

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-42-21-8 October 5, 2021

Laveen Village Planning Committee Meeting Date	October 11, 2021
Planning Commission Hearing Date	November 4, 2021
Request From:	S-1 (Ranch or Farm Residence District) (2.05 acres)
Request To:	C-2 (Intermediate Commercial District) (2.05 acres)
Proposed Use	Detached multifamily residential
Location	Southwest corner of 59th Avenue and South Mountain Avenue
Owner	Kleck Rodney and Donna Tr., Deka Company
Applicant	Shelby Duplessis, The Empire Group of Companies
Representative	Alan Beaudoin, Norris Design
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 2 to 3.5 dwelling units per acre	
Street Map Classification	59th Avenue	Arterial	55-foot west half street
<i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i>			
The proposed multifamily residential housing development is consistent in scale and character with the residential developments and zoning designations on the east side of 59th Avenue.			

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

The proposed development will provide a new housing option in the Laveen Village that is located within close proximity to the Loop 202 freeway and nearby commercial centers, which will serve the new residents of the area.

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

As stipulated, the development will provide mature shade trees along its 59th Avenue frontage and for the bus stop pad.

Applicable Plan, Overlays, and Initiatives

[Laveen Southwest Growth Study](#) – See Background Item No. 5.

[Housing Phoenix Plan](#) – See Background Item No. 8.

[Tree and Shade Master Plan](#) – See Background Item No. 9.

[Complete Streets Guiding Principles](#) – See Background Item No. 10.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 11.

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

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	S-1
North	Vacant and agricultural land	R-4
South (East of 59th Avenue)	Single-family subdivision	R1-8
East (Across 59th Avenue)	Multifamily residential subdivision (under construction)	R-3
West	Agricultural land	S-1 (Approved C-2/CP-GCP)

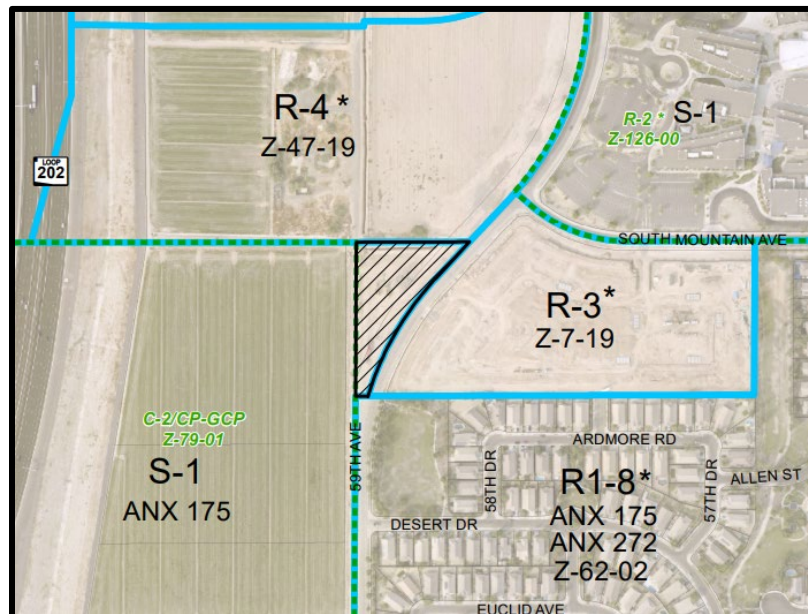
R-3 Multifamily Residence District* (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Gross Acreage	-	2.05
Total Number of Units	31 to 35 maximum	7 – Met
Density (dwelling units/acre)	15.23; 17.40 with bonus maximum	3.3 – Met
Perimeter Standards Minimum	20 feet adjacent to a public street; 15 feet adjacent to property line	20-feet adjacent to a public street; 20-feet adjacent to property line – Met
Building Height	2 stories or 30 feet for first 150- feet; 1 foot in 5-foot increase to 48 feet high, 4-story maximum	1 story, 17 feet – Met
Lot Coverage	45% maximum	13.3% – Met
Common Area	5% of gross minimum	Unknown

* The C-2 zoning district permits multifamily zoning by right within the development parameters of the R-3 zoning district.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 2.05-acre site located on the southwest corner of 59th Avenue and South Mountain Avenue from S-1 (Ranch or Farm Residence District) to C-2 (Intermediate Commercial District) to allow a detached multifamily residential development.



