



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: February 16, 2024

Subject: P.H.O. APPLICATION NO. PHO-1-24--Z-22-21-8 – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **March 20, 2024**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **February 23, 2024**.

DISTRIBUTION

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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
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Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor
Village Planner (Nayeli Sanchez Luna, Laveen)
Village Planning Committee Chair (Linda Abegg, Laveen Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-24--Z-22-21-8

Council District: 8

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 9 regarding pedestrian connections.; Request to modify Stipulation 16 regarding right-of-way improvements.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Keilah Casillas_Contact	Applicant	2375 East Camelback Road Phoenix AZ 85016	6267866286		kcasillas@lja.com
Erika Ruiz	Applicant	2375 East Camelback Road Phoenix AZ 85016	4802807889		Eruiz@lja.com
Keilah Casillas_Contact	Representative	86 West Holly Street Phoenix AZ 85003 United States			keilah@sandboxdevelopment.com
Isola Elliot, LLC	Owner				

Property Location: Approximately 375 feet east of the northeast corner of 59th Avenue and Elliot Road

Acreage: 5.26

Geographic Information

Zoning Map	APN	Quarter Section
C5	300-02-933	Q04-15
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: _____

City of Phoenix Planning & Development
Planning Hearing Officer
200 W. Washington St.
Phoenix, AZ 85003

Re: PHO Stipulation Revision/Modification

Project Name: Isola Elliot, Kiva 20-4435

RE: Zoning Case # Z-22-21 of 5.14 AC

CITY OF PHOENIX

FEB 02 2024

Planning & Development
Department

February 2, 2024

Dear Planning Hearing Officer,

Thank you for the opportunity to provide you with our application for *Planning Hearing Officer to change and modify three (1) stipulations for Zoning Case Z-22-21, and under the same site/project, for Zoning Case Z-14-19, that we have a separate application to amend/modify a stipulation for.*

Kiva 19-796, Zoning Case Z-14-19 was the first parcel purchased by our client and developer Isola Homes, LLC. After purchasing the 22.92 +/- AC from previous owner, **they then purchased the vacant strip of parcel located South of the site, which is the Elliot Street frontage, under Kiva 20-4432, Zoning Case Z-22-21 of 5.14 AC.** We received final Site Plan approval in April 2023, Plan #2205496. During this time the adjacent parcel to our West was purchased by Wentworth Storage, and the corner C-1 parcel SW of the site is currently vacant.

We are requesting to Change and Modify the following Stipulations of Zoning Case **Z-22-21** for the Isola Elliot Build For Rent project as follows;

Z-22-21 under Kiva 20-4432 for +/- 5.14 AC

9. A Pedestrian Connections shall be provided between the site and C-1 portion to the West of the site, **when C-1 uses are compatible with its neighbors and provide specific public amenities, not the use of storages, less pedestrian serving retail,** as approved by the planning and development department.

Rationale: We would like to prevent the same issue occurring as we have for the previous zoning stipulation Z-14-19, should the commercial property that is not compatible be developed and required to add pedestrian connection. We will provide our pedestrian connection as required, since the neighboring site to the SW location of our site has not yet been developed.

16. The developer shall dedicate and provide all right-of-way improvements ~~during the first phase of the project.~~ **for Elliot Rd. street frontage during the first phase of the project, whereas 59th Ave. improvements are to be completed subsequent phase, nonetheless prior to City providing Final Certificate of Occupancy for entire site/project.**

Rationale: We have currently split our Civil drawings into two phases in order for inspection team to be able to close out each street improvement, with Elliot Rd. being phase 1, and ultimately 59th Ave. for phase 2. We are doing this due to the significant delays and financial hardships brought upon the developer by Bureau Of Reclamation easements with over a year delay, the SRP irrigation design pending final license and city permits (over 2 years), SRP Overhead/underground electrical design relocation (6 months delay) and current negotiations developer is working with SRP Counsel for the onsite easement of Laveen Drain License Agreements. The improvements on 59th Ave. are just as critical to provide for our adjacent neighbor, Wentworth Storage, who cannot have their offsite water installed until we can install our water. We can't install our water until SRP finalizes the BOR/Irrigation License, and the SRP power pole and Overhead Electrical Design, which has been delayed numerous times by SRP due to lack of staff. In order to move forward with onsite work we would like to finalize our Elliot Rd. improvements and separate them from 59th Ave., in order not to delay the project any further.

Thank you for your time and consideration of our request for Stipulation Modification and Change. Should you have any further questions please feel free to reach out to me directly.

Respectfully,



KEILAH CASILLAS | Sr. Project Manager

Land Development

O: 602.275.5445 | C: 626.786.6286

2375 E. Camelback Rd., Suite 600, Phoenix, AZ 85016

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



ORDINANCE G-6886

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-22-21-8) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT), S-1 (APPROVED C-1 PCD) (RANCH OR FARM RESIDENCE DISTRICT, APPROVED NEIGHBORHOOD RETAIL DISTRICT, PLANNED COMMUNITY DISTRICT), AND S-1 (APPROVED R1-8 PCD) (RANCH OR FARM RESIDENCE DISTRICT, APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

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

follows:

SECTION 1. The zoning of a 5.26 acre site located approximately 375 feet east of the northeast corner of 59th Avenue and Elliot Road in a portion of Section 8, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 0.67 acres of S-1 (Ranch or Farm Residence District), 0.62 acres of S-1 (Approved C-1 PCD) (Ranch or Farm Residence District, Approved Neighborhood Retail District, Planned Community District), and 3.97 acres of S-1 (Approved R1-8 PCD) (Ranch or Farm Residence District, Approved Single-Family Residence District, Planned Community District) to 5.26 acres of R-3 (Multifamily Residence District).

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:

1. The development shall be in general conformance with the site plan and elevations date stamped April 19, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. The front elevations shall consist of a minimum 10 percent non-stucco accent material.
3. The maximum building height shall be 22 feet.
4. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 10-foot-wide continuous landscape area located between the sidewalk and back of curb; and shall include 3-inch minimum caliper, large canopy single-trunk shade trees, 25 feet on center or in equivalent groupings; and minimum five-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. A minimum 30-foot landscape setback shall be required adjacent to Elliott Road and shall include large canopy shade trees 20 feet on center or in equivalent groupings between the sidewalk and proposed site development 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 mature size as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

6. The developer shall provide a minimum of 25 percent open space, as approved by the Planning and Development Department.
7. Public and private open space areas shall provide a minimum 50 percent shade and a minimum of 50 percent live vegetative cover (shrubs, grasses, or groundcover plants).
8. All uncovered surface parking lot areas shall be landscaped with a minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
9. A pedestrian connection shall be provided between the site and the C-1 portion to the west of the site, as approved by the Planning and Development Department.
10. Decorative rail or similar fencing elements shall be provided along Elliott Road, as approved by the Planning and Development Department.
11. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along Elliott Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
12. The multi-use trail along Elliott Road shall be shaded to a minimum of 50 percent using shade trees at full maturity, as approved by the Planning and Development Department.
13. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks (in adherence to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan) or "Outdoor/Covered Facilities" for guests located near entrances or amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
14. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue from the northern project boundary, extending to Elliot Road. This shall include 37-feet of paving for the east half of 59th Avenue, as approved by the Planning and De elopement Department.
15. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. This shall include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.

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16. The developer shall dedicate and provide all right-of-way improvements during the first phase of the project.
17. The developer shall provide conduit and junction boxes at the northeast corner of 59th Avenue and Elliot Road for future traffic signal equipment. The plan is to be submitted to the Street Transportation Department for review and approval.
18. The applicant shall submit a TIA with an associated Signal Warrant Analysis for the intersection of 59th Avenue and Elliott Road. Development will be responsible for the installation of the traffic signal or an in-lieu contribution as defined within the approved traffic warrant analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
19. Existing irrigation facilities along 59th Avenue and Elliot Road are to be undergrounded and/or relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
20. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or need to be relocated as part of this project. Developer shall coordinate review and permitting with the affected utility companies.
21. 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.
22. 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.
23. The developer shall provide a minimum of 24 guest parking spaces in close proximity to the clubhouse amenity area.
24. 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.

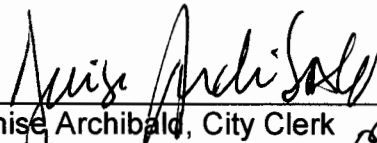
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 8th day of September, 2021.




MAYOR

ATTEST:


Denise Archibald, City Clerk *09.10.2021*



APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: 
David Benton, Chief Counsel

Pml

REVIEWED BY:


Ed Zuercher, City Manager

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

EXHIBIT A

LEGAL DESCRIPTION FOR Z-22-21-8

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8;

THENCE SOUTH 89°58'16" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 405.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°14'04"

EAST, A DISTANCE OF 253.01 FEET; THENCE SOUTH

89°58'16" EAST, A DISTANCE OF 904.93 FEET;

THENCE SOUTH 00°18'53" WEST, A DISTANCE OF 253.01 FEET TO SAID SOUTH LINE;

THENCE NORTH 89°58'16" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 904.58 FEET TO THE POINT OF BEGINNING.

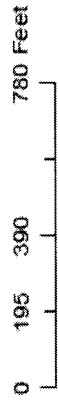
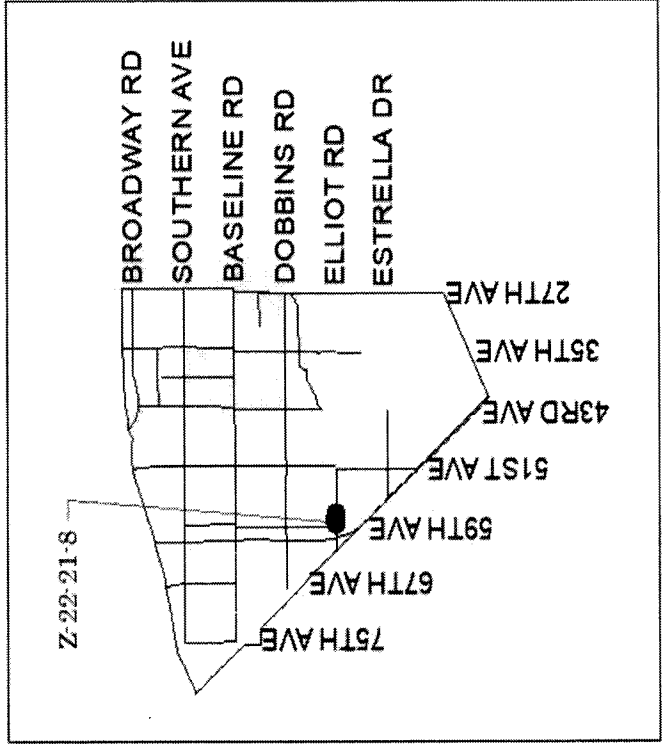
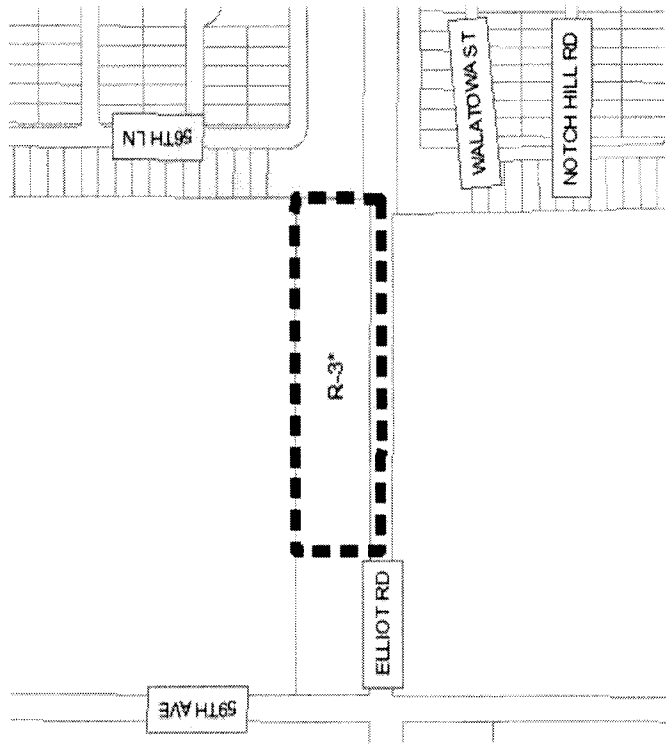
CONTAINING 228,910.02 SQUARE FEET OR 5.26 ACRES, MORE OR LESS.

ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-22-21-8
Zoning Overlay: N/A
Planning Village: Laveen

