



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-133-24-3
Thunderbird Townhomes PUD
 February 7, 2025

North Mountain Village Planning Committee Meeting Date: February 19, 2025

Planning Commission Hearing Date: March 6, 2025

Request From: R-O (Residential Office – Restricted Commercial District) (3.69 acres)

Request To: PUD (Planned Unit Development) (3.69 acres)

Proposal: Multifamily residential (townhomes)

Location: Northwest corner of Coral Gables Drive and Thunderbird Road

Applicant/Owner: Edge Thunderbird, LLC

Representative: Alex Hayes, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Thunderbird Road	Major Arterial	65-foot north half street
	Coral Gables Drive	Minor Collector	40-foot west half street
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: <i>Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></p> <p>The proposal will broaden the range of housing types and densities available within the Village.</p>			
<p>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: <i>Development should include convenient bicycle parking.</i></p> <p>The proposal includes bicycle facilities to encourage bicycling and transit use. Features such as bicycle parking and a bicycle repair station.</p>			

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

The PUD narrative proposes detached sidewalks along Thunderbird Road and Coral Gables Drive, enhanced landscape setbacks planted with shade trees, and shaded public sidewalks and common area space. These improvements will create a comfortable pedestrian environment along public streets and within the development, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): Background Item No. 10.

[Complete Streets Guidelines](#): Background Item No. 11.

[Housing Phoenix](#): Background Item No. 12.

[Zero Waste PHX](#): Background Item No. 13.

[Phoenix Climate Action Plan](#): Background Item No. 14.

[Conservation Measures for New Development](#): Background Item No. 15.

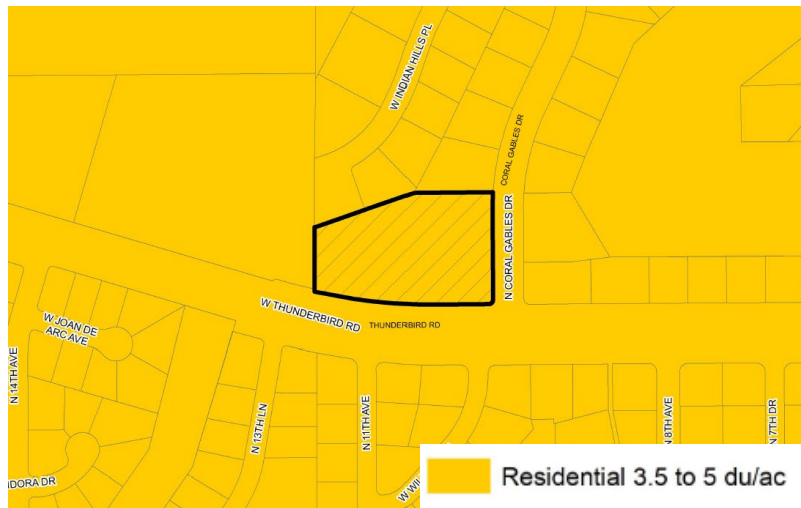
Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-O
West	Church	R1-10
North	Single-family residential	R1-10
East (across Coral Gables Drive)	Single-family and golf course	R1-10 and R1-10 SP
South (across Thunderbird Road)	Single-family residential	R1-10

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.69 acres located at the northwest corner of Coral Gables Drive and Thunderbird Road from R-O (Residential Office – Restricted Commercial District) to PUD (Planned Unit Development) for the Thunderbird Townhomes PUD to allow multifamily residential (townhomes). The subject site is zoned R-O (Residential Office – Restricted Commercial District) and is currently vacant with a large wash along the northern boundary.
2. The subject site is designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The areas to the north, west, east, and south of the subject site are designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The requested density within the proposed PUD is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map; Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the south, across Thunderbird Road, and to the north are single-family residential homes zoned R1-10 (Single-Family Residence District); to the east, across Coral Gables Drive, are single-family residential homes and a golf course zoned R1-10 (Single-Family Residence District) and R1-10 SP (Single-Family Residence District, Special Permit); and to the west is a church zoned R1-10 (Single-Family Residence District).

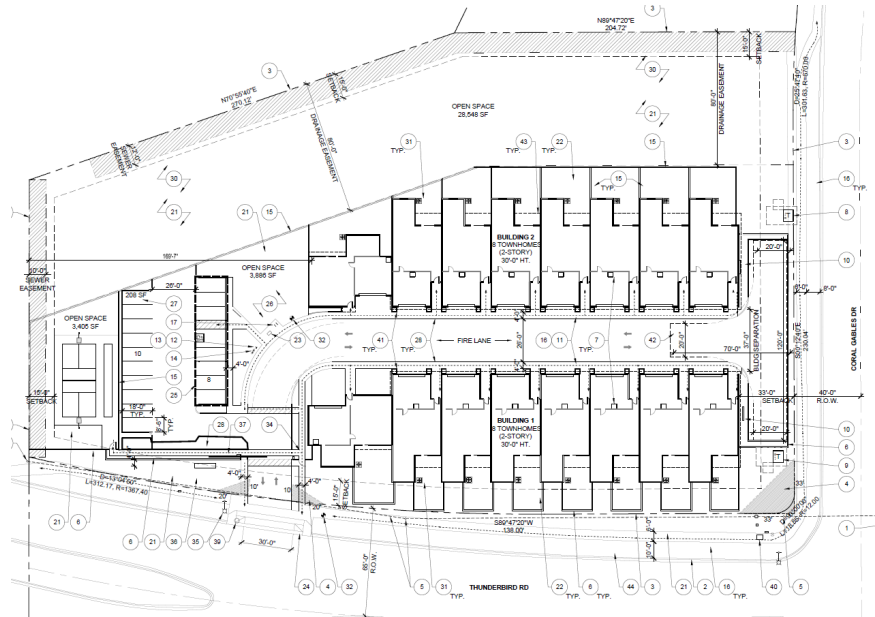
PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement,

the applicable Zoning Ordinance provisions will be applied.

