 21.71 AC (945,686.80 S.F.) = 21.00 UNITS / AC (GROSS)

LOT COVERAGE:

ALLOWED: 50% MAX.
PROVIDED: 190,651.74 S.F. / 945,686.80 S.F. = 20.16%

COMMON OPEN SPACE:

REQUIRED: 10% GROSS AREA = 94,568.68 S.F.
PROVIDED: 173,846 S.F. / 945,686.80 S.F. = 18.38%

F.A.R.

190,651.74 S.F. / 945,686.80 = 20.16%

PHASE I:

UNIT MIX SUMMARY — CONDITIONED SQ. FOOTAGES

(27)	1-BEDROOM UNITS	(27) X 572 S.F. = 15,444 S.F.
(81)	2-BEDROOM TYPE 1 UNITS	(81) X 824 S.F. = 66,744 S.F.
(54)	2-BEDROOM TYPE 2 UNITS	(54) X 760 S.F. = 41,040 S.F.
(54)	3-BEDROOM UNITS	(54) X 1,048 S.F. = 56,592 S.F.

(216) UNITS TOTAL 15,444 S.F. + 66,744 S.F. + 41,040 S.F + 56,592 S.F. = 179,820 S.F.

COMMUNITY CENTER 3,989 S.F.
STORAGE BLDG. (635 S.F. * 2) 1,270 S.F.
BICYCLE STORAGE BLDG. 960 S.F.

TOTAL 186,039 S.F.

PHASE I PARKING SUMMARY

REQUIRED - 1.5 SPACES PER UNITS = 216 * 1.5 = 324 SPACES

PROVIDED - 251 SPACES + 271 COVERED SPACES = 522 SPACES

PARKING RATIO: 522 SPACES / 216 UNITS = 2.42 SPACES PER UNIT

PHASE I SITE SIZE:

216 UNITS / 12.02 AC (523,552.86 S.F.) = 17.97 UNITS / AC (GROSS)

PHASE I LOT COVERAGE:

ALLOWED: 50% MAX.
PROVIDED: 92,902.38 S.F. / 523,552.86 S.F. = 17.74%

COMMON OPEN SPACE:

REQUIRED: 10% GROSS AREA = 52,355.29 S.F.
PROVIDED: 80,266 S.F. / 523,552.86 S.F. = 15.33%

F.A.R.

92,902.38 S.F. / 523,552.86 = 17.74%

PHASE II:

UNIT MIX SUMMARY — CONDITIONED SQ. FOOTAGES

(30)	1-BEDROOM UNITS	(30) X 572 S.F. = 17,160 S.F.
(90)	2-BEDROOM TYPE 1 UNITS	(90) X 824 S.F. = 74,160 S.F.
(60)	2-BEDROOM TYPE 2 UNITS	(60) X 760 S.F. = 45,600 S.F.
(60)	3-BEDROOM UNITS	(60) X 1,048 S.F. = 62,880 S.F.

(240) UNITS TOTAL 17,160 S.F. + 74,160 S.F. + 45,600 S.F + 62,880 S.F. = 199,800 S.F.

STORAGE BLDG. (635 S.F. * 2) 1,270 S.F.

TOTAL 201,070 S.F.

PHASE II PARKING SUMMARY

REQUIRED - 1.5 SPACES PER UNITS = (216 * 1.5) = 324 SPACES

PROVIDED - 179 SPACES + 209 COVERED SPACES = 388 SPACES

PARKING RATIO: 388 SPACES / 240 UNITS = 1.62 SPACES PER UNIT

PHASE II SITE SIZE:

240 UNITS / 9.69 AC (422,133.94 S.F.) = 24.77 UNITS / AC (GROSS)

PHASE II LOT COVERAGE:

ALLOWED: 50% MAX.
PROVIDED: 97,749.36 S.F. / 422,133.94 S.F. = 23.16%

COMMON OPEN SPACE:

REQUIRED: 10% GROSS AREA = 42,213.39 S.F.
PROVIDED: 93,580 S.F. / 422,133.94 S.F. = 22.17%

F.A.R.

97,749.36 S.F. / 422,133.94 = 23.16%

LEGEND:

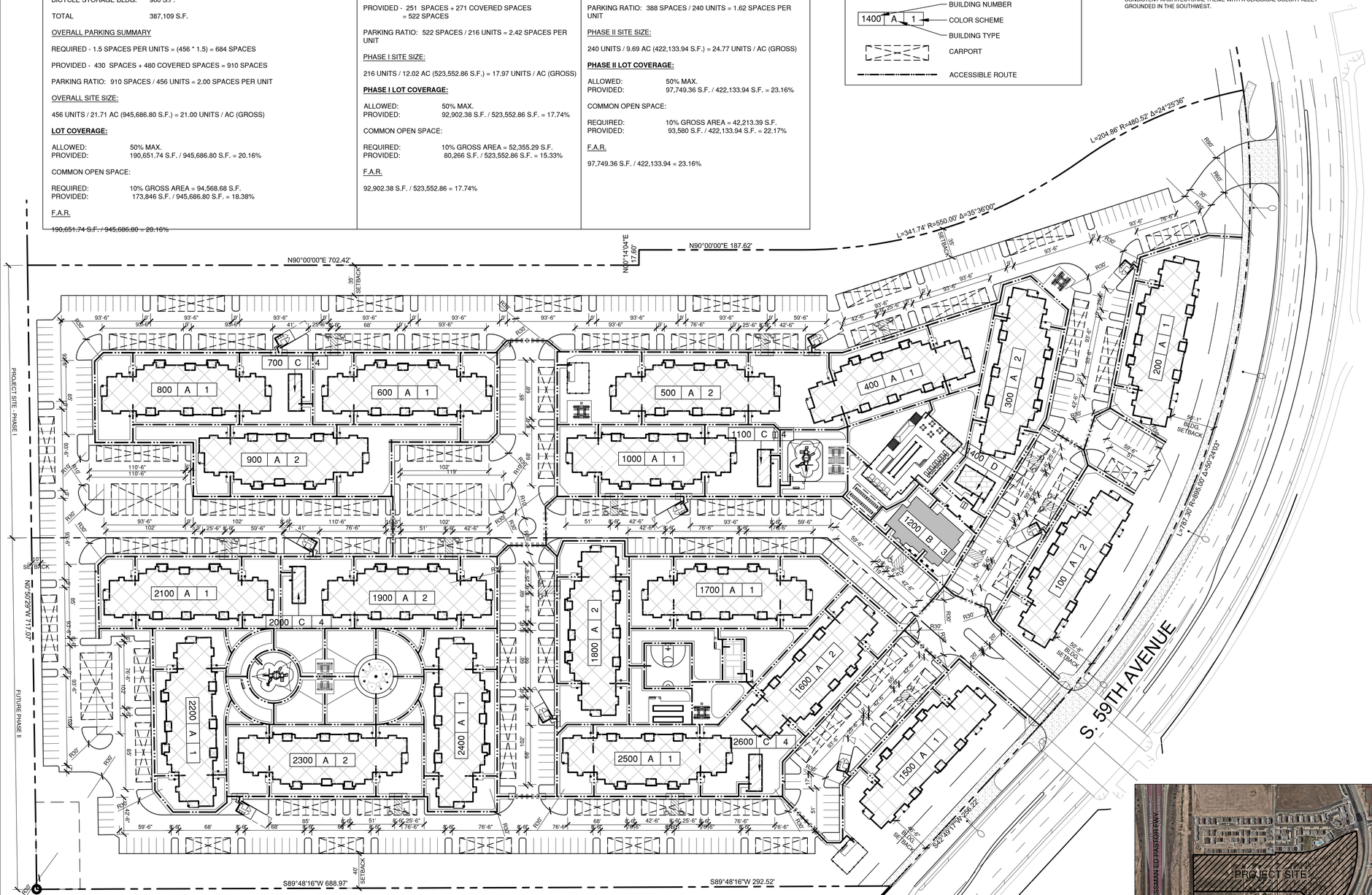
- 3-STORY APARTMENT BUILDING MAX. HEIGHT = 36'-8 5/8"
- 1-STORY COMMUNITY CENTER MAX. HEIGHT = 16'-8 3/4"
- 1-STORY SELF-STORAGE BUILDING MAX. HEIGHT = 14'-7 3/8"
- 1-STORY BICYCLE STORAGE BUILDING MAX. HEIGHT = 14'-8 5/8"
- 1-STORY POOL EQUIPMENT BUILDING MAX. HEIGHT = 14'-8 5/8"
- BUILDING NUMBER (1400)
- COLOR SCHEME (A)
- BUILDING TYPE (1)
- CARPORT
- ACCESSIBLE ROUTE

PROJECT DESCRIPTION

THE LAVEEN PARK PLACE DEVELOPMENT IS PLANNED AS A TWO PHASED PROJECT, LOCATED AT THE WEST SIDE OF SOUTH 59TH AVENUE WHERE WEST MOUNTAIN AVENUE INTERSECTS, AND EAST OF THE ED PASTOR FREEWAY, AZ HIGHWAY 202. AS PROPOSED, THE DEVELOPMENT WILL CONSIST OF A TOTAL OF 456 MULTIFAMILY UNITS IN TWO SEPARATE PHASES; 216 IN PHASE I AND 240 IN PHASE II. AT FINAL BUILD OUT THERE WILL BE 57 ONE-BEDROOM UNITS, 285 TWO-BEDROOM UNITS, AND 114 THREE-BEDROOM UNITS SERVED BY A TOTAL OF 910 PARKING SPACES.

PHASE I WILL HAVE A NEW 3,989 SQUARE FOOT COMMUNITY BUILDING WITH RESORT STYLE POOL, TOT LOT AND PICNIC GAZEBO, COVERED MAILBOXES, DOG PARK, TWO SEPARATE SELF-STORAGE FACILITIES AND A LOCKABLE BIKE STORAGE WORK AREA. PHASE II WILL HAVE TWO SEPARATE ACTIVITIES COURTYARDS WITH A SECOND TOT LOT, YOUTH SPLASH PAD, HALF BASKETBALL COURT, PICKLEBALL COURT AND TWO BOCCE BALL COURTS, TWO SEPARATE SELF-STORAGE FACILITIES, ALONG WITH COVERED PERGOLAS, BENCH SEATING, AND A SECOND DOG PARK.

AS DESIGNED, THE COMMUNITY BUILDING, BIKE WORKSHOP, RESIDENT SELF-STORAGE BUILDINGS AND NINETEEN RESIDENTIAL STRUCTURES HAS A CONTEMPORARY COLOR PALLET AND STYLE CONSISTENT WITH SIMILAR PRODUCT OFFERINGS IN THE PHOENIX METROPOLITAN AREA. THE USE OF METAL PANELS, CEMENTITIOUS WOOD SIDING, PARAPET COPING AND CORNICES, ALONG WITH TRANSLUCENT DECK GUARDRAILS PROVE FOR A CONSISTENT ARCHITECTURAL THEME WITH A CLASSICAL COLOR PALLET GROUNDED IN THE SOUTHWEST.



GENERAL SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A SITE INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND ALL OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS, LATEST EDITION.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT OF WAY. OBTAIN PERMISSION FROM PARKS AND RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN RIGHT OF WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (ACC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA STANDARDS, WHERE CONTIGUOUS TO SITE LIMITS.
- CURB AND DUST PROOF ALL DRIVES AND PARKING AREAS PER SECTION 702 OF THE ZONING ORDINANCE.
- ALL ACCESSIBLE SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:48.

FOR CITY USE:

FOR CITY USE
KIVA#: XX-XXXX
SDEV#: XXXXXXX
PAPP#: XXXXXXX
GS#: XX-XX-XX
ZONING: R-4

SITE PLAN
SCALE: 1" = 60'-0"
1" = 60'
30 0 60

VICINITY MAP
N.T.S.

HAWKINS

REVISIONS
DATE

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COPYRIGHT DATE: 9/29/25
DRAWN BY: DE
PROJECT #: PWH24-18

DG GROUP ARCHITECTURE

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DG GROUP ARCHITECTURE PLLC
2025 EAST RIVERSIDE DRIVE, SUITE 110
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(208) 908-4871
fax (208) 392-1269

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEBRASKA - NEW MEXICO -NEVADA - NORTH DAKOTA -
OREGON - SOUTH DAKOTA - TEXAS - UTAH - WASHINGTON - WYOMING

PROJECT: LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A1.1

PHO-X-XX--X-XX-XX-X



LANDSCAPE MASTER PLAN

0 50 100 150 feet

SCALE: 1" = 50'

NORTH

FOR CITY USE:

FOR CITY USE
KIVA#: XX-XXXX
SDEV#: XXXXXXX
PAPP#: XXXXXXX
GS#: XX-XX-XX
ZONING: R-4

HAWKINS

REVISIONS

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DE

PROJECT #
PWH24-18

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
76633
THOMAS H. PHELPS
ARIZONA U.S.A.
DATE

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
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AZ #76633

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PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

LANDSCAPE PLAN
L1

PHO-X-XX--X-XX-XX-X



HAWKINS

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FOR CITY USE
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PAPP#: XXXXXXX
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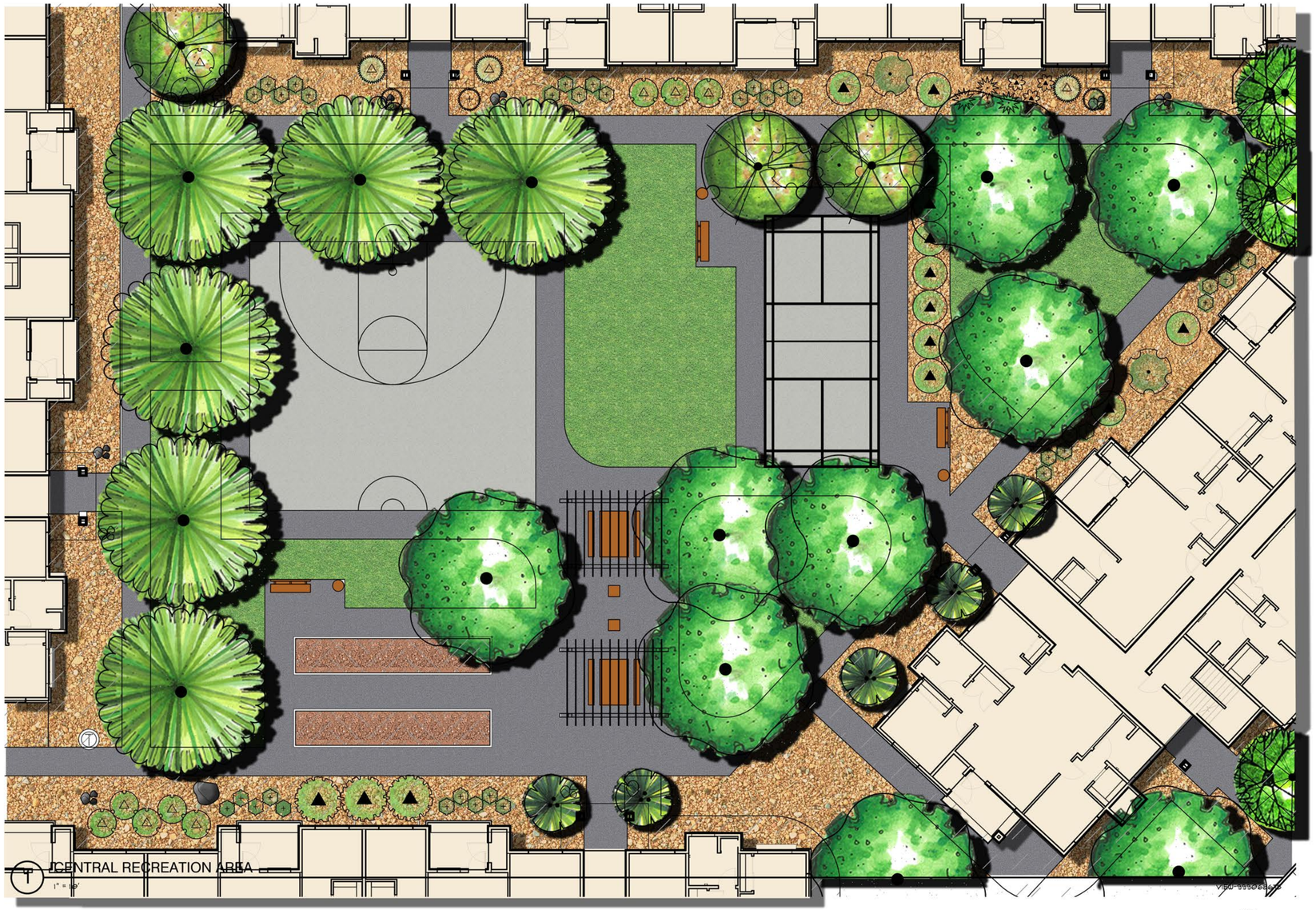
ZONING: R-4

PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

LANDSCAPE PLAN
L2

PHO-X-XX--X-XX-XX-X



0 10 20 30 feet

SCALE: 1" = 10'

NORTH

HAWKINS

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
76633
THOMAS H. PHELPS
Date Expires
ARIZONA U.S.A.