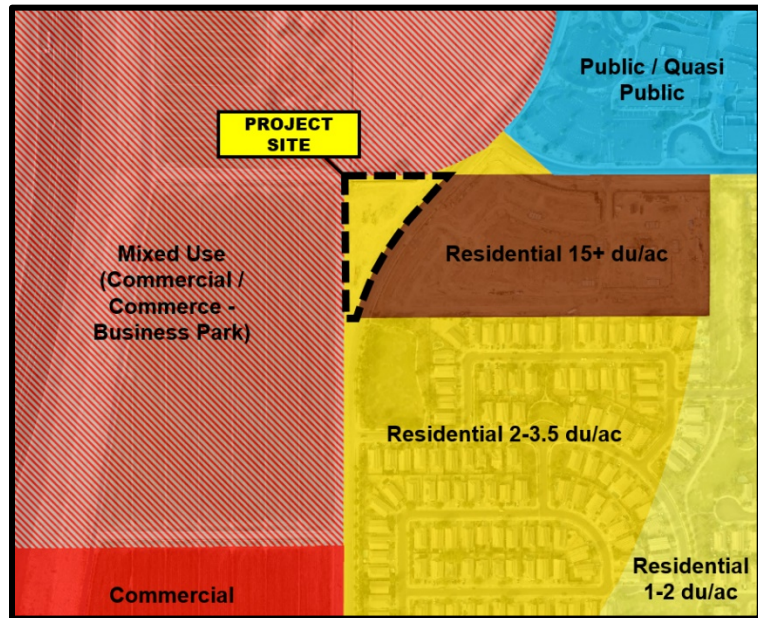
Aerial Map

Source: City of Phoenix Planning and Development Department

2. The site has a General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre. The same designation exists to the south and southeast of the site. North and west of the subject site is a Mixed Use (Commercial / Commerce – Business Park) designation. East of the site, across 59th Avenue, is the Residential 15+ dwelling units per acre designation.

The proposed zoning designation is not consistent with the General Plan Land Use Map designation.

However, as the site is less than 10 acres in size, a General Plan Amendment is not required.



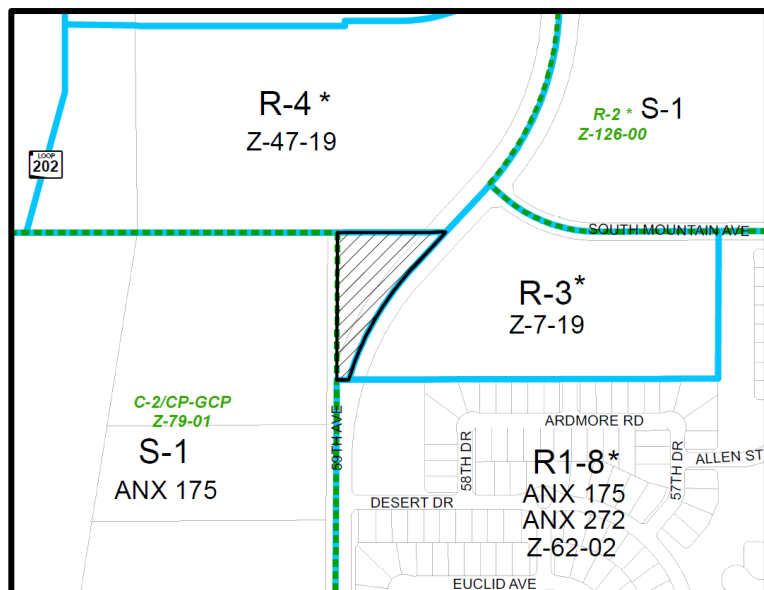
General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The current zoning of the subject site is S-1 (Ranch or Farm Residence District), and it is currently vacant. West of the site, where the rest of the proposed development lies, is S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence District, Approved Intermediate Commercial District or Commerce Park District, General Commerce Park Option). This site is proposed to be developed as a multifamily residential community under R-3 (Multifamily Residence District) development standards, which is permitted by right in the C-2 district.

North of the site is a vacant lot that is partially used for agricultural operations and is zoned R-4 (Multifamily Residence District). To the east, across 59th Avenue, is a



Zoning Map

Source: City of Phoenix Planning and Development Department

multifamily residential subdivision that is current under construction and is zoned R-3 (Multifamily Residence District).