5. **Site Plan**

The proposal is for a 16-unit townhome development. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the two buildings, the unit location, and the guest parking area. Bicycle parking is centrally located and there is a common community area on the west portion of the site that includes a pickleball court. Sidewalks are depicted along Thunderbird Road and Coral Gables Drive and throughout the site connecting the buildings, amenity areas, parking area, and the street. The site will have one point of ingress/egress on Thunderbird Road.



Conceptual Site Plan; Source: CCBG Architects, Inc.

6. **Land Use:**

The PUD proposes a townhome development. The PUD allows all uses permitted in the R-2 zoning district.

7. **Development Standards:**

The development narrative allows for a maximum of 16 units at a density of 4.4 dwelling units per acre. Parking for residents will be provided in two-car garages in each unit and 12 unreserved parking spaces will be provided on site. The buildings shall be setback a minimum of 20 feet from Coral Gables Drive and a minimum of 15 feet from the north property line, the west property line, and from Thunderbird Drive. The drainage easement on the northern portion of the site is not identified as a setback so that it can be counted towards open space. A minimum landscape setback of zero feet is provided from Coral Gables Drive and a minimum of 15 feet from the north property line, the west property line, and from Thunderbird Drive. Patio and screen walls are permitted to project into the setback along Thunderbird Road. The project site is required to provide a

minimum of three residential amenities.

Below is a summary of the key development standards set forth in the narrative.

Development Standards	
Standard	Proposed
<i>Maximum Density (dwelling units/acre)</i>	4.4
<i>Maximum Building Height</i>	Two stories and 30 feet
<i>Minimum Common Area</i>	33,311 square feet (20.72%)
<i>Maximum Lot Coverage</i>	35 percent
<i>Minimum Building Setbacks</i>	
<i>North</i>	15 feet
<i>East (Coral Gables Drive)</i>	20 feet
<i>South (Thunderbird Road)</i>	15 feet
<i>West</i>	15 feet
<i>Minimum Landscape Setbacks</i>	
<i>North</i>	15 feet
<i>East (Coral Gables Road)</i>	0 feet
<i>South (Thunderbird Drive)</i>	15 feet
<i>West</i>	15 feet
<i>Streetscape Standards</i>	
<i>Thunderbird Drive</i>	Landscape strip between back of curb and sidewalk: 10 feet. Detached Sidewalk Width: 6 feet.
<i>Coral Gables Road</i>	Landscape strip between back of curb and sidewalk: 8 feet. Detached Sidewalk Width: 6 feet.

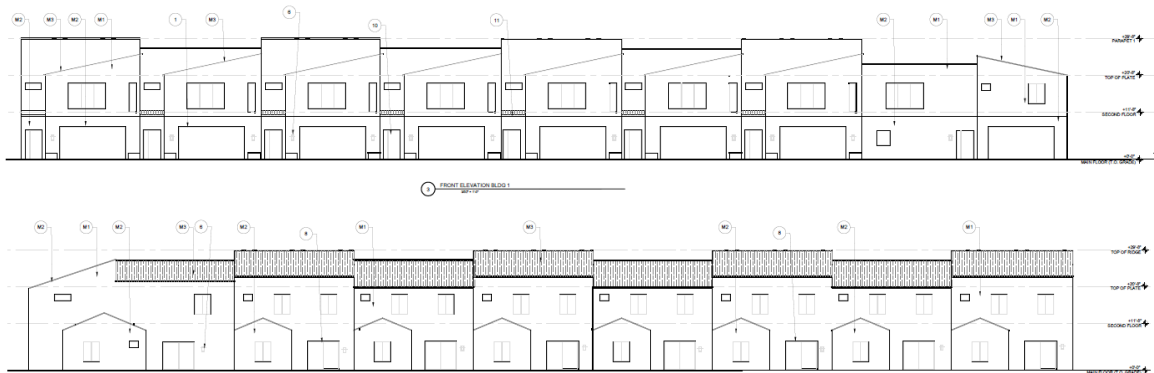
The PUD will go above and beyond the Zoning Ordinance standards by requiring more than 20 percent of the site be common area. The PUD requires a minimum of 33,311 square feet be common area, with 26,311 square feet of that common area being the natural wash. Staff recommends Stipulation No. 1.b to clarify that landscape setbacks are a minimum requirement.