DATE

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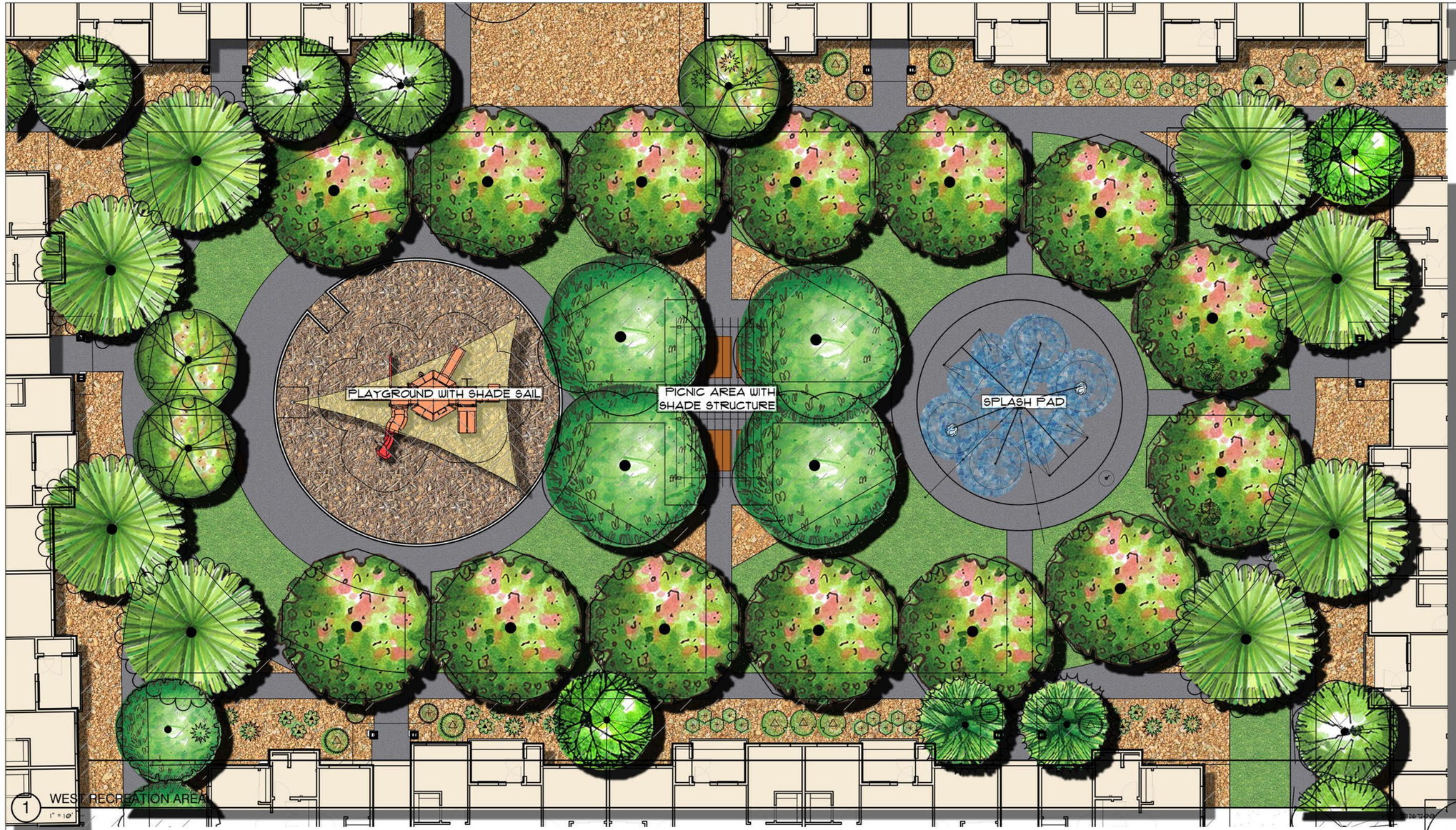
SIDEV#: XXXXXXX
PAPP#: XXXXXXX
GS#: XX-XX-XX
ZONING: R-4

PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

LANDSCAPE PLAN
L3

PHO-X-XX-X-XX-XX-X



1 WEST RECREATION AREA
1" = 10'

0 10 20 30 feet
SCALE: 1" = 10'

NORTH

HAWKINS

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
76633
THOMAS H. PHELPS
ARIZONA U.S.A.
WET SIGNED

DATE

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AZ #76633

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KIVA#: XX-XXXX
SDEV#: XXXXXXX
PAPP#: XXXXXXX
GS#: XX-XX-XX
ZONING: R-4

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PROJECT
59TH STREET APARTMENTS
59TH STREET

LANDSCAPE PLAN
L4

PHO-X-XX--X-XX-XX-X

HAWKINS



1 AERIAL VIEW OF SOUTHWEST COURTYARD - PHASE II
N.T.S.



2 PROJECT ENTRY AT 59TH AVENUE
N.T.S.

FOR CITY USE:

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OREGON - SOUTH DAKOTA - TEXAS - UTAH - WASHINGTON - WYOMING

PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A7.1

RENDERINGS

PHO-X-XX--X-XX-XX-X



1 COLORED FRONT ELEVATION - BUILDING TYPE A - SCHEME 1
1/8" = 1'-0"



2 COLORED REAR ELEVATION - BUILDING TYPE A - SCHEME 1
1/8" = 1'-0"



3 COLORED LEFT ELEVATION - BUILDING TYPE A - SCHEME 1
1/8" = 1'-0"



4 COLORED RIGHT ELEVATION - BUILDING TYPE A - SCHEME 1
1/8" = 1'-0"

FOR CITY USE:

FOR CITY USE
KIVA#: XX-XXXX
SDEV#: XXXXXXX
PAPP#: XXXXXXX
GS#: XX-XX-XX
ZONING: R-4

HAWKINS

REVISIONS

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DATE
9/29/25
DRAWN BY
DE
PROJECT #
PWH24-18

DG GROUP ARCHITECTURE

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PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A4.2A
COLORED EXTERIOR ELEVATION - BUILDING TYPE A - COLOR SCHEME 1

PHO-X-XX--X-XX-XX-X



1 BUILDING TYPE A FRONT ELEVATION - COLOR SCHEME 1
N.T.S.



2 BUILDING TYPE A LEFT ELEVATION - COLOR SCHEME 1
N.T.S.

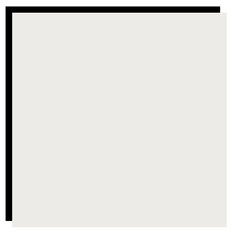


3 3D View 2
N.T.S.



A METAL PANEL -

COLOR TO MATCH "STORM CLOUD"
SHERWIN WILLIAMS SW 6249
OR EQUAL



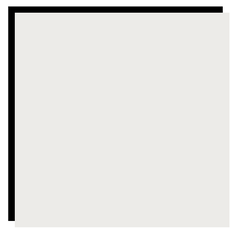
B METAL PANEL -

COLOR TO MATCH "NATURAL WHITE"
SHERWIN WILLIAMS SW 9542
OR EQUAL



C HARDIE BOARD SQUARE CHANNEL SIDING -

COLOR TO MATCH "URBAN JUNGLE"
SHERWIN WILLIAMS SW 9117
OR EQUAL



D HARDIE BOARD V-GROOVE SIDING -

COLOR TO MATCH "NATURAL WHITE"
SHERWIN WILLIAMS SW 9542
OR EQUAL



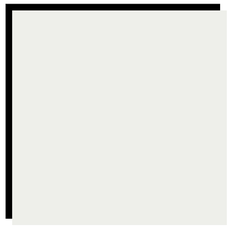
E STACKED BOND CMU

COLOR TO MATCH 4102
ECHELON MASONRY HIGH POLISH 4102
OR EQUAL



F CEMENTITIOUS SIDING - REVEAL

COLOR TO MATCH "ALABASTER"
SHERWIN WILLIAMS SW 7008
OR EQUAL



G FASCIA, FLASHING, RAILINGS, DOOR & WINDOW TRIM

COLOR TO MATCH "EXTRA WHITE"
SHERWIN WILLIAMS SW 7006
OR EQUAL

FOR CITY USE:

FOR CITY USE
KIVA#: XX-XXXX
SDEV#: XXXXXXX
PAPP#: XXXXXXX
GS#: XX-XX-XX
ZONING: R-4

HAWKINS

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PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A4.3A

COLOR / MATERIAL BOARD - BUILDING TYPE A - COLOR SCHEME 1

PHO-X-XX--X-XX-XX-X

Official Records of Maricopa County Recorder
STEPHEN RICHER
20220012512 01/05/2022 11:27
ELECTRONIC RECORDING
6931G-15-1-1--

ORDINANCE G-6931

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-19-7 PREVIOUSLY APPROVED BY ORDINANCE G-6659.

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

SECTION 1. The zoning stipulations applicable to the property located west of the intersection of 59th Avenue and South Mountain Avenue in a portion of Section 6, Township 1 South, Range 2 East, as described more specifically in Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

Overall Site

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

2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.

3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on

center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.

4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.

5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.

8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.

9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:

    a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.

    b. Three bus stop pads shall be located along southbound 59th Avenue.

10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the

development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Site A

14. The development shall be in general conformance with the site plan and ~~13.~~ elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.

15. The maximum building height shall be limited to 56 feet.
~~14.~~

16. There shall be a 150-foot stepback provided from 59th Avenue to buildings over ~~15.~~ 30 feet in height.

17. A minimum of one clearly defined pedestrian connection shall be provided from ~~16.~~ Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.

18. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be ~~17.~~ provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

19. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each ~~18.~~ building on site, located near building entries, and installed per the requirements

of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

20. ~~19.~~ The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the Southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

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

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

Site B (Retail/Restaurant)

23. ~~22.~~ The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.

24. ~~23.~~ There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.

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

    a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:

        (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.

(ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.

26. ~~25.~~ Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

27. ~~26.~~ Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.

28. ~~27.~~ A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

29. ~~28.~~ A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

30. ~~29.~~ A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

31. ~~30.~~ The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as

approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

32. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue ~~31.~~ in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

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

Site C (Multifamily)

Mod

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

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS DATE STAMPED OCTOBER 1, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

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

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

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

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

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

35. THE DEVELOPER SHALL PROVIDE SECURED BICYCLE PARKING AS REQUIRED IN CHAPTER 13, SECTION 1307.H FOR MULTI-FAMILY

DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

36. There shall be a minimum of 10 percent common area open space provided
~~34.~~ onsite, as approved by the Planning and Development Department.

37. A minimum of 25 percent of the surface parking areas shall be shaded by a
~~35.~~ minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

38. THE DEVELOPER SHALL SUBMIT A DECELERATION WARRANT ANALYSIS TO THE STREET TRANSPORTATION DEPARTMENT. IMPROVEMENTS SHALL BE CONSISTENT WITH THE APPROVED ANALYSIS, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

39. The developer shall construct the west half street of 59th Avenue, as consistent
~~36.~~ with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

40. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th
~~37.~~ Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

41. The developer shall provide conduit plan and junction boxes at 59th Avenue and
~~38.~~ South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

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

42. The site plan, landscape plan showing pedestrian circulation and elevations shall
~~39.~~ be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

(i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

(ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

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

43. ~~40.~~ There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

44. ~~41.~~ The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

45. ~~42.~~ A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

46. ~~43.~~ A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

47. ~~44.~~ A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

48. ~~45.~~ The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

49. ~~46.~~ The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated

in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

50. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot
~~47.~~ easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.

51. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the
~~48.~~ south half of Baseline Road, as approved by the Planning and Development Department.

52. The developer shall dedicate a minimum of 40 feet of right-of-way for the full
~~49.~~ parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

53. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the
~~50.~~ east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

54. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the
~~51.~~ southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

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

55. The site plan, landscape plan showing pedestrian circulation and elevations shall
~~52.~~ be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

(i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.

(ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.

b. Arcades and overhangs shall be incorporated into the buildings to promote shade.

c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.

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

56. ~~53.~~ There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

57. ~~54.~~ The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

58. ~~55.~~ A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

59. ~~56.~~ A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

60. ~~57.~~ A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

61. ~~58.~~ The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

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

63. ~~60.~~ The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications

and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6659 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6659 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 15th day of December, 2021.

MAYOR

ATTEST:

12/23/21

for Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: _____
Acting Chief Counsel

PML

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (2 Pages)
B - Ordinance Location Map (1 Page)

PL:tml:LF21-3005:12-15-2021:2292093v1

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-3-21--Z-47-19-7

A PORTION OF LOT 2 ACCORDING TO THE LOT COMBINATION MAP RECORDED IN BOOK 1309 OF MAPS, PAGE 41, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 0 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 1581.70 FEET; THENCE SOUTH 0 DEGREES 50 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 846.63 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 702.42 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6;

THENCE NORTH 0 DEGREES 14 MINUTES 4 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 17.60 FEET;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 187.62 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 35 DEGREES 36 MINUTES 0 SECONDS, A DISTANCE OF 341.74 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 480.52 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 36 SECONDS, A DISTANCE OF 204.86 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF SOUTH 17 DEGREES 37 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 762.16 FEET;

THENCE SOUTHERLY ALONG SAID EAST LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 50 DEGREES 24 MINUTES 3 SECONDS, A DISTANCE OF 787.30 FEET;

THENCE SOUTH 42 DEGREES 49 MINUTES 17 SECONDS WEST, A DISTANCE OF 256.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 289.53 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 691.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 0 DEGREES 50 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 717.07 FEET TO THE POINT OF BEGINNING.

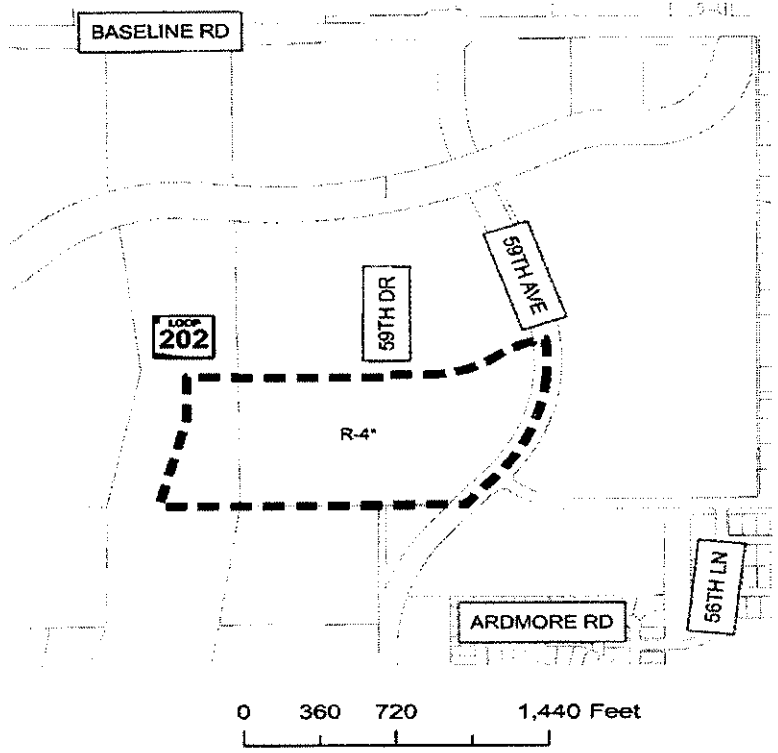
ORDINANCE LOCATION MAP

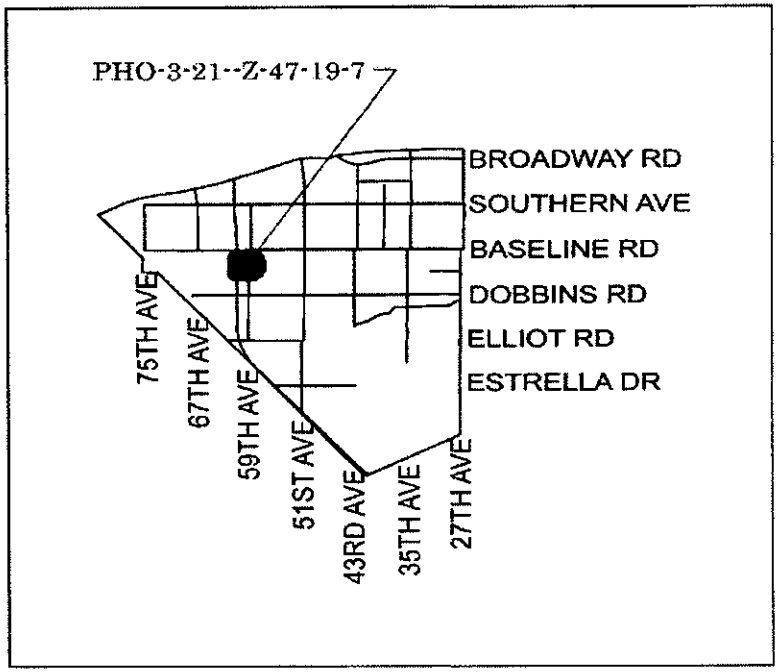
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - -