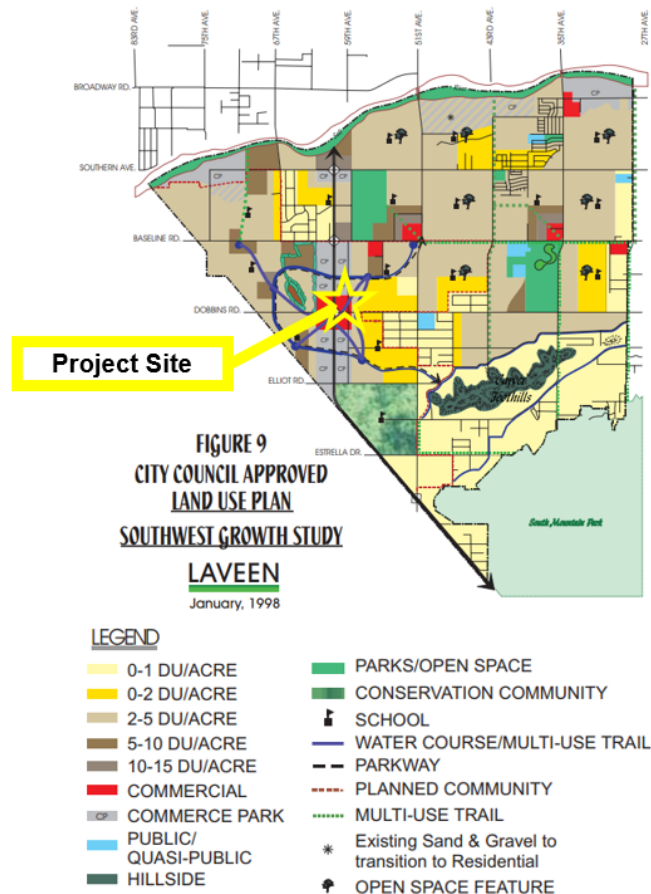
4. This request is a portion of an overall development proposal for a multifamily residential community. This rezoning request consists of 2.05 gross acres, a portion of an overall 24.58-acre site. The remaining approximately 22.53 acres to the west already have entitlements in place that will allow for this development to be built by right, as it has approved C-2/CP-GCP zoning. The development will vest the C-2 zoning and develop the site as multifamily under the R-3 development standards, which is permitted. The rezoning case that established this approved zoning on the adjacent site was Z-79-01-7. This case rezoned several parcels along both sides of the Loop 202 freeway to facilitate development once the freeway was completed. As part of this case, several stipulations of approval are tied to the site. Most of these stipulations encompass requirements for Master Plans. For consistency with these development requirements, staff is recommending that all Master Planning stipulations from Rezoning Case No. Z-79-01-7 be applicable to this new rezoning request. These are addressed in Stipulation No. 1.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

5. Laveen Southwest Growth Study

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village. It provides a land use and design planning framework to help shape the growth in Laveen, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

The Land Use Plan contained within this study designates the subject site as Residential 2 to 5 dwelling units per acre and is consistent with the current overall General Plan Land Use Map. The proposed zoning district is not consistent with



this designation, however, when the Land Use Plan within this study was created, 59th Avenue did not curve as it exists today. The new road configuration was a result of a street realignment to accommodate the construction of the Loop 202 freeway. As such, the subject site, which used to be located on the east side of 59th Avenue, along with other residentially designated properties, was moved to the west of 59th Avenue and is now directly adjacent to the corridor along the freeway designated for Commercial and Commerce Park Uses. Additionally, the proposed site plan and staff recommended stipulations incorporate several of the design policies set forth in the study. These include incorporation of robust landscaping standards along 59th Avenue and architectural style that pays homage to the agricultural heritage of Laveen.

PROPOSAL

6. The proposed site plan depicts a multifamily detached residential development. The boundaries of the subject rezoning request represent a small portion of an overall development site for this multifamily detached housing community. The remaining acreage outside of the scope of the rezoning request already has entitlements in place to develop multifamily residential under the R-3 zoning development standards. Staff is not recommending general conformance to the site plan or elevations, as any change to the overall development plan would trigger a public hearing for this very small portion of the site.