8. **Landscape and Shade Standards:**

The PUD requires that one APS-approved two-inch caliper tree be planted for every 18 feet along Thunderbird Road; and that landscaping along Coral Gables Drive, the west property line, and the adjacent southern perimeter of the drainage easement be planted with two-inch caliper shade trees 20 feet on center, or in equivalent groupings. The PUD requires 75 percent shading of the pedestrian sidewalks along Coral Gables Drive and Thunderbird Road and surface parking areas must be shaded to a minimum of 25 percent.

9. **Design Guidelines:**

The PUD proposes enhanced design guidelines to ensure the buildings are compatible with the surrounding area. The PUD sets forth requirements to provide a variety of building materials with building facades being a mixture of stucco, stacked stone, and glazing. The PUD requires varied roofline heights and slopes and requires that colors be complementary to the natural surrounding landscaping. Additionally, the PUD requires that the development includes shaded seating, a bike fixit station, bike racks, and a pickleball court.



Conceptual Renderings; Source: CCBG Architects

STUDIES AND POLICIES

10. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The proposal aligns with the Tree and Shade Master Plan in the following ways. The PUD narrative requires detached sidewalks along Thunderbird Road and Coral Gables Drive. The PUD requires that one APS-approved two-inch caliper tree be planted for every 18 feet along Thunderbird Road; and that landscaping along Coral Gables Drive, the west property line, and the adjacent southern perimeter of the drainage easement be planted with two-inch caliper shade trees 20 feet on center, or in equivalent groupings. The PUD requires 75 percent shading of the pedestrian sidewalks along Coral Gables Drive and Thunderbird Road, and surface parking areas must be shaded to a minimum of 25 percent.

11. **Complete Streets Guidelines:**

The City of Phoenix City Council adopted the Complete Streets Guiding

Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

The PUD narrative requires the development to provide bicycle parking and a bicycle repair station, as well as detached sidewalks, enhanced landscaping, and shade along Thunderbird Road and Coral Gables Drive.

12. **Housing Phoenix:**

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

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing a 16-unit townhome development that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

13. **Zero Waste Phoenix PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling containers is addressed in the PUD narrative, and states that recycling collection will be encouraged.

14. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green](#)

[Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Sustainability section of the PUD narrative, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

15. [Conservation Measures for New Development](#)
In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in the Sustainability section of the PUD narrative.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report, staff has received five letters of support and one letter of opposition. Concerns raised were regarding possible damage to a property owner's fence due to excavation of other development activities.

INTERDEPARTMENTAL COMMENTS

17. The Public Transit Department requested that the bus pad on westbound Thunderbird Road be retained. This is addressed in Stipulation No. 2.
18. The Floodplain Management division of the Office of the City Engineer provided the comment that the subject site is located within a Special Flood Hazard Area and that any improvements or modifications are subject to federal regulations and the City of Phoenix Floodplain Ordinance. The Floodplain Management division must approve a Grading and Drainage Plan demonstrating compliance with the regulations prior to any permit issuance. This comment is addressed in Stipulation No. 3.
19. The Street Transportation Department requires that the access to the site on Thunderbird Road comply with the conditions of the Traffic Impact Analysis (TIA), that all improvements identified in the TIA be constructed, and that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. This is addressed in Stipulation Nos. 4 through 7.

OTHER

20. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations Nos. 8 through 10.
21. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 11.
22. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposed PUD sets forth design and development standards that will promote a safer walking and bicycling environment.
2. The proposal is consistent with the General Plan Land Use Map designation, and several General Plan and city goals/policies.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations

1. An updated Development Narrative for the Thunderbird Townhomes PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 28, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: January 28, 2025; City Council adopted: [Add adoption date].
 - b. Page 5, Section D. Development and Landscape Standards, 1. Development Standards Table: Update the first column, fourth row to "Minimum Landscape Setback".
2. The existing bus pad on westbound Thunderbird Road shall be retained, as approved by the Planning and Development Department.
3. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE and AE floodway on panel 1730L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect and Engineer is required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Office of the City Engineer for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
4. Access onto Thunderbird Road shall comply with the conditions of the approved Traffic Impact Study.
5. All mitigation improvements shall be constructed and/or funded as identified in the

accepted Traffic Impact Analysis dated December 15, 2025.

6. Replace unused driveways with sidewalk, curb, and gutter. Replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
7. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
9. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
10. 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.
11. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Staff Report: Z-133-24-3

February 7, 2025

Page 12 of 12

Writer

Samuel Rogers

February 7, 2025

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

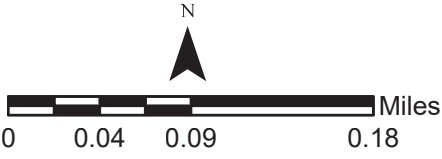
Aerial sketch map

Conceptual Site Plan date stamped January 14, 2025

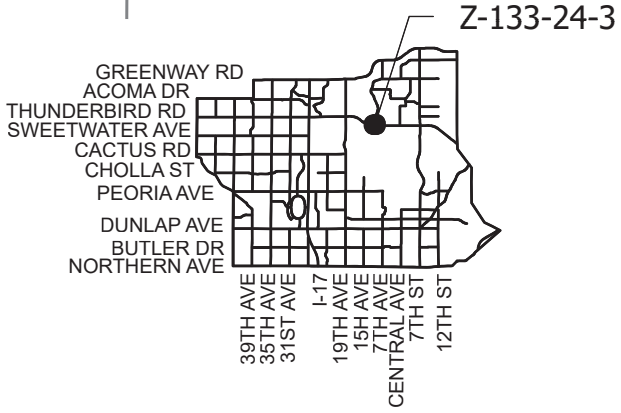
Conceptual Building Elevations date stamped January 14, 2025 (2 pages)

