



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-25-24-8 (The Score at Cottonfields PUD) August 5, 2024

Laveen [Village Planning Committee Meeting](#) Date: August 12, 2024

[Planning Commission](#) Hearing Date: September 5, 2024

Request From: [R1-8](#) (Single-Family Residence District) (3.65 acres) and [GC](#) (Golf Course District) (150.21 acres)

Request To: [PUD](#) (Planned Unit Development) (153.86 acres)

Proposed Use: Planned Unit Development to allow single-family residential (attached and detached) and golf course

Location: Southeast corner of 59th Avenue and Southern Avenue

Owner: Laveen 140, LLC c/o Alan Robinson

Applicant: Alan Beaudoin, Norris Design

Representative: Adam Baugh, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity	
	Current: Residential 3.5 to 5 dwelling units per acre (6.65 acres) and Parks/Open Space – Privately Owned (147.21 acres)
General Plan Land Use Map Designation	Pending (GPA-LV-1-24-8): Residential 3.5 to 5 dwelling units per acres (41.02 acres), Residential 5 to 10 dwelling units per acre (24.14 acres), and Parks/Open Space – Privately Owned (88.70 acres)

<u>Street Map Classification</u>	Southern Avenue	Arterial	55-feet south half street
	59th Avenue	Arterial	0-feet to 32.42 feet east half street
	Baseline Road	Major Arterial (Scenic Drive)	60-foot north half street

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

The proposed PUD will redevelop a golf course that will serve the existing and future residential areas. The proposed golf course and single-family residential development will be compatible with the existing residential uses. Furthermore, the golf course is compatible with the Laveen Southwest Growth Study Land Use Map designation.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The proposal includes development and design standards to ensure future development is sensitive to the surrounding neighborhoods such as increased open space and landscape buffers, and enhanced shading standards.

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

The PUD Narrative incorporates enhanced landscaping and shade standards throughout the site that will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays and Initiatives
<u>Laveen Southwest Growth Study</u> : Background Item No. 6.
<u>Housing Plan Phoenix</u> : Background Item No. 7.
<u>Complete Streets Guiding Principles</u> : Background Item No. 8.
<u>Transportation Electrification Action Plan</u> : Background Item No. 9.
<u>Comprehensive Bicycle Master Plan</u> : Background 10.
<u>Tree and Shade Master Plan</u> : Background Item No. 11.
<u>Monarch Butterfly</u> : Background Item No. 12.
<u>Conservation Measures for New Development</u> : Background Item No. 13.
<u>Phoenix Climate Action Plan</u> : Background Item No. 14.
<u>Zero Waste PHX</u> : Background Item No. 15.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant land	R1-8 and GC
Area Surrounded by Rezoning Request	Single-family residential	R1-8
North (Across Southern Avenue)	Single-family residential	R1-8
Northeast/Northwest corner	Vacant land	GC and R1-8
East (Across 55th Avenue)	Single-family residential	R1-8
South	Single-family residential and vacant	S-1 (Approved R1-6) and C-1
South (Across Baseline Road)	Commercial uses and SRP substation	S-1 (Approved C-2) and S-1 (Approved R-3)
West (Across 59th Avenue)	Vacant land and commercial uses	S-1 (Approved R-3A), S-1 (Approved R1-8), and PUD

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 153.86 acres located on the southeast corner of 59th Avenue and Southern Avenue from 3.65 acres of R1-8 (Single-Family Residence District) and 150.21 acres of GC (Golf Course District) to PUD (Planned Unit

Development) to allow single-family residential (attached and detached) and golf course uses. The proposed PUD will redevelop a golf course and support new residential uses adjacent to three arterial streets (Southern Avenue, 59th Avenue, and Baseline Road). The site currently consists of vacant land, formerly used as a golf course.

SURROUNDING LAND USES AND ZONING

2. The area located on the northeast corner of the subject site is common area, a private street and vacant land zoned R1-8 (Single-Family Residence District) and GC (Golf Course District). Additionally, a property with vacant structures is located on the northwest corner of the subject site and is zoned GC (Golf Course District).

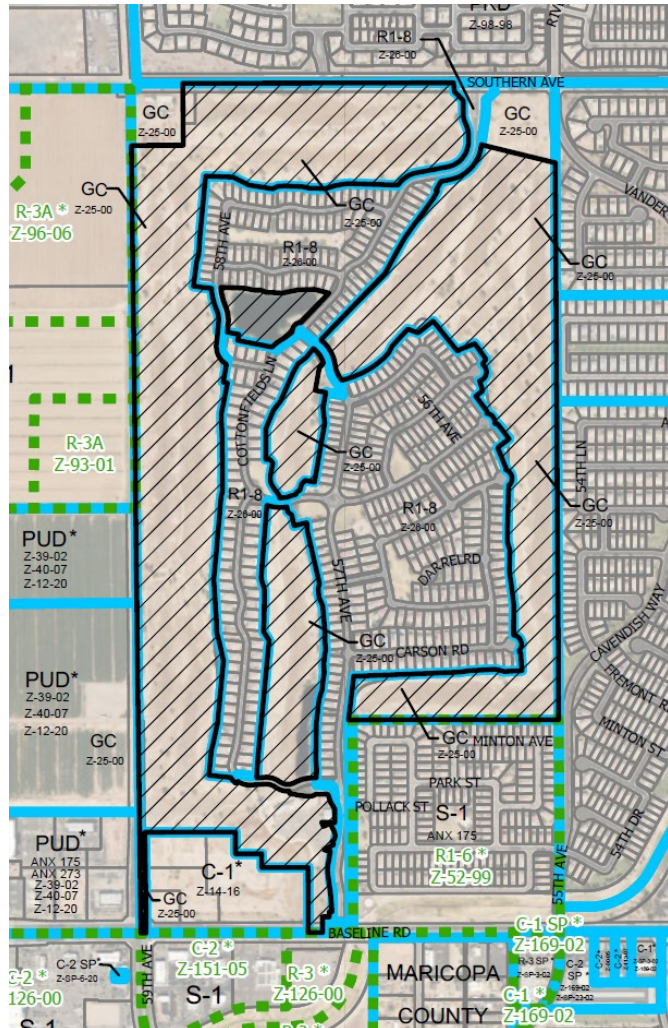
The area to the north, across Southern Avenue, is a single-family residential subdivision zoned R1-8 (Single-Family Residence District).