The overall site plan depicts two vehicular entry drives into the community. The secondary entry driveway is located within the boundaries of the subject rezoning request. Staff is recommending that this portion of the site be limited to this single driveway, per Stipulation No. 2. The overall site plan contains a total of 272 residential units, which are a mix of one, two, and three-bedroom units. The portion of the site within the rezoning request boundaries depicts seven of those units.

The portion of the site plan within the boundaries of the rezoning request depicts a 20-foot landscape setback along 59th Avenue. Staff is recommending that this required setback be planted with robust shade tree cover, shrubs, and live groundcover, per Stipulation No. 3, to ensure appropriate buffering from the street and a thermally comfortable pedestrian environment. Staff is also recommending that all perimeter walls facing public streets be enhanced with material and textural differences to ensure visual interest, per Stipulation No. 4.



Proposed Site Plan
Source: McGough Adamson

7. The proposed elevations depict one-story buildings that are a mix of single-unit and duplex buildings. The elevations feature pitched roof elements and the use of accent materials on front elevations and are reminiscent of a bungalow architectural style.



Building Elevations
Source: Felten Group

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

8. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing an opportunity for the diversification of the housing stock in Laveen.

9. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending significant tree shade cover for the landscape area along 59th Avenue, for pedestrian pathways, and for the southbound 59th Avenue bus stop, per Stipulation Nos. 3, 7, and 10.

10. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To ensure pedestrian safety, staff is recommending accessible pedestrian connection from the community entrance to the sidewalk, highly visible pedestrian crossing areas, and bicycle parking, per Stipulation Nos. 5, 8, and 9.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Staff is recommending bicycle parking per Stipulation No. 5.

12. **Zero Waste PHX**

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

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff did not receive any community correspondence for this case.

INTERDEPARTMENTAL COMMENTS

14. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
15. The Public Transit Department has requested that the developer provide clearly defined, accessible pathways that connect all building entrances and exits, and public sidewalks, and that they be constructed of materials that visually contrast with parking and drive aisle surfaces. The department has also required that all pedestrian pathways and sidewalks be shaded to 75 percent at tree maturity. These are addressed in Stipulation Nos. 8, 9, and 10. This department has further requested that the developer dedicate right-of-way and construct a bus stop pad along southbound 59th Avenue, south of the secondary entry drive, and that this bus stop be shaded to 50 percent at tree maturity. These are addressed in Stipulation Nos. 6 and 7.

16. The Street Transportation Department has required a 55-foot dedication for the west half of 59th Avenue, along with a 14-foot-wide median. The department has further required that the developer provide funds in escrow for a future traffic signal at 59th Avenue and South Mountain Avenue. Finally, the Street Transportation Department has required that all streets be constructed with all required improvements and comply with current ADA standards. These requirements are addressed in Stipulation Nos. 11, 12, and 13.

OTHER

17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 14, 15, and 16.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed development will provide a new housing option in Laveen, helping alleviate the city's housing shortage.
2. The proposed development is located within close proximity to the Loop 202 freeway and nearby commercial centers that will serve the new residents.
3. As stipulated, the proposal includes site design elements that exceed Zoning Ordinance requirements and that are consistent with the design recommendations set forth in the Laveen Southwest Growth Study.

Stipulations

1. The development of the area is subject to the submittal of required master plans and compliance with the following stipulations:

Each developer shall submit Master Development Plans for review and approval by appropriate city departments prior to preliminary site plan submittal of such developer's development unit. The plans to be submitted are as follows:

- (a) General Development Plan that shall include:
 - (1) Boundaries and approximate acreage of the developer's development unit.
 - (2) Proposed zoning and land use of the developer's development unit.
 - (3) The approximate location of arterial and collector streets which are adjacent to or a part of the developer's development unit.
 - (4) The approximate location, if provided, of any applicable public uses proposed, such as schools, parks, trails, drainage ways, or other recreational facilities. Also shown shall be proposed private open space reservations or trails adjacent to and/or within the developer's development unit.
 - (5) Development Phasing Schedule for the developer's development unit that includes the anticipated initiation of development for each phase and the anticipated completion of development.
 - (6) Project data for the developer's development unit for specific types of uses to include: a schedule of intensity of uses for each phase indicating the proposed land uses, the maximum number of dwelling units, the approximate gross leasable area, the proposed height and floor area ratio (FAR) limits, and the projected school enrollment.
- (b) Master Infrastructure Plans: Each developer shall submit for review by the Water Services Director, master infrastructure plans for potable water, wastewater, and reclaimed water facilities (if applicable) for the developer's development unit. Such plans shall meet the terms and conditions set forth in the Water Services Department's master water, wastewater, and reclaimed water master plans for the area.