Community Correspondence (8 pages)

[Thunderbird Townhomes PUD](#) development narrative date stamped January 28, 2025

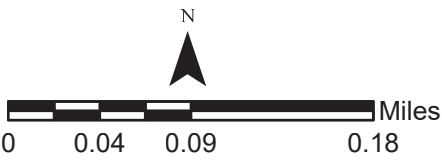
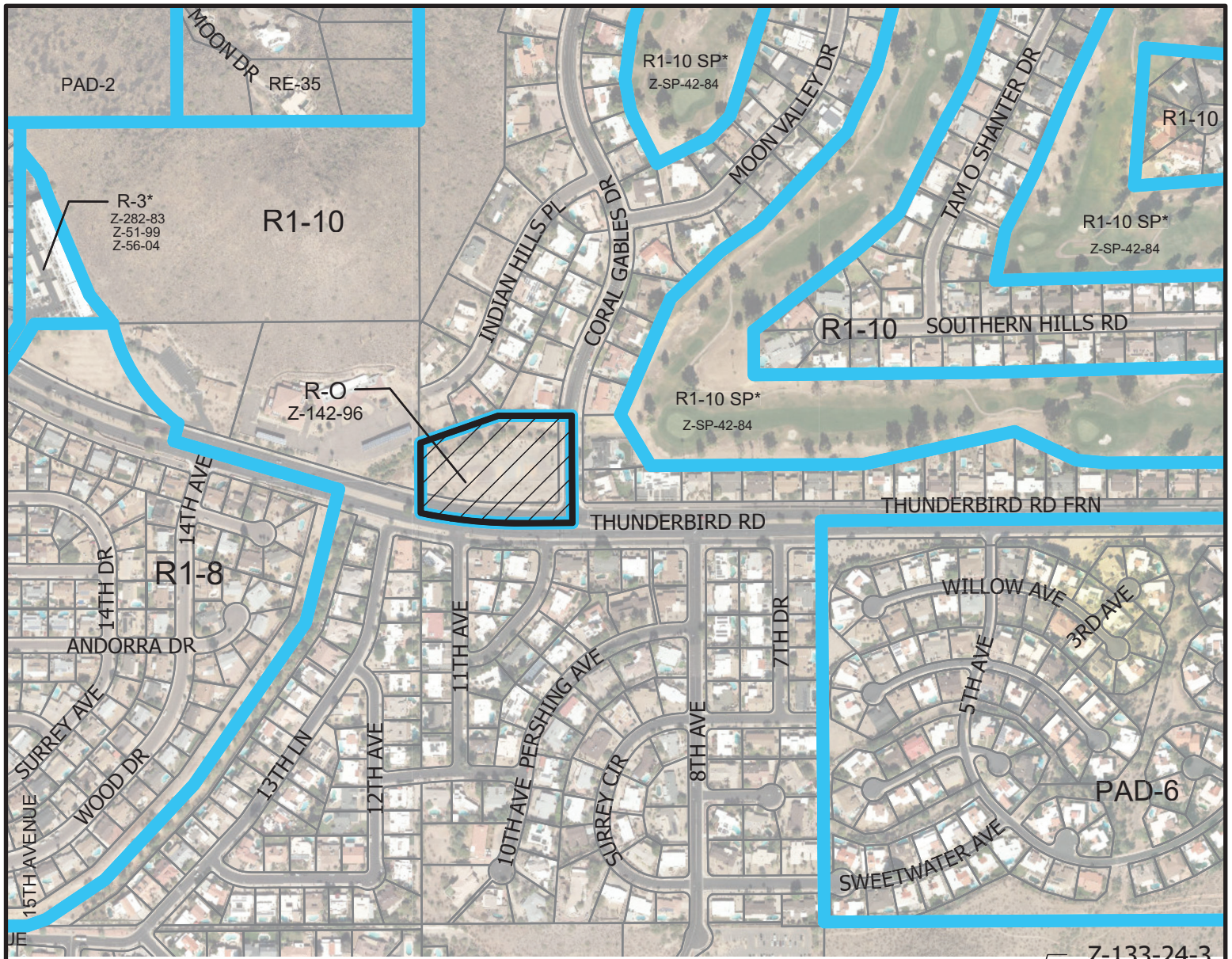


NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 3

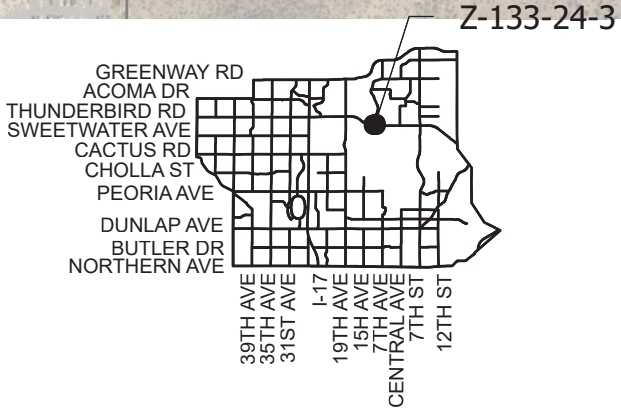


APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-133-24-3		FROM: R-O (3.69 ac.)	
DATE: 10/4/2024		TO: PUD (3.69 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.69 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 32-26	ZONING MAP L-8
MULTIPLES PERMITTED R-O PUD	CONVENTIONAL OPTION 3 16	* UNITS P.R.D OPTION N/A N/A	