To the east, across 55th Avenue, is a single-family residential subdivision zoned R1-8.

A single-family residential subdivision is located south and east of the subject property zoned S-1 (Approved R1-6) (Ranch or Farm Residence, Approved Single-Family Residence District). A church is proposed on the vacant land at the southwest corner of the site zoned C-1 (Neighborhood Commercial).

To the south, across Baseline Road, are numerous commercial and restaurant uses, and an SRP substation zoned S-1 (Approved C-2) (Ranch or Farm Residence, Approved Intermediate Commercial) and S-1 (Approved R-3) (Ranch or Farm Residence, Approved Multifamily Residence District).

Numerous commercial and residential uses are proposed to the west, across the 59th Avenue alignment, zoned S-1 (Approved R-3A) (Ranch or Farm Residence,



Existing Zoning Aerial Map

Source: Planning and Development Department

Approved Multifamily Residence District), S-1 (Approved R1-8) (Ranch or Farm Residence, Approved Single-Family Residence District), and PUD (Planned Unit Development).

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site is largely designated as Parks/Open Space – Privately Owned. There are a few outlier areas located adjacent to the single-family subdivision that are designated Residential 3.5 to 5 dwelling units per acre.

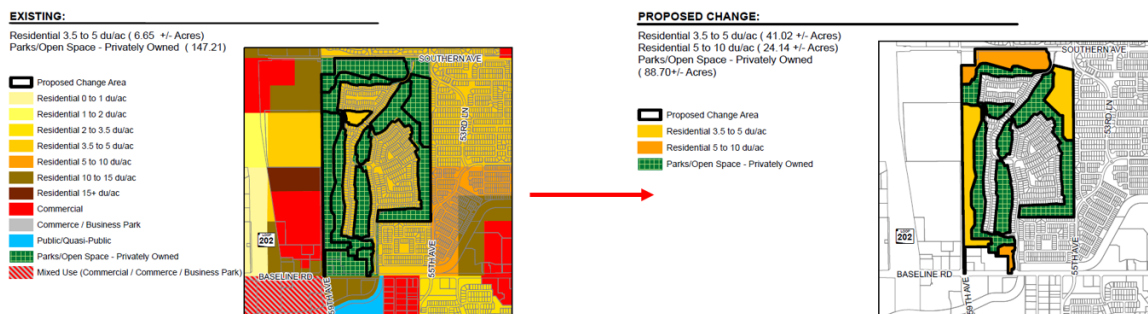
North of the subject site, across Southern Avenue, is designated as Residential 3.5 to 5 dwelling units per acre. The properties located on the northeast corner and the northwest corner, south of Southern Avenue, are designated Parks/Open Space – Privately Owned.

The properties to the east, across 55th Avenue, are designated Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre. The area located to the southeast of the subject site is designated Residential 3.5 to 5 dwelling units per acre.

South of Baseline Road is designated Residential 10 to 15 dwelling units per acre. The proposed church location, located southwest of the subject site, is designated Parks/Open Space – Privately Owned.

To the west, across the 59th Avenue alignment, is designated Residential 3.5 to 5 dwelling units per acre, Residential 10 to 15 dwelling units, Residential 15+ dwelling units per acre, and Commercial.

A concurrent minor General Plan Land Use Map amendment case, GPA-LV-1-24-8, is proposed to change the land use map designation to Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Parks/Open Space – Privately Owned. The requested PUD zoning is consistent with the proposed General Plan Land Use Map designations.



General Plan Land Use Map
Source: City of Phoenix Planning and Development Department

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.

- Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped July 24, 2024. The proposed standards were designed to allow single-family detached, single-family attached, and golf course uses that would generate housing and a community asset within the Laveen Village.

Conceptual Development Plan and Permitted Uses

The PUD proposes a regulatory framework structured around the creation of splitting the subject site into five development units. Development Unit A is located on the south portion of the subject site, along Baseline Road. Development A allows single-family attached or detached residential uses with a minimum lot width of 35 feet. Located along the majority of the 59th Avenue alignment, Development Unit B allows single-family detached residential units with a minimum lot width of 50 feet. Development Unit C is located along Southern Avenue and allows for single-family attached or detached residential uses with varying lot sizes. Located on the northeast corner of the subject site, along 55th Avenue, Development Unit D allows for single-family detached with a minimum lot width of 45 feet. The remainder of the site is located within Development Unit E and will allow a golf course with a clubhouse for event and recreational opportunities.



Development Units

Source: The Score at Cottonfields PUD Narrative

Recommended updates to the PUD Narrative:

- Staff recommends Stipulation No. 1.c. to update the acreage within the PUD narrative to align with the submitted legal descriptions.

Development Standards

The PUD development narrative proposes a unique set of development standards for development units A through E. A summary of the standards are provided below.

Development Standard	Development Unit A	Development Unit C
Maximum Density/Units	7.5 dwelling units per acre	9.5 dwelling units per acre
Minimum Lot Width	35 feet	None
Minimum Perimeter Building Setbacks		
Fronting street right-of-way	10 feet	10 feet
Siding street right-of-way	15 feet	15 feet
Adjacent to property line	10 feet	10 feet
Adjacent to GC (Golf Course District) zoning	5 feet	5 feet
Minimum Interior Building Setbacks		
Front	0 feet	0 feet
Rear	0 feet	0 feet
Side	0 feet	0 feet
Street side	0 feet	0 feet
Adjacent to GC (Golf Course District) zoning	0 feet	0 feet
Minimum Landscape Setbacks		
Adjacent to perimeter streets	0 feet	0 feet
Maximum Building Height	2 stories, 30 feet maximum	2 stories, 30 feet maximum
Maximum Lot Coverage	100% for individual lots; 50% for other parcels or tracts with accessory structures	100% for individual lots; 50% for other parcels or tracts with accessory structures
Minimum Open Space	8% of the gross area	8% of the gross area