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

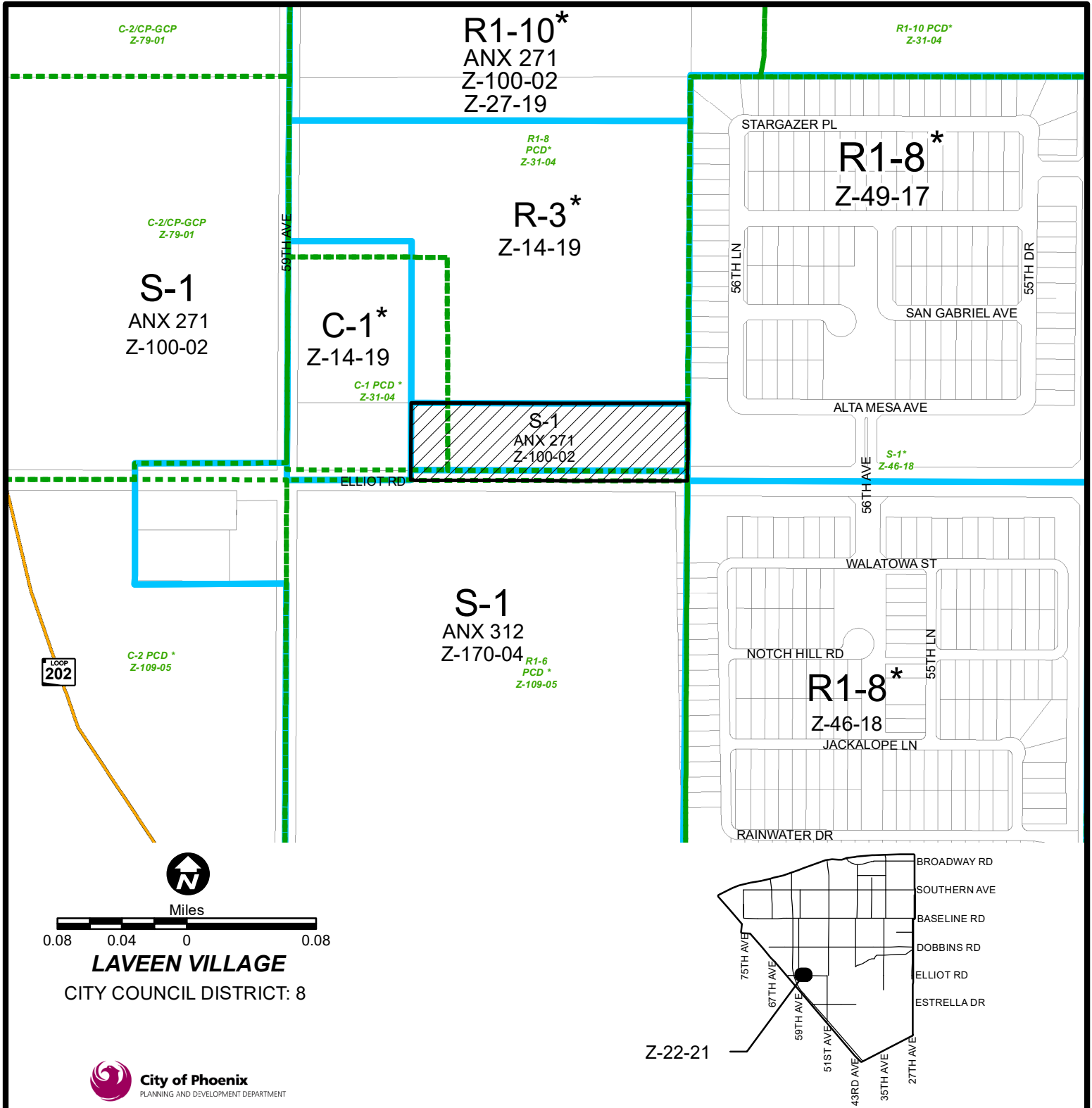


NOT TO SCALE

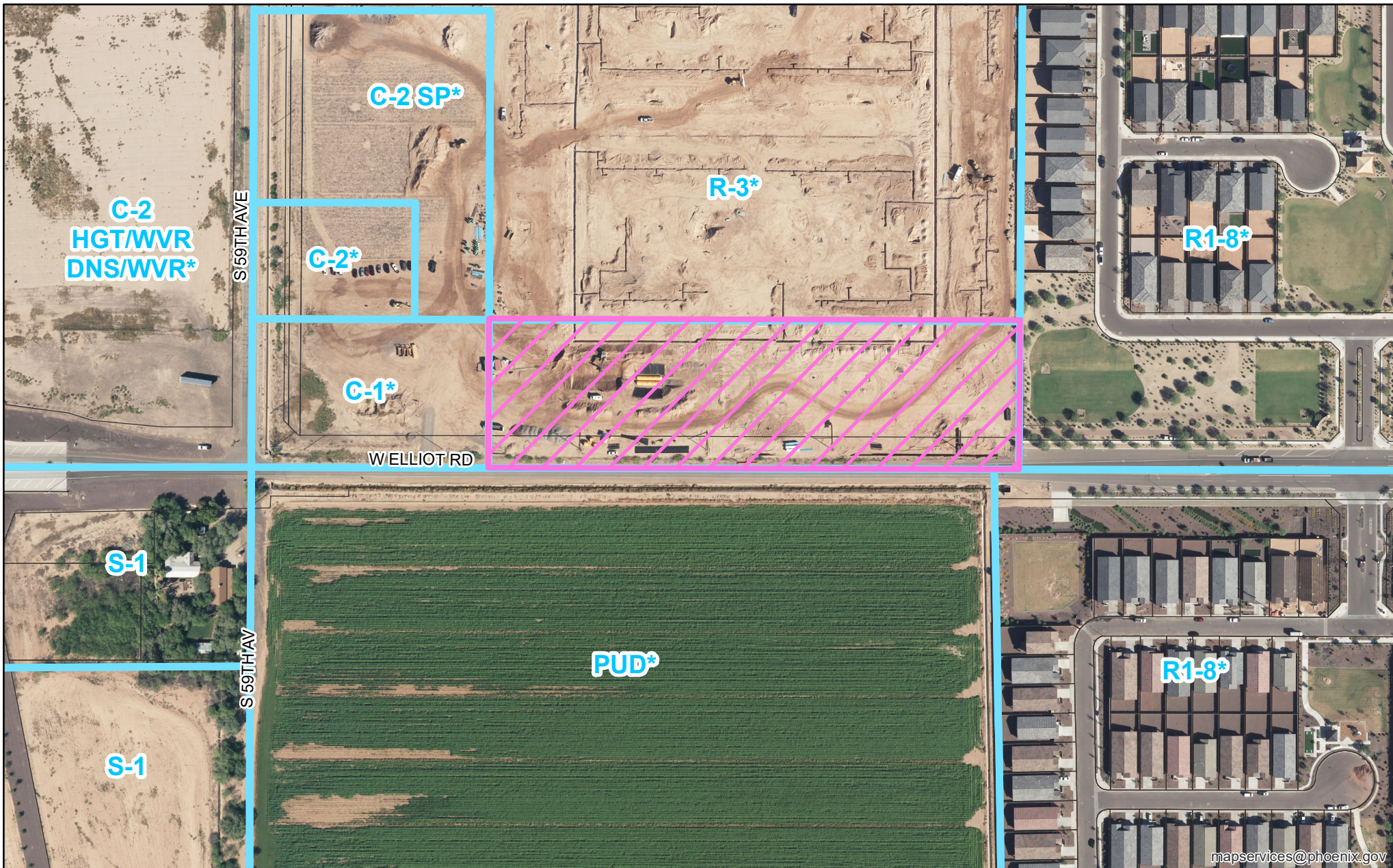


Drawn Date: 7/30/2021

\\onepds\Share\pl\Department Share\Information Systems\PL_GIS\GIS_Team\Cave_Functions\Zoning\Supp\Maps_Ord\Mapa2021_Ord8-6-21\Z-22-21-8.mxd



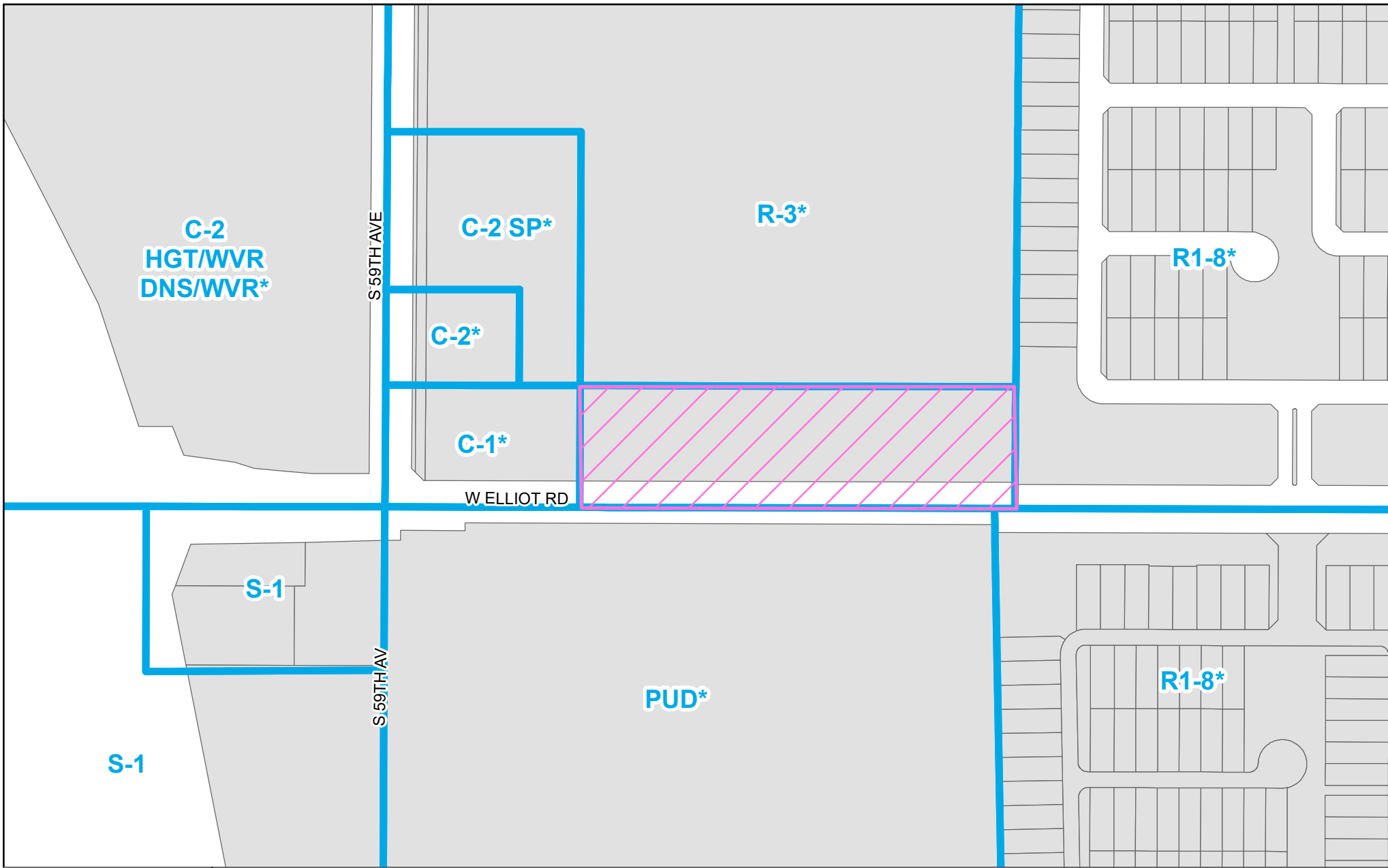
APPLICANT'S NAME: Isola Elliot LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-22-21		FROM: S-1 (0.67 a.c.) S-1 (Approved C-1 PCD) (0.62 a.c.) S-1 (Approved R1-8 PCD) (3.97 a.c.)	
DATE: 5/11/2021 <small>REVISION DATES:</small>		TO: R-3 (5.26 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.26 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 04-15	
<small>ZONING MAP</small> C-5		<small>* UNITS P.R.D. OPTION</small> N/A, N/A (11), N/A (17)	
MULTIPLES PERMITTED S-1, S-1 (Approved C-1), S-1 (Approved R1-8 PCD) R-3		CONVENTIONAL OPTION 1, 1 (9), 4 (17) 76	
* Maximum Units Allowed with P.R.D. Bonus		91	



mapservices@phoenix.gov

PHO-1-24--Z-22-21-8

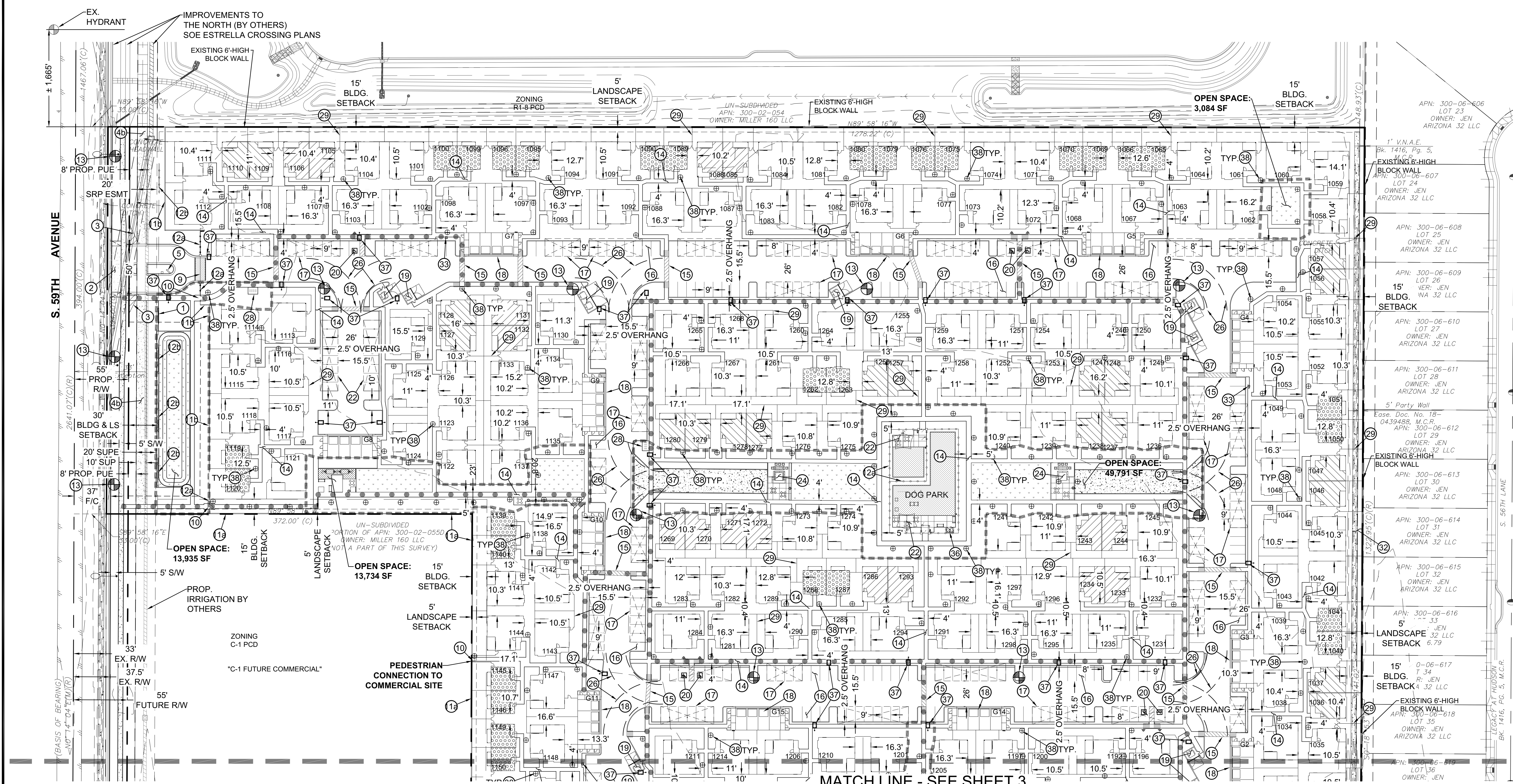
Property Location: Approximately 375 feet east of the northeast corner of 59th Avenue and Elliot Road



PHO-1-24--Z-22-21-8

Property Location: Approximately 375 feet east of the northeast corner of 59th Avenue and Elliot Road





consulting
Terrascope
 civil engineering • surveying • urban planning

44155 David M. Soltysik
 03/15/2023
 Arizona, U.S.A.

645 East Missouri Ave., Suite 140, Phoenix, Arizona 85012
 P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

ISOLA AT 202 AND ELLIOT

FINAL SITE PLAN

DATE DESCRIPTION

05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL

CHECKED BY: DMS
 DRAWN BY: CRS
 TITLE: **SITE PLAN**
 SHEET No. 2 of 8
 PROJECT No. 0929

KEY NOTES

① ENTRANCE MONUMENT (DETAIL A, SHEET 5)	⑭ 6'-HIGH SPA PRIVACY/FOCAL WALL (DETAIL I, SHEET 6)	⑳ BBQ / FIRE PIT (DETAIL H, SHEET 6)
② DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2	⑮ 6'-HIGH FULL-VIEW FENCE (DETAIL F, SHEET 5)	㉑ HAMMOCK
③ SIGHT-VISIBILITY TRIANGLE	⑯ 6'-HIGH CROSS-RAIL ACCENT FENCE (DETAIL I, SHEET 5)	㉒ FIRE DEPARTMENT TURNING RADII (65' OUTER RADIUS, 35' INNER RADIUS)
④ 10'-WIDE MULTI-USE TRAIL	⑰ PROPOSED FIRE HYDRANT	㉓ 10' X 30' LOADING BERTH
⑤ 10'-WIDE SHARED-USE PATH	⑱ SIDEWALK, WIDTH AS NOTED	㉔ BICYCLE RACK
⑥ VISITOR CALL BOX & DIRECTORY BOARD IN LANDSCAPE ISLAND	⑲ STRIPED CROSSWALK	㉕ 6'-HIGH VINYL FENCE (DETAIL E, SHEET 5)
⑦ SPA	⑳ PARKING STALL	㉖ DECORATIVE COLUMN
⑧ MAILBOXES	㉑ CARPORT CANOPY	㉗ STRUCTURE TO BE RELOCATED
⑨ VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR (DETAIL A, SHEET 6)	㉒ PARKING GARAGE	㉘ ABANDONED IRRIGATION DITCH TO BE REMOVED
⑩ RESIDENT-ONLY VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR (DETAIL A, SHEET 6)	㉓ TRASH ENCLOSURE PER COP STANDARDS (6-CY DUMPSTERS, DETAIL 1, SHEET 7)	㉙ ELECTRIC VEHICLE CHARGING STATION
⑪ COMMUNITY PEDESTRIAN GATE (DETAIL B, SHEET 6)	㉔ ACCESSIBLE PARKING STALL (DETAIL 4, SHEET 8)	㉚ RAMADA (SEE ARCHITECTURAL/BUILDING SUBMITTAL)
⑫ 6'-HIGH BUILDER WALL (DETAIL H, SHEET 5)	㉕ SEATWALL (DETAIL E, SHEET 6)	㉛ GAMING AREA
⑬ 6'-HIGH PRIMARY THEME WALL (DETAIL D, SHEET 5)	㉖ SHADE SAIL (DETAIL K, SHEET 6)	㉜ DOG PARK FOUNTAIN (DETAIL J, SHEET 6)
	㉗ POOL-ENCLOSURE GATE (DETAIL C, SHEET 6)	㉝ POLE LUMINAIRE (SEE SITE LIGHTING PLANS & DTL 3, SHEET 7)
		㉞ POST LUMINAIRE (SEE SITE LIGHTING PLANS & DTL 2)

LEGEND

BOUNDARY	---
EX PROPERTY LINE	---
CENTERLINE	---
SETBACK	---
EASEMENT	---
FENCE	---
ACCESSIBLE ROUTE	●●●●
STREET LIGHT	⊙
PROPOSED FIRE HYDRANT	⊙
SIDEWALK RAMP	▭
UNITS EQUIPPED WITH FIRE SPRINKLERS (150' HOSE LAY EXCEEDED)	FS
RECYCLING ENCLOSURE	Ⓡ
OPEN SPACE	---

ABBREVIATIONS

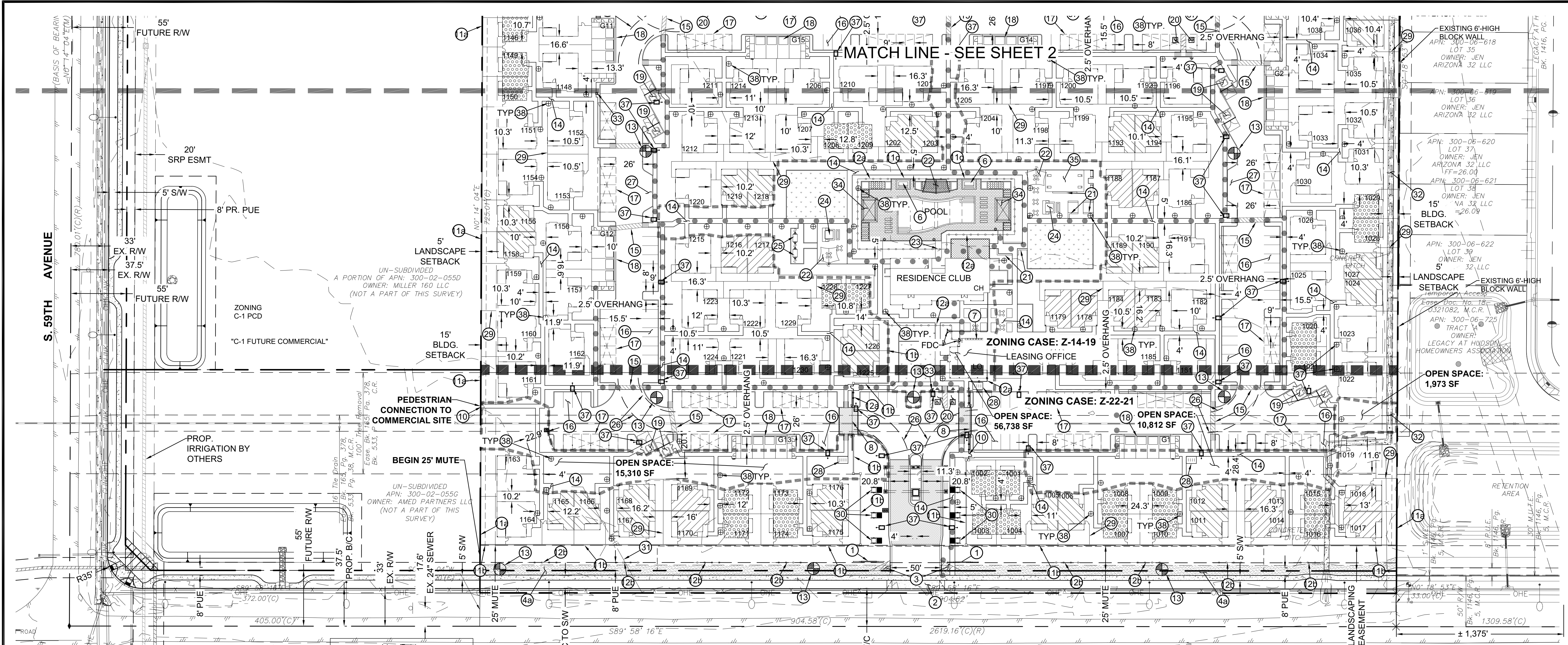
BLDG	BUILDING	LS	LANDSCAPE SETBACK	B/C	BACK OF CURB	BS	BUILDING SETBACK
ESMT	EASEMENT	PUE	PUBLIC UTILITY ESMT	OS	OPEN SPACE	EOP	EDGE OF PAVEMENT
EX	EXISTING	PROP	PROPOSED	TYP	TYPICAL	C	COMPACT PARKING SPACE
F/C	FACE OF CURB	ROW	RIGHT-OF-WAY	SW	SIDEWALK		