Zoning Case Number: PHO-3-21--Z-47-19-7
Zoning Overlay: N/A
Planning Village: Laveen



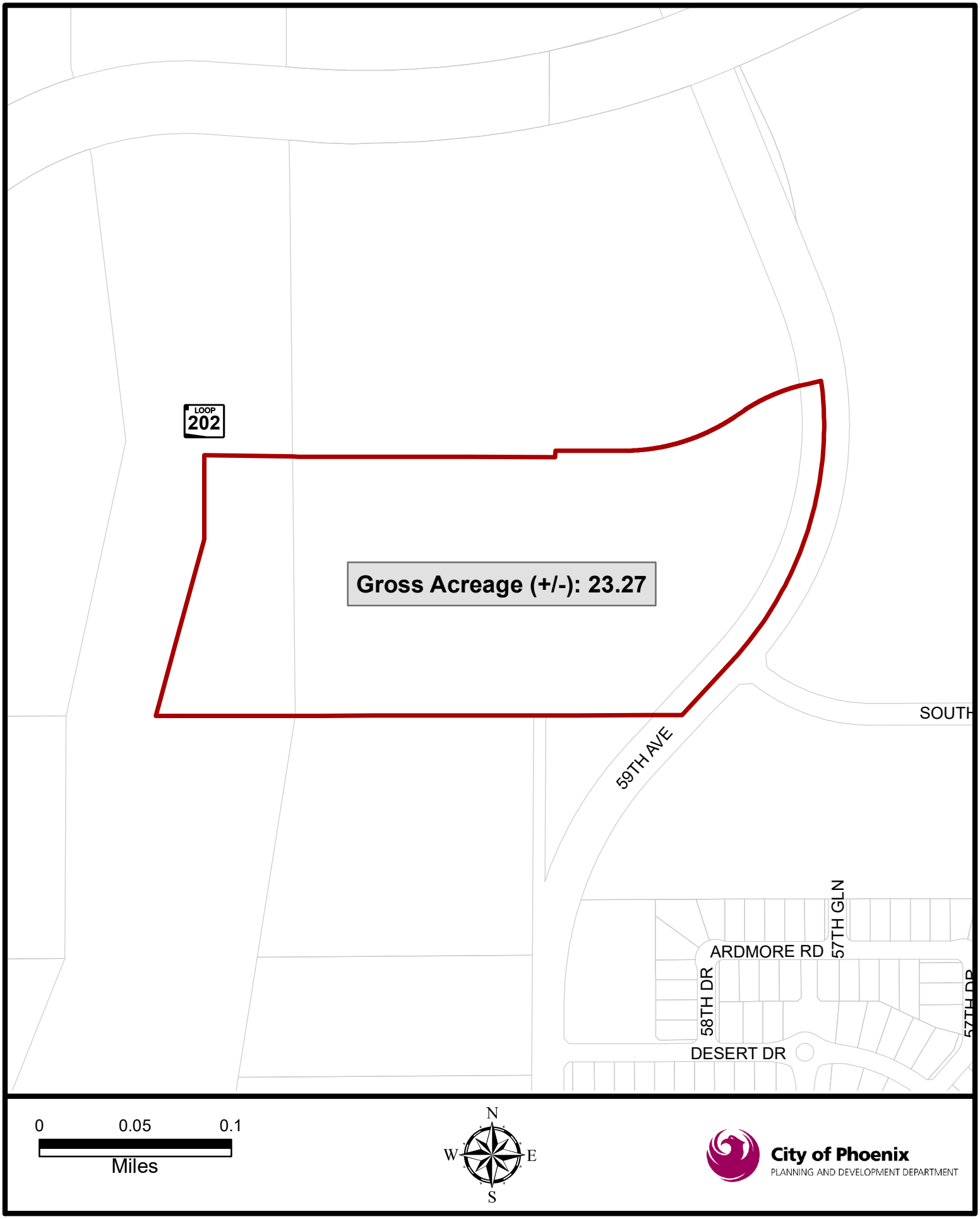


NOT TO SCALE

Drawn Date: 11/22/2021

\\cne\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2021 Ord\11-17-21\PHO-3-21--Z-47-19-7.mxd

PHO-3-21--Z-47-19-7



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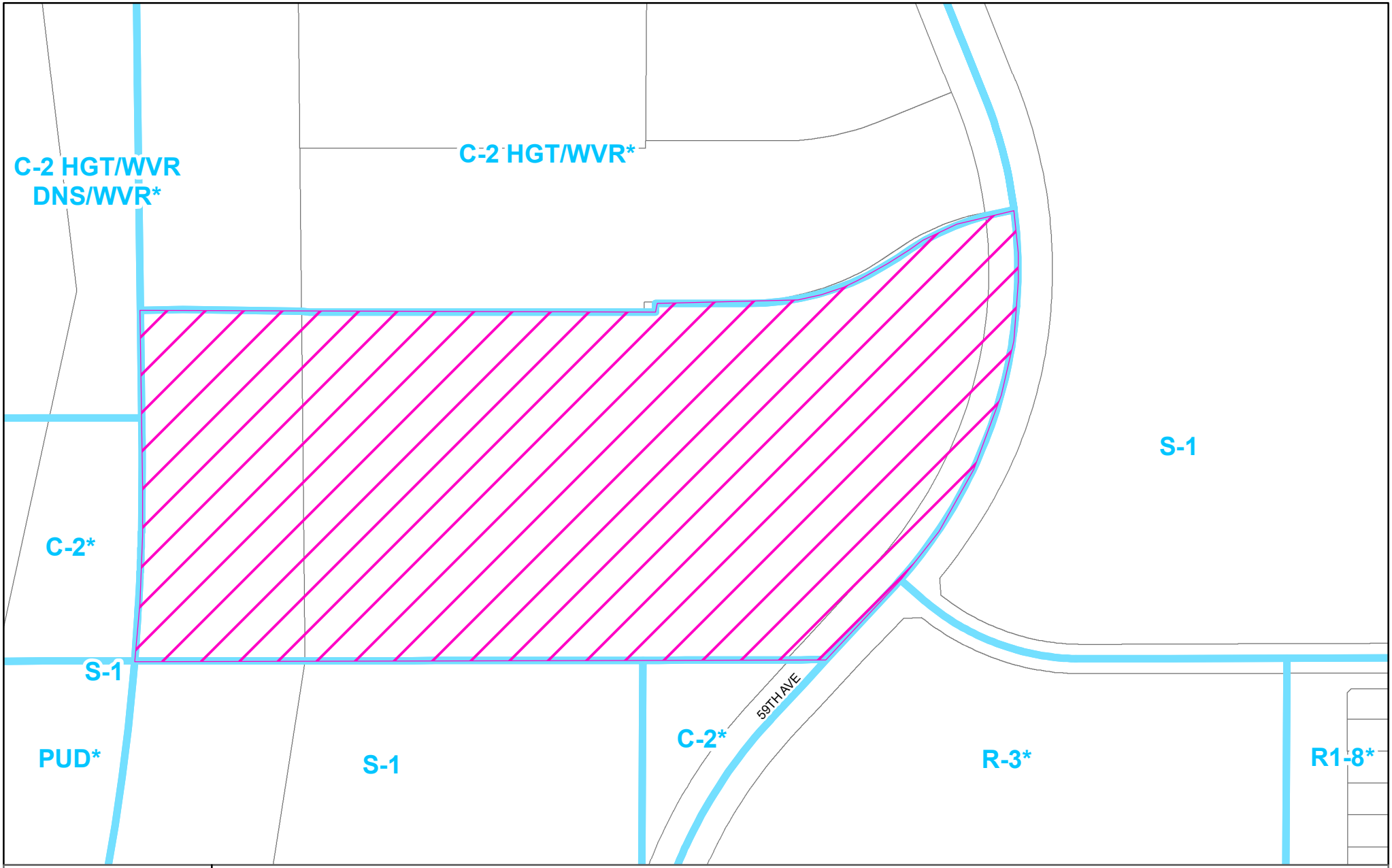


PHO-5-25--Z-47-19-7

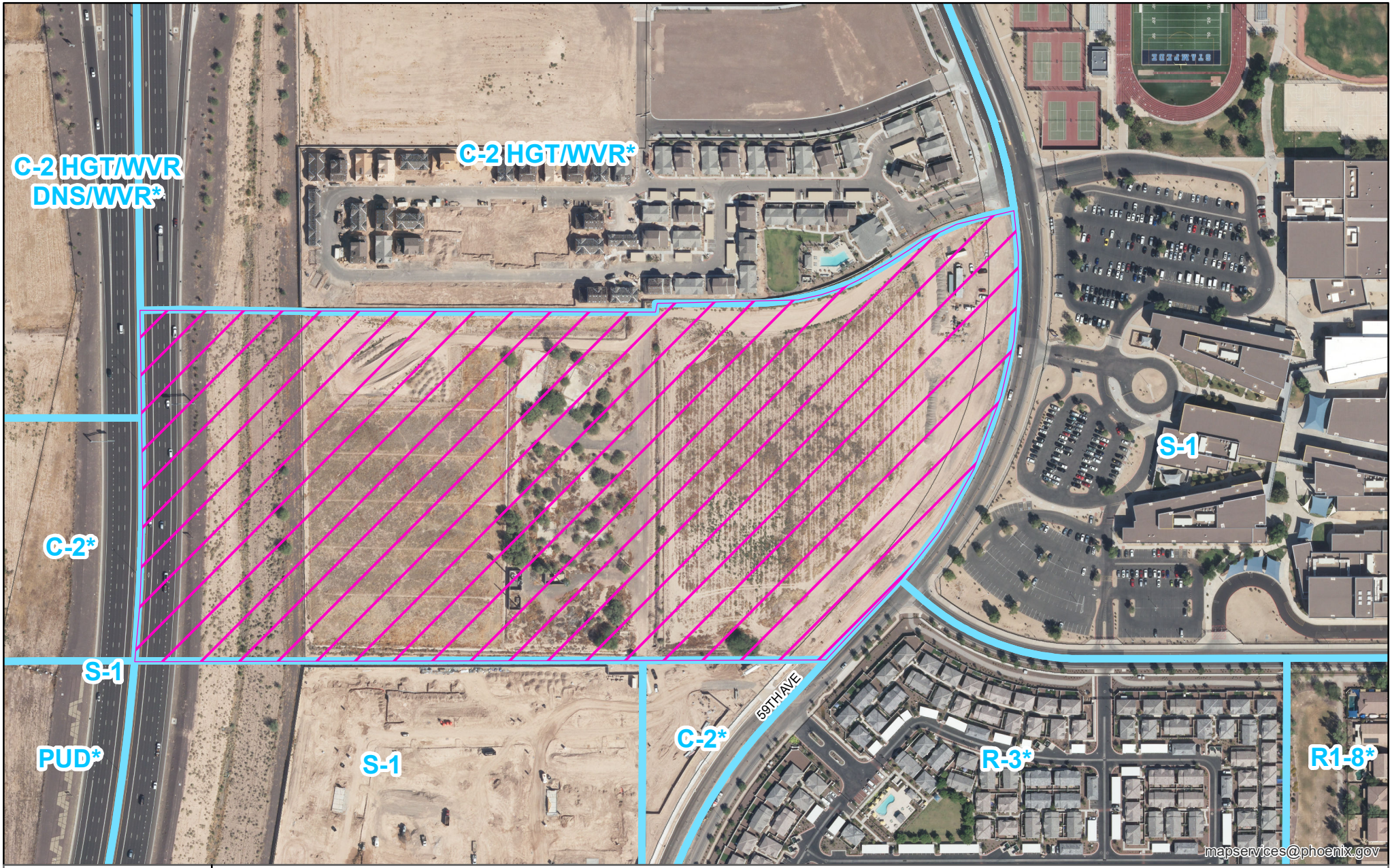
Property Location: 8388 South 59th Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 125 250 500 Feet

N



PHO-5-25--Z-47-19-7

Property Location: 8388 South 59th Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 125 250 500 Feet

N

APPLICANT
HAWKINS
6263 N. SCOTTSDALE RD., SUITE 142
SCOTTSDALE, AZ 85050
(480) 777-1078

PLAN PREPARED BY:
DOUGLAS GIBSON
AZ ARCHITECT #41286
2025 RIVERSIDE DR., SUITE 110
EAGLE, ID 83616
(208) 908-4871

APN: 300-02-927
ZONING: R-4
PHO:

OVERALL UNIT MIX SUMMARY — CONDITIONED SQ. FOOTAGES

(57)	1-BEDROOM UNITS	(57) X 572 S.F. = 32,604 S.F.
(171)	2-BEDROOM TYPE 1 UNITS	(171) X 824 S.F. = 140,904 S.F.
(114)	2-BEDROOM TYPE 2 UNITS	(114) X 760 S.F. = 86,640 S.F.
(114)	3-BEDROOM UNITS	(114) X 1,048 S.F. = 119,472 S.F.

(456) UNITS TOTAL 32,604 S.F. + 140,904 S.F. + 86,640 S.F + 119,472 S.F. = 379,620 S.F.

COMMUNITY CENTER 3,989 S.F.
STORAGE BLDG. (635 S.F. * 4) 2,540 S.F.
BICYCLE STORAGE BLDG. 960 S.F.

TOTAL 387,109 S.F.

OVERALL PARKING SUMMARY

REQUIRED - 1.5 SPACES PER UNITS = (456 * 1.5) = 684 SPACES

PROVIDED - 430 SPACES + 480 COVERED SPACES = 910 SPACES

PARKING RATIO: 910 SPACES / 456 UNITS = 2.00 SPACES PER UNIT

OVERALL SITE SIZE:

456 UNITS / 21.71 AC (945,686.80 S.F.) = 21.00 UNITS / AC (GROSS)

LOT COVERAGE:

ALLOWED: 50% MAX.
PROVIDED: 190,651.74 S.F. / 945,686.80 S.F. = 20.16%

COMMON OPEN SPACE:

REQUIRED: 10% GROSS AREA = 94,568.68 S.F.
PROVIDED: 173,846 S.F. / 945,686.80 S.F. = 18.38%

F.A.R.

190,651.74 S.F. / 945,686.80 = 20.16%

PHASE I:

UNIT MIX SUMMARY — CONDITIONED SQ. FOOTAGES

(27)	1-BEDROOM UNITS	(27) X 572 S.F. = 15,444 S.F.
(81)	2-BEDROOM TYPE 1 UNITS	(81) X 824 S.F. = 66,744 S.F.
(54)	2-BEDROOM TYPE 2 UNITS	(54) X 760 S.F. = 41,040 S.F.
(54)	3-BEDROOM UNITS	(54) X 1,048 S.F. = 56,592 S.F.

(216) UNITS TOTAL 15,444 S.F. + 66,744 S.F. + 41,040 S.F + 56,592 S.F. = 179,820 S.F.

COMMUNITY CENTER 3,989 S.F.
STORAGE BLDG. (635 S.F. * 2) 1,270 S.F.
BICYCLE STORAGE BLDG. 960 S.F.

TOTAL 186,039 S.F.

PHASE I PARKING SUMMARY

REQUIRED - 1.5 SPACES PER UNITS = 216 * 1.5 = 324 SPACES

PROVIDED - 251 SPACES + 271 COVERED SPACES = 522 SPACES

PARKING RATIO: 522 SPACES / 216 UNITS = 2.42 SPACES PER UNIT

PHASE I SITE SIZE:

216 UNITS / 12.02 AC (523,552.86 S.F.) = 17.97 UNITS / AC (GROSS)

PHASE I LOT COVERAGE:

ALLOWED: 50% MAX.
PROVIDED: 92,902.38 S.F. / 523,552.86 S.F. = 17.74%

COMMON OPEN SPACE:

REQUIRED: 10% GROSS AREA = 52,355.29 S.F.
PROVIDED: 80,266 S.F. / 523,552.86 S.F. = 15.33%

F.A.R.

92,902.38 S.F. / 523,552.86 = 17.74%

PHASE II:

UNIT MIX SUMMARY — CONDITIONED SQ. FOOTAGES

(30)	1-BEDROOM UNITS	(30) X 572 S.F. = 17,160 S.F.
(90)	2-BEDROOM TYPE 1 UNITS	(90) X 824 S.F. = 74,160 S.F.
(60)	2-BEDROOM TYPE 2 UNITS	(60) X 760 S.F. = 45,600 S.F.
(60)	3-BEDROOM UNITS	(60) X 1,048 S.F. = 62,880 S.F.