Development Standard	Development Unit B	Development Unit D
Maximum Density/Units	4.63 dwelling units per acre	5.65 dwelling units per acre
Minimum Lot Width	50 feet	45 feet
Minimum Perimeter Building Setbacks		
Adjacent to a street	15 feet	15 feet
Rear	5 feet (1-story); 10 feet (2-stories)	10 feet (1-story); 20 feet (2-stories)
Side	5 feet (1-story); 5 feet (2-stories)	5 feet (1-story); 5 feet (2-stories)
Adjacent to GC (Golf Course District) zoning	10 feet	10 feet
Minimum Interior Building Setbacks		
Street Side	10 feet	10 feet
Front	10 feet	10 feet
Rear	0 feet	0 feet
Side	0 feet	0 feet
Minimum Landscape Setbacks		
Adjacent to perimeter streets	15 feet average; 10 feet minimum	15 feet average; 10 feet minimum
Maximum Building Height	2 stories, 30 feet maximum	2 stories, 30 feet maximum
Maximum Lot Coverage	50%	50%
Minimum Open Space	8% of the gross area	8% of the gross area

Development Standard	Development Unit E
Maximum Density/Units	N/A
Minimum Perimeter Building Setbacks	
North	30 feet; 5 feet for accessory structures
East	30 feet; 5 feet for accessory structures
South	30 feet; 5 feet for accessory structures
West	30 feet; 5 feet for accessory structures
Maximum Building Height	2 stories, 30 feet maximum
Maximum Lot Coverage	5%
Minimum Open Space	N/A

Several of the PUD standards exceed the Zoning Ordinance standards, such as open space and landscape buffers. The proposed PUD allows for a maximum number of 415 residential units.

Members of the community expressed concern with the timing of how the golf course and single-family residences would develop, sharing a desire for the golf course to be built in conjunction with the residential uses. Staff recommends Stipulation No. 2 which would require the Certificate of Completion for the golf course grading and drainage and the Certificate of Completion or sign off by the site inspector verifying the landscape improvements prior to the Certificate of Occupancy for any single-family residences.

Landscape Standards

The PUD narrative proposes numerous landscaping enhancements that include landscaping buffers, shading along most public sidewalks, and enhanced planting standards that exceed the Zoning Ordinance. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade on Southern Avenue and Baseline Road, exceeding the minimum requirements of the Zoning Ordinance. Furthermore, all landscape setbacks and buffers will have larger caliper trees including two-inch, one and a half inch, and one inch tree sizes.

Staff recommends the following modifications to the PUD Narrative which updates landscaping along the streetscape:

- Stipulation No. 1.g. will add planting standards for the landscape strip located between back of curb and sidewalk along 59th Avenue.
- Stipulation No. 1.k. will add planting standards for the landscape strip located between the back of curb and sidewalk along Southern Avenue.
- Stipulation No. 1.l. will add planting standards for the landscape strip located between back of curb and sidewalk along Baseline Road.

Parking Standards

The PUD proposes to comply with the Zoning Ordinance minimum parking standards per Section 702.

The PUD also requires bicycle parking within all development units. Development units A through D are required to provide 1 bicycle parking space per every 10 units. Development Unit E requires 1 bicycle parking space for every three golf course holes. Bicycle parking shall be provided within common areas and through inverted U or artistic racks.

The PUD Narrative also includes a requirement for EV parking within Development Unit E. A minimum of four EV parking stalls shall be provided at the clubhouse that would serve the future golf course.

Recommended updates to the PUD Narrative:

- Stipulation No. 1.d, 1.m. and 1.o. clarifies the electric vehicle parking stalls shall have installed infrastructure requirement language.

Design Guidelines

The PUD Narrative proposes numerous architectural styles including craftsman bungalow, contemporary, ranch, traditional southwest, luxury townhomes, and townhome villas. Each architectural style proposes a list of features that include pitched roofs, hand-crafted stone, faux stone, barrel tile roofs, arches, patios, and oversized windows. The design guidelines section does not have a minimum number of primary or accent materials. As a result, staff recommends Stipulation No. 3 to require all residential elevations to be reviewed by the Planning Hearing Officer through the public hearing process. The residential elevations must have a minimum of three architectural embellishments, a minimum of three accent

materials, 25 percent of the building frontage must have accent materials, and garage doors must have design embellishments. This is addressed in Stipulation No. 3.

Fences/Walls

The proposed development will include secure perimeter walls for all new residential development, as well as perimeter fencing for the golf course in order to protect the privacy of existing and future residents.

Theme perimeter walls will be located along the perimeter of the subject site, except along the east and southeast corner. Perimeter theme wall requirements include CMU block in dark auburn color with decorative stone veneer theme columns and a concrete cap. Full view fencing will be provided along Development Unit A, clubhouse entry, and between the existing split view fencing along the east perimeter. Full view fencing requirements include 75 percent view fencing, steel tubular fencing, stone veneer columns, and concrete caps. Finally, partial view fencing is proposed within the proposed development, facing the future redeveloped golf course. Partial view fencing requires a minimum of 50 percent view fencing, dark auburn CMU block, tubular steel, and stone veneer columns.

Shade

The Development Narrative includes a range from 50 to 75 percent shade cover to be provided over public sidewalks, depending on the area. The required shade standards along many of the public sidewalks exceed the Zoning Ordinance requirements.

Staff recommends updates to the shade provisions when adjacent to public streets to clarify that shading requirements might change depending on the SRP easement. These updates are addressed in the Streetscape Standards section of the PUD Narrative (Stipulation No. 1.h.).

Signage

This section of the PUD Narrative includes provisions for on-premise signage and new residential monumentation. This site is not eligible for off-premise signs. The site is not within 300 feet of a freeway.

Existing and entry monumentation is proposed within development units A, B, C, and D. A maximum of two signs are permitted at each entrance of the residential subdivision and will have a maximum height of five feet. Existing golf course signage, located along Baseline Road and Southern Avenue, will be revitalized to match the new design standards found in the PUD Narrative. A maximum of two signs are permitted at each driveway and will be a maximum of eight feet in height.