- (c) Master Street Circulation Plan: Each developer shall dedicate all necessary rights-of-way and required easements for the developer's development unit (for streets, utilities, trails systems, and other open space where required). Each applicable developer shall dedicate a multi-use trail easement along the South Mountain Avenue alignment as approved by the Parks and Recreation Department to provide connectivity through the site to adjacent open space and trail connections. Other multi-use trail easements shall be dedicated by the applicable developer in the vicinity of the Olney Avenue alignment, and to generally criss-cross through the core area to connect with planned or existing trails in the Laveen Trails Plan.
- (d) Master Grading and Drainage Plan: Each developer shall submit a Master Grading and Drainage Plan for the developer's development units to be approved by the City Engineer. The drainage plan shall include (but not be limited to) the following:
 - (1) Proposed man-made drainage channels.
 - (2) Any proposed flood control facilities, such as storm water detention dams.
 - (3) Discuss any drainage concerns with the project and proposed methods of addressing these concerns, to include planning by the Flood Control District.
- (e) Master Pedestrian / Bike / Trails Circulation Plan: Each developer shall submit a Master Pedestrian / Bike / Trails Circulation Plan for the developer's development unit to the Planning and Development Department for review by the Parks and Recreation, Planning and Development, and Street Transportation Departments and is to address the following:
 - (1) Show all pedestrian walkways, equestrian trails, water features and watercourses, and bikeways within and/or abutting the site.
 - (2) Coordinate the locations of trails to provide a trail network throughout the development.
 - (3) Anticipated traffic impacts will be considered in reducing conflicts between vehicle and pedestrian/biking/etc. Alternative consideration for equestrian traffic may be considered.
- (f) The Master Landscape and Conservation Plan: Each developer shall submit a Master Landscape and Conservation Plan for the developer's development unit to the Planning and Development Department for review by the Parks and Recreation, Planning and Development, and Street Transportation Departments and is to address the following:

- (1) List of plants not allowed in the development due to their incompatibility.
 - (2) Define areas to be reserved as open space.
 - (g) The Master Site and Architectural/Urban Design Plan: Each developer shall submit a Master Site and Architectural/Urban Design Plan for the developer's development unit to the Planning and Development Department for review by the Parks and Recreation, Planning and Development, and Street Transportation Departments and is to develop a character framework for linkage systems of streets, trails, and other corridor through both residential and commercial parcels with landscape, signage and construction materials.
 - (h) The Master Open Space Plan: Each developer shall submit a Master Open Space Plan for the developer's development unit to the Planning and Development Department for review by the Parks and Recreation, Planning and Development, and Street Transportation Departments and shall address the relationship of the development to all open space.
2. There shall be a maximum of one vehicular access driveway on 59th Avenue within the boundaries of the rezoning request.
 3. The required landscape setback along 59th Avenue shall include large canopy shade trees 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum four-inch caliper and 75 percent of the trees shall be minimum three-inch caliper. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at maturity, as approved by the Planning and Development Department.
 4. Perimeter walls along public streets shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
 5. Bicycle parking shall be provided either as two secure spaces in lockers within the surface parking area, or four bicycle parking spaces via inverted U-bicycle racks, artistic style bicycle racks or "Outdoor/Covered Facilities" located near the vehicular entryway into the development, as approved by the Planning and Development Department. All bicycle racks shall adhere to Appendix K of the Comprehensive Bicycle Master Plan.
 6. The developer shall dedicate right-of-way and construct a bus stop pad along southbound 59th Avenue south of the roadway that is labeled on the site plan as "secondary entry/exit." The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from the intersection according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.

7. Trees shall be placed to provide 50% shade coverage to the bus stop pad at full maturity, as approved by the Planning and Development Department.
8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop pad, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. Trees shall be placed to provide 75% shade coverage on all pedestrian paths and sidewalks at full maturity, as approved by the Planning and Development Department. Shade structures may be used to meet the shade requirement in places where trees are unable to be located.
11. The developer shall dedicate minimum 55 feet of right-of-way and construct the west half of 59th Avenue to City of Phoenix CM Cross Section standards with a 14-foot-wide landscaped median island, as approved by the Planning and Development Department.
12. The developer shall provide \$48,000 in escrow for a future traffic signal for the intersection of 59th Avenue and South Mountain Avenue.
13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 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.
14. 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.
15. 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.
16. 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.