(240) UNITS TOTAL 17,160 S.F. + 74,160 S.F. + 45,600 S.F + 62,880 S.F. = 199,800 S.F.

STORAGE BLDG. (635 S.F. * 2) 1,270 S.F.

TOTAL 201,070 S.F.

PHASE II PARKING SUMMARY

REQUIRED - 1.5 SPACES PER UNITS = (216 * 1.5) = 324 SPACES

PROVIDED - 179 SPACES + 209 COVERED SPACES = 388 SPACES

PARKING RATIO: 388 SPACES / 240 UNITS = 1.62 SPACES PER UNIT

PHASE II SITE SIZE:

240 UNITS / 9.69 AC (422,133.94 S.F.) = 24.77 UNITS / AC (GROSS)

PHASE II LOT COVERAGE:

ALLOWED: 50% MAX.
PROVIDED: 97,749.36 S.F. / 422,133.94 S.F. = 23.16%

COMMON OPEN SPACE:

REQUIRED: 10% GROSS AREA = 42,213.39 S.F.
PROVIDED: 93,580 S.F. / 422,133.94 S.F. = 22.17%

F.A.R.

97,749.36 S.F. / 422,133.94 = 23.16%

LEGEND:

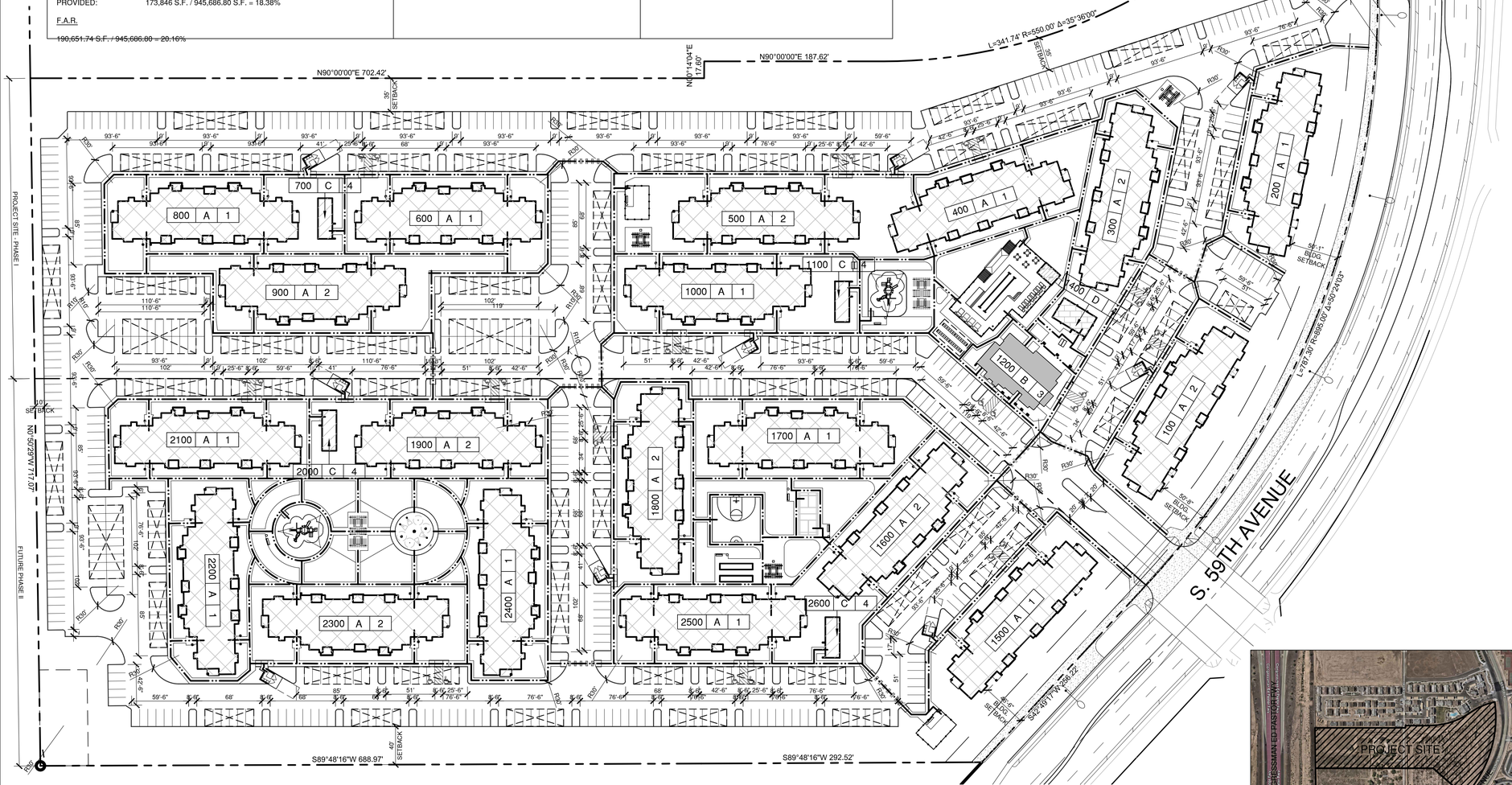
- 3-STORY APARTMENT BUILDING MAX. HEIGHT = 36'-8 5/8"
- 1-STORY COMMUNITY CENTER MAX. HEIGHT = 16'-8 3/4"
- 1-STORY SELF-STORAGE BUILDING MAX. HEIGHT = 14'-7 3/8"
- 1-STORY BICYCLE STORAGE BUILDING MAX. HEIGHT = 14'-8 5/8"
- 1-STORY POOL EQUIPMENT BUILDING MAX. HEIGHT = 14'-8 5/8"
- BUILDING NUMBER
- COLOR SCHEME
- BUILDING TYPE
- CARPORT
- ACCESSIBLE ROUTE

PROJECT DESCRIPTION

THE LAVEEN PARK PLACE DEVELOPMENT IS PLANNED AS A TWO PHASED PROJECT, LOCATED AT THE WEST SIDE OF SOUTH 59TH AVENUE WHERE WEST MOUNTAIN AVENUE INTERSECTS, AND EAST OF THE ED PASTOR FREEWAY, AZ HIGHWAY 202. AS PROPOSED, THE DEVELOPMENT WILL CONSIST OF A TOTAL OF 456 MULTIFAMILY UNITS IN TWO SEPARATE PHASES; 216 IN PHASE I AND 240 IN PHASE II. AT FINAL BUILD OUT THERE WILL BE 57 ONE-BEDROOM UNITS, 285 TWO-BEDROOM UNITS, AND 114 THREE-BEDROOM UNITS SERVED BY A TOTAL OF 910 PARKING SPACES.

PHASE I WILL HAVE A NEW 3,989 SQUARE FOOT COMMUNITY BUILDING WITH RESORT STYLE POOL, TOT LOT AND PICNIC GAZEBO, COVERED MAILBOXES, DOG PARK, TWO SEPARATE SELF-STORAGE FACILITIES AND A LOCKABLE BIKE STORAGE WORK AREA. PHASE II WILL HAVE TWO SEPARATE ACTIVITIES COURTYARDS WITH A SECOND TOT LOT, YOUTH SPLASH PAD, HALF BASKETBALL COURT, PICKLEBALL COURT AND TWO BOCCE BALL COURTS, TWO SEPARATE SELF-STORAGE FACILITIES, ALONG WITH COVERED PERGOLAS, BENCH SEATING, AND A SECOND DOG PARK.

AS DESIGNED, THE COMMUNITY BUILDING, BIKE WORKSHOP, RESIDENT SELF-STORAGE BUILDINGS AND NINETEEN RESIDENTIAL STRUCTURES HAS A CONTEMPORARY COLOR PALLET AND STYLE CONSISTENT WITH SIMILAR PRODUCT OFFERINGS IN THE PHOENIX METROPOLITAN AREA. THE USE OF METAL PANELS, CEMENTITIOUS WOOD SIDING, PARAPET COPING AND CORNICES, ALONG WITH TRANSLUCENT DECK GUARDRAILS PROVE FOR A CONSISTENT ARCHITECTURAL THEME WITH A CLASSICAL COLOR PALLET GROUNDED IN THE SOUTHWEST.



SITE PLAN
SCALE: 1" = 60'-0"
1" = 60'
30 0 60

VICINITY MAP
N.T.S.

FOR CITY USE:

CITY OF PHOENIX

OCT 0 3 2025

Planning & Development Department

FOR CITY USE
KIVA#: XX-XXXX
SDEV#: XXXXXXX
PAPP#: XXXXXXX
GS#: XX-XX-XX
ZONING: R-4

HAWKINS

GENERAL SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A SITE INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND ALL OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS, LATEST EDITION.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT OF WAY. OBTAIN PERMISSION FROM PARKS AND RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN RIGHT OF WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (ACC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA STANDARDS, WHERE CONTIGUOUS TO SITE LIMITS.
- CURB AND DUST PROOF ALL DRIVES AND PARKING AREAS PER SECTION 702 OF THE ZONING ORDINANCE.
- ALL ACCESSIBLE SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:48.

REVISIONS
DATE

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DG GROUP ARCHITECTURE

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DG GROUP ARCHITECTURE PLLC
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fax (208) 392-1269

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LOUISIANA - MONTANA - NEBRASKA - NEW MEXICO -NEVADA - NORTH DAKOTA
OREGON - SOUTH DAKOTA - TEXAS - UTAH - WASHINGTON - WYOMING

PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A1.1

PHO-X-XX--X-XX-XX-X

HAWKINS

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
76633
THOMAS H. PHELPS
ARIZONA U.S.A.
DATE

DG GROUP ARCHITECTURE PLLC
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THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112
AZ #76633

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Boise, Idaho 83717
thp@idlainc.net
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PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

LANDSCAPE PLAN
L1

PHO-X-XX--X-XX-XX-X

SOUTH MOUNTAIN FREEWAY

APN 300-02-927A

PORTION OF APN 300-02-927D

S89°48'16"W 2636.89'

APN 300-02-023L

APN 300-02-012D

59TH AVENUE

SOUTH MOUNTAIN AVENUE

0 50 100 150 feet
SCALE: 1" = 50'

NORTH

LANDSCAPE MASTER PLAN



1 FRONT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



2 REAR ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



3 LEFT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



5 RIGHT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"

HAWKINS

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PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

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KIVA#: XX-XXXX
SDEV#: XXXXXXX
PAPP#: XXXXXXX
GS#: XX-XX-XX
ZONING: R-4

A4.2
EXTERIOR ELEVATIONS - BUILDING TYPE A

PHO-X-XX--X-XX-XX-X



1 COLORED FRONT ELEVATION - BUILDING TYPE A - SCHEME 1
1/8" = 1'-0"



2 COLORED REAR ELEVATION - BUILDING TYPE A - SCHEME 1
1/8" = 1'-0"



3 COLORED LEFT ELEVATION - BUILDING TYPE A - SCHEME 1
1/8" = 1'-0"



4 COLORED RIGHT ELEVATION - BUILDING TYPE A - SCHEME 1
1/8" = 1'-0"

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HAWKINS

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PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A4.2A

COLORED EXTERIOR ELEVATION - BUILDING TYPE A - COLOR SCHEME 1

PHO-X-XX--X-XX-XX-X

HAWKINS



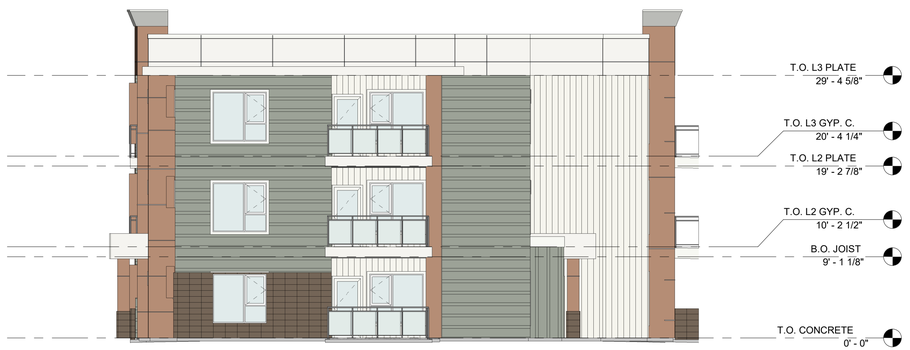
1 COLORED FRONT ELEVATION - BUILDING TYPE A - SCHEME 2
1/8" = 1'-0"



2 COLORED REAR ELEVATION - BUILDING TYPE A - SCHEME 2
1/8" = 1'-0"



3 COLORED LEFT ELEVATION - BUILDING TYPE A - SCHEME 2
1/8" = 1'-0"



4 COLORED RIGHT ELEVATION - BUILDING TYPE A - SCHEME 2
1/8" = 1'-0"

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DATE
9/29/25
DRAWN BY
DE
PROJECT #
PWH24-18

DG GROUP ARCHITECTURE

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PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A4.2B
COLORED EXTERIOR ELEVATION 2 - BUILDING TYPE A

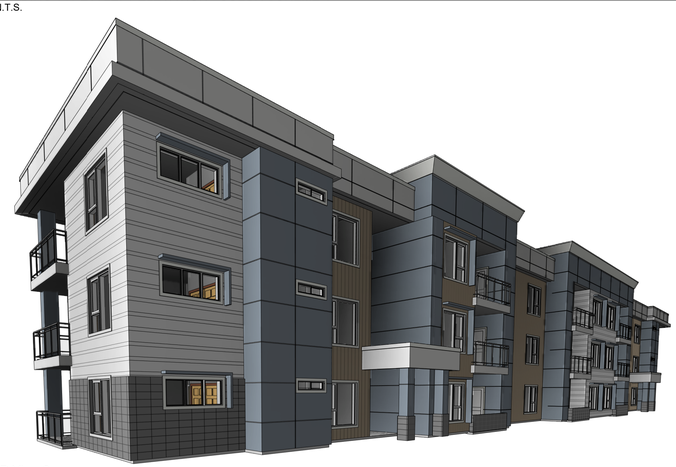
PHO-X-XX--X-XX-XX-X



1 BUILDING TYPE A FRONT ELEVATION - COLOR SCHEME 1
N.T.S.



2 BUILDING TYPE A LEFT ELEVATION - COLOR SCHEME 1
N.T.S.

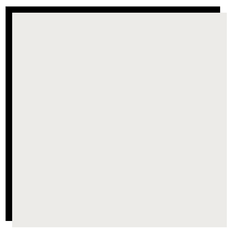


3 3D View 2
N.T.S.



A METAL PANEL -

COLOR TO MATCH "STORM CLOUD"
SHERWIN WILLIAMS SW 6249
OR EQUAL



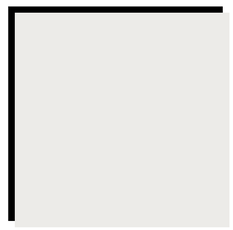
B METAL PANEL -

COLOR TO MATCH "NATURAL WHITE"
SHERWIN WILLIAMS SW 9542
OR EQUAL



C HARDIE BOARD SQUARE CHANNEL SIDING -

COLOR TO MATCH "URBAN JUNGLE"
SHERWIN WILLIAMS SW 9117
OR EQUAL



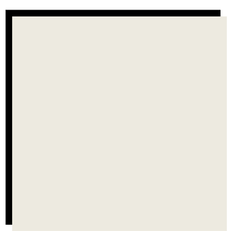
D HARDIE BOARD V-GROOVE SIDING -

COLOR TO MATCH "NATURAL WHITE"
SHERWIN WILLIAMS SW 9542
OR EQUAL



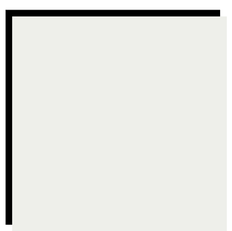
E STACKED BOND CMU

COLOR TO MATCH 4102
ECHELON MASONRY HIGH POLISH 4102
OR EQUAL



F CEMENTITIOUS SIDING - REVEAL

COLOR TO MATCH "ALABASTER"
SHERWIN WILLIAMS SW 7008
OR EQUAL



G FASCIA, FLASHING, RAILINGS, DOOR & WINDOW TRIM

COLOR TO MATCH "EXTRA WHITE"
SHERWIN WILLIAMS SW 7006
OR EQUAL

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PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A4.3A

COLOR / MATERIAL BOARD - BUILDING TYPE A - COLOR SCHEME 1

PHO-X-XX--X-XX-XX-X



1 BUILDING TYPE A FRONT ELEVATION - COLOR SCHEME 2
N.T.S.



2 BUILDING TYPE A LEFT ELEVATION - COLOR SCHEME 2
N.T.S.

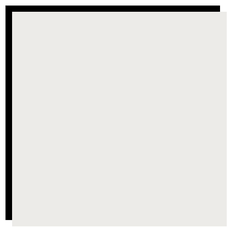


3 3D View 2
N.T.S.