TYPICAL FLOOR PLANS

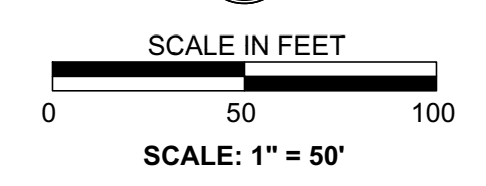
SCALE IN FEET
 0 50 100
 SCALE: 1" = 50'

- 10' MIN. SEPARATION BETWEEN RESIDENTIAL & RESIDENTIAL BLDGS
- 15' MIN. SEPARATION BETWEEN RESIDENTIAL & COMMERCIAL BLDGS
- 20' MIN. SEPARATION BETWEEN COMMERCIAL & COMMERCIAL BLDGS

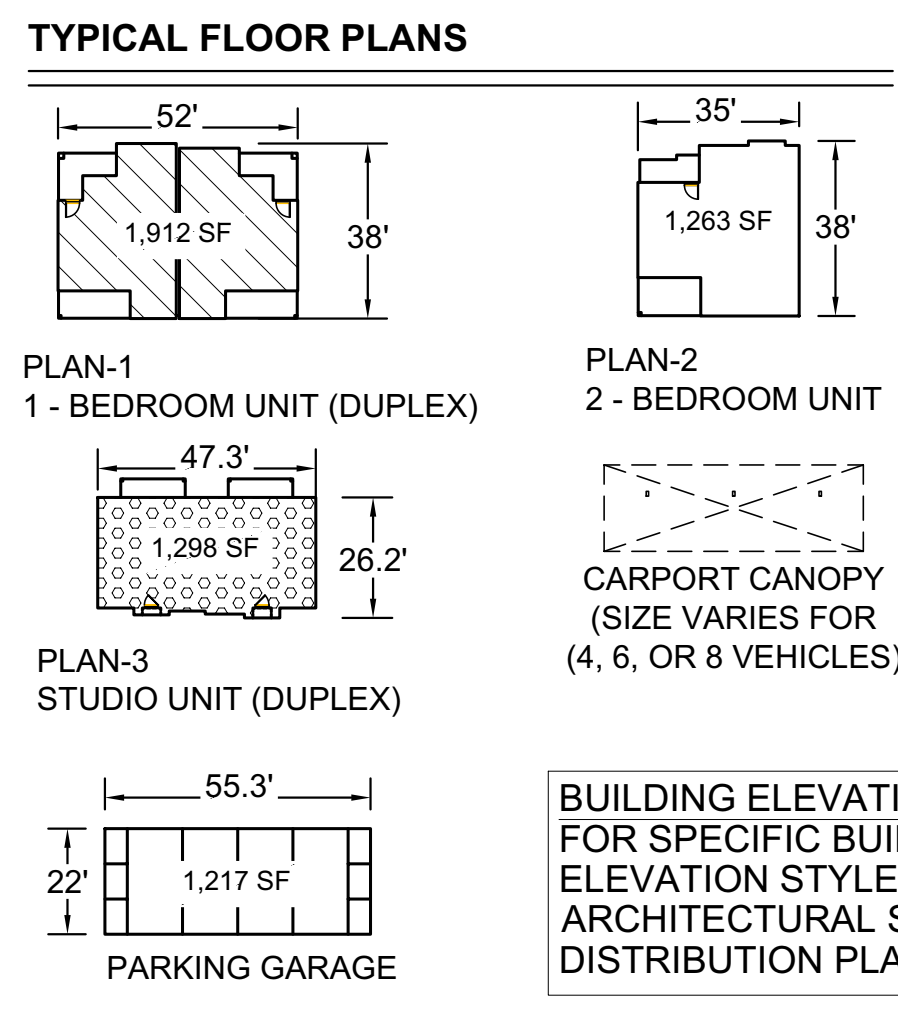
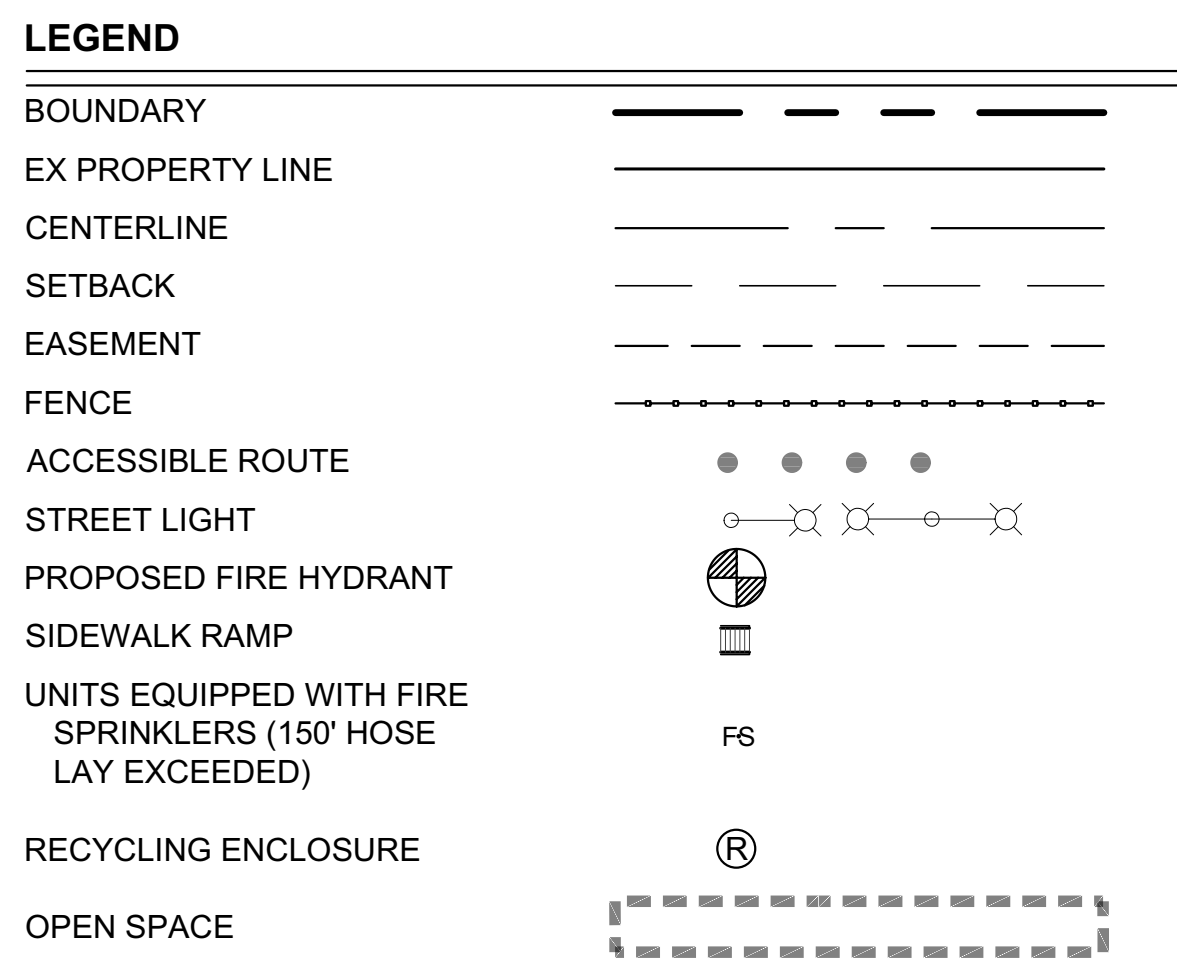
BUILDING ELEVATIONS:
 FOR SPECIFIC BUILDING ELEVATION STYLE, SEE ARCHITECTURAL SITE DISTRIBUTION PLAN / KEY



Line #	Direction	Length
L1	N00° 14' 04"E	394.00
L2	N89° 58' 16"W	1256.22
L3	N00° 18' 53"E	921.01
L5	S00° 14' 04"W	527.00
L6	S89° 58' 16"E	350.00



- KEY NOTES**
- ① ENTRANCE MONUMENT (DETAIL A, SHEET 5)
 - ② DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2
 - ③ SIGHT-VISIBILITY TRIANGLE
 - ④ 10'-WIDE MULTI-USE TRAIL
 - ⑤ 10'-WIDE SHARED-USE PATH
 - ⑥ VISITOR CALL BOX & DIRECTORY BOARD IN LANDSCAPE ISLAND
 - ⑦ SPA
 - ⑧ MAILBOXES
 - ⑨ VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR (DETAIL A, SHEET 6)
 - ⑩ RESIDENT-ONLY VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR (DETAIL A, SHEET 6)
 - ⑪ COMMUNITY PEDESTRIAN GATE (DETAIL B, SHEET 6)
 - ⑫ 6'-HIGH BUILDER WALL (DETAIL H, SHEET 5)
 - ⑬ 6'-HIGH PRIMARY THEME WALL (DETAIL D, SHEET 5)
 - ⑭ 6'-HIGH SPA PRIVACY/FOCAL WALL (DETAIL I, SHEET 6)
 - ⑮ 6'-HIGH FULL-VIEW FENCE (DETAIL F, SHEET 5)
 - ⑯ 6'-HIGH CROSS-RAIL ACCENT FENCE (DETAIL I, SHEET 5)
 - ⑰ PROPOSED FIRE HYDRANT
 - ⑱ SIDEWALK, WIDTH AS NOTED
 - ⑲ STRIPED CROSSWALK
 - ⑳ PARKING STALL
 - ㉑ CARPORT CANOPY
 - ㉒ PARKING GARAGE
 - ㉓ TRASH ENCLOSURE PER COP STANDARDS (6-CY DUMPSTERS, DETAIL 1, SHEET 7)
 - ㉔ ACCESSIBLE PARKING STALL (DETAIL 4, SHEET 8)
 - ㉕ SEATWALL (DETAIL E, SHEET 6)
 - ㉖ SHADE SAIL (DETAIL K, SHEET 6)
 - ㉗ POOL-ENCLOSURE GATE (DETAIL C, SHEET 6)
 - ㉘ BBQ / FIRE PIT (DETAIL H, SHEET 6)
 - ㉙ HAMMOCK
 - ㉚ FIRE DEPARTMENT TURNING RADII (55' OUTER RADIUS, 35' INNER RADIUS)
 - ㉛ 10' X 30' LOADING BERTH
 - ㉜ BICYCLE RACK
 - ㉝ 6'-HIGH VINYL FENCE (DETAIL E, SHEET 5)
 - ㉞ DECORATIVE COLUMN
 - ㉟ STRUCTURE TO BE RELOCATED
 - ㊱ ABANDONED IRRIGATION DITCH TO BE REMOVED
 - ㊲ ELECTRIC VEHICLE CHARGING STATION
 - ㊳ RAMADA (SEE ARCHITECTURAL/BUILDING SUBMITTAL)
 - ㊴ GAMING AREA
 - ㊵ DOG PARK FOUNTAIN (DETAIL J, SHEET 6)
 - ㊶ POLE LUMINAIRE (SEE SITE LIGHTING PLANS & DTL 3, SHEET 7)
 - ㊷ POST LUMINAIRE (SEE SITE LIGHTING PLANS & DTL 2)



- 10' MIN. SEPARATION BETWEEN RESIDENTIAL & RESIDENTIAL BLDGS
- 15' MIN. SEPARATION BETWEEN RESIDENTIAL & COMMERCIAL BLDGS
- 20' MIN. SEPARATION BETWEEN COMMERCIAL & COMMERCIAL BLDGS

BUILDING ELEVATIONS:
FOR SPECIFIC BUILDING ELEVATION STYLE, SEE ARCHITECTURAL SITE DISTRIBUTION PLAN / KEY

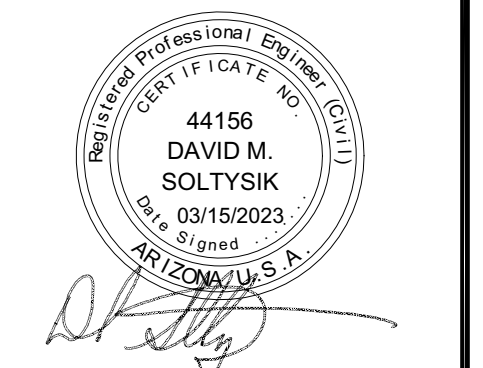
ABBREVIATIONS

BLDG	BUILDING	LS	LANDSCAPE SETBACK	B/C	BACK OF CURB	BS	BUILDING SETBACK
ESMT	EASEMENT	PUE	PUBLIC UTILITY ESMT	OS	OPEN SPACE	EOP	EDGE OF PAVEMENT
EX	EXISTING	PROP	PROPOSED	TYP	TYPICAL	C	COMPACT PARKING SPACE
F/C	FACE OF CURB	ROW	RIGHT-OF-WAY	S/W	SIDEWALK		

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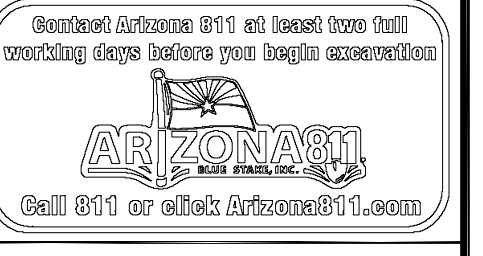
44155 DAVID M. SOLTYSIK
03/15/2023
ARIZONA, U.S.A.