Staff Report: Z-42-21-8

October 5, 2021

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Writer

Sofia Mastikhina

September 27, 2021

Team Leader

Samantha Keating

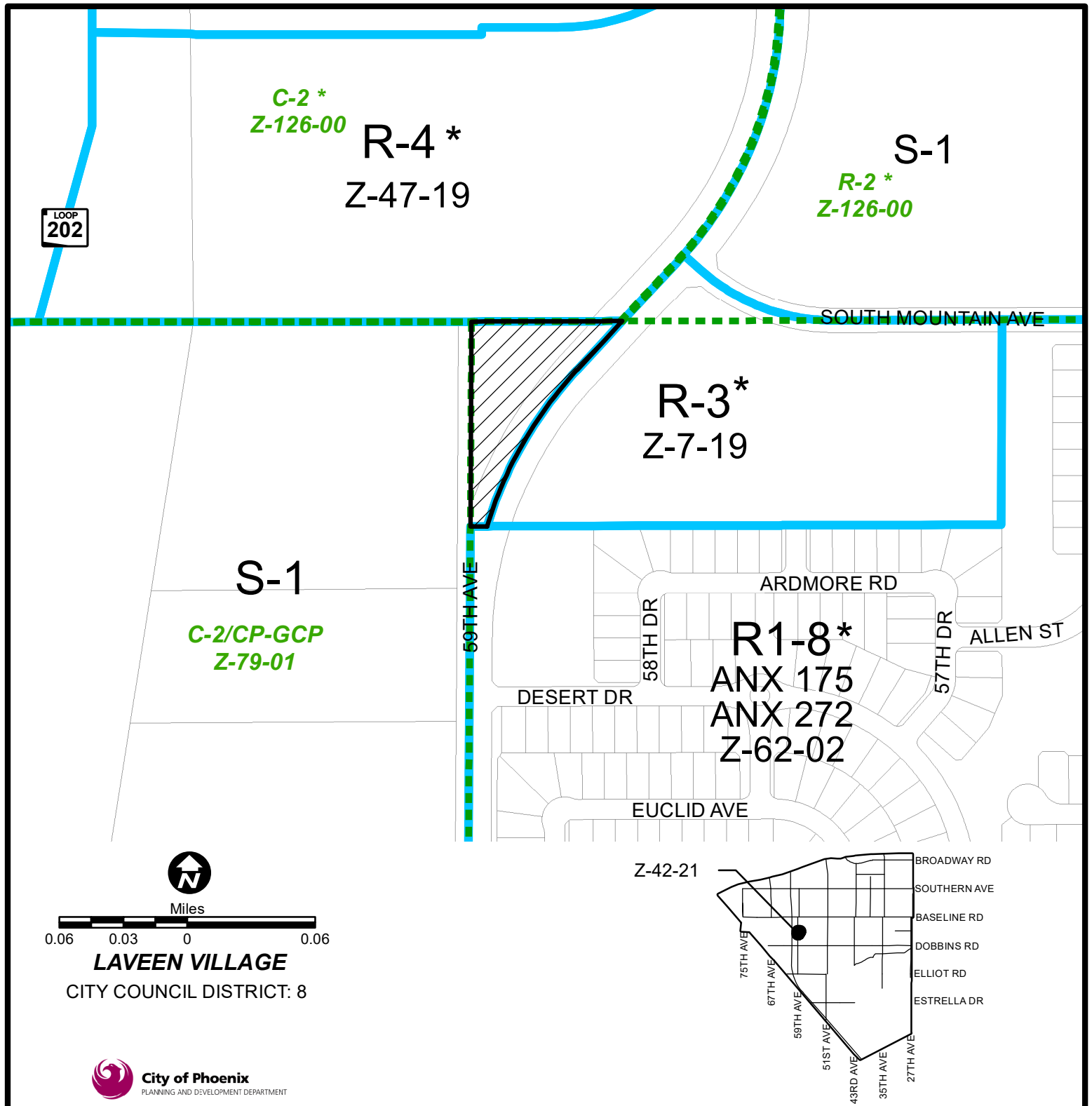
Exhibits


Sketch Map

Aerial

Site plan date stamped June 15, 2021 (1 page)