A METAL PANEL -

COLOR TO MATCH "RENWICK ROSE BEIGE"
SHERWIN WILLIAMS SW 2804
OR EQUAL



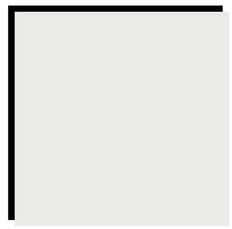
B METAL PANEL -

COLOR TO MATCH "NATURAL WHITE"
SHERWIN WILLIAMS SW 9542
OR EQUAL



C HARDIE BOARD V-GROOVE SIDING -

COLOR TO MATCH "ACACIA HAZE"
SHERWIN WILLIAMS SW 9132
OR EQUAL



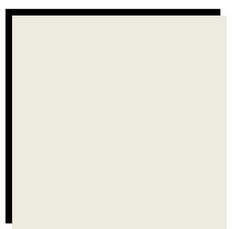
D HARDIE BOARD SQUARE CHANNEL SIDING -

COLOR TO MATCH "NATURAL WHITE"
SHERWIN WILLIAMS SW 9542
OR EQUAL



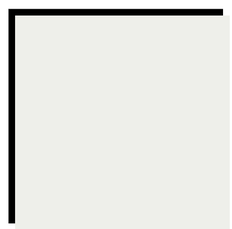
E STACKED BOND CMU

COLOR TO MATCH 4102
ECHELON MASONRY HIGH POLISH 4102
OR EQUAL



F CEMENTITIOUS SIDING - REVEAL

COLOR TO MATCH "ALABASTER"
SHERWIN WILLIAMS SW 7008
OR EQUAL



G FASCIA, FLASHING, RAILINGS, DOOR & WINDOW TRIM

COLOR TO MATCH "EXTRA WHITE"
SHERWIN WILLIAMS SW 7006
OR EQUAL

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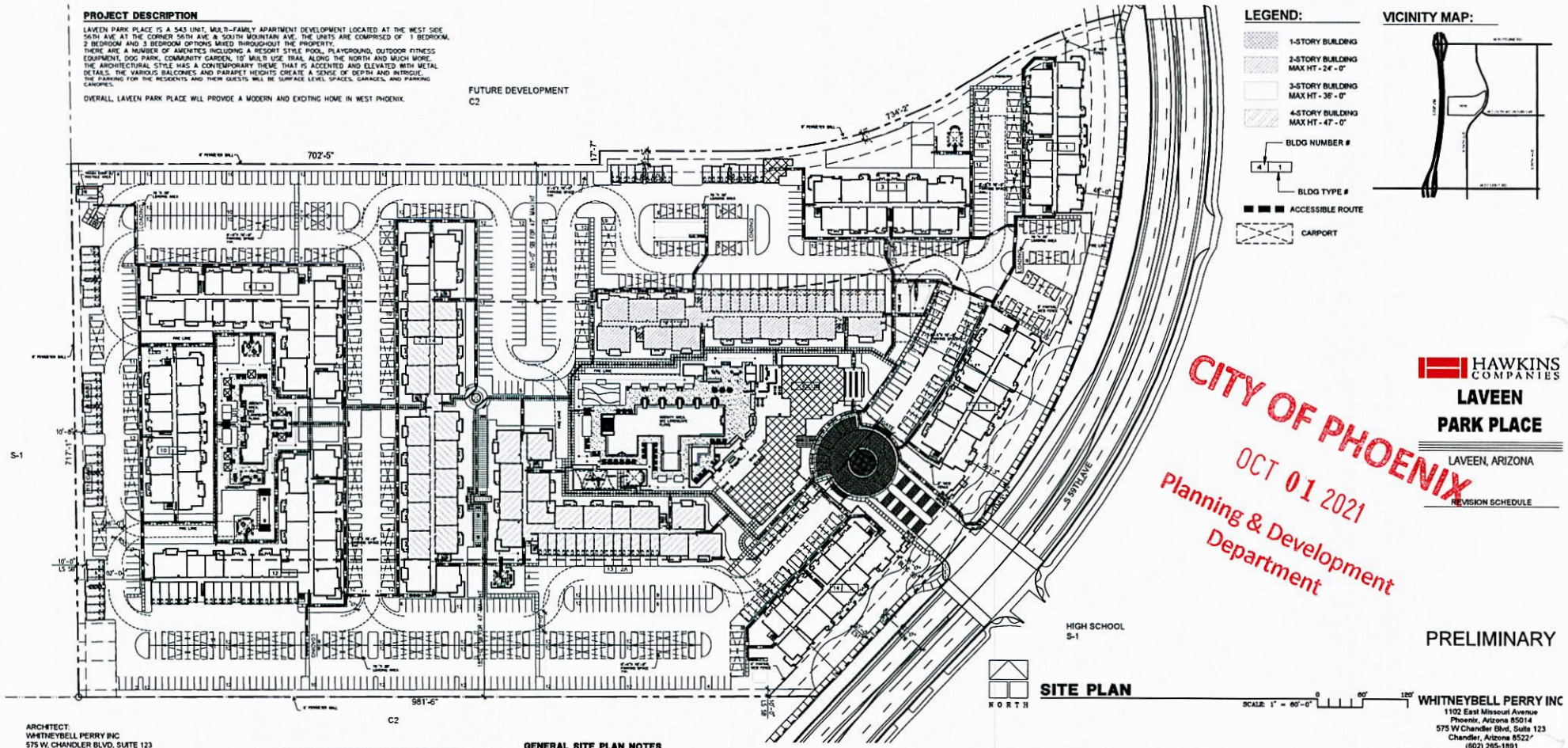
PROJECT
LAVEEN PARK PLACE
S. 59TH AVENUE
PHOENIX, AZ

A4.3B

COLOR / MATERIAL BOARD - COLOR SCHEME 2

PHO-X-XX--X-XX-XX-X



ARCHITECT:
WHITNEYBELL PERRY INC
575 W. CHANDLER BLVD. SUITE 123
CHANDLER, AZ 85225
P: 602-265-1891
ATTN: MIKE PERRY

APN: 300-02-927

GROSS SITE AREA (TOTAL): ±23.15 AC (±1,008,409 SQ.FT.)
NET SITE AREA (TOTAL): ±21.71 AC (±945,647 SQ.FT.)

ZONING: R-4 PRD

LOT COVERAGE: 50% MAX.
PROVIDED

DEVELOPMENT STANDARDS

DENSITY ALLOWED:	30.45 DU/AC
PROVIDED:	20.85 DU/AC
PERIMETER STANDARDS:	20' ADJACENT TO A PUBLIC STREET 10' ADJACENT TO PROPERTY LINE
MAX. HEIGHT: REQ.	3 STORIES OR 40' FOR FIRST 150' 1' IN 5' TO 48', 4 STORIES MAX.
PROVIDED:	4 STORIES

TOTAL UNITS	SUBTOTAL
ONE BEDROOM	194 UNITS (36.2%)
TWO BEDROOM	289 UNITS (53.9%)
THREE BEDROOM	53 UNITS (9.9%)
TOTAL UNITS	536 UNITS

COMMON OPEN SPACE:
REQUIRED: 10% GROSS AREA= 100,840 SF
PROVIDED: 14% / 141,766 SF MIN.

RESERVED PARKING REQUIRED FOR OVERALL SITE

1 OR 2 BEDROOMS:	483 x 1.5 =	725 P.S.
3 BEDROOMS:	53 x 2 =	106 P.S.
TOTAL P.S. REQUIRED		831 P.S.

UNRESERVED PARKING REQUIRED FOR OVERALL SITE

1 OR 2 BEDROOMS:	483 x 0.5	242 P.S.
3 BEDROOMS:	53 x 1	53 P.S.
TOTAL UNRESERVED P.S. REQUIRED		295 P.S.

(NOTE: UNRESERVED PARKING SPACES ARE INCLUDED IN THE TOTAL REQUIRED PARKING COUNT)

PARKING PROVIDED:	SURFACE - 984 SPACES GARAGES - 89 SPACES
TOTAL:	1,073 SPACES
TANDEM -	89 SPACES
TOTAL ONSITE PARKING:	1,162 SPACES

PARKING RATIO: 1,073 P.S./536 UNITS = 2.00 P.S. / UNIT

TRASH CALCULATIONS
0.5 x 536 = 268 CU YD REQ'D

3:1 COMPACTOR RATE = 268 CU YD / 3 = 89 CU YD REQ'D
PROVIDED = 30 CU YD W/ 3 DAY A WEEK PICK UP

GENERAL SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PHD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A SITE INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND ALL OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT OF WAY. OBTAIN PERMISSION FROM PARKS AND RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN RIGHT OF WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ART (ADA) STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'6EE 8 INCHES.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (ACC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS TO CURRENT ADA STANDARDS.
- CURB AND DUST PROOF ALL DRIVES AND PARKING AREAS PER SECTION 702 OF THE ZONING ORDINANCE.
- ALL ACCESSIBLE SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:48.

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PAPP#: 2104218
GS#: 01-14/15
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575 W Chandler Blvd, Suite 123
Chandler, Arizona 8522/
(602) 265-1891

ARCHITECTURE AND PLANNING

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PRELIMINARY SITE PLAN

CITY OF PHOENIX
OCT 01 2021
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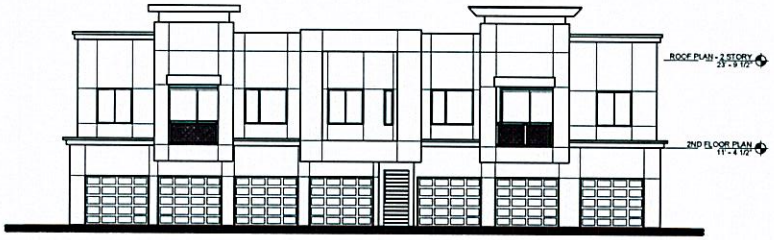

LOFT BUILDING - FRONT ELEVATION
1/8" = 1'-0"



BUILDING TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"

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OCT 01 2021
Planning & Development
Department



LOFT BUILDING - FRONT ELEVATION
1/8" = 1'-0"



BUILDING TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"

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CITY OF PHOENIX
OCT 01 2021
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BLDG TYPE 2A - REAR

3/32" = 1'-0"

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BLDG TYPE 2A - REAR

3/32" = 1'-0"

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OCT 01 2021
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2121 N 44TH STREET
PHOENIX, ARIZONA

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Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 8522?
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ARCHITECTURE AND PLANNING

L-1
1550

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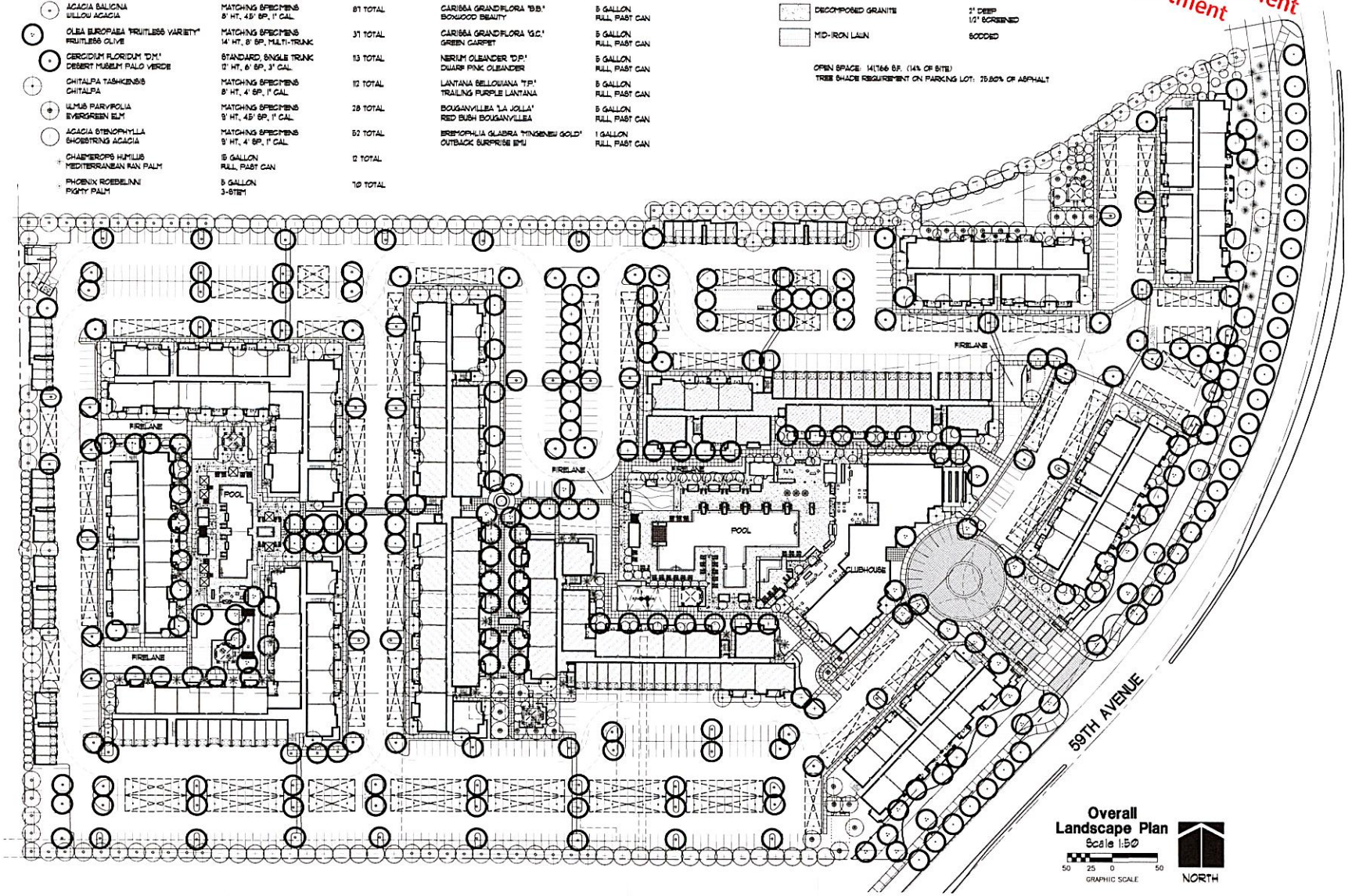
CONCEPTUAL LANDSCAPE PLAN

CITY OF PHOENIX
OCT 01 2021
Planning & Development Department

PLANT PALETTE: (FOR THIS SHEET ONLY)

WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SEE PLAN FOR TRUNK HEIGHT SKINNED TRUNKS	46 TOTAL	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON, SHRUB FORM	223 TOTAL	RUELLIA PURPLE PETUNIA	5 GALLON FULL, PAST CAN	
PHOENIX DACTYLIFERA DATE PALM	22' TRUNK, MATCHING STRAIGHT, DIAMOND CUT	56 TOTAL	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	19 TOTAL	BOUGAINVILLEA 'SAN DIEGO RED' RED VINING BOUGAINVILLEA	5 GALLON STAKED	
ULMUS PARVIFOLIA EVERGREEN ELM	MATCHING SPECIMENS 12' HT, 6' BP, 3" CAL	66 TOTAL	LEUCOPHYLLUM LANGMANIAE 'RIO' RIO BRAVO SAGE	5 GALLON FULL, PAST CAN		HESPERALOE PARVIFOLIA RED YUCCA	1 GALLON FULL, PAST CAN	
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	MATCHING SPECIMENS 12' HT, 6' BP, 3" CAL	82 TOTAL	PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELER'S DWARF PITTOSPORUM	5 GALLON FULL, PAST CAN		LANTANA MONTEVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON @ 48" O.C. FULL, PAST CAN	
ACACIA SALICINA WILLOW ACACIA	MATCHING SPECIMENS 8' HT, 4.5' BP, 1" CAL	81 TOTAL	CARISSA GRANDIFLORA 'B.B.' BOXWOOD BEAUTY	5 GALLON FULL, PAST CAN		DECOMPOSED GRANITE	2" DEEP 1/2" SCREENED	
OLEA EUROPAEA 'FRUITLESS VARIETY' FRUITLESS OLIVE	MATCHING SPECIMENS 14' HT, 8' BP, MULTI-TRUNK	37 TOTAL	CARISSA GRANDIFLORA 'G.C.' GREEN CARPET	5 GALLON FULL, PAST CAN		MID-IRON LAWN	SODDED	
CERCIDIUM FLORIDUM 'D.M.' DESERT MUSEUM PALO VERDE	STANDARD, SINGLE TRUNK 12' HT, 6' BP, 3" CAL	13 TOTAL	NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN				
CHITALPA TASHKENSIS CHITALPA	MATCHING SPECIMENS 8' HT, 4' BP, 1" CAL	12 TOTAL	LANTANA BELLOVIANA 'T.P.' TRAILING PURPLE LANTANA	5 GALLON FULL, PAST CAN				
ULMUS PARVIFOLIA EVERGREEN ELM	MATCHING SPECIMENS 9' HT, 4.5' BP, 1" CAL	28 TOTAL	BOUGAINVILLEA 'LA JOLLA' RED BUSH BOUGAINVILLEA	5 GALLON FULL, PAST CAN				
ACACIA STENOPHYLLA SHOESTRING ACACIA	MATCHING SPECIMENS 9' HT, 4' BP, 1" CAL	52 TOTAL	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SURPRISE EMU	1 GALLON FULL, PAST CAN				
CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GALLON FULL, PAST CAN	12 TOTAL						
PHOENIX ROEBELINII PYGMY PALM	5 GALLON 3-STEM	70 TOTAL						