Sustainability

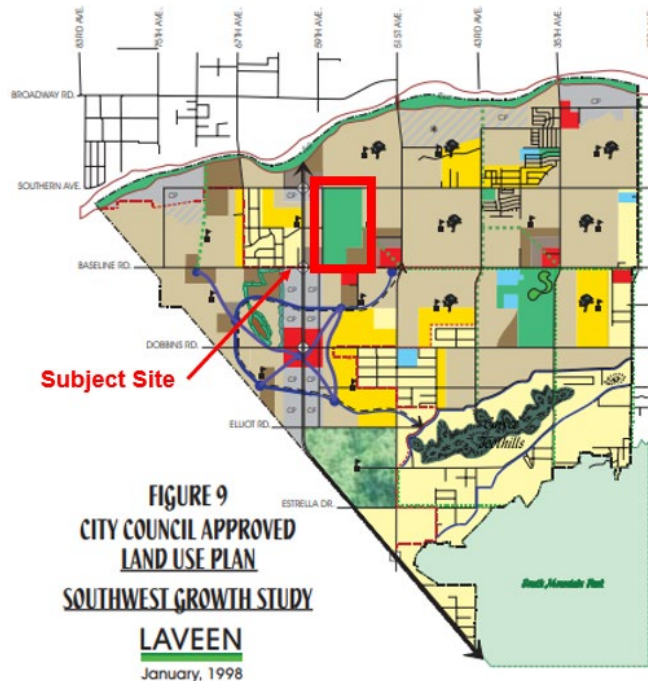
The Development Narrative proposes several options to incorporate sustainability principals. Below is a highlight of some of the options:

- EV parking provided at the clubhouse for the golf course.
- Smart irrigation controllers shall be utilized within development units A through D and future golf course.
- Pressure regulating sprinkler heads to reduce water waste.
- Two green infrastructure techniques.
- Utilizing Low-Water-Use/Drought-Tolerant Plant List within single-family developments and within the golf course area.
- A minimum of 50 percent of residential driveways shall provide permeable surfaces.

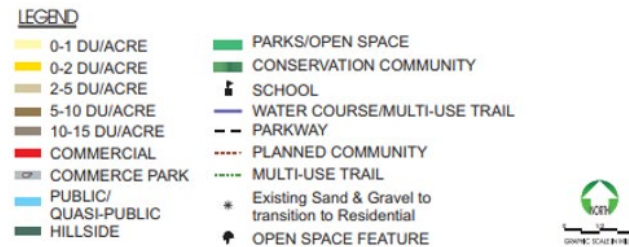
AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

6. Laveen Southwest Growth Study

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site as Parks/Open Space.



The majority of the subject site is consistent with the Laveen Southwest Growth Study Land Use Map designation. The proposed residential designations, although not consistent with the designation, will provide a mix of housing opportunities within the Laveen Village that is consistent with the surrounding land uses.



* See current adopted General Plan for revised land use plan.

Laveen Southwest Growth Study Land Use Map
Source: Planning and Development Department

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of development that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. As stipulated, the Development Narrative proposes a variety of building materials on future buildings with a focus on maintaining the character of the area.

7. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with 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 contributing to a variety housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.

8. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD proposed several provisions that are consistent with Complete Streets Guiding Principles including detached sidewalks along street frontages to promote a safe pedestrian atmosphere. Additionally, a Complete Streets section is included in the narrative which includes bicycle lanes along 59th Avenue and Southern Avenue, street design which will allow for multi-modal mobility, and design techniques to reduce direct sunlight exposure to pedestrians and cyclists.

Staff recommends the following modifications to the PUD Narrative to enhance the streetscape standards:

- Stipulation No. 1.e. clarifies that all street improvements along 59th Avenue will include outparcel APN: 104-80-523A.
- Stipulation No. 1.f. increases the minimum sidewalk width to 6 feet along 59th Avenue.
- Stipulation No. 1.g. adds planting standards for the landscape strip located between back of curb and sidewalk along 59th Avenue.
- Stipulation No. 1.h. clarifies that street improvements along 59th Avenue are subject to the approval of SRP.
- Stipulation No. 1.i. clarifies that all street improvements along Southern

Avenue include outparcels APN: 104-80-523A and APN: 104-80-004C.

- Stipulation No. 1.j. increases the minimum sidewalk width to 6 feet.
- Stipulation No. 1.k. adds planting standards for the landscape strip located between the back of curb and sidewalk along Southern Avenue.
- Stipulation No. 1.l. will add planting standards for the landscape strip located between back of curb and sidewalk along Baseline Road.

9. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The Development Narrative contains requirements for electrical vehicle parking at the golf course clubhouse.

10. **[Comprehensive Bicycle Master Plan](#)**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of Destinations. The Development Narrative includes bicycle parking provisions in all development units.

11. **[Tree and Shade Master Plan](#)**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The Development Narrative requires a range of shade on all adjacent public sidewalks, in addition to larger tree sizes within the landscape areas between the back of curb and sidewalk. These standards exceed the minimum Zoning Ordinance requirements.

12. **[Monarch Butterfly](#)**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly

population, the PUD narrative addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

13. **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. The PUD Narrative has numerous conservation measures for the proposed residential and golf course uses. The proposed single-family residential development and golf course will utilize the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List for vegetation, smart irrigation controllers, and pressure regulating sprinkler heads to reduce water waste.

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 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 the Sustainability portion of the PUD Narrative. A minimum of two green infrastructure techniques for stormwater managements shall be implemented in the future golf course and single-family residential development.

15. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and 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 PUD narrative does not address trash and recycling receptacles on site. However, the City provides recycling service to single-family residential developments.