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ISOLA AT 202 AND ELLIOT

FINAL SITE PLAN



DATE	DESCRIPTION
05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL

CHECKED BY: DMS
DRAWN BY: CRS

TITLE:
SITE PLAN

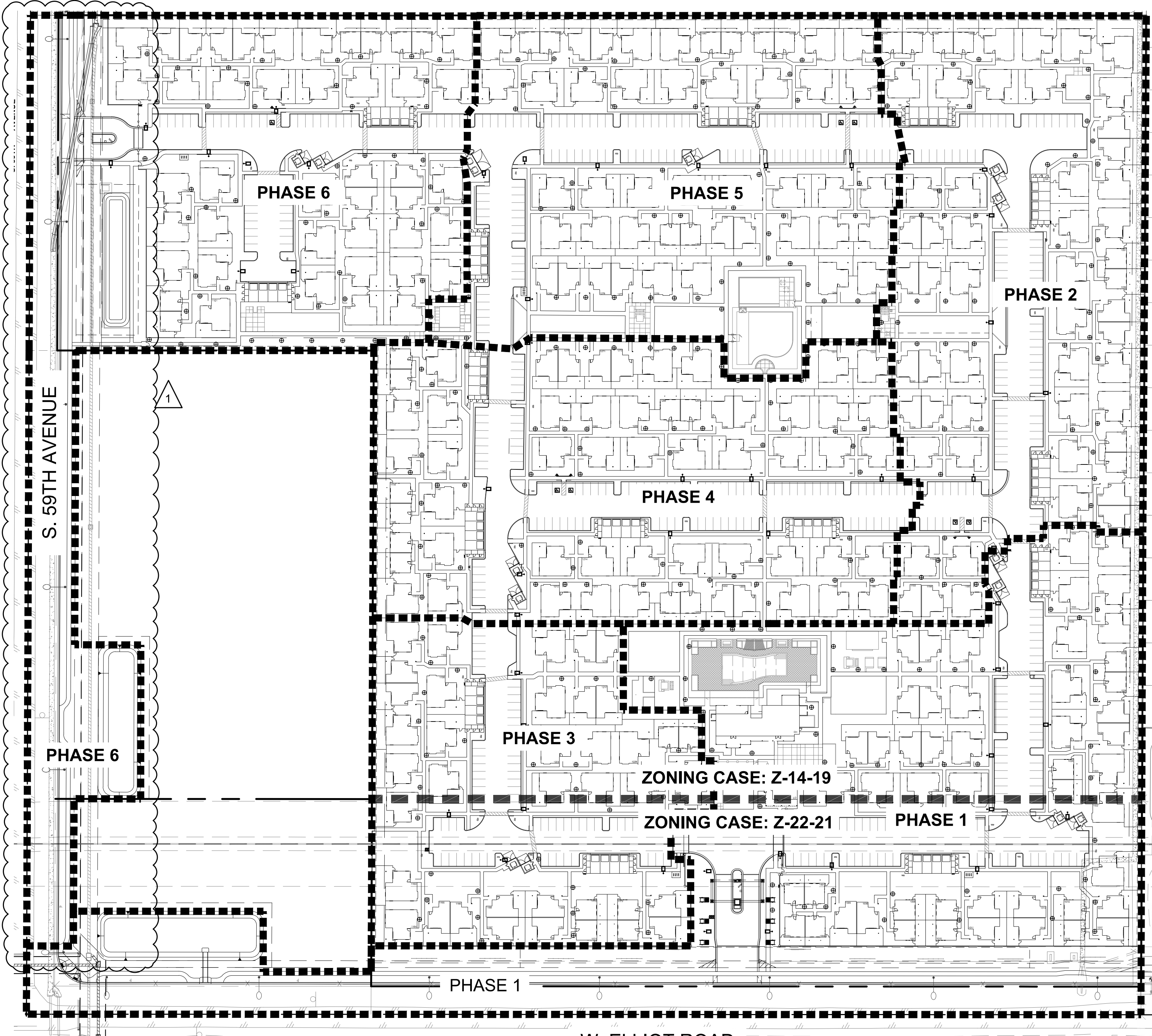
SHEET No.
3 of 8
PROJECT No.
0929

Z-14-19 STIPULATIONS

1. THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN AND BUILDING ELEVATIONS FOR THE COMMERCIAL (C-1) PORTION OF THE SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED APRIL 19, 2021, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 264 UNITS.
3. A SHARED-USE PATH SHALL BE PROVIDED ALONG THE EAST SIDE OF 59TH AVENUE IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARD TRAIL DETAIL AND AS APPROVED, MODIFIED, AND REQUIRED BY THE PARKS AND RECREATION AND PLANNING AND DEVELOPMENT DEPARTMENTS.
4. A 30-FOOT MINIMUM LANDSCAPE SETBACK SHALL BE PROVIDED ALONG 59TH AVENUE AND ALONG ELLIOTT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 10% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. THE DEVELOPER SHALL INSTALL A MINIMUM OF 20 INVERTED U-BICYCLE RACKS FOR GUESTS, INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H.4 OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE R-3 AND C-1 PORTIONS OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. 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.
9. THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO THE CITY FOR THIS DEVELOPMENT. THE CONCLUSIONS OF THE STUDY WILL BE USED TO DETERMINE THE REQUIRED ROADWAY AND TRAFFIC IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY. CONTACT MR. MATTHEW WILSON (602-262-7580) TO SET UP A MEETING TO DISCUSS THE REQUIREMENTS OF THE STUDY. THE TRAFFIC IMPACT STUDY SHALL ALSO BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL.
10. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT, HALF-STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FOR THE ENTIRE LENGTH OF PROPERTY, EXTENDING TO ELLIOTT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE.
11. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT, HALF-STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOTT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOTT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12. THE DEVELOPER SHALL PROVIDE FOR A 25-FOOT BY 25-FOOT RIGHT-OF-WAY TRIANGLE DEDICATION AT THE NORTHEAST CORNER OF THE 59TH AVENUE AND ELLIOTT ROAD INTERSECTION.
13. OPEN IRRIGATION FACILITIES ARE TO BE RELOCATED AND PIPED OUTSIDE OF THE RIGHT-OF-WAY. CONTACT SALT RIVER PROJECT TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH AN APPROPRIATE PROCESS TO RELOCATE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
14. THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTED OR TO BE RELOCATED AS PART OF THIS PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
15. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, 5-FOOT 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.
16. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVERN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.
17. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED WITH THE REZONING APPLICATION FILE FOR RECORD.

Z-22-21 STIPULATIONS

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED APRIL 19, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM 10% NON-STUCCO ACCENT MATERIAL.
3. THE MAXIMUM BUILDING HEIGHT SHALL BE 22 FEET.
4. ALL SIDEWALKS ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL BE DETACHED WITH A MINIMUM 10-FOOT-WIDE CONTINUOUS LANDSCAPE AREA LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB; AND SHALL INCLUDE 3-INCH MINIMUM CALIPER, LARGE CANOPY SINGLE TRUNK SHADE TREES, 25 FEET ON CENTER OR IN EQUIVALENT GROUPINGS; AND MINIMUM FIVE-GALLON SHRUBS WITH A MAXIMUM MATURE HEIGHT OF 2 FEET PROVIDING 75% LIVE COVER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.
5. A MINIMUM 30-FOOT LANDSCAPE SETBACK SHALL BE REQUIRED ADJACENT TO ELLIOTT ROAD AND SHALL INCLUDE LARGE CANOPY SHADE TREES 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS; AND MINIMUM FIVE-GALLON SHRUBS WITH A MAXIMUM MATURE HEIGHT OF 2 FEET PROVIDING 75% LIVE COVER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.
6. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 25% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. PUBLIC AND PRIVATE OPEN SPACE AREAS SHALL PROVIDE A MINIMUM 50% SHADE AND A MINIMUM OF 50% LIVE VEGETATIVE COVER (SHRUBS, GRASSES, OR GROUND COVER PLANTS).
8. ALL UNCOVERED SURFACE PARKING LOT AREAS SHALL BE LANDSCAPED WITH A MINIMUM 2-INCH CALIPER DROUGHT-TOLERANT SHADE TREES. LANDSCAPING SHALL BE DISPERSED THROUGHOUT THE PARKING AREA AND ACHIEVE 25% SHADE AT MATURITY, AS APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT.
9. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE SITE AND THE C-1 PORTION TO THE WEST OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. DECORATIVE RAIL OR SIMILAR FENCING ELEMENTS SHALL BE PROVIDED ALONG ELLIOTT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. THE DEVELOPER SHALL DEDICATE A 30-FOOT WIDE MULTI-USE TRAIL EASEMENT (MUTE) ALONG ELLIOTT ROAD AND CONSTRUCT A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE CONFLICTS OR RESTRICTIONS EXIST, THE DEVELOPER SHALL WORK WITH THE SITE PLANNING SECTION ON AN ALTERNATE DESIGN THROUGH THE TECHNICAL APPEAL PROCESS.
12. THE MULTI-USE TRAIL ALONG ELLIOTT ROAD SHALL BE SHADED TO A MINIMUM OF 50% USING SHADE TREES AT FULL MATURITY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. A MINIMUM OF 10 BICYCLE PARKING SPACES SHALL BE PROVIDED THROUGH INVERTED U AND/OR ARTISTIC RACKS (IN ADHERENCE TO THE CITY OF PHOENIX PREFERRED DESIGNS IN APPENDIX K OF THE COMPREHENSIVE BICYCLE MASTER PLAN) OR "OUTDOOR/COVERED FACILITIES" FOR GUESTS LOCATED NEAR ENTRANCES OR AMENITY AREAS AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FROM THE NORTHERN PROJECT BOUNDARY, EXTENDING TO ELLIOTT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
15. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOTT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOTT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
16. THE DEVELOPER SHALL DEDICATE AND PROVIDE ALL RIGHT-OF-WAY IMPROVEMENTS DURING THE FIRST PHASE OF THE PROJECT.
17. THE DEVELOPER SHALL PROVIDE CONDUIT AND JUNCTION BOXES AT THE NORTHEAST CORNER OF 59TH AVENUE AND ELLIOTT ROAD FOR FUTURE TRAFFIC SIGNAL EQUIPMENT. THE PLAN IS TO BE SUBMITTED TO THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL.
18. THE APPLICANT SHALL SUBMIT A TIA WITH AN ASSOCIATED SIGNAL WARRANT ANALYSIS FOR THE INTERSECTION OF 59TH AVENUE AND ELLIOTT ROAD. DEVELOPMENT WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRAFFIC SIGNAL OR AN IN-LIEU CONTRIBUTION AS DEFINED WITHIN THE APPROVED TRAFFIC WARRANT ANALYSIS. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.



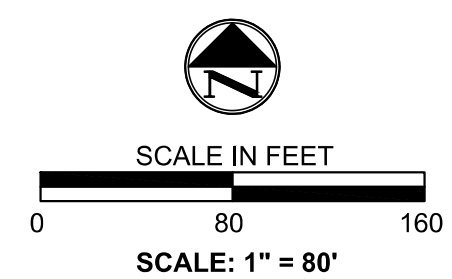
Z-22-21 STIPULATIONS CONTINUATION

19. EXISTING IRRIGATION FACILITIES ALONG 59TH AVENUE AND ELLIOTT ROAD ARE TO BE UNDERGROUND AND/OR RELOCATED OUTSIDE OF CITY RIGHT-OF-WAY. CONTACT SRP TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH APPROPRIATE PROCESS TO RELOCATE THE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
20. THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTED OR NEED TO BE RELOCATED AS PART OF THIS PROJECT. DEVELOPER SHALL COORDINATE REVIEW AND PERMITTING WITH THE AFFECTED UTILITY COMPANIES.
21. 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.
22. 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.
23. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 24 GUEST PARKING SPACES IN CLOSE PROXIMITY TO THE CLUBHOUSE AMENITY AREA.
24. 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.

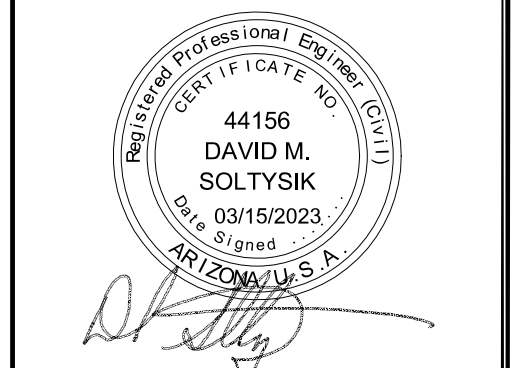
W. ELLIOTT ROAD

SEQUENCING PLAN

PHASE	DESCRIPTION
1	W ELLIOTT ROAD FRONTAGE, POOL AMENITIES, GAME AREA, BBQ / FIRE PIT & OPEN SPACE AROUND POOL & CLUBHOUSE. RESIDENCE CLUBHOUSE AMENITIES.
2	50 UNITS, 2 GARAGES, LEASING OFFICE.
3	56 UNITS, 3 GARAGES
4	40 UNITS, 2 GARAGES
5	59 UNITS, 4 GARAGES
6	48 UNITS, 2 GARAGES DOG PARK, OPEN SPACE, BBQ / FIRE PIT, AND AMENITIES AROUND DOG PARK.
6	45 UNITS, 2 GARAGES, S 59TH AVENUE FRONTAGE.



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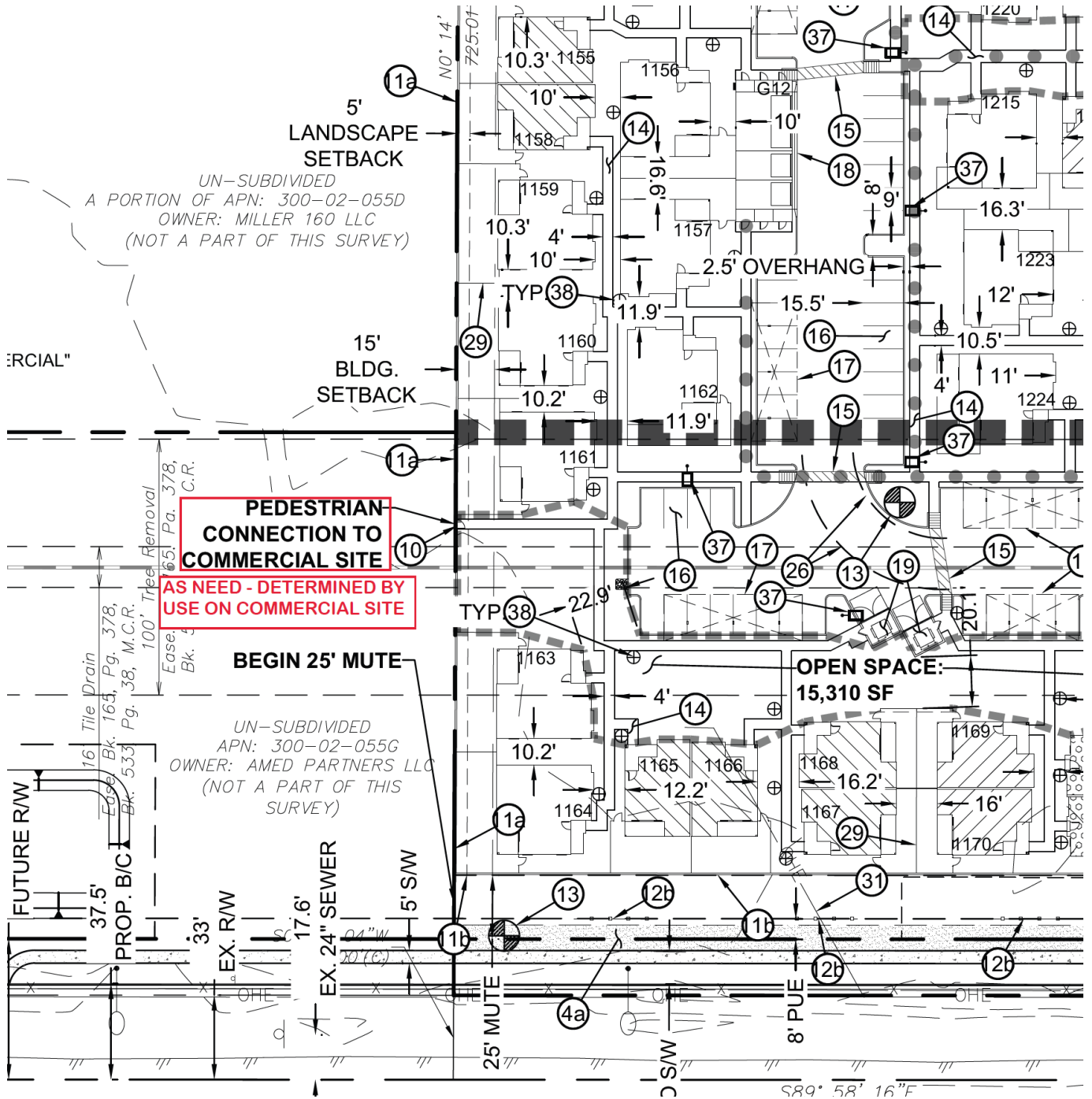
ISOLA AT 202 AND ELLIOTT

FINAL SITE PLAN



DATE	DESCRIPTION
05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL
10/5/2023	REVISION 1

CHECKED BY: DMS
 DRAWN BY: CRS
 TITLE:
STIPULATIONS
 SHEET No.
 4 of 8
 PROJECT No.
 0929



Plotted: 11/02/23 - 5:46 PM, By: cspaulding
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 Phoenix, Arizona 85012
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EXHIBIT B

SOUTH PEDESTRIAN ACCESS

ISOLA AT 202 AND ELLIOT

59TH AVENUE AND ELLIOT ROAD
 PHOENIX, ARIZONA

Project No: 0929
 Date Month: 11/2/2023 KIVA 19-796

CITY OF PHOENIX SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 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 AT ANY LEVEL EXCEEDING 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-AT-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 8 AM AND 6 PM.
- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- 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 OTHER MECHANICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

SIGNATURE OF COPYRIGHT OWNER



PRINTED NAME OF COPYRIGHT OWNER

TED LUTHER, PE

SITE NOTES

- THERE ARE NO LOT SALES.
- THERE ARE NO EXISTING BUILDINGS OR CURBED DRIVEWAYS.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- ALL OF THE UNITS AND GARAGES TO BE DESIGNED IN CONFORMANCE WITH THE IRC 2012 EDITION.
- NO PUBLIC STREET OR PRIVATE ACCESSWAY PROVIDED.
- ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS, AND DRIVEWAYS) TO BE UPDATED TO CURRENT ADA GUIDELINES.
- ALL UNUSED DRIVEWAYS AND ANY BROKEN OR OUT OF GRADE CURB, GUTTER, AND SIDEWALK TO BE REMOVED AND REPLACED.
- ALL DRIVES AND PARKING AREAS TO BE CURBED AND DUST PROOFED PER SECTION 702 OF THE ZONING ORDINANCE.
- ACCESS GATES SHALL REQUIRE A SEPARATE SUBMITTAL.
- ONSITE LIGHTING TO BE PROVIDED WITH ARCHITECTURAL AND COVERED PARKING PACKAGE.

PHASING - CONSTRUCTION SEQUENCING

SHEET 4 PROVIDES A SEQUENCING PLAN.