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



NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 3



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-133-24-3		FROM: R-O (3.69 ac.)	
DATE: 10/4/2024		TO: PUD (3.69 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.69 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 32-26	ZONING MAP L-8
MULTIPLES PERMITTED R-O PUD	CONVENTIONAL OPTION 3 16	* UNITS P.R.D OPTION N/A N/A	

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**TOWNHOME APARTMENTS FOR RENT
THUNDERBIRD & CORAL GABLES DR
PHOENIX, AZ 85023**

DATE	NO.	FOR	ISSUE
09/03/2024	01	PRE-APPLICATION	VRS RL
12/08/2024	02	FOR APPLICATION	Checked
			VRS
			Job Number
			2338
			Drawings
			BUILDING 1 ELEVATIONS
			Steel

Drawn
VRS RL
Checked
VRS
Job Number
2338
Drawings
BUILDING 1
ELEVATIONS
Steel

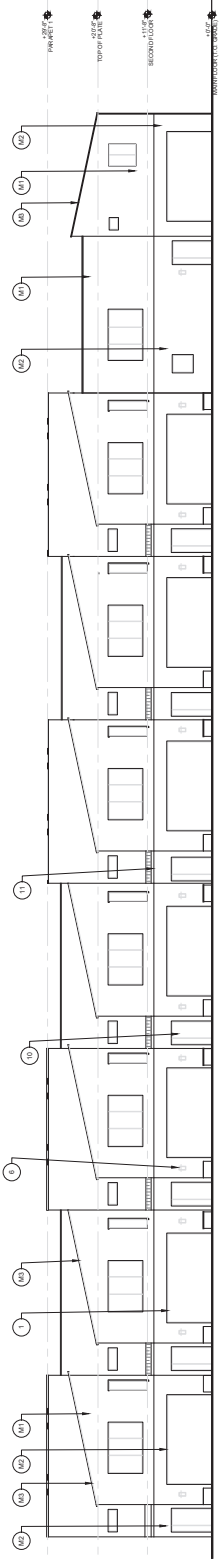
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KEYNOTES

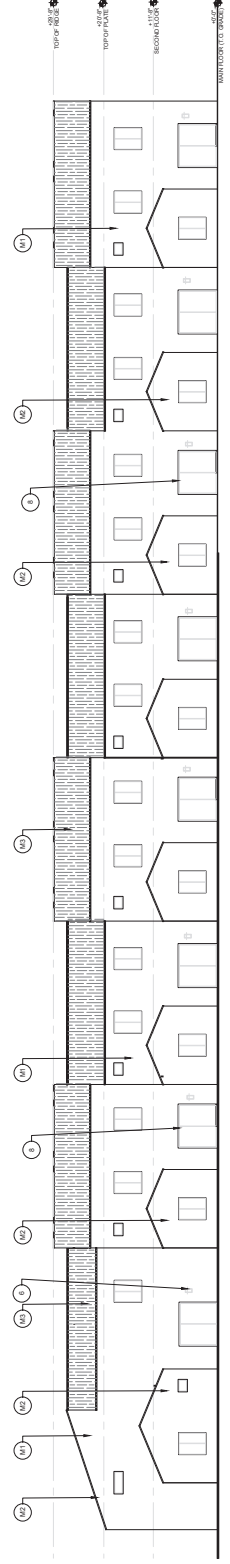
1. INTERIOR FINISHES: LEGENDARY GREY (RES369) LVL IS GANNEDWARDS
2. SMOOTH FINE STUCCO: WARM WHITE (DEWB80) LRV 90
3. CAM-PATIO WALL COLOR: NATURAL OIL W/ CLEAR-COAT
4. DUAL-PANE WYS. WINDOWS W/ BLACK-ANODIZED ALUMINUM
5. STUCCO CONTROL JOINT: SEE DETAIL 6/474
6. SMOKE LIGHT: SEE ELECTRICAL
7. ALUMINUM AND GLASS SLIDING DOOR: SEE DETAIL 1/104/5
8. ALUMINUM AND GLASS FRONT DOOR: SEE DETAIL 1/104/5
9. ALUMINUM AND GLASS FRONT DOOR: 4'-0" WIDE OFFSET
10. ALUMINUM AND GLASS FRONT DOOR: 4'-0" WIDE OFFSET
11. BRIDGE AWING: SEE DETAIL

GENERAL NOTES

- A. ALL ELEVATIONS ARE MEASURED FROM FINISH FLOOR 0'-0"
- B. ALL ELEVATIONS ARE MEASURED FROM FINISH FLOOR 0'-0"
- C. STUCCO CONTROL JOINTS AS SHOWN ON ELEVATION VERIFY REQUIREMENTS BY WRS. DETAILS SHALL BE COMPLETELY GOVERNED BY
- D. PARAPET WALLS REFER TO ROOF PLAN FOR LOCATIONS.
- E. SEE PAINT SPEC SHEET FOR PAINT AND FINISH APPLICATIONS