COMMUNITY INPUT SUMMARY

16. As of the writing of this report, staff has receive three letters of opposition to this

rezoning application. The stated concerns include loss of scenic views of the golf course, and proposed residential uses. Staff has received one letter of support regarding this rezoning application.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department has requested the following stipulations:

- Right-of-way dedications and construction on Southern Avenue shall accommodate a flared intersection (Stipulation No. 4).
- Improvements on the east side of 59th Avenue shall follow the agreement between the Salt River Project and the City of Phoenix (Stipulation No. 5).
- Proposed access through the SRP easement on 59th Avenue must be approved by SRP (Stipulation No. 6).
- A Multi-Use-Trail Easement and a multi-use-trail shall be provided along Baseline Road (Stipulation No. 7).
- An enhanced pedestrian connection shall be located along Baseline Road to allow direct access to the transit bus stop (Stipulation No. 8).
- The developer shall deposit 25 percent of the cost of the future traffic signal at the 55th Avenue and Southern Avenue intersection (Stipulation No. 9).
- The developer shall deposit 25 percent of the cost of the future traffic signal at the 59th Avenue and Southern Avenue intersection (Stipulation No. 10).
- The developer shall deposit 50 percent of the cost of the future traffic signal at the 59th Avenue and Vineyard Road intersection (Stipulation No. 11).
- All existing electrical utilities located within the public right-of-way shall be ungrounded (Stipulation No. 12).
- Unused driveways must be replaced with sidewalk, curb, and gutter (Stipulation No. 13).
- All streets shall be constructed with all required elements and to ADA requirements (Stipulation No. 14).
- A Pedestrian Circulation exhibit shall be provided within the PUD Narrative (Stipulation No. 1.n).
- Updates to the streetscape requirements within the PUD Narrative as previously addressed in this staff report

18. The City of Phoenix Aviation Department has reviewed the proposal and indicated that a portion of the site is within the airport disclosure area. The Aviation Department requests that the property owner record documents that disclose the existence and operations of the Phoenix Sky Harbor Airport to any future owners or tenants. This is addressed Stipulation No. 15.

19. 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 No. 16 through 18.

20. 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. 19.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designations.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. The proposal will revitalize a golf course that will be an asset to the village and provide additional housing opportunities within the area.

Stipulations

1. An updated Development Narrative for The Score at Cottonfields PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped July 24, 2024, as modified by the following stipulations.
 - a. Front Cover, modify the fourth line to state "Hearing Draft Submittal: July 24, 2024"
 - b. Front Cover, add "City Council adopted: [Insert Adoption date]"
 - c. Page 4, Land Use Plan, Table 2: Zoning Designation: Modify the acreage to 153.86 Acres.

- d. Page 15, Development Standards & Guidelines, Table 7: Golf Course Development Standards, Parking: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
- e. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after “59th Avenue” in the Roadway column: “For the full length of 59th Avenue between Baseline Road and Southern Avenue intersections, including outparcel APN: 104-80-523A.”
- f. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the sidewalk width to state, “Sidewalk Width: 6 feet.”
- g. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the landscape strip to state, “Landscape Strip: 10 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
- h. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following footnote “***” after each requirement. “***” should state, “Or as otherwise approved by SRP.”
- i. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after “Southern Avenue” in the Roadway column: “For the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A, and APN 104-80-004C.”
- j. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the sidewalk width to state, “Sidewalk Width: 6 feet.”
- k. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the landscape strip to state, “Landscape Strip: 7 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
- l. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Baseline Road: Modify the landscape strip to state, “Landscape Strip: 9 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
- m. Page 40, Golf Course Sustainability, Energy Efficiency & Long Term Operation: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV)

Installed.”

- n. Page 45, Infrastructure, Complete Streets, Exhibit 15: Conceptual Circulation Plan: Update to clearly delineate pedestrian circulation that demonstrates the integration of the proposed development with the existing residential community’s sidewalks, exterior sidewalks on all adjacent public streets, and any transit locations adjacent to the development. All areas within the proposed development must include internal pedestrian linkages connecting to all other proposed developments within the Planned Unit Development (PUD) and the existing Cottonfields residential community.
 - o. Page 48, Appendix Comparative Zoning Standards, Table 16: Phoenix Golf Course District Standards (GC), Parking: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
2. No Certificates of Occupancy shall be issued for single-family residences, excluding a maximum of 20 model homes throughout the entire development, prior to the issuance of a Certificate of Completion for the golf course grading and drainage, and the Certificates of Completion or sign off by the site inspector, verifying that the landscape improvements match the Approved/Batch Plotted Landscape Plans for golf course facilities (which shall include, at a minimum, the installation of 18-holes, tees and fairways, cart paths, putting greens, landscaping, lakes, and irrigation) as shown in Exhibit 5 Conceptual Development Plan, within the PUD narrative dated July 24, 2024.
3. The conceptual residential elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, for stipulation modification prior to final site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
- a. All elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies
 - b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
 - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
 - d. All garage doors shall have decorative embellishments such as window

panels, added materials surrounding the door, and/or trellises.

4. The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, for the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A and APN 104-80- 004C. Sufficient right-of-way shall be dedicated to accommodate a flared intersection on the south half of Southern Avenue at the 59th Avenue intersection.
5. Improvements to the east side of 59th Avenue shall be constructed in compliance with the conditions and stipulations outlined in the approved agreement between the Salt River Project (SRP) and the City of Phoenix regarding the construction of 59th Avenue.
6. Any proposed access through SRP's easement to 59th Avenue shall be reviewed and approved by SRP. Documentation of SRP's review and approval shall be provided prior to Preliminary Site Plan approval.
7. A minimum 30-foot wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to Baseline Road. A 10-foot wide multi-use trail shall be constructed within the 30-foot multi-use trail easement, as approved by the Planning and Development Department.
8. An enhanced pedestrian connection shall be provided on the southern site boundary, adjacent to the Baseline Road, to allow for direct pedestrian access to the adjacent transit bus stop, as approved by the Planning and Development Department.
9. The developer shall deposit 25% of the cost of the future traffic signal at the 55th Avenue and Southern Avenue intersection in an escrow account to the Street Transportation Department, prior to final site plan approval.
10. The developer shall deposit 25% of the cost of the future traffic signal at the at the 59th Avenue and Southern Avenue intersection. If the signal is installed by others, the development shall be responsible for 100% of the cost for traffic signal modification to accommodate the development.
11. The developer shall deposit 50% of the cost of the future traffic signal at the 59th Avenue and Vineyard Road intersection in an escrow account to the Street Transportation Department, prior to final site plan approval.
12. Existing SRP facilities along Southern Avenue are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. Replace unused driveways with sidewalk, curb, and gutter. Also, 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.