OPEN SPACE: 141,766 S.F. (14% OF SITE)
TREE SHADE REQUIREMENT ON PARKING LOT: 75.50% OF ASPHALT



Overall Landscape Plan
Scale 1:50
50 25 0 50
GRAPHIC SCALE
NORTH

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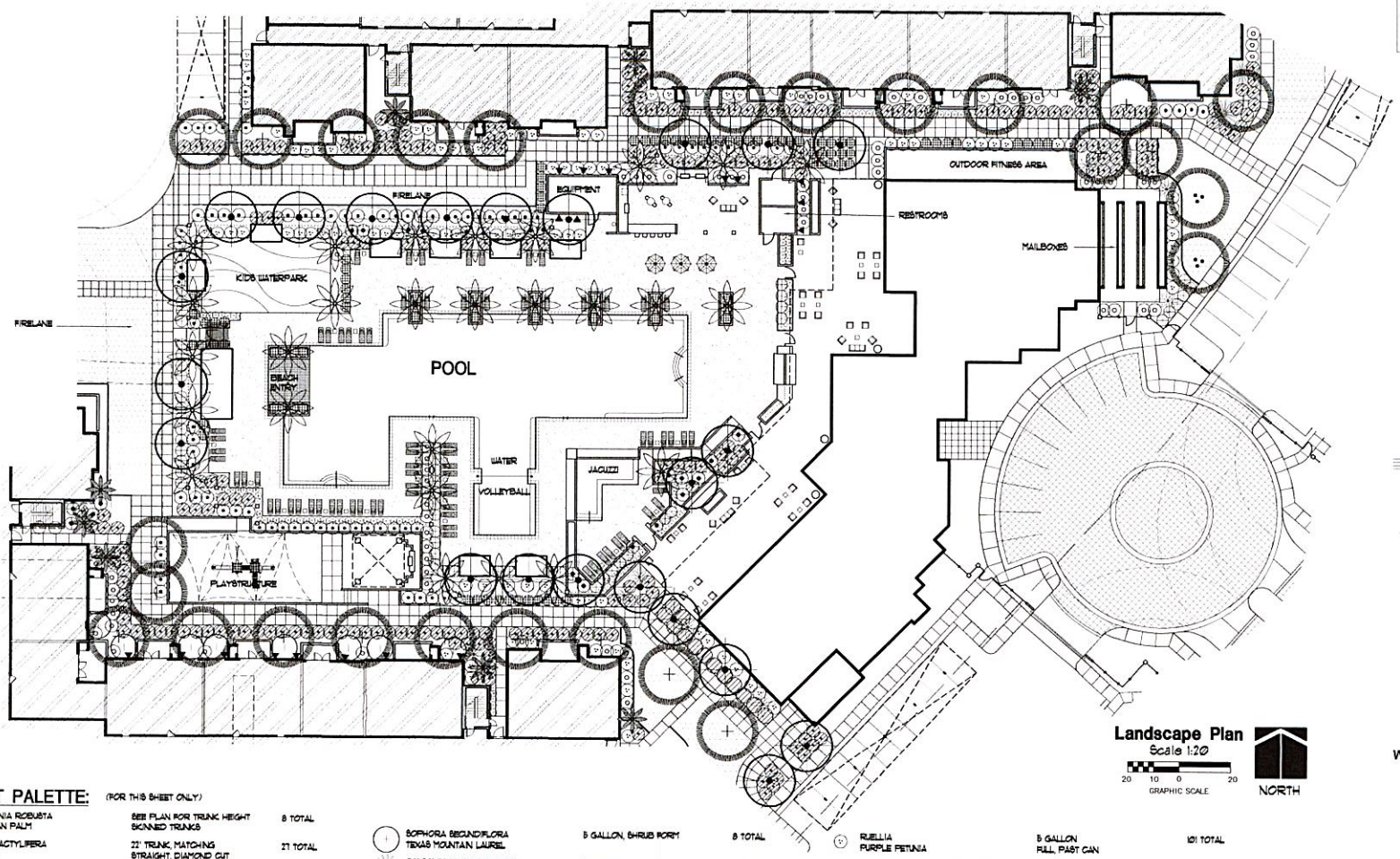
CONCEPTUAL LANDSCAPE PLAN



Landscape Plan
Scale 1:20
20 10 0 20
GRAPHIC SCALE

NORTH

PLANT PALETTE: (FOR THIS SHEET ONLY)

WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SEE PLAN FOR TRUNK HEIGHT SKINNED TRUNKS		8 TOTAL
PHOENIX DACTYLIFERA DATE PALM	22' TRUNK, MATCHING STRAIGHT, DIAMOND CUT		27 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	MATCHING SPECIMENS 12' HT., 6' SP., 3" CAL		Ø TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	MATCHING SPECIMENS 12' HT., 8' SP., 3" CAL		25 TOTAL
ACACIA SALICINA WILLOW ACACIA	MATCHING SPECIMENS 8' HT., 4.5' SP., 1" CAL		Ø TOTAL
OLEA EUROPAEA 'FRUITLESS VARIETY' FRUITLESS OLIVE	MATCHING SPECIMENS 14' HT., 8' SP., MULTI-TRUNK		2 TOTAL
CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	STANDARD, SINGLE TRUNK 12' HT., 6' SP., 3" CAL		Ø TOTAL
CHITALPA TASHKENSIS CHITALPA	MATCHING SPECIMENS 8' HT., 4' SP., 1" CAL		22 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	MATCHING SPECIMENS 9' HT., 4.5' SP., 1" CAL		Ø TOTAL
CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GALLON FULL, PAST CAN		11 TOTAL
PHOENIX ROEBELINNI PIGMY PALM	5 GALLON 3-STEM		22 TOTAL
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON, SHRUB FORM		8 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN		2 TOTAL
LEUCOPHYLLUM LANGMANIAE 'RB.' RIO BRAVO SAGE	5 GALLON FULL, PAST CAN		63 TOTAL
PITTOSPORUM TOBIRA 'UHEELERS DWARF' UHEELERS DWARF PITTOSPORUM	5 GALLON FULL, PAST CAN		2 TOTAL
CARISSA GRANDIFLORA 'BB.' BOXWOOD BEAUTY	5 GALLON FULL, PAST CAN		107 TOTAL
CARISSA GRANDIFLORA 'GC.' GREEN CARPET	5 GALLON FULL, PAST CAN		235 TOTAL
NERIUM OLEANDER 'DP.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN		86 TOTAL
LANTANA MELLOWIANA 'TP.' TRAILING PURPLE LANTANA	5 GALLON FULL, PAST CAN		51 TOTAL
BOUGAINVILLEA 'LA JOLLA' RED BUSH BOUGAINVILLEA	5 GALLON FULL, PAST CAN		Ø TOTAL
EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SURPRISE EMU	1 GALLON FULL, PAST CAN		13 TOTAL
RUELLIA PURPLE PETUNIA	5 GALLON FULL, PAST CAN		101 TOTAL
BOUGAINVILLEA 'SAN DIEGO RED' RED VINING BOUGAINVILLEA	5 GALLON STAKED		18 TOTAL
HESPERALOE PARVIFOLIA RED YUCCA	1 GALLON FULL, PAST CAN		Ø TOTAL
LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON @ 48" O.C. FULL, PAST CAN		98 TOTAL
MID-IRON LAWN	SODDED		

NOTE: ALL NON-TURF PLANTING AREAS TO RECEIVE 2" DEEP, ½" SCREENED GRANITE

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LANDSCAPE PLAN

CITY OF PHOENIX
OCT 01 2021
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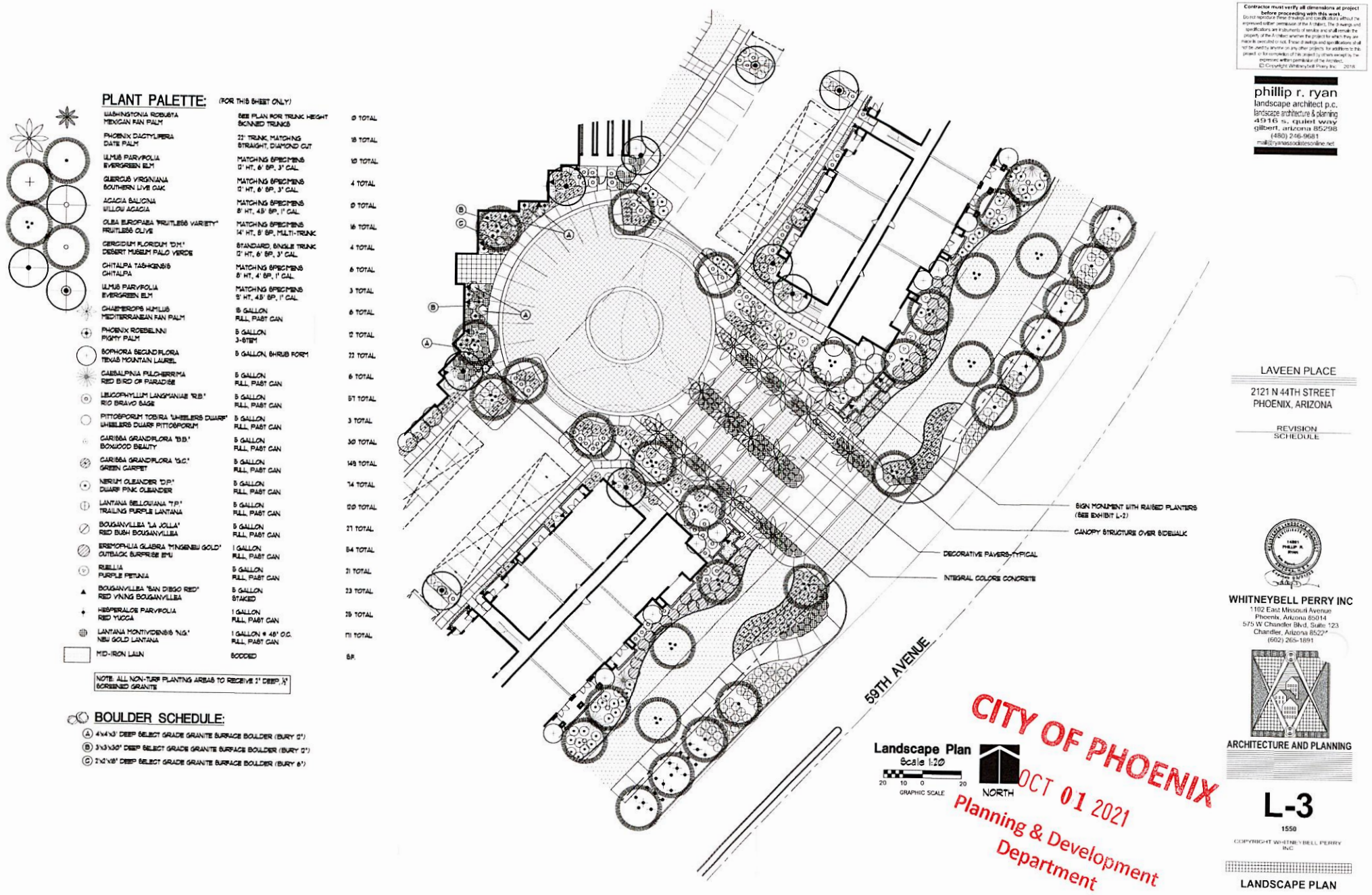
PLANT PALETTE: (FOR THIS SHEET ONLY)
WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
SEE PLAN FOR TRUNK HEIGHT
SKINNED TRUNKS
9 TOTAL
PHOENIX DACTYLIFERA
DATE PALM
22' TRUNK, MATCHING
STRAIGHT, DIAMOND CUT
18 TOTAL
ULMUS PARVIFOLIA
EVERGREEN ELM
MATCHING SPECIMENS
12' HT., 6' SP., 3" CAL
10 TOTAL
QUERCUS VIRGINIANA
SOUTHERN LIVE OAK
MATCHING SPECIMENS
12' HT., 6' SP., 3" CAL
4 TOTAL
ACACIA SALICINA
WILLOW ACACIA
MATCHING SPECIMENS
8' HT., 4.5' SP., 1" CAL
9 TOTAL
OLEA EUROPAEA 'FRUITLESS VARIETY'
FRUITLESS OLIVE
MATCHING SPECIMENS
14' HT., 8' SP., MULTI-TRUNK
16 TOTAL
CERCIDIUM FLORIDUM 'D.M.'
DESERT MUSEUM PALO VERDE
STANDARD, SINGLE TRUNK
12' HT., 6' SP., 3" CAL
4 TOTAL
CHITALPA TASHKENSIS
CHITALPA
MATCHING SPECIMENS
8' HT., 4' SP., 1" CAL
6 TOTAL
ULMUS PARVIFOLIA
EVERGREEN ELM
MATCHING SPECIMENS
9' HT., 4.5' SP., 1" CAL
3 TOTAL
CHAMEROPS HUMILIS
MEDITERRANEAN FAN PALM
15 GALLON
FULL PLANT CAN
6 TOTAL
PHOENIX ROEBELINNI
PIGMY PALM
5 GALLON
3-STEM
12 TOTAL
SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
5 GALLON, SHRUB FORM
22 TOTAL
CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON
FULL PLANT CAN
6 TOTAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'
RIO BRAVO SAGE
5 GALLON
FULL PLANT CAN
57 TOTAL
PITTOSPORUM TOBIRA 'UNDULATUM'
WHEELERS DWARF PITTOSPORUM
5 GALLON
FULL PLANT CAN
3 TOTAL
CARISSA GRANDIFLORA 'B.B.'
BOXWOOD BEAUTY
5 GALLON
FULL PLANT CAN
30 TOTAL
CARISSA GRANDIFLORA 'G.C.'
GREEN CARPET
5 GALLON
FULL PLANT CAN
149 TOTAL
NERIUM OLEANDER 'D.P.'
DWARF PINK OLEANDER
5 GALLON
FULL PLANT CAN
74 TOTAL
LANTANA MONTEVIDENSIS 'T.P.'
TRAILING PURPLE LANTANA
5 GALLON
FULL PLANT CAN
120 TOTAL
BOUGAINVILLEA 'LA JOLLA'
RED BUSH BOUGAINVILLEA
5 GALLON
FULL PLANT CAN
27 TOTAL
EREMOPHILA GLABRA 'MINGENEW GOLD'
OUTBACK SURPRISE EMU
1 GALLON
FULL PLANT CAN
84 TOTAL
RUELLIA
PURPLE PETUNIA
5 GALLON
FULL PLANT CAN
21 TOTAL
BOUGAINVILLEA 'SAN DIEGO RED'
RED VINING BOUGAINVILLEA
5 GALLON
STAKED
23 TOTAL
HESPERALOE PARVIFOLIA
RED YUCCA
1 GALLON
FULL PLANT CAN
25 TOTAL
LANTANA MONTEVIDENSIS 'N.G.'
NEW GOLD LANTANA
1 GALLON @ 48" O.C.
FULL PLANT CAN
111 TOTAL
MID-IRON LAWN
SODDED
BP.
NOTE: ALL NON-TURF PLANTING AREAS TO RECEIVE 2" DEEP, ½" SCREENED GRANITE
BOULDER SCHEDULE:
(A) 4'x4'x3' DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 2')
(B) 3'x3'x30" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 2')
(C) 2'x2'x18" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 6")
SIGN MONUMENT WITH RAISED PLANTERS
(SEE EXHIBIT L-2)
CANOPY STRUCTURE OVER SIDEWALK
DECORATIVE PAVERS-TYPICAL
INTEGRAL COLORS CONCRETE
59TH AVENUE
Landscape Plan
Scale 1:20
GRAPHIC SCALE
NORTH
CITY OF PHOENIX
OCT 01 2021
Planning & Development
Department
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ARCHITECTURE AND PLANNING
L-3
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LANDSCAPE PLAN

