



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report: Z-27-24-2

October 1, 2024

[North Gateway Village Planning Committee Meeting Date:](#) October 10, 2024  
[Planning Commission Hearing Date:](#) November 7, 2024

**Request From:** [PCD NBCOD](#) (Approved [C-2/CP M-R PCD NBCOD](#)) (Planned Community District, North Black Canyon Overlay District (Approved Intermediate Commercial or Commerce Park District, Mid-Rise District, Planned Community District, North Black Canyon Overlay District)) (7.29 acres) and [FH PCD NBCOD](#) (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) (12.76 acres)

**Request To:** [C-2 HGT/WVR DNS/WVR NBCOD](#) (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) (11.79 acres) and [FH NBCOD](#) (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) (8.26 acres)

**Proposal:** Multifamily residential

**Location:** Approximately 1,000 feet south of the southwest corner of the 29th Avenue alignment and Dove Valley Road

**Owner:** North Gateway Core Acreage Investors, LLC

**Applicant:** Trumont Group

**Representative:** Alan Beaudoin, Norris Design

**Staff Recommendation:** Approval, subject to stipulations

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Designation</a></u>		Village Core <b><u>East Parcel:</u></b> Mixed Use (Commercial / Commerce Park) (7.45 acres) and Preserves / Floodplain (1.16 acres) <b><u>Middle Parcel:</u></b> Preserves / Floodplain (8.26 acres) <b><u>West Parcel:</u></b> Preserves / Floodplain (1.26 acres) and Preserves / Residential 2 to 3.5 or Residential 3.5 to 5 dwelling units per acre (1.92 acres)	
<u><a href="#">Street Classification Map Designation</a></u>	29th Avenue	Local (Pending Collector)	0-foot west half street
<p><b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; CORES, CENTERS &amp; CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</i></b></p> <p>The proposal is appropriately located within the North Gateway Village Core and is compatible with other approved projects within the Village Core.</p>			
<p><b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; CANALS &amp; TRAILS; DESIGN PRINCIPLE: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.</i></b></p> <p>The proposal, as stipulated, will dedicate easements and construct a multi-use trail on the west side of Skunk Creek Wash and a shared-use path on the east side of Skunk Creek Wash. The multi-use trail and shared-use path will link the site to other parts of the Village Core and the Village along Skunk Creek Wash to the north and south.</p>			
<p><b><i>BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i></b></p> <p>The proposal, as stipulated, will provide a detached sidewalk along 29th Avenue, with enhanced shading and planting standards for landscape setbacks, pedestrian and bicycle infrastructure and surface parking lot areas.</p>			

Applicable Plans, Overlays, and Initiatives
<a href="#"><u>North Black Canyon Major Employment Center</u></a> – See Background Item No. 3.
<a href="#"><u>North Gateway Village Core Plan</u></a> – See Background Item No. 8.
<a href="#"><u>North Black Canyon Corridor Plan</u></a> – See Background Item No. 9.
<a href="#"><u>North Black Canyon Overlay District</u></a> – See Background Item No. 10.
<a href="#"><u>Monarch Butterfly Pledge</u></a> – See Background Item No. 11.
<a href="#"><u>Housing Phoenix Plan</u></a> – See Background Item No. 12.
<a href="#"><u>Tree and Shade Master Plan</u></a> – See Background Item No. 13.
<a href="#"><u>Complete Streets Guiding Principles</u></a> – See Background Item No. 14.
<a href="#"><u>Comprehensive Bicycle Master Plan</u></a> – See Background Item No. 15.
<a href="#"><u>Zero Waste PHX</u></a> – See Background Item No. 16.
<a href="#"><u>Transportation Electrification Action Plan</u></a> – See Background Item No. 17.
<a href="#"><u>Phoenix Climate Action Plan</u></a> – See Background Item No. 18.
<a href="#"><u>Conservation Measures for New Development</u></a> – See Background Item No. 19.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
<b>On Site</b>	Vacant	PCD NBCOD (Approved C-2/CP M-R PCD NBCOD) and FH PCD NBCOD
<b>North</b>	Vacant (proposed commercial center)	FH PCD NBCOD and C-2 M-R NBCOD
<b>East (across 29th Avenue)</b>	Vacant	CP/GCP M-R NBCOD
<b>South</b>	Vacant (proposed multifamily residential)	FH PCD NBCOD and C-2 HGT/WVR DNS/WVR NBCOD
<b>West</b>	Vacant	FH PCD NBCOD and S-1 NBCOD (further west)