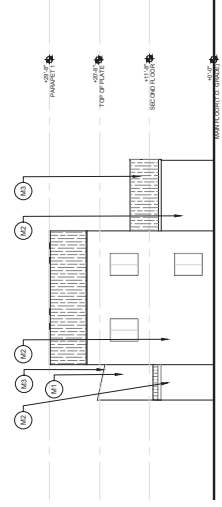
1 FRONT ELEVATION BUILD 1



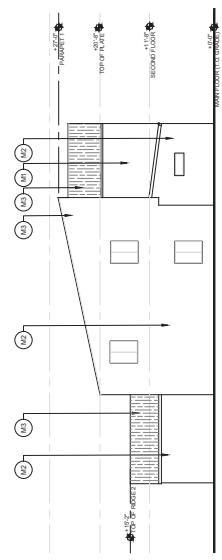
2 REAR ELEVATION BUILD 1

MATERIAL LEGEND

- MT INTERIOR FINISHES: LEGENDARY GREY (RES369) LVL IS GANNEDWARDS
- MO VENERER STACKED STONE: WHITE
- MS RUSTIC-RED METAL PANEL: STANDING SEAM ROOF



3 SIDE ELEVATION BUILD 1



4 SIDE ELEVATION BUILD 1

CITY OF PHOENIX
JAN 14 2025
Planning & Development Department

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**TOWNHOME APARTMENTS FOR RENT
THUNDERBIRD & CORAL GABLES DR
PHOENIX, AZ 85023**

DATE	ISSUE	FOR
08/03/2024	REVISED PER COMMENTS	FOR PERMIT
12/08/2024	FOR PERMIT	FOR PERMIT

Drawn	VRS RL
Checked	VRS
Job Number	2338
Drawing	2338
ELEVATIONS	BUILDING 2
Steel	Steel

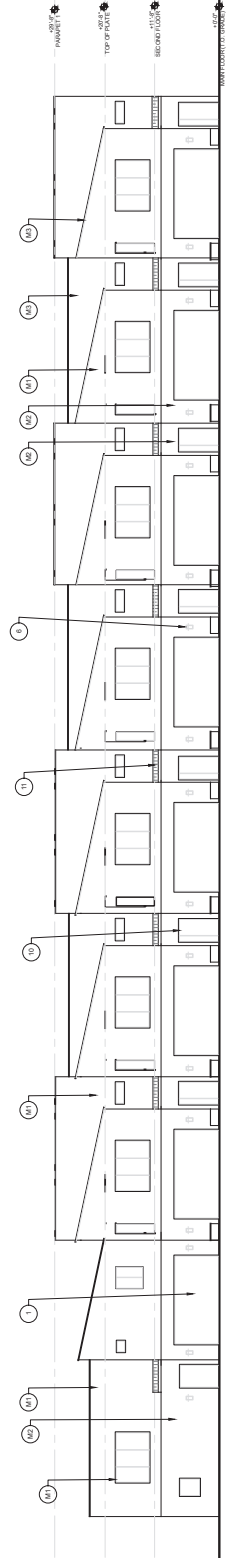
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KEYNOTES

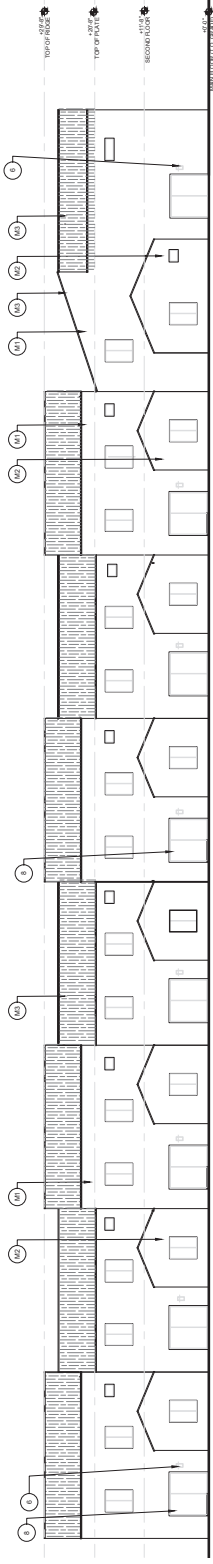
1. INTERIOR FINISHES: LEGENDARY GREY (RES369) LV18 GANN EDWARDS
2. SMOOTH FINE STUCCO: WARM WHITE (BW680) LV19
3. CAM PATIO WALL COLOR: NATURAL OIL W/ CLEAR COAT
4. DUAL PANE WYS, WINDOWS W/ BLACK ANODIZED ALUMINUM
5. STUCCO CONTROL JOINT: SEE DETAIL 6A74
6. SMOKE LIGHT: SEE ELECTRICAL
7. ALUMINUM AND GLASS SLIDING DOOR: SEE DETAIL 11W45
8. ALUMINUM AND GLASS FRONT DOOR: SEE DETAIL 11W45
9. ALUMINUM AND GLASS FRONT DOOR: 3'-0" WIDE OFFSET
10. ALUMINUM AND GLASS FRONT DOOR: 3'-0" WIDE OFFSET
11. BRIDGE AWNING: SEE DETAIL