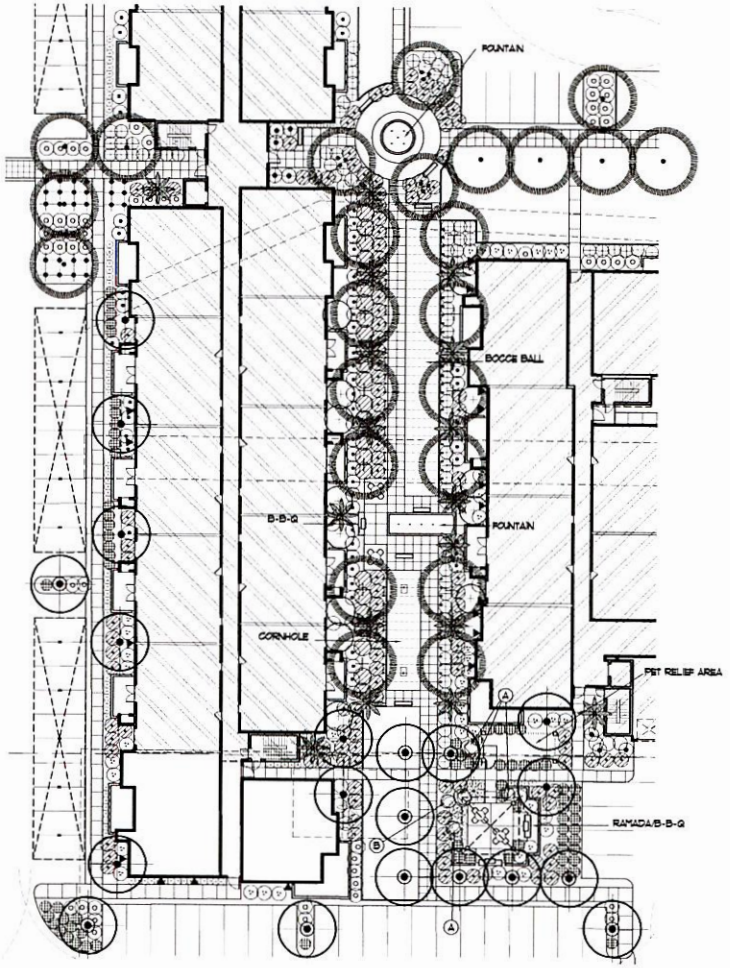
PLANT PALETTE: (FOR THIS SHEET ONLY)

WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SEE PLAN FOR TRUNK HEIGHT SKINNED TRUNKS	17 TOTAL
PHOENIX DACTYLIFERA DATE PALM	22' TRUNK, MATCHING STRAIGHT, DIAMOND CUT	Ø TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	MATCHING SPECIMENS 12' HT., 6' SP., 3" CAL	9 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	MATCHING SPECIMENS 12' HT., 6' SP., 3" CAL	12 TOTAL
ACACIA SALICINA WILLOW ACACIA	MATCHING SPECIMENS 8' HT., 4.5' SP., 1" CAL	Ø TOTAL
OLEA EUROPAEA 'FRUITLESS VARIETY' FRUITLESS OLIVE	MATCHING SPECIMENS 14' HT., 8' SP., MULTI-TRUNK	3 TOTAL
CERCIDIUM FLORIDUM 'DH.' DESERT MUSEUM PALO VERDE	STANDARD, SINGLE TRUNK 12' HT., 6' SP., 3" CAL	Ø TOTAL
CHITALPA TASHKENSIS CHITALPA	MATCHING SPECIMENS 8' HT., 4.5' SP., 1" CAL	9 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	MATCHING SPECIMENS 9' HT., 4.5' SP., 1" CAL	11 TOTAL
CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GALLON FULL, PAST CAN	6 TOTAL
PHOENIX ROEBELINII PIGMY PALM	5 GALLON 3-STEM	8 TOTAL
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON, SHRUB FORM	14 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	Ø TOTAL
LEUCOPHYLLUM LANGMANIAE 'RIO' RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	51 TOTAL
PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELERS DWARF PITTOSPORUM	5 GALLON FULL, PAST CAN	8 TOTAL
CARISSA GRANDIFLORA 'BB.' BOXWOOD BEAUTY	5 GALLON FULL, PAST CAN	96 TOTAL
CARISSA GRANDIFLORA 'SG.' GREEN CARPET	5 GALLON FULL, PAST CAN	130 TOTAL
NERIUM OLEANDER 'DP.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN	60 TOTAL
LANTANA BELLOUIANA 'TP.' TRAILING PURPLE LANTANA	5 GALLON FULL, PAST CAN	93 TOTAL
BOUGAINVILLEA 'LA JOLLA' RED BUSH BOUGAINVILLEA	5 GALLON FULL, PAST CAN	Ø TOTAL
EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	1 GALLON FULL, PAST CAN	25 TOTAL
RUELLIA PURPLE PETUNIA	5 GALLON FULL, PAST CAN	48 TOTAL
BOUGAINVILLEA 'SAN DIEGO RED' RED VINING BOUGAINVILLEA	5 GALLON STAKED	18 TOTAL
HESPERALOE PARVIFOLIA RED YUCCA	1 GALLON FULL, PAST CAN	26 TOTAL
LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON @ 48" O.C. FULL, PAST CAN	78 TOTAL
MID-IRON LAWN	SODDED	SF.

NOTE: ALL NON-TURF PLANTING AREAS TO RECEIVE 2" DEEP, ½" SCREENED GRANITE

BOULDER SCHEDULE:

(A) 4'x4'x3' DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
(B) 3'x3'x30" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
(C) 2'x2'x18" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 6")



Landscape Plan
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GRAPHIC SCALE
NORTH

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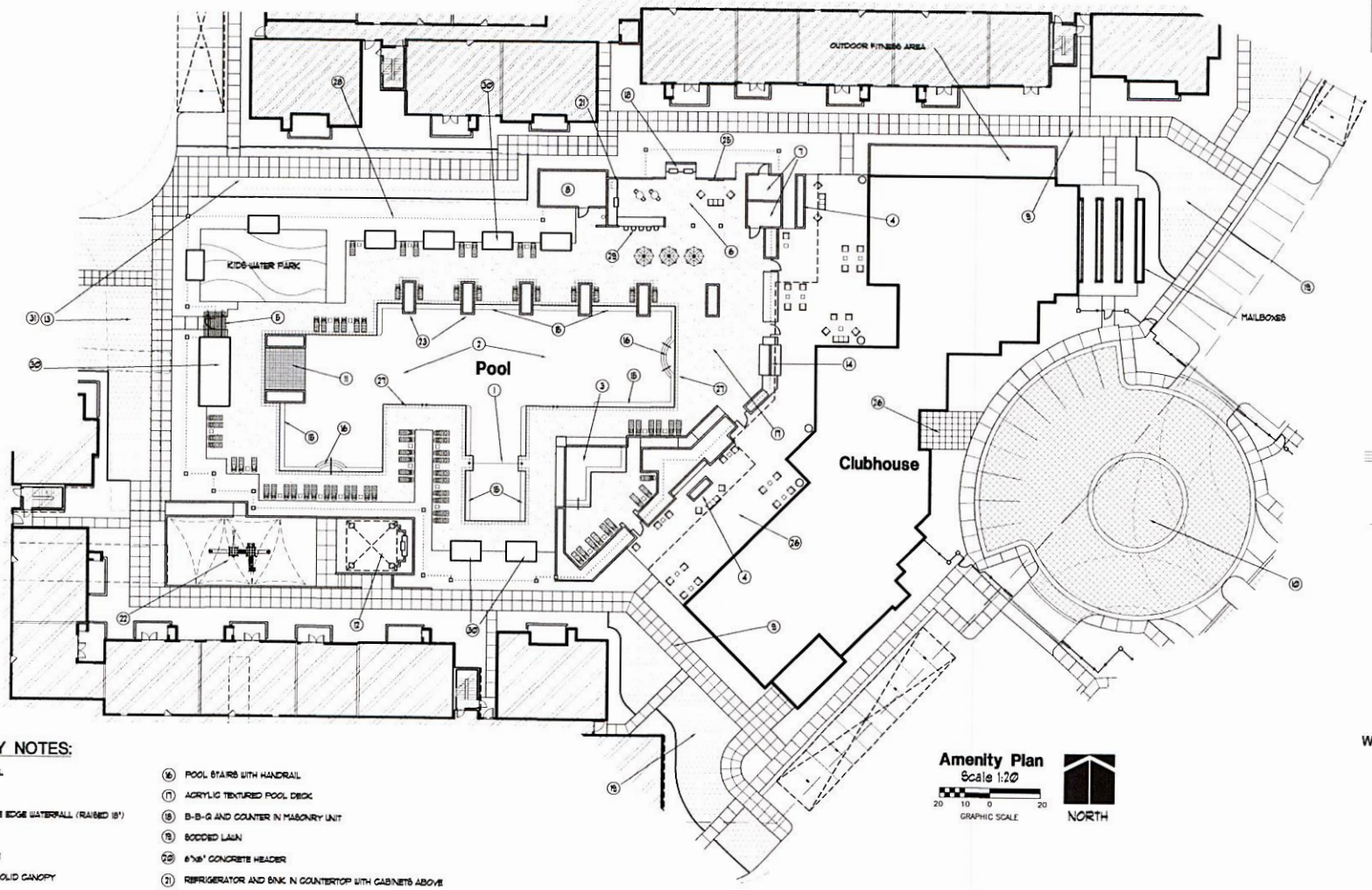
LANDSCAPE PLAN



PLAN KEY NOTES:

1. WATER VOLLEYBALL
2. LAP POOL
3. JACUZZI W/NEGATIVE EDGE WATERFALL (RAISED 18")
4. FIREPIT
5. TRELLIS STRUCTURE
6. POOL ROOM WITH SOLID CANOPY
7. RESTROOMS
8. POOL AND SPA EQUIPMENT ROOM
9. 8' WIDE INTEGRAL COLOR CONCRETE W/ SCORING AT 4' O.C. EACH WAY
10. DECORATIVE CONCRETE PAVERS
11. BEACH ENTRY
12. RAMADA WITH B-B-Q AND SITE FURNITURE
13. 20' WIDE FIRELANE
14. PLEXIGLASS PANEL WITH WATERFALL
15. POOL BENCH
16. POOL STAIRS WITH HANDRAIL
17. ACRYLIC TEXTURED POOL DECK
18. B-B-Q AND COUNTER IN MASONRY UNIT
19. SODDED LAWN
20. 6"x18" CONCRETE HEADER
21. REFRIGERATOR AND SINK IN COUNTERTOP WITH CABINETS ABOVE
22. PLAYSTRUCTURE WITH SHADE SAILS (DEPRESSED 18")
23. RAISED PLANTERS WITH WATERFALL FEATURE AT ENDS OF RAISED PLANTER
24. FIREPLACE
25. T.V.'S MOUNTED ON WALL
26. TILE PAVERS UNDER PATIO COVER
27. 16' SQ. ARTISTIC PAVER WITH BULLNOSE EDGE AT POOL EDGE
28. WELDED WIRE FENCE WITH 16' SQ. DECORATIVE MASONRY COLUMNS
29. BAR COUNTER
30. MULTIPLE SHADE STRUCTURES
31. SODDED TURF OVER ENGINEERED PLASTIC RINGS OVER 8" COMPACTED AB6 SUBBASE FOR FIRELANE

Amenity Plan
Scale 1:20
20 10 0 20
GRAPHIC SCALE

NORTH

CITY OF PHOENIX
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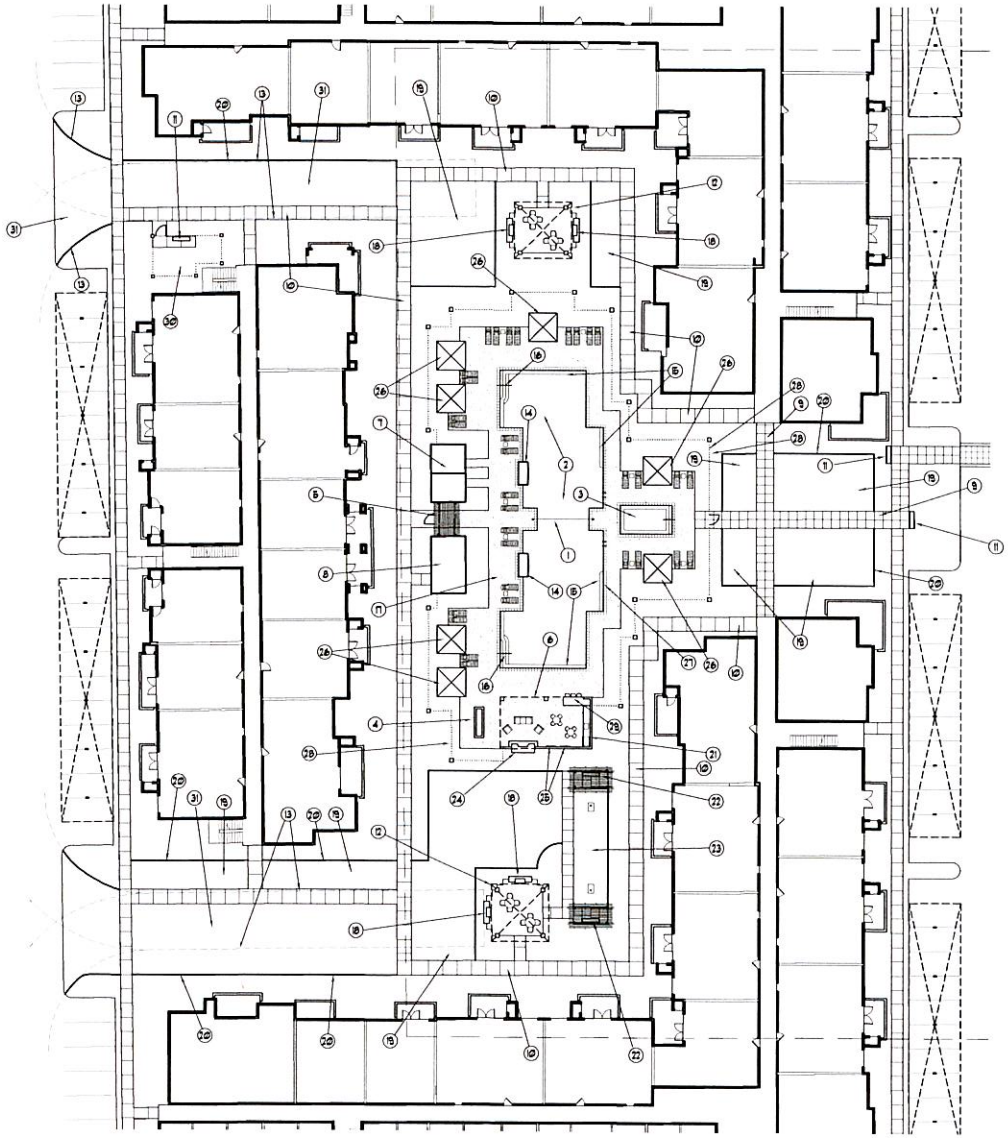
AMENITY PLAN

PLAN KEY NOTES:

1. WATER VOLLEYBALL
2. GAME/PASSIVE POOL
3. JACUZZI
4. FIREPIT
5. TRELLIS STRUCTURE
6. POOL ROOM WITH SOLID CANOPY
7. RESTROOMS
8. POOL AND SPA EQUIPMENT ROOM
9. 5' WIDE INTEGRAL COLOR CONCRETE W/ SCORING AT 4' O.C. EACH WAY
10. 5' WIDE NATURAL COLOR CONCRETE W/ SCORING AT 5' O.C.
11. 6' BENCH WITH BACK
12. RAMADA
13. 20' WIDE FIRELANE
14. WATER FEATURE TOWER WITH WATERFALL
15. POOL BENCH
16. POOL STAIRS WITH HANDRAIL
17. ACRYLIC TEXTURED POOL DECK
18. B-B-Q AND COUNTER IN MASONRY UNIT
19. SODDED LAWN
20. 6"X6" CONCRETE HEADER
21. REFRIGERATOR AND SINK IN COUNTERTOP WITH CABINETS ABOVE
22. 6' BENCH WITH BACK UNDER TRELLIS SYSTEM
23. CORNHOLE WITH SYNTHETIC TURF
24. FIREPLACE
25. T.V.'S MOUNTED ON WALL
26. CANVAS SHADE STRUCTURE WITH POOL FURNITURE
27. 16' SQ. ARTISTIC PAVER WITH BULLNOSE EDGE AT POOL EDGE
28. WELDED WIRE FENCE WITH 16' SQ. DECORATIVE MASONRY COLUMNS
29. BAR COUNTER
30. PET RELIEF WITH SYNTHETIC TURF
31. SODDED TURF OVER ENGINEERED PLASTIC RINGS OVER 8" COMPACTED ABC SUBBASE FOR FIRELANE