14. 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.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. 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.
17. 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.
18. 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.
19. 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.

Writer

Nayeli Sanchez Luna

August 5, 2024

Team Leader

Racelle Escolar

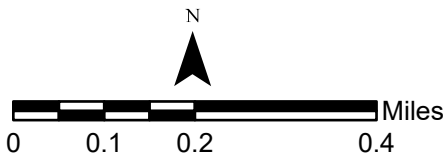
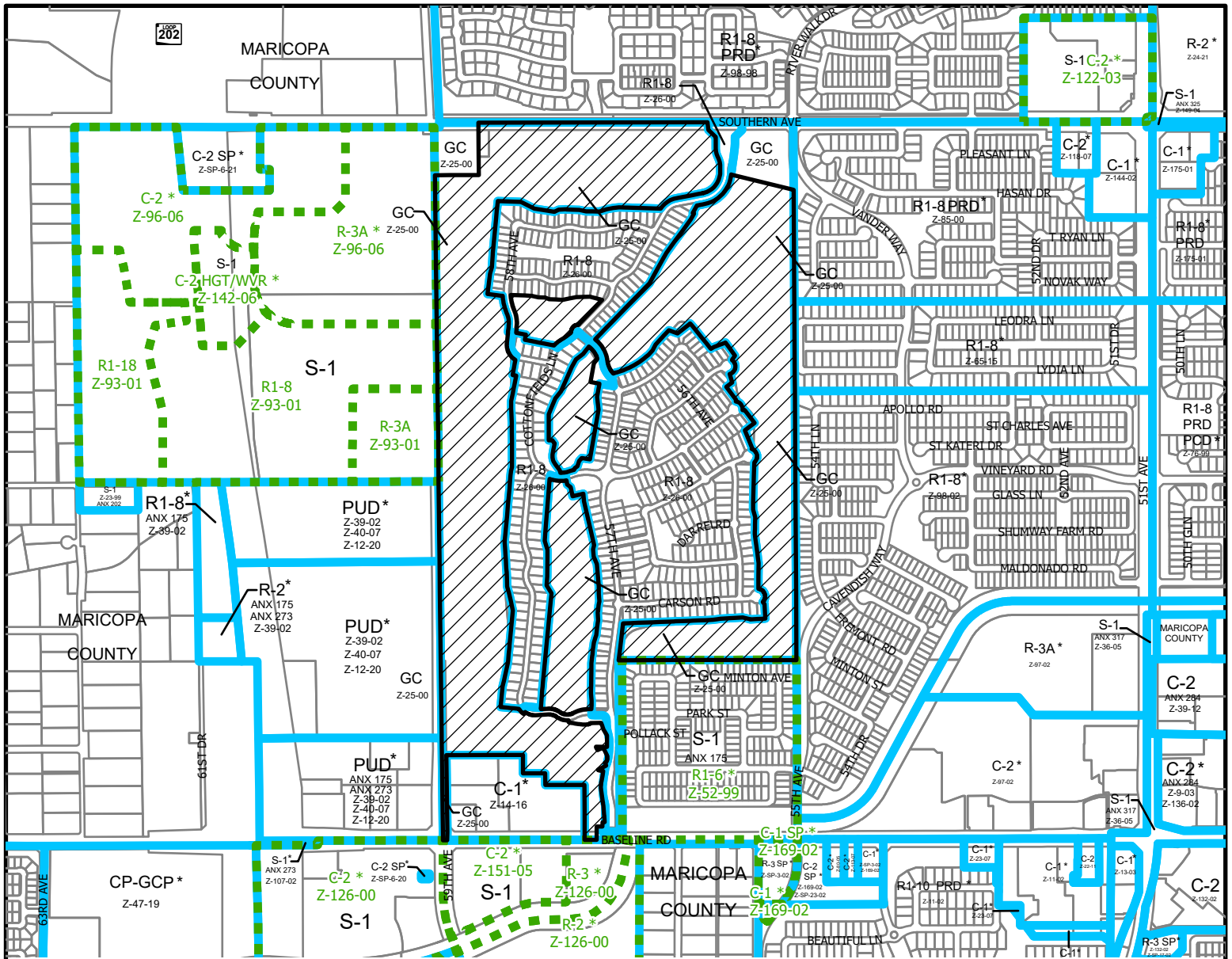
Exhibits

Sketch Map

Aerial Map

[The Score at Cottonfields PUD](#) date stamped July 24, 2024

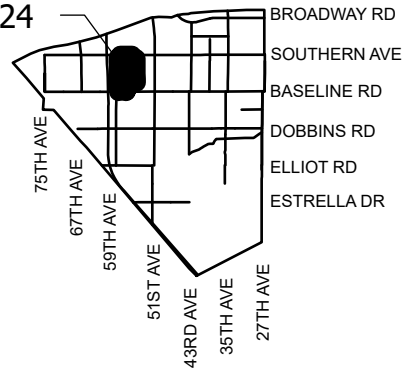
Correspondence (5 pages)