GENERAL NOTES

- A. ALL ELEVATIONS ARE MEASURED FROM FINISH FLOOR 0'-0"
- B. STUCCO CONTROL JOINTS AS SHOWN ON ELEVATION VERIFY REQUIREMENTS BY WIR. SPEC.
- C. STUCCO CONTROL JOINTS AS SHOWN ON ELEVATION VERIFY REQUIREMENTS BY WIR. SPEC.
- D. WINDOW WALLS REFER TO ROOF PLAN FOR LOCATIONS.
- E. SEE PAINT SPEC SHEET FOR PAINT AND FINISH APPLICATIONS

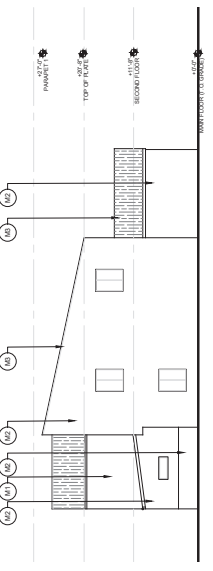


1-1 SIDE ELEVATION BUILDING 2



1-1 SIDE ELEVATION BUILDING 2

- MATERIAL LEGEND:**
- M1 WHITE SAND FINISHED STUCCO (BW)
 - M2 VENEER STACKED STONE, WHITE
 - M3 BENTONITE METAL PANEL STANDING SEAM ROOF



1-1 SIDE ELEVATION BUILDING 2



North Mountain VPC meeting. Case Z-133-24-3

From kathryn brewer <ptkkb55@gmail.com>

Date Tue 11/19/2024 8:33 PM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

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I am a homeowner just north of the 1010 Thunderbird property since 1986. I attended the neighborhood meeting and have thoroughly reviewed the site plans presented for this project. I generally believe this is a palatable plan for what has been an eyesore, and is a better solution than previous proposals. My primary concern is the maintenance of the wash from debris, unsightly garbage left from numerous transient encampments, dead and overgrown vegetation - all contributing to safety and fire hazards. Furthermore, adequate water flow and drainage must be maintained as part of the flood plane to protect adjacent properties. There has been an open case with the Neighborhood Services Department Inspector, Tony Tate (602-534-5393) since July 2021 across the multiple owners. Adequate accountability for the wash has never been resolved in spite of numerous court hearings and escalating fines. EdgeThunderbird LLC assumed ownership Feb 2024 and continues to fail at any sustainable improvements on these concerns.

My request is for the planning committee to address the ongoing accountability for clean up and maintenance of this wash as part of the discussion and consideration for the zoning changes necessary to develop this property. In the months between site approvals and eventual construction, the wash can not be ignored. The cleanup is long overdue to become compliant with codes.

Thank you for a thorough hearing process.

Regards, Kathy Brewer

--

***Kathy Brewer, PT, DPT, MED, CEEAA
Geriatric Clinical Specialist Emeritus***



Outlook

Case# Z-133-24-3 Edge Thunderbird, LLC

From William <will_shrly@yahoo.com>**Date** Tue 11/19/2024 7:11 PM**To** Samuel S Rogers <samuel.rogers@phoenix.gov>

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Hello Mr. Rogers,

I am writing to express my concerns regarding the development of townhomes that is planned to be built adjacent to my property, located on the north side of the development. My property is 13426 N. Coral Gables Dr. I understand that the construction will be taking place near my property line, which includes a fence and the large natural wash that separates my land from the development site.

Due to a lack of proper maintenance by the city or the previous owner, the trees on the development property have grown over time and encroached on my fence. The roots of these overgrown trees have weakened the structure of my fence, and as a result, it is in poor condition. With the impending construction, I am concerned that the movement of the ground, especially during excavation or other development activities, may further damage or cause my fence to collapse entirely.

I would appreciate it if you could provide more information about the planned construction activities and whether any measures will be taken to protect my property and fence during the development process. Additionally, I would like to inquire if there are any plans to address the maintenance of the trees that have contributed to the deterioration of my fence, or if assistance could be provided in making necessary repairs before construction begins.

Please let me know if you would be available for a site visit to assess the condition of my fence and discuss possible solutions to ensure its stability during the development. I look forward to your response and hope we can find a mutually agreeable solution to address these concerns.

Thank you for your time and attention to this matter. I look forward to hearing from you soon.

Mario Andrade



Fw: NW Corner Tbird Rezoning Hrg Nov 20

From Paula Cullison <paulacullison@aol.com>

Date Tue 11/19/2024 2:24 PM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc moonridge <moonridgehoaphx@gmail.com>; Tim Cullison <tcullisonaz@gmail.com>

 1 attachment (423 KB)

NW Corner Tbird rezoning hrg.pdf;

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Good Afternoon Samuel,

My husband and I are in full support of this proposal.

We have lived in the same house (nearby) for 50 years - since June 1974 - moved from NYC

I served on two City of Phoenix Commissions.

We  Phoenix.