THE DEVELOPMENT WILL BE CONSTRUCTED IN A MANNER TO SEQUENCE THE CERTIFICATES OF OCCUPANCIES IN MULTIPLE STAGES. THE INITIAL PHASE WILL INCLUDE THE CLUBHOUSE, LEASING OFFICE & INITIAL PHASE UNITS. ALL SITE UTILITY INFRASTRUCTURE, FRONTAGE & ACCESS IMPROVEMENTS AND FINAL PAVING FOR ACCESS TO THE INITIAL PHASE WILL BE COMPLETED PRIOR TO ANY CERTIFICATES OF OCCUPANCY WITHIN THE INITIAL PHASE. SUBSEQUENT PHASES WILL CONSIST OF GROUPS OF 30-40 UNITS UNTIL THE PROJECT IS COMPLETE. PHASES OUTSIDE OF THE OCCUPIED AREAS UNDER CONSTRUCTION ARE TO BE FENCED OFF FROM TENANT ACCESS. ALL FINAL LANDSCAPE & PAVEMENT ADJACENT TO BUILDINGS THAT ARE OCCUPIED SHALL BE COMPLETE. ALL VERTICAL CONSTRUCTION REQUIRES EITHER FINAL PAVED ACCESS OR A TEMPORARY FIRE ACCESS ROAD ADJACENT TO THE UNITS UNDER CONSTRUCTION.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, 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 BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH A BRASS CAP IN HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 2641.07 FEET;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 780.01 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 394.00 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, 1278.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 18 MINUTES 53 SECONDS WEST, 921.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 253 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

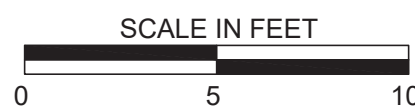
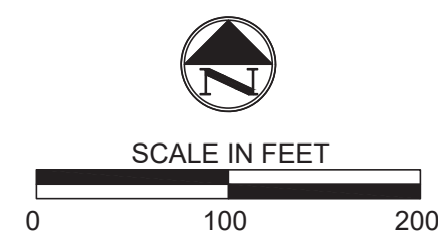
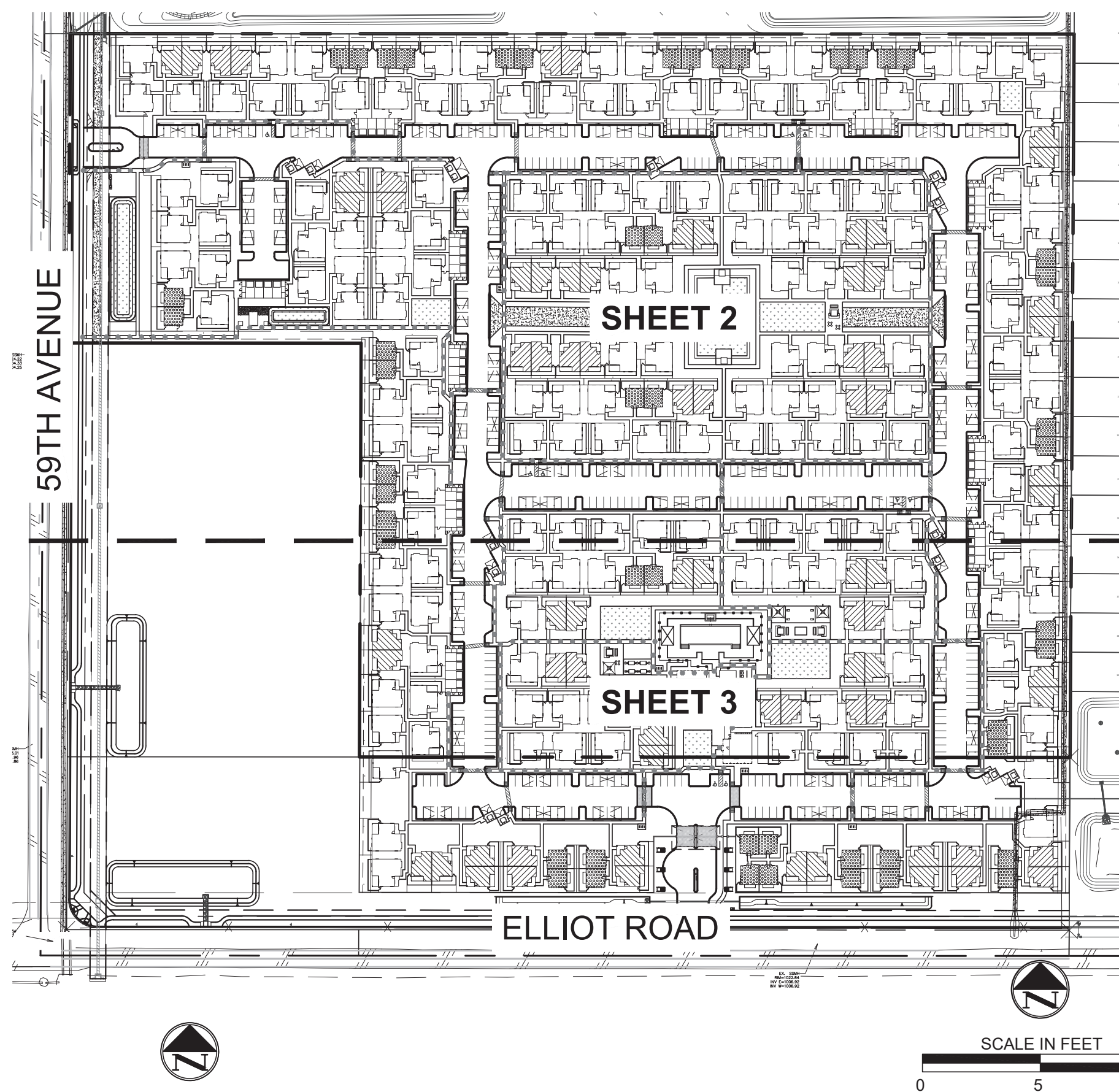
THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, 904.93 FEET;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 527.00 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, 372.00 FEET TO THE POINT OF BEGINNING.

PRELIMINARY SITE PLAN FOR ISOLA AT 202 AND ELLIOT

5800 W. ELLIOT ROAD
PHOENIX, ARIZONA 85339
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



STIPULATIONS

SEE SHEET 4 FOR STIPULATIONS.

REQUIRED PARKING CALCULATIONS

BUILDING TYPE		REQ'D SPACES
STUDIO	52 UNITS (x 1.3)	68
1-BED	74 UNITS (x 1.5)	111
2-BED	173 UNITS (x 1.5)	260
TOTAL		439*

*INCLUDES TOTAL UNRESERVED REQUIRED SPACES (SEE BELOW)

UNRESERVED PARKING

STUDIO	52 UNITS (x 0.3)	16
1-BED	74 UNITS (x 0.5)	37
2-BED	173 UNITS (x 0.5)	87
TOTAL UNRESERVED REQUIRED		140

PROVIDED PARKING CALCULATIONS

GARAGE		44
OPEN PARKING		253
COVERED PARKING		312
OPEN ACCESSIBLE		3
COVERED ACCESSIBLE		6
TOTAL		618
RESERVED		362
UNRESERVED		256

PARKING STALL SIZE

REQ'D STALL SIZE 9' X 18'

PROVIDED STALL SIZE

9' X 15.5' PAVED WITH 2.5' OVERHANG

BIKE RACK CALCULATIONS

TOTAL UNITS PER PALLET	6 UNITS
TOTAL BIKE PALLETS	6 PALLETS
TOTAL BIKE UNITS	36 UNITS

PROJECT DATA

APN:	300-02-055A
EXISTING ZONING:	R-3 - PRD OPTION
SITE AREA (GROSS TO CENTERLINE):	± 28.06 AC (1,222,488 SF)
SITE AREA (NET):	± 26.53 AC (1,155,587 SF)
DENSITY (GROSS):	10.7 DU/AC
DENSITY (NET):	11.3 DU/AC
NO. OF UNITS:	299
CONSTRUCTION TYPE (DWELLING):	NON RATED - RESIDENTIAL
CONSTRUCTION TYPE (OFFICE):	TYPE V-B
CONSTRUCTION TYPE (CLUBHOUSE):	TYPE V-B
LOT SALES PROPOSED:	Y X N
ADDRESS:	5800 W. ELLIOT ROAD PHOENIX, ARIZONA 85339

BENCHMARK

NGS ROD IN 5" PIPE 177' SOUTH AND 38' EAST OF THE INTERSECTION OF 51ST AVE & ELLIOT (795) CITY OF PHOENIX NGVD 29 ELEVATION 1037.55 NGS POINT D 521 (PID:DV2337)

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2260L, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONING STANDARDS R-3 - PRD OPTION

DENSITY (DU/ACRE)	MAX.	GROSS
	15.23	10.7
MIN BLDG SETBACKS	REQ'D	PROV.
FRONT (WEST)	20'	20'
SIDE (NORTH)	15'	15'
REAR (EAST)	15'	15'
SIDE (SOUTH)	15'	15'
MIN LANDSCAPE SETBACKS (FT)	5/20' (FRONT)	5/20' (FRONT)
MAX. HEIGHT	2 STORIES / 30'	1 STORY / 30'
LOT COVERAGE	45%	29%
OPEN SPACE (% NET)	10% (115,559 SF)	15% (168,378 SF)
COMMON AREA (5% GROSS MIN.)	8.9% (108,358 SF)	

LOADING REQUIREMENTS

299 DWELLING UNITS: 2 SPACES REQ'D* (10' X 30')

*PER CITY OF PHOENIX ZONING ORDINANCE SECTION 702

RETENTION

ALL RETENTION IS TO BE PROVIDED IN UNDERGROUND STORAGE TANKS AND SURFACE BASINS.

BUILDING AREA LOT COVERAGE CALCULATIONS

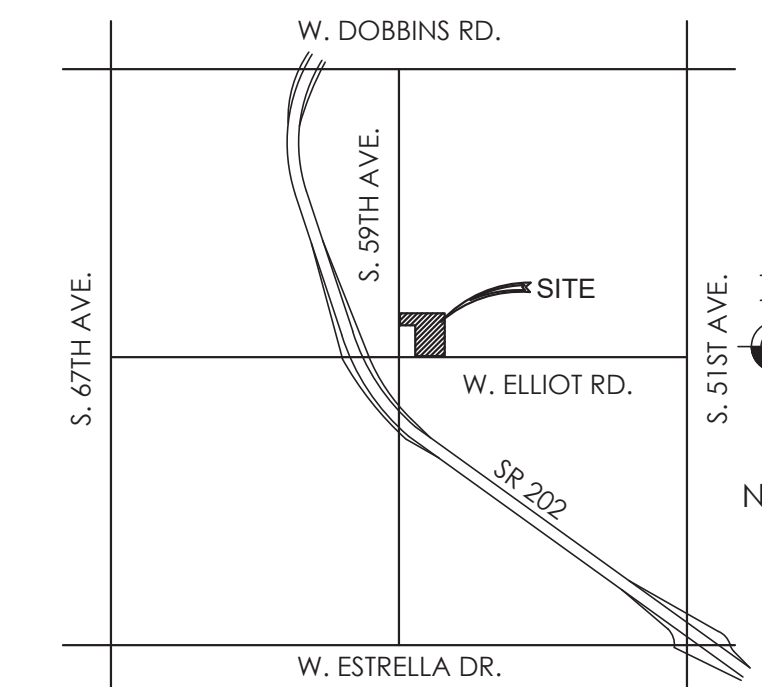
BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)
ALL SINGLE STORY			
STUDIO DUPLEX (17%)	26 (52 DU)	1,950	50,700
1-BED DUPLEX (25%)	37 (74 DU)	1,290	47,730
2 BED (58%)	173	1,290	223,170
SUB-TOTAL	299 DU		321,600 SF
GARAGE	11	1,217	13,387
LEASING OFFICE	1	864	864
CLUBHOUSE	1	2,171	2,171
GRAND TOTAL			338,022 SF
LOT COVERAGE:		338,022 / 1,155,587 = 29.3%	

REFUSE

299 DU x 0.5 CY / UNIT = 149.5 CY / WEEK
149.5 CY / 6 CY CONTAINERS = 24.92 REFUSE BINS / 2 (TWICE PER WEEK) = 12.46
REFUSE BINS REQUIRED = 13

CARPORIT CANOPY CALCULATIONS

CARPORIT CANOPY TYPE	NO.	AREA (SF)	TOTAL (SF)
4 VEHICLE	15	648	9,720
6 VEHICLE	26	972	25,272
6 VEHICLE (DOUBLE ADA STALL)	3	1,134	3,402
8 VEHICLE	9	1,296	11,664
SUB-TOTAL			50,058



VICINITY MAP

DEVELOPER / APPLICANT

ISOLA ELLIOT, LLC
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WASHINGTON 98006

CONTACT: CASIL LIBMAN
PHONE: (602) 618-5564
EMAIL: CASIL.LIBMAN@ISOLAHOMES.COM

ARCHITECT

FELTEN GROUP
18325 N. ALLIED WAY, SUITE 200
PHOENIX, ARIZONA 85054

CONTACT: PAUL KNITTER
PHONE: (602) 867-2500
EMAIL: PAUL.KNITTER@FELTENGROUP.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. STE. 160
PHOENIX, ARIZONA, 85012

CONTACT: TED LUTHER, P.E.
PHONE: (602) 666-2447
EMAIL: TLUTHER@TERRASCAPE.US

PROPERTY OWNER

ISOLA ELLIOT, LLC
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WASHINGTON 98006

CONTACT: CASIL LIBMAN
PHONE: (602) 618-5564
EMAIL: CASIL.LIBMAN@ISOLAHOMES.COM

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
11110 N. TATUM BLVD, SUITE 100
PHOENIX, ARIZONA 85028

CONTACT: NICK ADAMSON
PHONE: (602) 997 9093
EMAIL: NICKA@MG-AZ.COM

BASIS OF BEARING

NORTH 00°14'04" EAST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. (PER TITLE REPORT LEGAL DESCRIPTION)

PROJECT DESCRIPTION

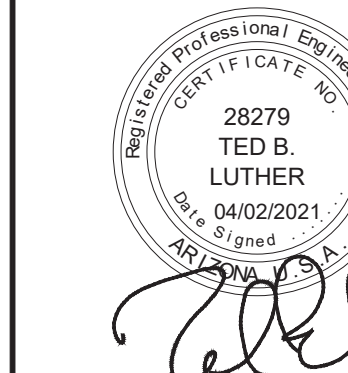
PROPOSED DEVELOPMENT CONSISTS OF ALL SITE IMPROVEMENTS ASSOCIATED WITH A NEW RENTAL HOME COMMUNITY OF 249 UNITS. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE FOR THE CONSTRUCTION OF THE SITE AMENITIES ASSOCIATED WITH THIS TYPE OF DEVELOPMENT.

CITY OF PHOENIX
APR 19 2021
Planning & Development
Department

KIVA: 20-4435
SDEV: 2008009
PAPP: 2015543
PRLM: XXXXXXX
Q.S.: Q04-15
ZONING CASE(S): Z-14-19 Z-100-02

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civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com



ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



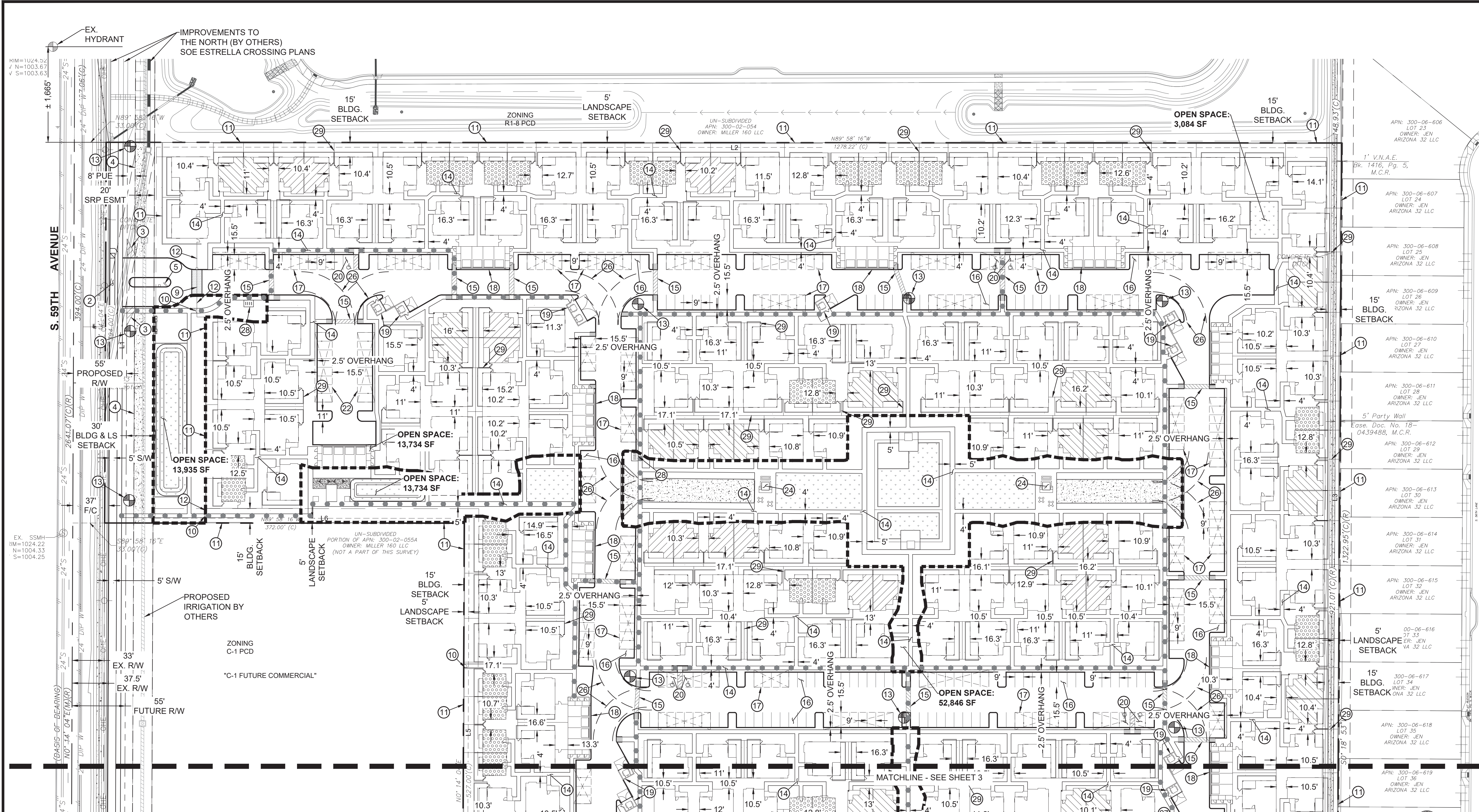
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04/02/21	1ST SUBMITTAL