<b>C-2 HGT/WVR DNS/WVR NBCOD (Utilizing R-5 – Planned Residential Development Option) East Parcel</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<b>Gross Acreage</b>	-	8.61 acres
<b>Maximum Number of Units</b>	393; 449 with bonus	344 (Met)
<b>Maximum Density</b> (dwelling units/gross acre)	45.68; 52.2 with bonus	39.95 (Met)
<b>Maximum Lot Coverage</b>	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	19.2% (Met)
<b>Maximum Building Height</b>	4 stories or 48 feet	4-story and 48 feet (Met)
<b>Minimum Perimeter Building Setbacks</b>		
Adjacent to Public Street	20 feet	East (29th Avenue): 20 feet – 25 feet (Met)
Adjacent to Property Line	15 feet	North: 20 feet (Met)
		South: 21 feet – Approx. 113 feet (Met)
		West: 25 feet (Met)
<b>Minimum Landscape Setbacks</b>		
Adjacent to Public Street	20 feet	East (29th Avenue): 20 feet – 25 feet (Met)
Adjacent to Property Line	5 feet	North: 20 feet (Met)
		South: Approx. 16 feet (Met)
		West: 10 feet (Met)
<b>Minimum Open Space</b>	5% of gross area	6% (Met)
<b>Minimum Parking</b>	516 spaces required 1.5 spaces per dwelling unit 344 dwelling units proposed	519 spaces (Met)

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 20.05 acres located approximately 1,000 feet south of the southwest corner of the 29th Avenue alignment and Dove Valley Road from 7.29 acres of PCD NBCOD (Approved C-2/CP M-R PCD NBCOD) (Planned