LAVEEN VILLAGE
COUNCIL DISTRICT: 8

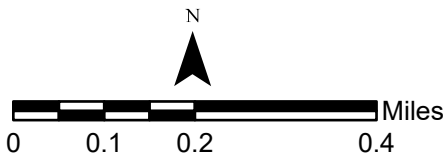
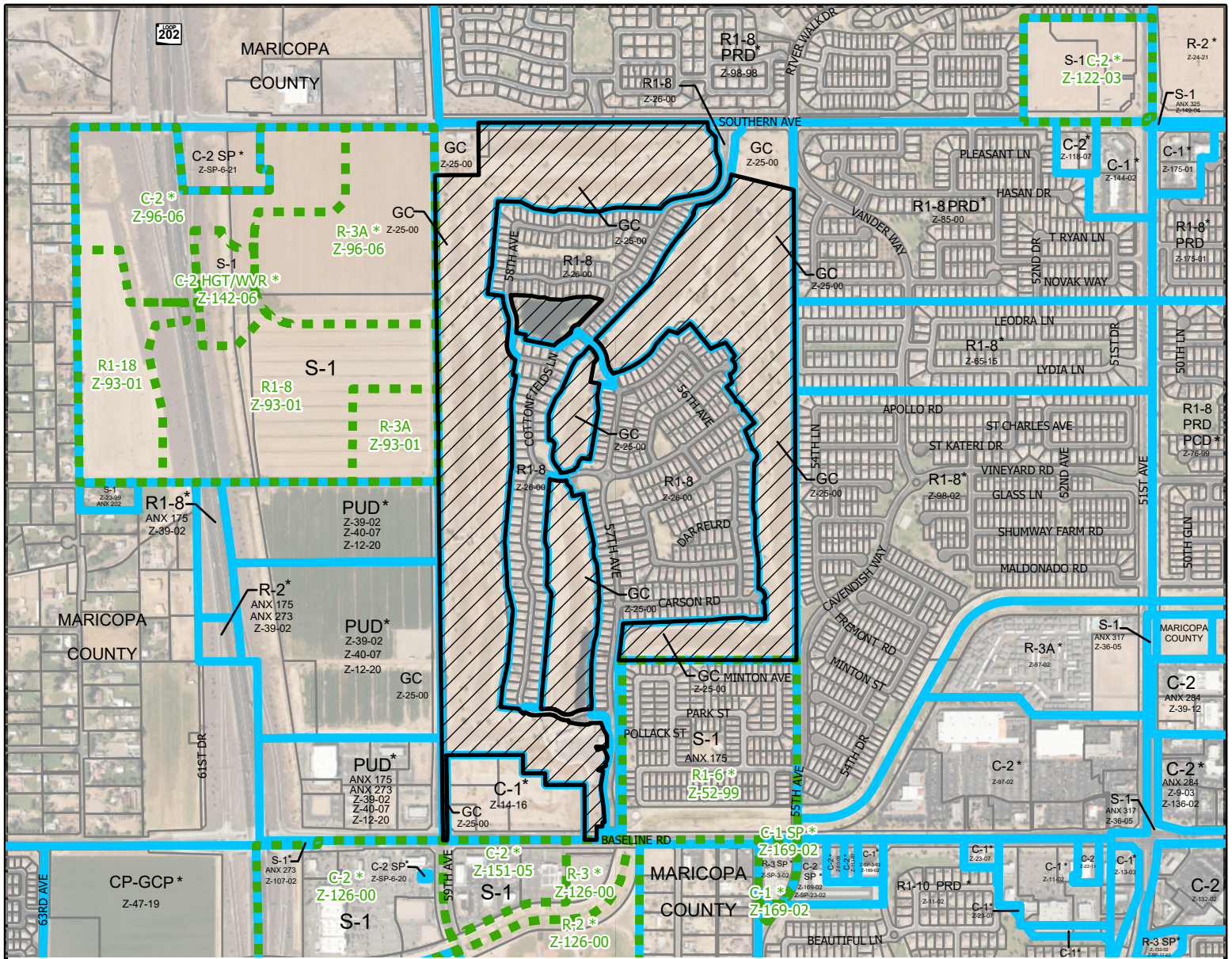


Z-25-24

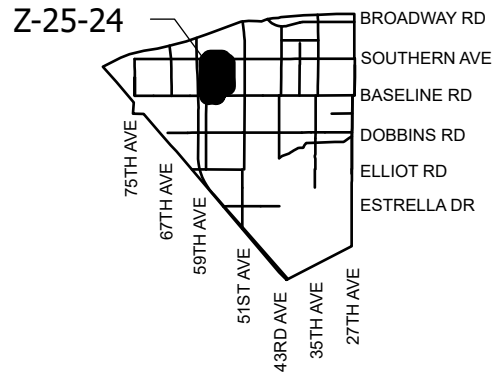


APPLICANT'S NAME: Norris Design		REQUESTED CHANGE:	
APPLICATION NO: Z-25-24	DATE: 4/16/2024 <small>REVISION DATES:</small>	FROM: R1-8 (3.65 a.c.) GC (150.21 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 153.86 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-15, QS 2-15	<small>ZONING MAP</small> D-5	TO: PUD (153.86 a.c.)
MULTIPLES PERMITTED R1-8, GC PUD	CONVENTIONAL OPTION 15, N/A 415		* UNITS P.R.D OPTION 20, N/A N/A

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



LAVEEN VILLAGE
COUNCIL DISTRICT: 8



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

Nayeli Sanchez Luna

Subject: FW: Laveen 140, LLC
Attachments: Golf Course Revision 1.0.pdf

From: Carrasco, Julio <jcarrasco@everonsolutions.com>
Sent: Monday, February 26, 2024 12:55 PM
To: hayes@wmbattorneys.com; Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>
Subject: Laveen 140, LLC

To whom it may concern:

I am a resident at 6306 S 54th Lane, my wife and I purchased the home in February of 2023. Please, understand that I am not opposed to someone purchasing the old course and revitalizing the area as we want the community to develop and grow. My issue is that when reviewing the plan, our home and 21 others are the only ones effected with homes directly behind us and the loss of our golf course view (see pdf, yellow effected – blue still have a view of the course). We lose our golf course view and depending on the size of the new homes, we could lose our mountain view. This is unacceptable to me, as I mentioned previously I am not opposed to growth and making things better but I do not want my views to change. When we bought our home we were told no homes would be built and now within a year, we are effected. I would vote 100% in favor if I still had my golf course view but to be one of only 22 homes effected I am not for it. There should be other plans on how to keep everyone with their views, 20 Holes – adjust and make 27 holes. Make a Par 3 course or a practice range. There has to be a way to not effect a small group.

I am not able to attend this evening but if I was, I would be opposed to this plan – I am asking to look at all options and see how everyone that has a golf course view – can remain on the course.

If you have any questions or concerns please feel free to call me on my cell, 630.327.7574.