CHECKED BY: TBL

DRAWN BY: CMB

TITLE:
COVER

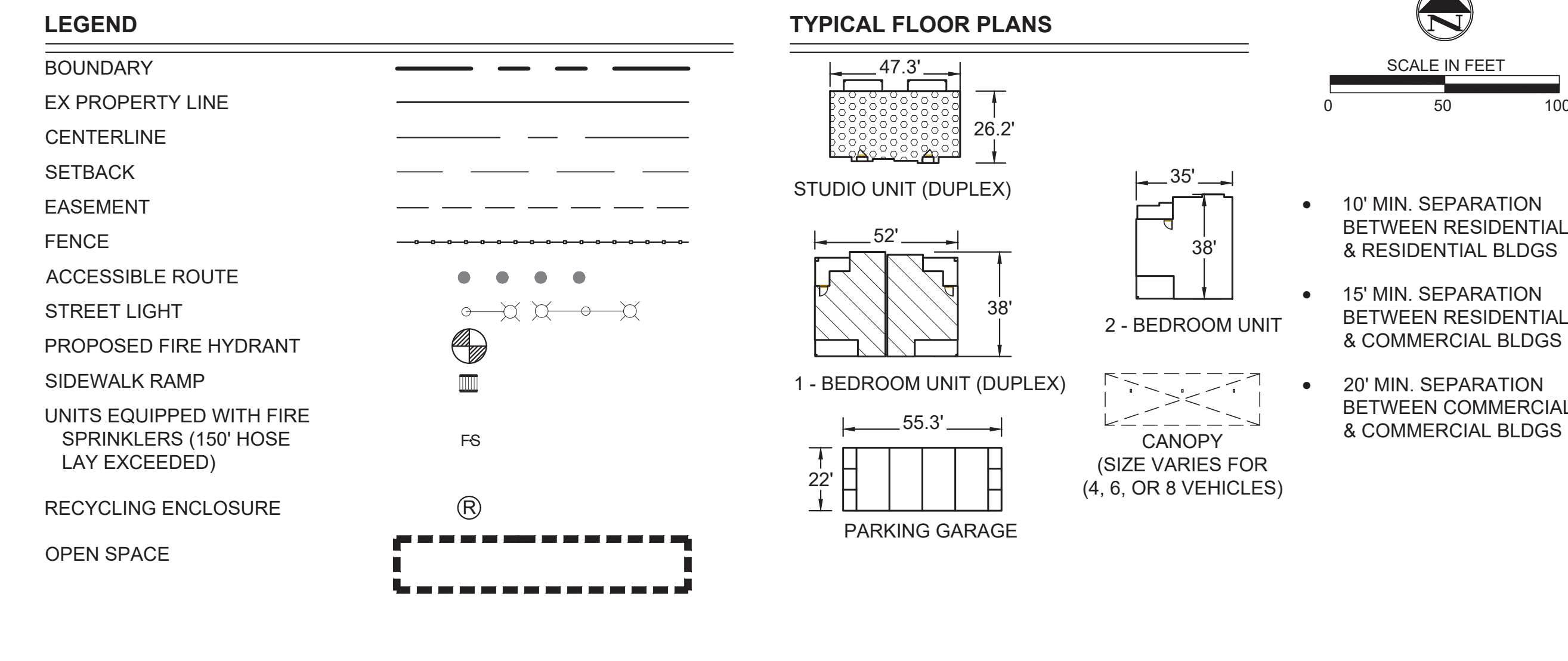
SHEET No.
1 of 4
PROJECT No.
0929



- KEY NOTES**
- 1 PROJECT MONUMENT SIGN
 - 2 DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2
 - 3 SIGHT VISIBILITY TRIANGLE
 - 4 10' WIDE MULTI-USE TRAIL
 - 5 VISITOR CALL BOX & DIRECTORY BOARD IN LANDSCAPE ISLAND
 - 6 LEASING OFFICE
 - 7 MAILBOXES
 - 8 VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR
 - 9 RESIDENT ONLY VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR
 - 10 PEDESTRIAN ENTRY GATE
 - 11 6' HIGH BLOCK WALL
 - 12 6' HIGH VIEW FENCE
 - 13 PROPOSED FIRE HYDRANT
 - 14 SIDEWALK, WIDTH AS NOTED
 - 15 STRIPED CROSSWALK
 - 16 PARKING STALL
 - 17 PARKING SHADE CANOPY
 - 18 PARKING GARAGE
 - 19 TRASH ENCLOSURE PER COP STANDARDS (6 CY DUMPSTERS)
 - 20 ACCESSIBLE PARKING STALL
 - 21 RESIDENCE CLUBHOUSE
 - 22 RAMADA / SHADE STRUCTURE
 - 23 POOL
 - 24 BBQ AREA
 - 26 FIRE DEPARTMENT TURNING RADI (55' OUTER RADIUS, 35' INNER RADIUS)
 - 27 10' X 30' LOADING BERTH
 - 28 BICYCLE RACK
 - 29 6' VINYL FENCE
 - 30 DECORATIVE COLUMN

- ABBREVIATIONS**
- | | | | |
|------|---------------------|-----|-----------------------|
| BLDG | BUILDING | S/W | SIDEWALK |
| ESMT | EASEMENT | BS | BUILDING SETBACK |
| EX | EXISTING | EOP | EDGE OF PAVEMENT |
| F/C | FACE OF CURB | C | COMPACT PARKING SPACE |
| LS | LANDSCAPE SETBACK | | |
| PUE | PUBLIC UTILITY ESMT | | |
| PROP | PROPOSED | | |
| ROW | RIGHT-OF-WAY | | |
| B/C | BACK OF CURB | | |
| OS | OPEN SPACE | | |
| TYP | TYPICAL | | |

- LEGEND**
- BOUNDARY
 - EX PROPERTY LINE
 - CENTERLINE
 - SETBACK
 - EASEMENT
 - FENCE
 - ACCESSIBLE ROUTE
 - STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - SIDEWALK RAMP
 - UNITS EQUIPPED WITH FIRE SPRINKLERS (150' HOSE LAY EXCEEDED)
 - RECYCLING ENCLOSURE
 - OPEN SPACE



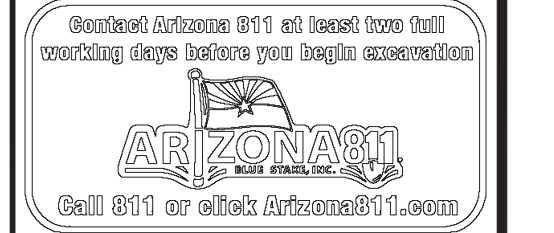
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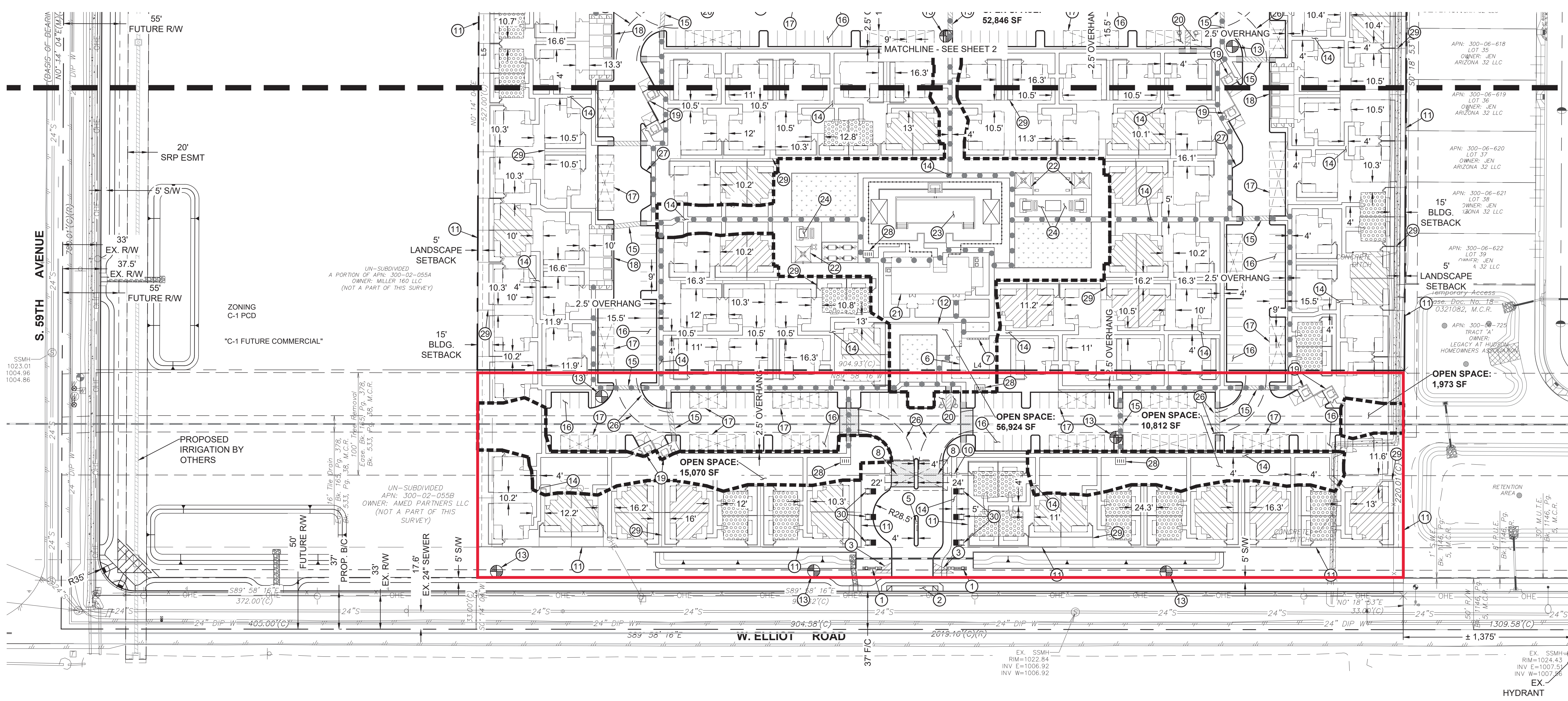
Professional Engineer Seal
 28279
 TED B. LUTHER
 04/02/2021
 State of Arizona

ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL
CHECKED BY:	TBL
DRAWN BY:	CMB
TITLE:	PRELIMINARY SITE PLAN
SHEET No.	2 of 4
PROJECT No.	0929



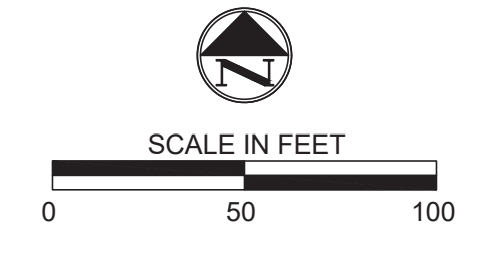
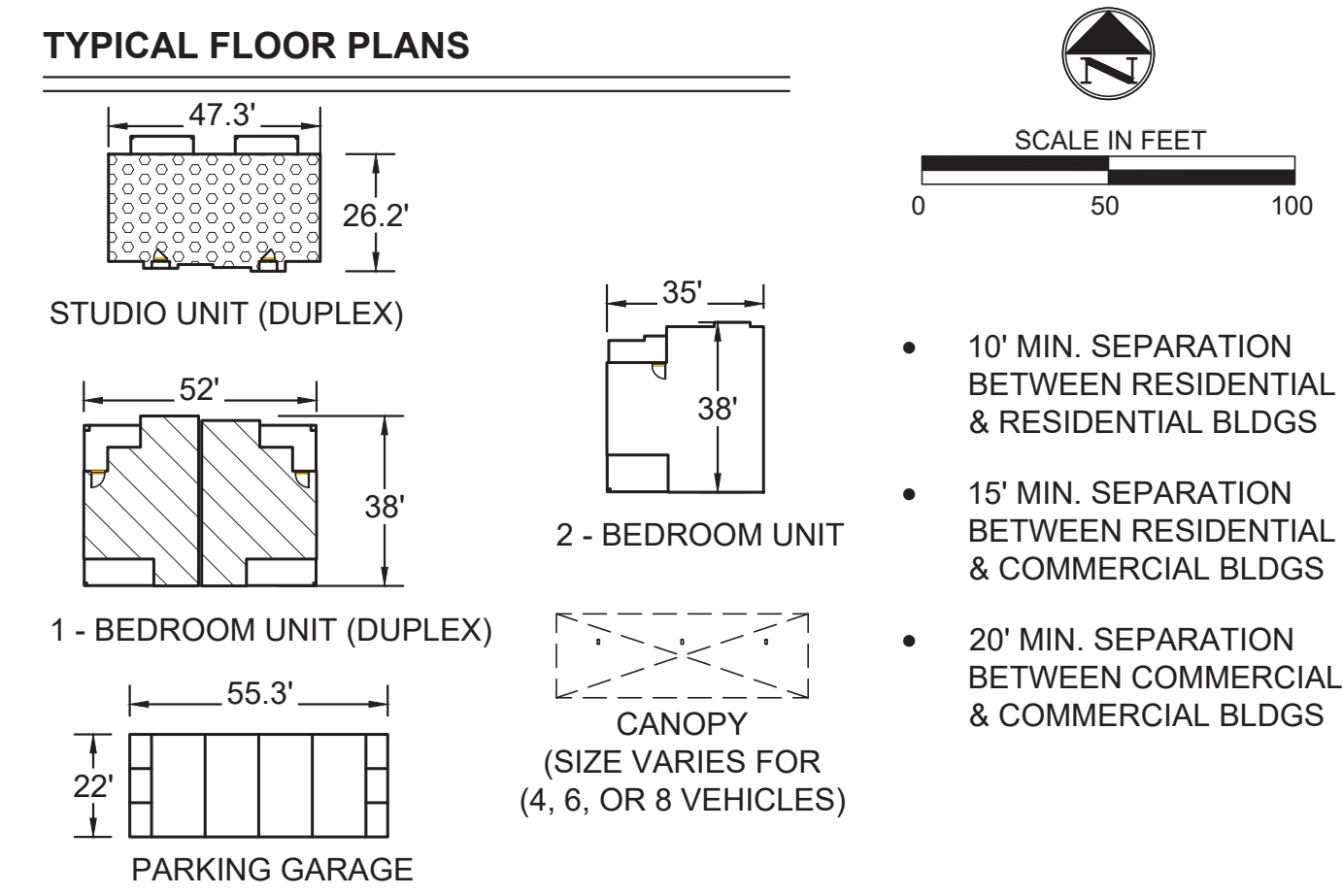
- KEY NOTES**
- ① PROJECT MONUMENT SIGN
 - ② DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2
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 - ⑰ PARKING SHADE CANOPY
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 - ㉑ RESIDENCE CLUBHOUSE
 - ㉒ RAMADA / SHADE STRUCTURE
 - ㉓ POOL
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- ABBREVIATIONS**
- | | | | |
|------|---------------------|-----|-----------------------|
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| PROP | PROPOSED | | |
| ROW | RIGHT-OF-WAY | | |
| B/C | BACK OF CURB | | |
| OS | OPEN SPACE | | |
| TYP | TYPICAL | | |

Line Table

Line #	Direction	Length
L1	N00° 14' 04"E	394.00
L2	N89° 58' 16"W	1256.22
L3	N00° 18' 53"E	921.01
L4	S89° 58' 16"E	904.93
L5	S00° 14' 04"W	527.00
L6	S89° 58' 16"E	350.00

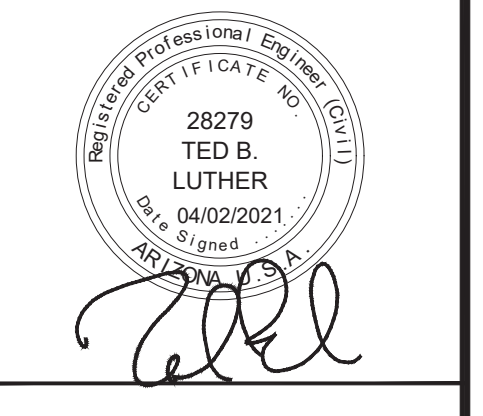
- LEGEND**
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CITY OF PHOENIX
 APR 19 2021
 Planning & Development
 Department

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ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



Arizona
 Call 811 or visit Arizona811.com

DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL

CHECKED BY: TBL
 DRAWN BY: CMB
 TITLE: **PRELIMINARY SITE PLAN**
 SHEET No. 3 of 4
 PROJECT No. 0929

12. Application #: **Z-22-21-8**
From: S-1, S-1 (Approved C-1 PCD), and S-1 (Approved R1-8 PCD)
To: R-3
Acreage: 5.26
Location: Approximately 375 feet east of the northeast corner of 59th Avenue and Elliot Road
Proposal: Multifamily residential development
Applicant: Isola Elliot, LLC
Owner: AMED Partners, LLC
Representative: Benjamin Tate, Withey Morris, PLC

Ms. Racelle Escolar stated that Item No. 12 is Z-22-21-8, a request to rezone 5.26 acres located approximately 375 feet east of the northeast corner of 59th Avenue and Elliot Road from S-1 (Ranch or Farm Residence District), S-1 (Approved C-1 (Neighborhood Retail District) PCD (Planned Community District)), and S-1 (Approved R1-8 (Single-Family Residence District) PCD) to R-3 (Multifamily Residence District) to allow multifamily residential development.

The Laveen Village Planning Committee recommended approval per the staff recommendation with a modification and two additional stipulations by a 6 to 3 vote. The modification was to Stipulation No. 3 to reduce the maximum building height from 30 feet to 22 feet. The additional stipulations require that a minimum of 24 guest parking spaces be provided directly adjacent to the clubhouse amenity area and to limit the rezoning area to 25 units.