Keep up the good owrk

Ciao,

Paula

Paula G. Cullison

602-863-9744 Cell: 602-689-4342

13058 N Surrey Circle

Phoenix, AZ 85029

International Travel Writer and Photographer

www.paulacullison.com [[paulacullison.com](http://www.paulacullison.com)]

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In Celebration of Women 2020 - Guest Curator - [video](https://www.youtube.com/watch?v=...) [[youtube.com](https://www.youtube.com/watch?v=...)] 2020 [video2022](https://www.youtube.com/watch?v=...) [[youtube.com](https://www.youtube.com/watch?v=...)]

In Celebration of Women II 2023 - Making HERstory - Guest Curator [video 2023](https://www.youtube.com/watch?v=...) [[https](https://www.youtube.com/watch?v=...)]

and AZ Capitol Museum - 2023 <https://youtu.be/Js6wwMrAr5Q> [[youtu.be](https://youtu.be/Js6wwMrAr5Q)]

Arizona Women's Partnership, Inc.

an all volunteer philanthropic non-profit, awards grants to charities that assist

disadvantaged women and children in AZ **President / Founder** www.azwp.org [[azwp.org](http://www.azwp.org)]

----- Forwarded Message -----

From: Moonridge Homeowners <moonridgehoaphx@gmail.com>

Sent: Tuesday, November 19, 2024 at 12:23:54 PM MST

Subject: NW Corner Tbird Rezoning Hrg Nov 20

Hi Neighbors,

Another meeting has been scheduled in regards to rezoning for the property located at the NW Corner of Thunderbird Rd and Coral Gables DR, Phoenix. Please find the letter attached. We hope you can attend.

Date: November 20, 2024

Time: 6pm

Location: Cowden Center

**9202 N 2nd Street (NWC 2nd St and Mission Lane
Phoenix, AZ 85020**

--

Moonridge Estates Homeowners



Outlook

Application Z-133-24

From Scot Hall <scot@wolfrealtyaz.com>**Date** Tue 11/19/2024 11:00 AM**To** Samuel S Rogers <samuel.rogers@phoenix.gov>

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Mr Rogers,

I am in receipt of notice of Application and forthcoming information only meeting.

I have been online and reviewed the applicant's petition and all related documents.

I am in support of the project and its related change in use.

One shortcoming of the application process is that there is no information regarding ingress / egress. The light at Coral Gables, change in grade, and existing left turn lanes for Coral Gables north, 11th Avenue south and 14th Avenue south. Knowing the traffic patterns and speeds along this section I expect an increased risk of accidents. Is it possible to have Phoenix police, traffic division weigh in on the issue?

--

Scot E. Hall

1332 W Andorra Dr

602-541-8191 cell

From: [Shane Gore](#)
To: [PDD North Mountain VPC](#)
Cc: [Samuel S Rogers](#); [Council District 3 PCC](#)
Subject: Z-133-24-3 Thunderbird Townhomes
Date: Wednesday, November 20, 2024 1:43:04 PM

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Members of the Committee:

I am writing to express strong support for zoning application Z-133-24-3, which proposes the development of the Thunderbird Townhomes project.

Our community is experiencing a significant housing shortage, particularly a lack of diverse housing options beyond single-family homes. The Thunderbird Townhomes project will help address this critical need by providing much-needed housing units for individuals and families. This development will contribute to a more vibrant and inclusive community.

Furthermore, increasing density in our area will stimulate local economic growth. By adding more residents to the community, we can support and expand local businesses, such as restaurants, shops, and other services. This will create jobs, enhance our local economy, and improve the overall quality of life for all residents.

The proposed rezoning from R-O (Restricted Commercial) to PUD (Planned Unit Development) is appropriate in scale and intensity for the parcel and the surrounding area. The PUD zoning allows for a more flexible and creative development approach, ensuring that the project aligns with the character of the neighborhood while meeting the community's housing needs.

I urge you to consider the positive impact of this project and to recommend approval if and when this application is considered for recommendation before the committee. By doing so, you will be helping to create a more sustainable, equitable, and thriving community for generations to come.

Thank you for your time and consideration.

Sincerely,

Shane Gore (*he/him*)

President & Co-Chair

SHAW BUTTE NEIGHBORHOOD ALLIANCE

(602) 315-2734

shane@shawbuttephx.org

www.shawbuttephx.org [shawbuttephx.org]

linktr.ee/shawbuttephx [linktr.ee]

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Samuel Rogers
North Mountain Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Thunderbird Townhomes – Z-133-24

The Hillside Baptist Church is pleased to support the Thunderbird Townhomes project and their request to rezone the property located at the northwest corner of Thunderbird Road and Coral Gables Drive. Our church is adjacent to the property, and we believe this project will be a positive addition to the neighborhood. Developing this property with a quality residential community will be a significant improvement over its current condition.

Additionally, the wash that runs between the property and our church has attracted encampments of unhoused individuals and other unwanted activity. The recent beautification (landscaping and litter removal) of the wash by the developer and Hillside Baptist Church is a positive example of how our neighborhood will improve with this project. This development and the presence of new residents and management from a homeowners' association will greatly improve the safety security of the surrounding area.

We appreciate the developer's outreach and transparency throughout the rezone process, and we respectfully recommend that this project be approved.

Thank you for your consideration.

Sincerely,



Joe Alexander

Church Administrator

1344 W Thunderbird Rd

Phoenix, AZ 85023

(m) 602.405.3468