Elevations date stamped June 15, 2021 (9 pages)

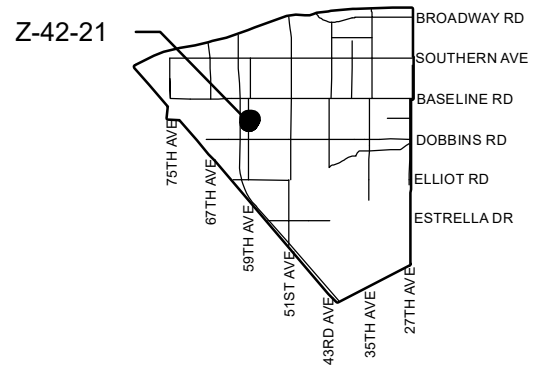
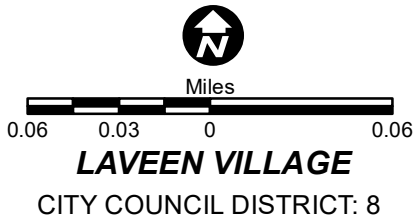



 Miles
 0.06 0.03 0 0.06
LAVEEN VILLAGE
 CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Alan Beaudoin, Norris Design		REQUESTED CHANGE: FROM: S-1 (2.05 a.c.) TO: C-2 (2.05 a.c.)	
APPLICATION NO. Z-42-21	DATE: 7/26/2021 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.05 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 02-15	ZONING MAP C-5	
MULTIPLES PERMITTED S-1 C-2	CONVENTIONAL OPTION 2 29		* UNITS P.R.D. OPTION N/A 35

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



APPLICANT'S NAME: Alan Beaudoin, Norris Design

APPLICATION NO. Z-42-21

DATE: 7/26/2021
REVISION DATES:

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

2.05 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 02-15

ZONING MAP
C-5

REQUESTED CHANGE:

FROM: S-1 (2.05 a.c.)

TO: C-2 (2.05 a.c.)

MULTIPLES PERMITTED

S-1

C-2

CONVENTIONAL OPTION

2

29

* UNITS P.R.D. OPTION

N/A

35

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

CHECKED BY:
 DMM/ST



VILLAGE AT CARVER MOUNTAIN

REZONING SITE PLAN FOR "VILLAGE AT CARVER MOUNTAIN,"
A DETACHED RESIDENTIAL COMMUNITY

REZONING REQUEST

REZONE A PORTION OF THE SITE (APN 300-02-012D) FROM S-1 TO C-2 TO SUPPORT THE DEVELOPMENT OF A DETACHED SINGLE LEVEL RESIDENTIAL COMMUNITY.

REZONING AREA DATA

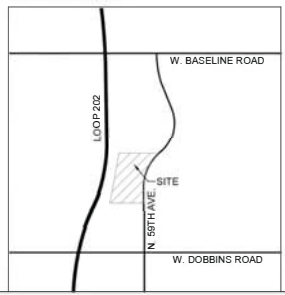
GROSS AREA: +/- 2.12 ACRES
NET AREA: +/- 1.30 ACRES
EXISTING ZONING: S-1
PROPOSED ZONING: C-2
NUMBER OF UNITS: 7
DENSITY: 3.3 DU/ACRE
LOT COVERAGE: 7,552 SF (13.3% OF NET AREA)

CITY OF PHOENIX

JUN 15 2021

**Planning & Development
Department**

VICINITY MAP



PROJECT TEAM	
OWNER/DEVELOPER	
The Empire Group of Companies 4817 North Scottsdale Road, Suite 101 Scottsdale, AZ 85250 Contact: Emily Dugan Phone: 602 979 4428 Email: edugan@theempiregroup.com	
OWNER	
Kleck Roney/Danna Tri 945 N Miller St Mesa, AZ 85203	
DEVELOPER REPRESENTATIVE	
Nava Design 901 East Madison Street Phoenix, AZ 85004 Contact: Nava Design Phone: 602 254 9603 Email: nava@navadesign.com	
LAND PLANNER	
Noddy Associates 335 East McDowell Road, Suite 101 Mesa, AZ 85203 Contact: Nick Adams Phone: 602 967 9853 Email: noddy@noddyaz.com	
CIVIL ENGINEER	
CIVL Consultants 4555 North 12th Street Phoenix, AZ 85018 Contact: Nick Adams Phone: 602 288 4027 Email: nava@navadesign.com	
TRAFFIC ENGINEER	
TCA Engineering 1801 South Alamo Avenue, Suite 204 Mesa, AZ 85209 Contact: Chris Williams Phone: 480 486 1011 Email: cwilliams@tcaeng.com	