Staff recommends approval, per the Laveen recommendation, with the addition of the standard Proposition 207 waiver of claims stipulation as follows:

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.

Ms. Escolar stated that the applicant was available to provide a presentation. There were also people possibly wishing to speak.

Ms. Linda Abegg stated that she was registered to speak. She thought that the applicant was going to be present and ask for a change of the maximum unit count, so she came to address that issue on behalf of herself and the Village Planning Committee. She asked if the applicant was still planning to make that change.

Chairwoman Shank stated that she was not sure.

Ms. Abegg stated that she received a text which confirmed that the applicant is wanting to change it to 35 units. She asked the Chairwoman if she wanted her to proceed with her comments or if she wanted to address that first.

Chairwoman Shank asked the speaker to proceed with her comments and then the applicant would speak.

Ms. Linda Abegg stated that she is the Vice-Chair of the Laveen Village Planning Committee. She wanted to address their motion. She stated that they did have multiple motions. They have a general concern in their Village about losing commercial land to multifamily. This has been happening over and over again. They are not getting commercial or employment in the area that they were supposed to, because it is going to multifamily. There are many members of their community who are very concerned and do not want to see more multifamily development coming to Laveen. That is the reason why the compromise between people who were okay with this and those who were not was the decreased density. She wanted to provide that context for the Planning Commission on why there was a motion with the reduced density. She had made a motion with the full density that the applicant was asking for, and it failed. Her perspective as an individual, not as a member of the Village Planning Committee was that she was fine with moving forward with 35 units, which is what the developer is asking for. It is the same density that the rest of the development has. She stated that it is a nice development, and the applicant is only adding five acres and keeping the same density, increasing open space but making it a more cohesive development with two entrance and exit points, instead of just one. She thinks it makes it a better project. It is not increasing density at all, even at the 35 units. She supports what the applicant is asking for. The applicant has agreed to limiting the building height, and they are okay with the additional parking spaces.

Chairwoman Shank thanked Ms. Abegg for her service and for speaking. She called on Mr. Benjamin Tate.

Mr. Benjamin Tate stated that he was speaking on behalf of the applicant. He provided a brief presentation for the Commission members. He stated that this project was one of unfortunate timing. In 2019, when they brought this project through the process, their goal was to bring in the blue property (shown on the exhibit), subject to the Planning Hearing Officer (PHO), running concurrent with this rezoning, and the yellow property, which is the subject of the rezone. In total, it is approximately 28 acres. The plan that he was showing them today is the plan that they originally wanted to bring through the process in 2019. The only reason they could not was because the seller could not come to terms with their client, at the time, on a value that both parties could agree on for the price of that 5.26-acre strip of land, that is subject of the rezone. Unfortunately, because of the timing, they had to move forward with that original project, which is 249 units of single-family rental that was approved unanimously throughout the entire process, from the Laveen Citizens for Responsible Development (LCRD) to the Village, to the

Planning Commission, and to City Council. If they would have had their way in 2019, they would have brought the entire project forward. Unfortunately, it took two years for the developer and the seller to reach terms on that property.

Mr. Tate displayed the parcel which is under consideration. Back in 2019, this site was approved for 249 units of single-family rental, just off of the northeast corner of 59th Avenue and Elliot Road. It was originally part of the Laveen Town Center Planned Community Development (PCD), which never developed. At the time, their client could not reach terms with the seller. Fast forward two years, Isola Communities acquired this site, took the process all the way through to preliminary site plan approval and was ready to pull permits and start developing the original 22-acre site, when they were finally able to reach terms with that seller, for that 5.26 acres.

Mr. Tate stated that it was impossible to talk about one without talking about the other, because it requires both a rezone and a PHO. It is essentially a 28-acre development with 299 units, which pencils out to about 10.65 dwelling units per acre. The original project, with the 22 acres was about 10.91 dwelling units per acre. They have brought down the density just slightly as an overall project, improving it in a significant number of ways, with the Elliot Road frontage, with increased open space, and other amenities they were able to do as a result of bringing in the entire project. That open space is really one of the biggest factors. They are only putting in 35 units on the 5.26 acres. It has approximately 35 percent open space. This allows them to move some things around. In the original project, a lot of that open space was concentrated in the center of the site. They have moved a significant portion of that open space to the south side and added more of it, to create a better streetscape condition, a more open property, increasing it from 12 percent to 16.6 percent for the overall number. Because they are adding more acreage, it actually increases the square footage of the open space from 115,000 square feet to 192,000 square feet. It allows them to relocate the main entrance down Elliot Road, with a larger frontage and do a little bit more with the entry feature. He showed an exhibit of the porte cochère entry feature on Elliot Road.

Mr. Tate displayed an exhibit of the original and current site plans side by side. The one on the right is a combination of the PHO and the rezone that was being considered by the Planning Commission. He recapped the changes as seen below.

	Approved Plan	Proposal
Gross Acreage	22.81 acres	28.07 acres
Total Units	249	299
Density	10.91 du/ac	10.65 du/ac
Open Space (%)	12%	16.6%
Open Space (SF)	115,000 SF	192,100 SF

Mr. Tate stated that the current proposal brings them a better, more complete and more cohesive land plan. It improves the circulation, increases the open space, it keeps them within the bounds of the density that was approved, and allows them to relocate the main entry down to Elliot Road, with a significantly more dramatic entry feature, more open space along the Elliot Road frontage to give a more open feel along the streetscape. Importantly, it incorporates a remnant parcel that would have been awfully challenging to develop on its own, with that 5.26 acres along Elliot Road, considering its shape and size. This takes that remnant parcel out of the picture that would otherwise encourage potentially overdevelopment of an undersized site. He was happy to answer any questions by the Planning Commission.

Chairwoman Shank asked the Commission members if they had any questions.

Vice-Chairman Howard asked what that would do if... (inaudible due to echo).

Mr. Tate responded that it would impact it in a couple different ways. He stated that there are a number of sustainability features. Isola Community is looking at this community as potentially the next echelon of single-family rental, raising the bar on what these communities can be. The only way this works is if they are able to get the target count that they pro forma this project at. There are a number of sustainability features that really improve the project, make it greener and more sustainable, and raise the bar for this type product in general: HercuWall Construction, which is a green building process, spray-foam ceiling insulation, Energy Star rating, electric vehicle chargers in all of the garages, dual energy (gas) in all units, upgraded appliance packages, and artificial turf throughout. That being an expensive way to go, significantly decreases water usage for the overall project. This is the type of thing that they would like to do with this project, that suddenly becomes a lot less economically feasible, if they were to lose 10 units that had been pro forma throughout this project, as being at that same density that the project was originally approved at.

They have been in discussions with the Laveen School District to provide developer assistance to the Laveen School District at \$350.00 dollars per unit. At 299 units, that is about \$104,000 dollars to build the Laveen School District. So, while cutting 10 units from the project may not seem like much for units that would

rent around 1,200 to 1,500 dollars per month, that is approximately \$180,000 dollars per year less revenue to the project, which suddenly makes it a lot more difficult to make contributions like that. Those were the two main things that they would like to do, and that are important to them that will suddenly become more difficult when they start losing more units.

Vice-Chairman Howard explained what he was getting at was that if he lost (inaudible), that would have significant impact on the developer's pro forma. But 10 units does not really make a difference in terms of traffic, congestion or the number of people. It is a very small benefit to the neighborhood and a very large cost. Those are not the types of compromises that he likes to support, because of that asymmetry. He stated that the Vice-Chair of the Village made a really good point that Laveen as a community was disappointed that some of their employment and commercial land was being used for multifamily. His response was that if this is going to be multifamily, either way, if they limit the density it does not become employment land or commercial. It just becomes less dense residential, but it is already going to be residential. So, he would rather just have the required density to get some of the financial benefits, to get some of those sustainability benefits, and to get some of those classroom benefits for the school district. It seems like there is not very much benefit to the community in getting rid of only 10 units, but it does come at a significant cost to the applicant. He stated that he would support the full density being granted on this. He stated that we have an affordability crisis, there are 100,000 people moving to the Phoenix metro area every year, and they have to go somewhere. Developers do not pause growth. Growth happens on its own, but we need to plan for it.

Commissioner Busching stated that Stipulation No. 10 states, 'Decorative rail or similar fencing elements shall be provided along Elliot Road'. She wanted to know what they are anticipating in that regard.

Mr. Tate responded that there will be a six-foot solid block wall, and in front of it, as part of the landscape strip there will be a white split-rail fence. It will be a nod to the agricultural heritage of Laveen. It is something that they generally like to see in the area.

Commissioner Gaynor asked to see the example of the fence on the exhibit. It was displayed.

Commissioner Busching stated that looking forward with respect to sustainability and climate change, she hoped that the four references to pedestrians in Stipulation Nos. 4, 9, 11, and 12 allow for public pedestrians. On the conceptual street frontage diagram, she asked if there could be any sort of break up in that solid block wall. That would be helpful, since Elliot Road is going to be such a major road.

Mr. Tate asked Commissioner Busching if she was requesting his response.

Commissioner Busching responded no, she was just sharing her observations and comments to staff and the developer going forward.

Commissioner Perez stated that she talked to people and this is a tough one for her. Back in 2017, the City Council designated the Loop 202 as being a technology corridor where they would have more employment and commercial development along the strip to the freeway. All they are seeing right now is nothing but residential and multifamily. They are experiencing a sense of frustration, and she has it too, because she has the Loop 202 going through her Village, as well. She considers Laveen her sister Village. She feels their pain and talks to them all the time about it. Having said that, she knew that the Village did struggle with votes on this, but they eventually came to an agreement and moved this project forward. She thinks respecting what they voted on is what the Planning Commission should be doing.

Chairwoman Shank called on Mr. Kevin Hagerty to speak.

Mr. Kevin Hagerty stated that he is the Chief Financial Officer for the Laveen School District. He stated that they really rely on developers with the donations they provide, to help them with infrastructure. He has been with the School District for seven years. They have built two schools, and these donations help them offset some of the cost of development for these schools and the infrastructure to those. They do have an agreement with the organization, and they have been a good partner so far in providing agreements. They are planning two more schools. The amount of development in this area is just phenomenal. They are working on land and working with the State's Schools Facilities Board to help them with some of this, as well. They have space for 80 kids that may be coming out of this, plus with all the other development, they will be building additional schools. He just wanted to share that information and was happy to answer questions. There were no questions.

Chairwoman Shank stated that there were no registered speakers in opposition. She asked for a motion.

Vice-Chairman Howard read the wrong motion and asked to substitute it. He motioned to approve Z-22-21-8 with all of the density that was originally requested on the five acres for the 35 dwelling units on that parcel.

Commissioner Gorraiz **SECONDED**.

Ms. Escolar clarified the motion. She asked if he wanted to recommend approval per the original stipulations in the staff report, or per the Laveen Village Planning Committee recommendation, and then modify the stipulation that limits the site to 25 units.

Vice-Chairman Howard stated that perhaps the applicant could then specify what they are asking for. He wanted to give the 35 dwelling units on the five acres. That would be staff's original recommendation, overturning the Laveen Village.

Commissioner Johnson recommended that Vice-Chairman Howard move to approve Z-22-21-8 as filed by the applicant with the additional stipulation as read into the record, which is the Proposition 207.

Vice-Chairman Howard stated that sounded correct as long as it gets to a density of 35 or whatever was originally requested.

Chairwoman Shank asked for a second.

Commissioner Gorraiz SECONDED.

Ms. Escolar stated that she still needed a clarification. She asked if the motion to approve this was per the staff recommendation in the staff report with the additional stipulation, as read into the record.

Commissioner Perez stated that she thought what Ms. Escolar was referring to was that there were two other stipulations, the height and the parking spaces.

Ms. Escolar stated yes, the Laveen Village Planning Committee added two stipulations. One was regarding the 24 guest parking spaces, and then also limiting the site to 25 residential units, and they modified the maximum height from 30 to 22 feet. So, she just needed clarification on whether they were still keeping the change to the building height and the guest parking addition, and removing the added stipulation limiting the number of units.

Vice-Chairman Howard asked for the difference in height between the two stipulations.

Ms. Escolar responded that the original staff recommendation was to limit the building height to 30 feet. The Village recommendation is to limit it to 22 feet.

Vice-Chairman Howard asked what the parking stipulation was.

Ms. Escolar stated that the developer shall provide a minimum of 24 guest parking spaces directly adjacent to the clubhouse amenity area. She suggested that they verify with the applicant if they are opposed to those additional stipulations.

Chairwoman Shank asked Mr. Tate to respond.

Mr. Tate stated that for the original two stipulations from the Laveen Village, they are fine limiting the height to 22 feet. The language he had heard on the parking stipulation was that the parking spaces had to be in close proximity to residents'

club, not directly adjacent. They have a plan that has more than the number of spaces they are asking for in close proximity to the residents' club. That was the stipulation originally brought to them by the LCRD, and they would like to honor their commitment to that stipulation, as well as limiting the height to 22 feet, which is something they committed to at the Village.

Ms. Escolar asked if she could recommend a motion.

Chairwoman Shank stated yes.

Ms. Escolar stated that in order to move forward with the applicant's request, they would move to approve this per the Laveen Village Planning Committee recommendation with the additional stipulation, as read into the record, a modification to Stipulation No. 23 to replace 'directly adjacent' with 'close proximity, and the deletion of Stipulation No. 24.

Vice Chairman Howard MOTIONED to approve Z-22-21-8 per the Laveen Village Planning Committee recommendation with the additional stipulation, as read into the record, a modification to Stipulation No. 23 to replace 'directly adjacent' with 'close proximity, and the deletion of Stipulation No. 24.

Commissioner Gorraiz SECONDED.

There being no further discussion, Chairwoman Shank called for a vote and the MOTION Passed 8-0 (Mangum absent).

Stipulations:

1. The development shall be in general conformance with the site plan and elevations date stamped April 19, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. The front elevations shall consist of a minimum 10 percent non-stucco accent material.
3. The maximum building height shall be ~~30~~ 22 feet.

4. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 10-foot-wide continuous landscape area located between the sidewalk and back of curb; and shall include 3-inch minimum caliper, large canopy single-trunk shade trees, 25 feet on center or in equivalent groupings; and minimum five-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. A minimum 30-foot landscape setback shall be required adjacent to Elliott Road and shall include large canopy shade trees 20 feet on center or in equivalent groupings between the sidewalk and proposed site development 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 mature size as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
6. The developer shall provide a minimum of 25 percent open space, as approved by the Planning and Development Department.
7. Public and private open space areas shall provide a minimum 50 percent shade and a minimum of 50 percent live vegetative cover (shrubs, grasses, or groundcover plants).
8. All uncovered surface parking lot areas shall be landscaped with a minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
9. A pedestrian connection shall be provided between the site and the C-1 portion to the west of the site, as approved by the Planning and Development Department.
10. Decorative rail or similar fencing elements shall be provided along Elliott Road, as approved by the Planning and Development Department.
11. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along Elliott Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

12. The multi-use trail along Elliott Road shall be shaded to a minimum of 50 percent using shade trees at full maturity, as approved by the Planning and Development Department.
13. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks (in adherence to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan) or “Outdoor/Covered Facilities” for guests located near entrances or amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
14. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue from the northern project boundary, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue, as approved by the Planning and Development Department.
15. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. This shall include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.
16. The developer shall dedicate and provide all right-of-way improvements during the first phase of the project.
17. The developer shall provide conduit and junction boxes at the northeast corner of 59th Avenue and Elliot Road for future traffic signal equipment. The plan is to be submitted to the Street Transportation Department for review and approval.
18. The applicant shall submit a TIA with an associated Signal Warrant Analysis for the intersection of 59th Avenue and Elliott Road. Development will be responsible for the installation of the traffic signal or an in-lieu contribution as defined within the approved traffic warrant analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
19. Existing irrigation facilities along 59th Avenue and Elliot Road are to be undergrounded and/or relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

20. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or need to be relocated as part of this project. Developer shall coordinate review and permitting with the affected utility companies.
21. 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.
22. 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.
23. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 24 GUEST PARKING SPACES ~~DIRECTLY ADJACENT~~ **IN CLOSE PROXIMITY** TO THE CLUBHOUSE AMENITY AREA.
24. ~~THERE SHALL BE A MAXIMUM OF 25 RESIDENTIAL UNITS.~~
24. **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.**

LAVEEN VILLAGE PLANNING COMMITTEE

Meeting Minutes

Monday, July 12, 2021

Meeting was held electronically via a video conferencing platform

Members Present

Tonya Glass, Chair
Linda Abegg, Vice Chair
Robert Branscomb
Cinthia Estela
Stephanie Hurd
Gizette Knight
Carlos Ortega
Jennifer Rouse
Sharifa Rowe

Members Excused

Gary Flunoy
Rochelle Harlin
Christopher Joseph

Staff Present

Sofia Mastikhina

1. Call to order, introductions and announcements by Chair.

The meeting was called to order at 6:30 p.m. with a quorum of 7 members.

2. Review and approval of the June 14, 2021, meeting minutes.

MOTION

Stephanie Hurd moved to approve the June 14, 2021 meeting minutes. **Jennifer Rouse** seconded the motion.

VOTE

7-0, Motion to approve, with Committee Members Glass, Abegg, Branscomb, Estela, Hurd, Ortega, and Rouse in favor.

3. Public comment concerning items not on the agenda.

Committee member Rowe logged on during this item, bringing the quorum to 8 members.

Phil Hertel expressed concern with the growing number of multifamily residential developments in the Laveen area and urged the committee and the community to take a stand against any additional such projects.

Dan Penton echoed Mr. Hertel's comments, noting that the area along the freeway is supposed to be a tech corridor, not a rental corridor. He stated that all that space will be lost to residential, when it should be filled with job-generating uses instead.