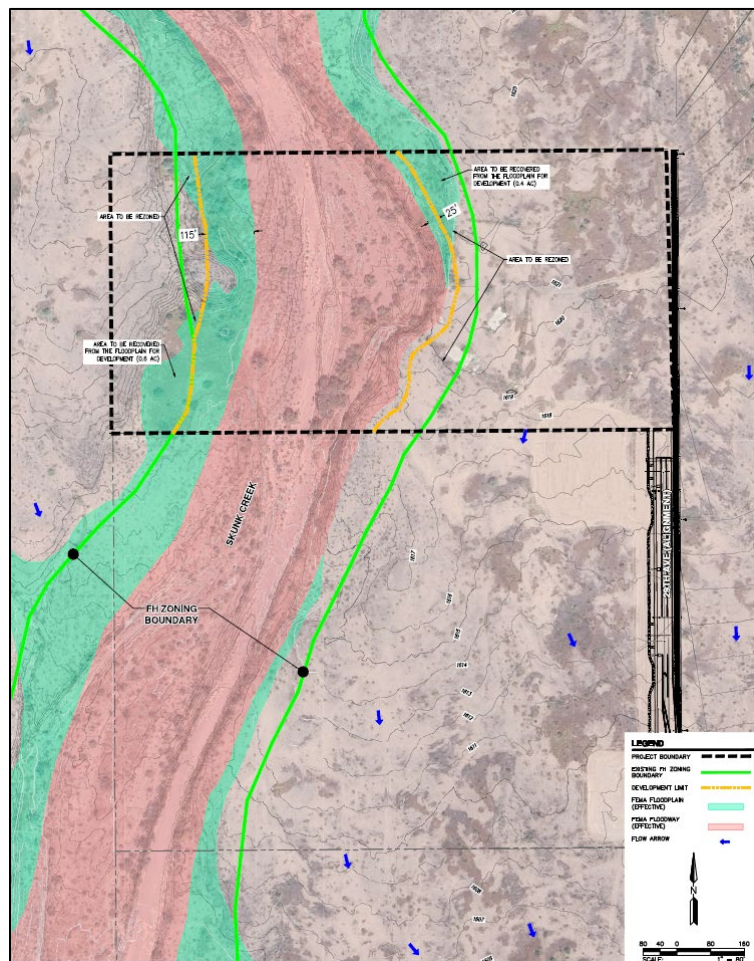


Community District, North Black Canyon Overlay District, Approved Intermediate Commercial or Commerce Park District, Mid-Rise District, Planned Community District, North Black Canyon Overlay District) and 12.76 acres of FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) to 11.79 acres of C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) and 8.26 acres of FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to allow multifamily residential.

The request is split into three different parcels:

- East (proposed multifamily): C-2 HGT/WVR DNS/WVR NBCOD (8.61 acres)
- Middle (Skunk Creek Wash): FH NBCOD (8.26 acres)
- West (future phase): C-2 HGT/WVR DNS/WVR NBCOD (3.18 acres)

A portion of the site is within the Flood Hazard and Erosion Management District. The purpose of the Flood Hazard and Erosion Management District is to establish regulations pertaining to the use and development of land within erosion control zones. These regulations are designed to minimize potential adverse impacts to the public health, safety, and general welfare, including, but not limited to, the loss of life and property which may result from flooding caused by storm event surface runoff. It is further intended that watercourses be retained and maintained in a natural desert state with limited flood control structures. Flood control structures shall be



Preliminary Study for the Dove Valley Road & 29th Avenue Property – Floodplain Encroachment Evaluation Exhibit  
Source: HILGARTWILSON, LLC

designed to reflect a natural condition and to blend with the natural environment. An initial review of the Preliminary Study for the Dove Valley Road & 29th Avenue Property – Floodplain Encroachment Evaluation indicates no increase in the Base Flood Elevation (BFE) and/or Water Surface Elevation (WSE) upstream and downstream properties boundaries. The proposed modifications to the FH zoning boundary are consistent with the preliminary study boundary exhibit. A Conditional Letter of Map Revision (CLOMR), additional engineering calculations, data, documentation, and Grading and Drainage (G&D) plans will be required upon submission of the project for review. These submissions must demonstrate and substantiate the claim of no increase in BFE and/or WSE at the upstream and downstream property boundaries, as proposed in the Preliminary Study. Additional requirements are discussed in Background Item 22.