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www.norrisdesign.com

VILLAGE AT CARVER MOUNTAIN
SWC 59TH AVE & SOUTH MOUNTAIN AVE
PHOENIX, ARIZONA

OWNER:
KLECK RONEY/DANNA TRI
DEKA COMPANY
945 N MILLER ST
MESA, AZ 85203

THE EMPIRE
Group of Companies
CONSULTANTS

CVL
CONSULTANTS
JK

NOT FOR
CONSTRUCTION
DATE:
06/14/21 REZONING
SITE PLAN

SHEET TITLE:
CONCEPTUAL
SITE PLAN

SP-100



Left Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

CITY OF PHOENIX

JUN 15 2021

**Planning & Development
Department**

Empire Village Product | Community Center

4-6-2021



6617 N Scottsdale Rd #101, Scottsdale, AZ 85254
(480) 951-2207

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS
Phone: 602.867.2500 WWW.FELTENGROUP.COM
www.feltengroup.com copyright 2021



Left Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Right Elevation
1/8" = 1'-0"



CITY OF PHOENIX

JUN 15 2021

**Planning & Development
Department**

Empire Village Product | Leasing Office

4-1-2021



6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-1207

FELTENGROUP

ARCHITECTURE | ENGINEERING | FORENSICS

Phone: 602.887.2000 WWW.FELTENGROUP.COM

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Left Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

CITY OF PHOENIX

JUN 15 2021

**Planning & Development
Department**

Empire Village Product | Garage w/ Storage

4-1-2021



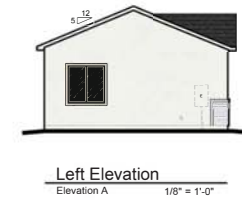
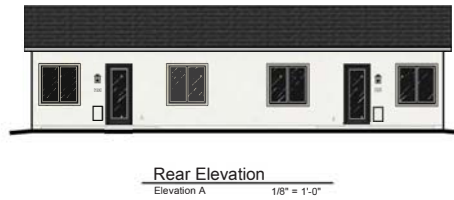
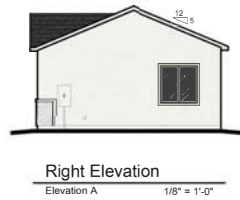
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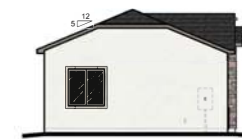
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Right Elevation
Elevation B 1/8" = 1'-0"



Rear Elevation
Elevation B 1/8" = 1'-0"



Left Elevation
Elevation B 1/8" = 1'-0"



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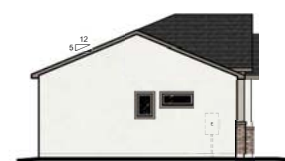
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Right Elevation
Elevation A 1/8" = 1'-0"



Rear Elevation
Elevation A 1/8" = 1'-0"



Left Elevation
Elevation A 1/8" = 1'-0"



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Empire Village Product | Plan 2

4-1-2021



Right Elevation
Elevation B 1/8" = 1'-0"



Rear Elevation
Elevation B 1/8" = 1'-0"



Left Elevation
Elevation B 1/8" = 1'-0"



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Empire Village Product | Plan 2

4-1-2021



Right Elevation

Elevation A 1/8" = 1'-0"



Rear Elevation

Elevation A 1/8" = 1'-0"



Left Elevation

Elevation A 1/8" = 1'-0"



Front Elevation

Elevation A 1/4" = 1'-0"

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Empire Village Product | Plan 3



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Right Elevation

Elevation B 1/8" = 1'-0"



Rear Elevation

Elevation B 1/8" = 1'-0"



Left Elevation

Elevation B 1/8" = 1'-0"



Front Elevation

Elevation B 1/4" = 1'-0"

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Empire Village Product | Plan 3

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