Thank you,

Julio Carrasco
Mgr Territory.Commercial Sales
8716 W Ludlow Drive; Suite 1, Peoria, AZ 85381
M: 630-327-7574 **E:** jcarrasco@everonsolutions.com

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Nayeli Sanchez Luna

Subject: FW: Laveen 140 Cottonfields Golf Course Case No. Z-25-24-8/GPA-LV-1-24-8

Importance: High

From: Jalen Herring <dpwill2@cox.net>

Sent: Tuesday, May 14, 2024 12:56 PM

To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>

Cc: Council District 8 PCC <council.district.8@phoenix.gov>

Subject: Laveen 140 Cottonfields Golf Course Case No. Z-25-24-8/GPA-LV-1-24-8

Importance: High

Dear Laveen Planning,

My family is a 20+ year resident of Cottonfields Golf Course. We are not happy with how Laveen 140 has been conducted concerning our neighborhood. The last meeting they did not send out notices to the neighboring community, Cottonfields, that backs up to the golf course and will be affected by a new road and housing units. Notices should be sent to all residents in the surrounding communities. Several of my neighbors have also had complaints about how they are conducting the new zoning. I do not want a new road behind my house. I am now buffered from the outside by homes in the adjacent Cottonfields Community. In addition, Laveen 140 has not kept up the current golf course and clubhouse. There is weeds and trash throughout the golf course. Our HOA board has not taken a vote to satisfy the homeowners of the golf course. Laveen 140 taken signatures of residents that include renters. I hope that the Laveen planning and council will require that Laveen 140 has an actual vote from the community before proceeding with any zoning changes to satisfy our legally binding REMA agreement.

Thank you,

Patrice Herring

#1

CITY OF PHOENIX

JUL 29 2024

**Planning & Development
Department**

A Big Step For Laveen/ and Food for Thought

To All City Officials Involved- "Laveen and Phoenix"

I have been driving around the City of Phoenix and adjacent areas, Avondale, Goodyear, Glendale, Laveen Arizona. Being the Capitol of Arizona and the Center of Arizona's culture and what Arizona stands for. At this time and it's not too late, you are in charge of what you want Arizona want to become. Wide open spaces, still available for development, undeveloped areas , really a blank or mostly blank canvas are available to you and whatever you decide will decide the future of Arizona and what it will look like in the years to come.

The most important office in any city is the "Planning Department". The Planning Department decides what this Area will look like. Your decisions will make everything look nice or ugly and the people living in this area will have to deal with "Your Decisions".

You can make this State nice and appealing or ugly and repulsive.

Your Predecessors have already made big mistakes, with allowing Wrecking Yards and similar businesses to impact the environment and is forcing future generations to deal with major pollution and bad impact on the environment.

Please, don't continue the bad planning.

You have to make sure, that the plans, that are presented to you are completed as planned and look the way they were planned. A lot of developers cut corners and build cheap and very unsightly developments like the one at the corner of Southern and 51st. Lets keep Arizona beautiful and look before you leap. Planning Commissions, you need to work with your Building Departments to make sure, whatever you approved, is built according to the projected applications.

City departments, regardless of which city, need to work together to keep Arizona beautiful and sustainable.

How about Arizona's Water supply. I was told Water for Arizona is guaranteed for a hundred years. How about climate change, will the Colorado River and other sources be able to supply the water needed to sustain the increase in population , considering the climate change and everything that could impact the water supply. 100 years is a long time from now. What do you want this are to look like when your done?

#2

Let's talk about safety and security of the neighborhoods you are building.

It is easy to give out permits, change permits, there is a lot of power involved. Yes, but have you any idea of the impact, your decisions have on this area. Are you just thinking, "Oh well, if I mess up , let the person after me deal with that"!

Police Department and Fire Department should also be a big Part of your decision.

All City departments should work together to really make the right decisions.

Impact studies need to be made before any decision is to be made, traffic, including public transportation, safety and security, schools and water supply all need to be considered and don't forget about esthetics. What do you want this area to look like ?

Now let's talk about the Golf course!

1. Expect years of Dust, Dirt and Noise for years during Construction.
2. Extra Traffic pouring into Southern and Baseline, while people already avoiding the 202 because of overcrowding and take Baseline and Southern as alternate routes.
3. The ever lacking Police and Fire department, the nonexistent Traffic Enforcement and lack of Traffic cameras make, this area a bomb ready to explode.
4. You want to bring in Entertainment, which will again overload an area not being able To efficiently monitor it criminal activities

Our area is already off the charts with crime!

Impact studies need to be done, before any decisions are made. This is the time and the place to do it right. We need to make sure , our kids can be proud of our foresight, not having to deal with our ignorance and greed.

Best Regards


Warren Foster 7/29/2024

Nayeli Sanchez Luna

Subject: FW: Cotton field ranch

From: Adam Baugh <adam@wmbattorneys.com>
Sent: Tuesday, July 30, 2024 3:02 PM
To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>
Cc: Alex Hayes <hayes@wmbattorneys.com>
Subject: FW: Cotton field ranch

Nayeli,

We got this letter from a Spanish speaking resident within Cottonfields. Below is translation. Can you please include in the staff report?

Hello, my name is Erica and I live in Cottonfields Ranch at 5532 W Minton Ave, Laveen Arizona 85339. I am unable to attend the next village meeting but I want to offer my support to make this project happen. I have seen many things that are not well in our community, the golf course has been neglected, homeless persons at night, dirt bikes driving on the golf course at night, etc. For this reason, I support this zone change for our community.

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602-230-0600 Main
602-346-4603 Direct



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From: Erica Ruiz <ericaruiz66@gmail.com>
Sent: Tuesday, July 30, 2024 11:35 AM
To: Adam Baugh <adam@wmbattorneys.com>
Subject: Cotton field ranch

Hola mi nombre es Erica, yo vivo en cotton field ranch
5532 W Minton Ave, Laveen Arizona 85339.

No podré asistir al próximo meeting, pero quiero dar mi apoyo al proyecto que están por hacer, ya que he visto cosas que no están bien en la comunidad, el campo de golf bien descuidando, he visto en las noches personas vagas que no viven en el área caminando y otras corriendo en motocicletas por las noches en el campo de golf, así que estoy de acuerdo por un cambio e la comunidad.

Atte: Erica Rodríguez