4. **INFORMATION ONLY – Z-TA-3-19: Presentation and discussion on a request to amend Chapters 3, 5 and 13 of the Phoenix Zoning Ordinance to expand the Walkable Urban (WU) Code boundaries citywide and amend Appendix A - Zoning Fee Schedule to include fees for WU Code Transect Districts..**

Sofia Mastikhina, staff, provided an overview of the proposed text amendment, which would expand the applicability of the Walkable Urban (WU) Code citywide. She explained that currently, only properties along the light rail corridors are eligible to request this form-based zoning district, and that the proposal would allow for properties that are not along the light rail to request WU Code zoning. She outlined the proposed changes to the Zoning Ordinance and noted that the text amendment initiation language includes reference to changing minimum acreage requirements for charter schools – this will not be addressed in this text amendment.

PUBLIC COMMENT

Dan Penton asked if staff can provide a workshop to committee and community members to provide a more in-depth explanation of the WU Code, as it is not something that Laveen has dealt with before. He asked if this text amendment would make it applicable to Laveen.

Mastikhina replied yes, a workshop can be arranged, and explained that, if this text amendment is approved, the WU Code zoning would be applicable citywide. However, it does not automatically change individual properties' zoning designations. A property owner would still need to go through the regular rezoning process to request WU Code zoning, just like any other zoning district.

Cory Kinkaid, with the Urban Phoenix Project, explained the goal of his organization, which is to help Phoenix become a city where walking, biking, and transit are comfortable and convenient options. He expressed support for the text amendment, stating that it would greatly improve walkability throughout the city.

COMMITTEE QUESTIONS

Robert Branscomb asked staff to explain the committee that reviews WU Code applications, and if they provide a recommendation to the City Council on these types of developments.

Mastikhina replied that there is one committee, the Design Review Committee, which reviews and approves applications for design alternatives that deviate from the standards set forth in the WU Code. They review to ensure that the intent of creating a walkable urban fabric is upheld via proposed design alternatives. They are also a quasi-judicial hearing body, much like the Zoning Adjustment Hearing Officer, and their decision is final. If appealed, the case will ultimately go to the Arizona Supreme Court.

Chair Tonya Glass expressed her support for the proposal and asked if there will also be development of corridor plans to aid in achieving the architectural aesthetic that the community wants for Laveen. **Mastikhina** replied that this is a great idea, and that subsequent plans and policies following the adoption of this text amendment, as they relate to the appropriateness of a form-based code depending on individual village character, is something that staff may pursue.

5. **Z-22-21-8:** Presentation, discussion, and possible recommendation regarding a request to rezone approximately 5.26 acres located approximately 375 feet east of the northeast corner of 59th Avenue and Elliot Road from S-1 (Ranch or Farm Residence), S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), and S-1 (Approved C-1 PCD) (Ranch or Farm

Residence, Approved Neighborhood Retail, Planned Community District) to R-3 (Multifamily Residence District) to allow multifamily residential development.

Committee member Knight logged on during this agenda item, bringing the quorum to 9 members.

Sofia Mastikhina, staff, provided an overview of the request, including the size, location, current and surrounding zoning and land uses, and General Plan Land Use Map designation. She explained that this case is a continuation of the single-family for rent development which was approved on the property to the north, and that this subject site will provide space for more units, more open space, and an additional vehicular entry on Elliott Road. The remainder of the site to the north is addressed in Agenda Item No. 6, PHO-1-21—Z-14-19-8 and will be voted on separately. She presented staff's findings, recommendation for approval, and recommended stipulations.

Benjamin Tate, representative with Withey Morris, explained that the site in question is 5.26 acres in size and is an additional part of the 249-unit development that was approved on the property to the north. He stated that the addition of this additional acreage will provide the development with frontage onto Elliott Road. He provided some background information on the property, stating that the subject site was always intended to be a part of the development that the committee approved in 2019, but that the developer was not able to reach terms with the property owner in time for the entitlement process. It was only recently that this parcel was able to become a part of the overall development. He explained that additional units will now be provided on the overall site but that, with the additional five acres, more open space is able to be provided, and the overall density for the development has decreased. He provided an overview of the main site features such as the frontage elements on Elliott Road including the proposed landscape setback and multi-use trail.

COMMITTEE QUESTIONS

Robert Branscomb expressed concern with expanding multifamily residential uses in Laveen and the potential hindrance this may cause in creating the Loop 202 high tech employment corridor.

Chair Tonya Glass asked if parking areas are included in the open space calculations. **Tate** replied no, and staff confirmed.

Stephanie Hurd stated that the committee has to be careful with approving these types of projects, no matter how nice the elevations may look. She expressed concern with the number of multifamily units in Laveen and the reduction in opportunities for retail that is not just fast food restaurants and other chains.

Vice Chair Linda Abegg agreed with the comments regarding expansion of multifamily units in Laveen yet reminded the committee that the majority of this development was already approved in 2019. The addition of these five acres is preferable to create a nice frontage along Elliott Road and a cohesive development, instead of being sold off independently for an ill-fitting project. She also stated that the additional five acres will allow for more open space to be provided. **Hurd** noted that Laveen did not have as many multifamily units two years ago,

when this was approved.

Tate addressed the concerns regarding the diminishment of retail opportunities and explained that commercial developers are waiting for a critical mass of rooftops to make sure that there will be enough people to support new commercial sites. He added that he presented this case for the Laveen Citizens for Responsible Development group and received unanimous approval. **Chair Glass** stated that the community has been hearing about the need for additional rooftops for years, yet no notable commercial development has come to Laveen. Further, schools are not able to accommodate the new units at the rate they are being built, there is no police service, and not enough infrastructure to support it all. **Hurd** agreed with the Chair's comments, stressing that Laveen will end up with many more rooftops than they desire and there will be no retail to serve it all.

PUBLIC COMMENT

Dan Penton stated that the original case was praised by the committee for its design and scale, and that he would much rather see this development while driving from the Loop 202 than a mass of single-family brown rooftops. This will provide a much more desirable appeal with the porte-cochere and split rail fencing along Elliott, which will create a true sense of arrival. The project will be a better fit for this area and will help alleviate potential traffic issues.

Phil Hertel stated that this is adding five acres onto an already approved case. Although it is adding multifamily units, the LCRD approved it with a stipulation: that parking be available for guests to park in front of clubhouse area if they are visiting a resident that is having a party in the amenity area. That parking in the front be uncovered, open to guests, and that gated entry be behind it. He asked the committee to include these stipulations in their recommendation. He then asked what contributions the applicant has made to the school district for the proposed added rooftops. **Tate** replied that the applicant has not executed a developer assistance agreement yet, but that the developer is reviewing the school district's proposal of 350 dollars per door. He also stated that the applicant can accommodate additional parking spaces in front of the amenity area but that, due to the overall configuration of the site, they will not be able to be located outside of the security gate area.

COMMITTEE QUESTIONS

Carlos Ortega asked if the committee can postpone voting on this case until an agreement is reached with the school district and the applicant can redesign the site to accommodate the additional guest parking. **Vice Chair Abegg** explained that the committee can stipulate the parking as part of their motion but that they cannot stipulate any school district contributions. She mentioned that the school district superintendent had sent her a message that they have a verbal agreement with the applicant and that they don't expect as many children from this type of development.

Branscomb asked if there is a height limitation. **Mastikhina** replied that staff is recommending a stipulation to limit the maximum building height to 30 feet.

MOTION

Vice Chair Abegg made motion to approve the request with an additional stipulation that the developer provide a minimum of 24 guest parking spaces in close proximity to the clubhouse

amenity area, inside the security gates. **Carlos Ortega** seconded the motion.

VOTE

3-6: Motion fails with committee members Glass, Abegg, and Ortega in favor and committee members Branscomb, Estela, Hurd, Knight, Rouse, and Rowe opposed.

Stephanie Hurd stated that the village cannot have more multifamily units and that the committee needs to take a stand against expansion of this land use.

Branscomb made a motion to approve the request with additional stipulations that the developer provide a minimum of 24 parking spaces in close proximity to the clubhouse amenity area, and that the maximum building height be 20 feet. **Ortega** seconded the motion.

Stephanie Hurd made a competing motion to deny as filed. **Jennifer Rouse** seconded the motion.

VOTE

5-3-1: Competing motion to deny passes with Committee members Glass, Estela, Hurd, Rouse, and Rowe in favor, committee members Abegg, Branscomb, and Ortega opposed, and committee member Knight abstaining.

ADDITIONAL MOTION

After hearing Agenda Item No. 6 (PHO-1-21—Z-14-19-8), **Cinthia Estela** made a motion to reconsider Agenda Item No. 5, Z-22-21-8. **Sharifa Rowe** seconded the motion.

RECONSIDERED MOTION

Rowe expressed frustration with the concept of approving this request for additional units simply because 249 units were already approved three years ago on the parcel to the north and made a motion to deny the request so that the developer is held to the previously approved density on that parcel. **Gizette Knight** seconded the motion.

Vice Chair Abegg made a competing motion to approve the request with the following additional stipulations:

- The developer shall provide a minimum of 24 parking spaces in close proximity to the primary amenity pool area;
- The maximum building height shall be 22 feet;
- There shall be a maximum of 35 units.

Robert Branscomb seconded the motion.

VOTE

4-5: Motion fails with committee members Glass, Abegg, Branscomb, and Ortega in favor and committee members Estela, Hurd, Knight, Rouse, and Rowe in opposition.

Carlos Ortega stated that a further reduction in units would be preferable and made a motion to approve the request with the following additional stipulations:

- The developer shall provide a minimum of 24 parking spaces in close proximity to the primary amenity pool area;
- The maximum building height shall be 22 feet;

- There shall be a maximum of 30 units.

Cynthia Estela requested to amend the motion to further reduce the unit count to 25. **Ortega** accepted the amendment. **Estela** seconded the motion.

VOTE

6-3: Motion passes with committee members Glass, Abegg, Branscomb, Estela, Ortega, and Rowe in favor and committee members Hurd, Knight, and Rouse in opposition.

6. **PHO-1-21--Z-14-19-8: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located approximately 776 feet north of the northeast corner of 59th Avenue and Elliot Road. Request to modify stipulation numbers 2 and 2.c regarding general conformance to the site plan and elevations date stamped May 3, 2019 and maximum of 249 units.**

Sofia Mastikhina, staff, provided an overview of the request, including its location, zoning, surrounding land uses, and proposed stipulation modifications. She then presented the stipulated site plan and elevations, and the proposed site plan and elevations. She explained that the new site plan incorporates five additional acres that were not part of the original rezoning case and are part of the previous agenda item, Rezoning Case No. Z-22-21-8.

Benjamin Tate, representative with Withey Morris, explained that this request is to update the site plan to account for the additional five acre parcel that has been incorporated into the development and was the subject of the previous agenda item (Z-22-21-8). The additional acreage resulted in a reconfiguration and addition of residential units, additional open space, and an overall lower density than what was approved in 2019. He then presented the proposed site plan and elevations.

COMMITTEE QUESTIONS & COMMENTS

Carlos Ortega asked if this case will now be denied since Z-22-21 was denied, and it was tied to the same site plan. **Mastikhina** explained that these two cases are independent of each other, so the committee is not obligated to provide the same recommendation as the previous agenda item. **Ortega** asked if there is an increase in number of units on the originally approved portion of the development. **Tate** explained that yes, the additional five acres resulted in an increase in the number of units however, with the increased open space and how the units are arranged, the overall density is now lower than what was originally approved. **Ortega** noted that the committee could have approved the request for the additional five acres (Z-22-21-8) and limited the number of units so that the overall development still has the same number of units that was originally approved in Z-14-19-8 but with more open space from the additional acreage.

Vice Chair Abegg asked if the site plan is now feasible since the five acres were denied by the committee. **Tate** replied that the proposed site plan likely wouldn't work without the entitlement for the additional five acres. **Vice Chair Abegg** noted that the motion for this subject case should then be a denial.

PUBLIC COMMENT

Dan Penton stated that this decision would be a great disservice to the community, as denying it would result in five acres of land being left vacant. This project could provide an

appealing streetscape and entrance on Elliott Road. Further, a standalone five-acre parcel has limited development opportunities and will likely result in development of uses that the community does not want, such as drive-thru restaurants.

Phil Hertel expressed his concern with the committee's vote to deny the previous and, possibly, this case, as they can continue to move through the entitlement process. The denial will not survive the process. He also stated that he agrees with the committee's opposition to additional multifamily units in Laveen, but that this may not be the project to take a stand. He asked that the committee reconsider the previous vote with additional stipulations, as he does not believe a motion to deny will be upheld at the Planning Commission hearing.

COMMITTEE QUESTIONS & COMMENTS

Robert Branscomb reminded the committee that they have previously discussed the implications of a denial recommendation when a case progresses through the public hearing process. He stated that his biggest concern with this case is the height, and that he'd like to include a maximum height restriction of 30 feet.

Ortega stated that he thinks most committee members voted to deny as they were influenced by the public comment provided at the start of the meeting regarding the community's frustration with the increasing number of multifamily units in Laveen.

Sharifa Rowe stated that this process has been frustrating and that her vote was not influenced by the public comment. She noted that she has been on the committee for six months and it seems that these cases move through the process regardless of what the committee and the community want. She expressed her frustration with being forced to approve a case just because a denial would get disregarded by the next hearing body. **Vice Chair Abegg** explained that other hearing bodies may not necessarily understand the context of the Laveen Village Planning Committee's recommendation and stated that she always attends the next hearings for each case to provide public comment and explain that context. She noted that the other hearing bodies are very responsive to that follow through and urged other committee members to do the same so ensure that the community's voice is heard as cases move through the process. **Chair Tonya Glass** agreed with the Vice Chair's comments and noted that great successes have come from committee and community members attending and providing the local perspective at subsequent hearings.

Stephanie Hurd stated that the committee needs to take a harder stance on incoming multifamily projects so that developers start bringing projects that the community actually wants. She expressed frustration with the community's long-term vision for Laveen, such as keeping a rural aesthetic south of Baseline Road and south of Dobbins Road, having been dismissed. She pointed out that the committee's strategy for recommendations on these cases has not gotten them anywhere.

Ortega shared that a few years ago, the committee had almost unanimously voted yes on a project he didn't believe was right for Laveen, with his being the only dissenting vote. He had attended the subsequent meetings to express his concerns and was able to guide the hearing bodies towards a denial. This is an example of the importance of attending hearings after this one.

Chair Glass asked if there is a way for the committee to revisit the previous agenda item (Z-22-21-8). **Mastikhina** explained that a committee member who originally voted against the agenda item would have to make a motion to reconsider it. The motion would need a second, and a vote would not be needed to reconsider. Typically, this is done at a subsequent meeting and the agenda item is scheduled for a future meeting for reconsideration but, since all interested parties are still present, they could do so at this same meeting.

Cinthia Estela made a motion to reconsider Z-22-21-8. **Rowe** seconded the motion. *Agenda Item No. 5, Z-22-21-8, was reconsidered and recommended for approval with a modification and additional stipulations.*

Hurd asked for clarification on how the committee can reduce the proposed density. **Mastikhina** explained that the committee can vote to deny the request as filed and approve with a modification to the requested number of residential units.

Tate stated that the developer cannot accommodate a reduction in density as they are already staying within the approved 10 dwelling units per acre, which was critical to maximize in order to maintain financial viability of the project. **Hurd** replied that the committee hears this every time a project comes through.

Ortega asked for clarification regarding the discrepancy in number of units being requested in this case (264 units) and the number of units shown on the proposed site plan (299). **Tate** explained that the 299 units reflect the overall site plan, which includes the additional five acres of Rezoning Case No. Z-22-21-8. There will be 35 units on that portion of the site. The site subject to this PHO case will have a total of 264 if approved. This brings the overall total to 299 units.

MOTION

Vice Chair Linda Abegg made a motion to approve the request as filed. **Hurd** requested to amend the motion to limit the development to 255 units. **Robert Branscomb** seconded the motion.

Rowe asked for clarification regarding the relationship between the additional five acres and the additional 50 units being proposed. **Vice Chair Abegg** explained that a portion of the open space area from the original approved site plan was moved to the five-acre parcel, which resulted in a new configuration of the units and more units being moved into the original rezoning case boundary, as opposed to just being added in the five-acre parcel. She also stated that this area will have more traffic in the future due to rapid development and that she would prefer to see the additional entrance on Elliott Road to help the flow of traffic.

Rowe asked if this project is receiving any subsidies. **Tate** replied that this is a completely privately funded development. He also clarified that the additional five acres were always intended to be included in the original rezoning case in 2019. However, the developer and the owner of the five-acre property were not able to come to terms in time for the entitlement process, so the parcel was left out of that rezoning case. It was not until a couple of years later that the property owner was ready to reach an agreement, which is why the entitlement is being requested separately.

VOTE:

5-3-1: Motion passes with committee members Glass, Abegg, Branscomb, Estela, and Ortega in favor, committee members Knight, Rouse, and Rowe in opposition, and committee member Hurd abstaining.

7. Staff update on cases recently reviewed by the Committee.

None.

8. Committee member announcements, requests for information, follow up, or future agenda items.

Stephanie Hurd asked if there is a staff person in the city that she can contact to discuss attracting retail businesses to Laveen. **Mastikhina** replied that the Community and Economic Development Department has a retail project manager that she can get her in touch with. **Chair Tonya Glass** added that she and the Vice Chair have also been in contact with the director of that department and have expressed the same desire to bring more quality retail businesses to Laveen.

9. Adjournment.

Ortega moved to adjourn the meeting. **Estela** seconded the motion.

The meeting adjourned at 9:41 p.m.