Amenity Plan
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GRAPHIC SCALE

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CITY OF PHOENIX

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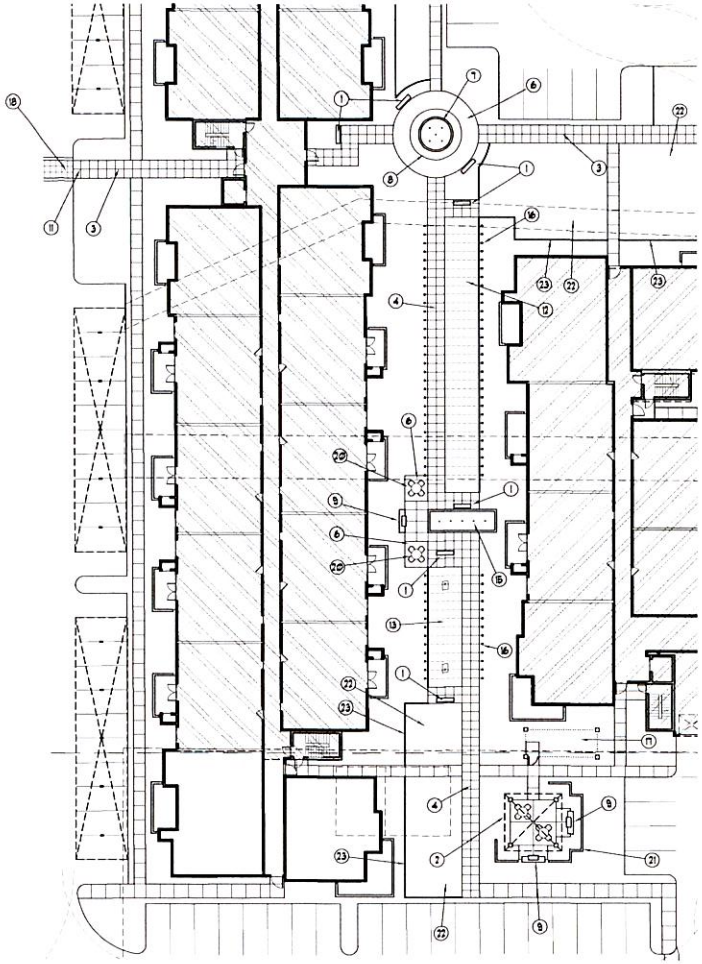
AMENITY PLAN

PLAN KEY NOTES:

1. 6' BENCH WITH BACK
2. 20' SQ. RAMADA
3. 8' WIDE INTEGRAL COLOR CONCRETE W/ SCORING AT 4' O.C. EACH WAY
4. 6' WIDE INTEGRAL COLOR CONCRETE W/ SCORING AT 3' O.C. EACH WAY
5. 5' WIDE NATURAL COLOR CONCRETE SIDEWALK
6. NATURAL COLOR EXPOSED AGGREGATE FINISH CONCRETE
7. 10' DIA. WATER FEATURE W/6 BUBBLERS (VARIOUS HTS.)
8. AT GRADE PLANTER WITH SEASONAL ANNUALS
9. B-B-Q AND COUNTER IN MASONRY UNIT
10. TREE GRATE WITH SPECIMEN SHADE TREE
11. ADA RAMP AT 5% MAX. SLOPE
12. BOCCE BALL WITH SYNTHETIC TURF
13. CORNHOLE WITH SYNTHETIC TURF
14. METAL CLAD TRELLIS STRUCTURE WITH SEATING UNDER
15. BUBBLERS IN 16" HIGH MASONRY POOL
16. TUBE LIGHTING SUPPORTED WITH DECORATIVE POLES
17. PET RELIEF AREA WITH SYNTHETIC TURF
18. DECORATIVE PAVERS
19. CROSSWALK WITH DECORATIVE PAVERS EDGED WITH 12" CONCRETE HEADER
20. TABLES WITH UMBRELLAS
21. 36" TALL DECORATIVE MASONRY WALL
22. SODDED TURF
23. 6" CONCRETE HEADER



Amenity Plan
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GRAPHIC SCALE

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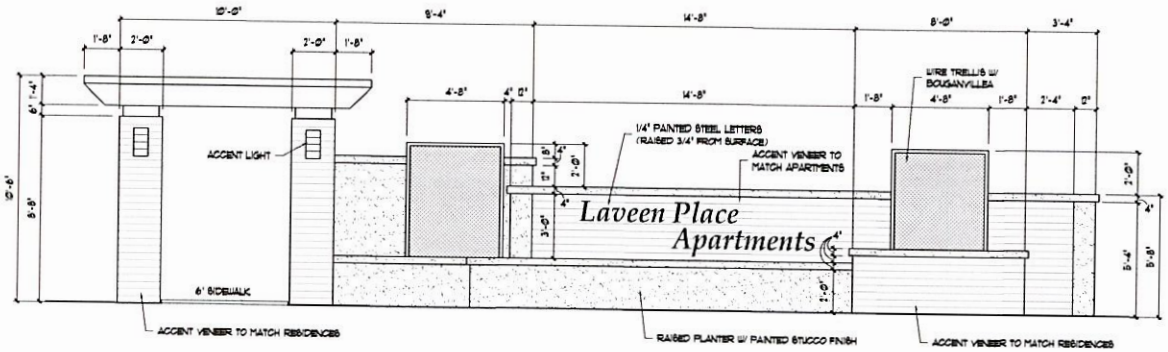
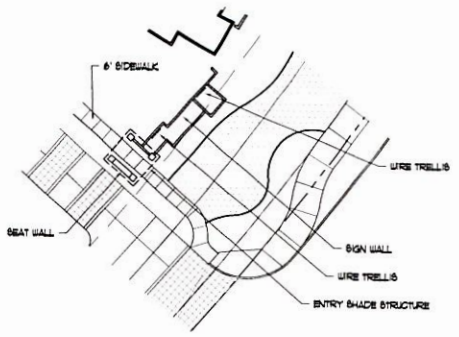
AMENITY PLAN

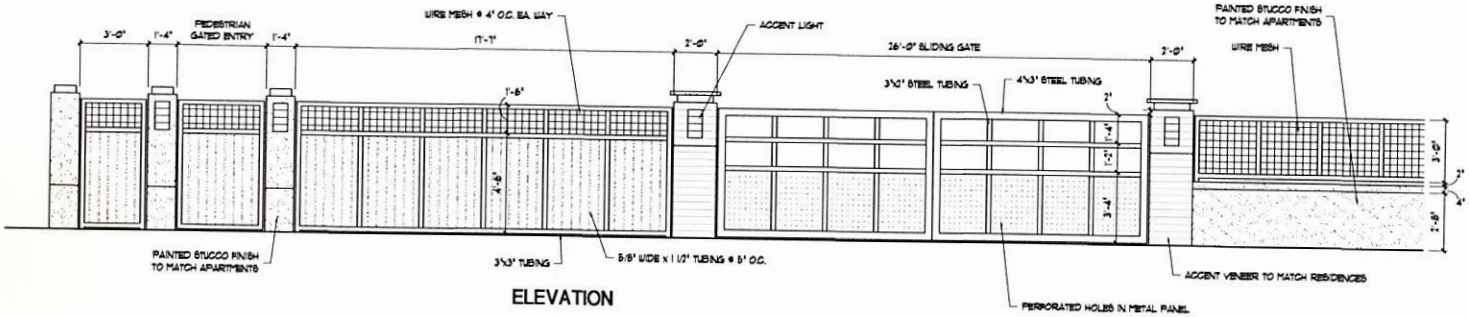


ELEVATION

ENTRY SIGN MONUMENT ELEVATION

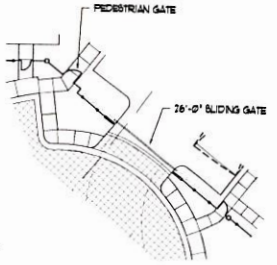


PLAN VIEW
SCALE 1:20



ELEVATION

ENTRY GATE ELEVATION



PLAN VIEW
SCALE 1:20

CITY OF PHOENIX
OCT 01 2021
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ENTRY GATE ELEVATIONS

Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Nov. 17, 2021.

Summary
Application: PHO-2-21--Z-47-19-7
Existing Zoning: C-2 HGT/WVR
Acreage: 10.74

Owner: Laveen Baseline LLC
Applicant: Michael Trueman
Representative: Tanya Aksamentova

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

Concurrence/Previous Council Action
Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this case on Nov. 8, 2021 and recommended approval by a vote of 11-0.
PHO Action: The Planning Hearing Officer heard this case on Nov. 17, 2021 and recommended approval with additional stipulations. See **Attachment A** for the full list of Planning Hearing Officer recommended stipulations.

Location
Approximately 650 feet north of the intersection of 59th Avenue and South Mountain Avenue
Council District: 7
Parcel Address: N/A

This item was adopted.

90 **Amend City Code - Ordinance Adoption - Rezoning Application PHO-3-21--Z-47-19-7 - West of the Intersection of 59th Avenue and**

South Mountain Avenue (Ordinance G-6931)

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Nov. 17, 2021.

Summary
Application: PHO-3-21--Z-47-19-7
Existing Zoning: R-4
Acreage: 23.27

Owner: Laveen Baseline LLC
Applicant: Michael Trueman
Representative: George Pasquel III, Withey Morris PLC

Proposal:
1. Review of site plan, landscape plan, and elevations by the Planning Hearing Officer per Stipulation 33.
2. Modification of Stipulation 35 regarding a minimum 25 percent of surface parking areas shaded by trees.

Concurrence/Previous Council Action
Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this case on Nov. 8, 2021 and recommended denial as filed and approval with additional stipulations, by a vote of 10-1.
PHO Action: The Planning Hearing Officer heard this case on Nov. 17, 2021 and recommended approval with additional stipulations. See **Attachment A** for the full list of Planning Hearing Officer recommended stipulations.

Location
West of the Intersection of 59th Avenue and South Mountain Avenue
Council District: 7
Parcel Address: N/A

This item was adopted.

91 **Public Hearing - Certificate of Appropriateness - Appeal of Historic Preservation Commission's Decision on Certificate of**

Stephanie Hurd echoed the committee's comments regarding pedestrian safety, stressed the importance of creating walkability in Laveen, and questioned whether simply adding sidewalks achieves that goal. **Riddell** stated that the development values walkability and has provided pedestrian connections to the commercial parcel to the north as well as the public sidewalk. She also stated that pedestrian safety education would be beneficial in mitigating the mid-block crossings from the high school.

MOTION
Vice Chair Abegg made a motion to approve the case as filed. **Jennifer Rouse** seconded the motion.

VOTE:
11-0, Motion to approve, with Committee Members Glass, Abegg, Barraza, Flores, Flunoy, Hurd, Knight, Ortega, Perrera, Rouse, and Rowe in favor.

7. **PHO-3-21--Z-47-19-7:** Presentation, discussion, and possible recommendation on a request to modify stipulations of entitlement for the property located west of the intersection of 59th Avenue and South Mountain Avenue. Review of site plan, landscape plan, and elevations per stipulation number 33 and request to modify stipulation number 35 regarding surface parking area landscaping.

Sofia Mastikhina, staff, provided an overview of the request, including its locational context, and its existing and surrounding zoning. She explained that this site is directly to the south of the subject site of the previous agenda item. She presented the proposed site plan, landscape plan, and building elevations, as well as the requested stipulation modifications.

Jason Morris, representative with Withey Morris PLC, stated that after working with members of the community and the public, they have decided to withdraw the request to reduce surface parking area landscaping. As such, the only remaining request is the review of plans and elevations by the committee. He provided an overview of the site, including the location and history of the area, and explained that the subject site has always be slated for multifamily development. He stated that the proposed density is below that which is allowed by right under the current zoning and explained that one of the reasons for this density reduction was to create more open space. The proposed open space is 14 percent, most of which is usable and not just retention basins. He provided a summary of the overall project including unit count, open space calculation, planned amenities, parking lot shading, and a 10-foot-wide Shared Use Path (SUP) along 59th Avenue. He presented detailed exhibits of the amenity open space areas as well as the overall landscape plan, and the building elevations. He noted that the quality of the architecture reflects the projected high price point of the units.

Vice Chair Linda Abegg praised the applicant for providing a project that prioritizes families in their selection of amenities.

Chair Tonya Glass praised the applicant for withdrawing their request to reduce the number of trees in the parking areas, as well as for adding more landscaping enhancements such as palm trees. She also praised the high quality of the building elevations, especially the fact that no two buildings on the site will look completely alike.

Stephanie Hurd stated that the proposal is much more modern that what is typically developed in Laveen and expressed appreciation for the enhanced amenities. She then stated she was surprised no one has approached the applicant regarding this proposal, as the building height is four stories. She asked if the Chair or Vice Chair had any concerns with this. **Vice Chair Abegg** explained that, in the original rezoning case, this site was permitted this height as a concession to locate the Harkins movie theater on a parcel to the north, which received a height waiver. **Morris** stated that they are will not be seeking any variances on the site and will adhere to the development standards of the zoning district approved in the original zoning case.

Carlos Ortega expressed his concern with granting a height waiver for this property and allowing a four-story apartment complex, as residents will not be able to see the mountains. **Chair Glass** explained that the height waiver was granted to the Harking movie theater on a parcel north of the subject site. The zoning for this proposal permits four stories by right.

PUBLIC COMMENT

Sandy Hamilton stated that the amenity package is very nice but that it does not fit in with Laveen. He also expressed concern with only having one vehicular access drive for over 500 units, as well as with the building height.

Dan Penton stated that his recollection from the original zoning case is that the height waiver was conditioned upon the building height being stepped back from 59th Avenue to avoid conflicts with the view corridors. **Chair Glass** explained that the height waiver was for the Harkins theater, not this site. **Penton** then expressed concern with the single access point, asked how pedestrian safety is addressed, and asked for clarification on the configuration of the parking along the southern property line.

Phil Hertel expressed concern with the single access drive and stated that an emergency access point should be added to ensure emergency vehicles can access the site without conflicting with resident and guest traffic. He noted that 59th Avenue curves north of the site and suggested a right turn lane into the development, on southbound 59th Avenue. He stated that the development is nice and raises the bar for future multifamily developers.

Morris clarified that there is no height waiver for this parcel, and that all four-story buildings – which are permitted by right under the current zoning – are interior to the site and at least 150 feet from the street. He explained that the parking spaces along the southern property line are surface spots and will be shaded with structural and tree shade. He then stated that the development could accommodate a deceleration lane on southbound 59th Avenue and an additional emergency access gate.

MOTION

Vice Chair Abegg made a motion to deny the case as filed and approve with two additional stipulations as follows:

1. The development shall incorporate a deceleration lane on southbound 59th Avenue to provide right-turn only ingress to the site, as approved by the Street Transportation Planning and Development Departments.

2. There shall be an emergency access point and gate into the development, as approved by the Planning and Development Department.

The stipulation modification request recommended for denial is the following: Modification of Stipulation 35 regarding a minimum 25 percent of surface parking areas shaded by trees.

Jennifer Rouse seconded the motion.

VOTE:
10-1, Motion to approve, with Committee Members Glass, Abegg, Barraza, Flores, Flunoy, Hurd, Knight, Perrera, Rouse, and Rowe in favor and Committee Member Ortega dissenting.

8. **INFORMATION ONLY:** Presentation and discussion regarding the 2021 Laveen Village Annual Report.

Mastikhina provided an overview of the items up for discussion, which include the village to-do list, a highlighted project, a front cover, and a group photo. She outlined the informational presentations that were heard by the committee in 2021 and then presented the previous year's to-do list for the committee's discussion. **Chair Glass** asked that staff email the to-do list to the committee in an Excel format so committee members can provide feedback in an efficient manner.

Mastikhina then provided a list of cases that have been approved by the committee in the past year for consideration for a project highlight. **Chair Glass** asked that there also be a narrative included regarding the community's ongoing and successful efforts in shaping developments and for their overall involvement in the processes. **Vice Chair Abegg** also stated that the community's efforts to get more parks in Laveen has been very successful and that it should be highlighted also. **Ortega** asked if they can also highlight projects that have been denied, as it has typically been in the community's best interest. **Mastikhina** stated that she will include a list of denied projects for the December discussion on this topic. **Ortega** also asked if there is any way to include information about ongoing projects in the pipeline so the community can easily stay informed. **Mastikhina** explained that the annual report is a static document, but that she will relay his comment to management to consider updates to the website to address this.

Hurd asked who the main reader of these reports is and indicated that developers should be directed to this report to learn what the committee expects in their projects.

Rowe stated that there should also be an analysis of what types of businesses are coming to Laveen, compared to what types of businesses go elsewhere in the city.

Ortega suggested adding something that lists the main features that the committee typically asks for in developments, such as wider lots, deeper driveways, specific architectural features, and so on. **Mastikhina** replied that a section can be added, as the StoryMap software allows for content flexibility.

Mastikhina then asked the committee to provide photos to vote on for a new annual report cover. **Chair Glass** stated that there have been photos circulating on Facebook of families