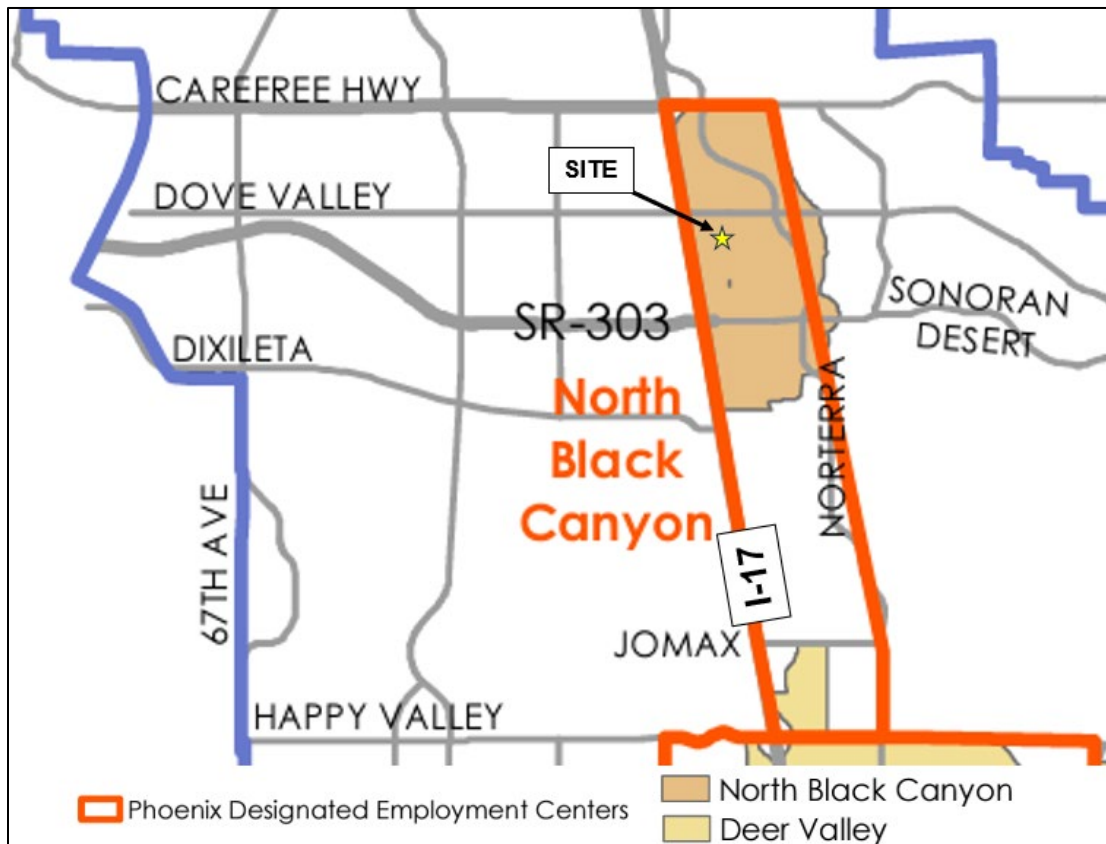
#### PRIOR ZONING HISTORY

2. The subject site is located within the North Gateway PCD (Rezoning Case No. Z-34-01-2). The North Gateway PCD was a City-initiated PCD in 2001 with the intent that a master developer would develop the infrastructure as stipulated in the case. Since a master developer never installed the infrastructure and all of the parcels are individually owned, the PCD is considered defunct. In order for property owners to develop their properties individually without the requirement of complying with all of the stipulations in the PCD, including overall infrastructure improvements, each property must be rezoned out of the PCD. A majority of the surrounding sites have already been removed from the PCD through the rezoning process. This proposal includes removal of the subject site from the North Gateway PCD.

At the time the North Gateway PCD was established, the subject property was given the option of either choosing C-2 (Intermediate Commercial) or CP (Commerce Park District) zoning during the site plan review process. Through this process of removing the PCD designation, the applicant has chosen the C-2 zoning district for the parcel which is consistent with the zoning north and south of the site.

3. **North Black Canyon Major Employment Center**  
The subject site is located within the boundaries of the Maricopa Association of Governments (MAG) designated North Black Canyon major employment center. The North Black Canyon major employment center is generally bounded by Carefree Highway to the north, Paloma Parkway to the east, Dixileta Drive to the south, and the I-17 freeway to the west. The subject site is also located within the City designated North Black Canyon employment center, which has the same general boundaries, and extends further south to Happy Valley Road. The purpose of employment centers are to encourage and promote a concentration of employment uses within strategic areas. The North Black Canyon employment center is characterized by a mix of commercial, commerce park, and residential uses of higher intensity within and nearby the Village Core. The proposal for C-2

HGT/WVR DNS/WVR NBCOD zoning will still allow underlying commercial uses permitted in the C-2 zoning district, which is consistent with the intensity and character of this employment center. Additionally, the residential proposal will support current and future employment within the employment center and will help to reduce employee commute times to employment sites.



Major Employment Centers Map

Source: Planning and Development Department

#### GENERAL PLAN LAND USE MAP DESIGNATION

4. The General Plan Land Use Map designations for the subject site is 7.45 acres of Mixed Use (Commercial / Commerce Park), 10.68 acres of Preserves / Floodplain, and 1.92 acres of Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre.

The proposal for 3.18 acres of C-2 HGT/WVR DNS/WVR NBCOD zoning on the west parcel is inconsistent with the General Plan Land Use Map designations of Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre (1.92 acres) and Preserves / Floodplain (1.26 acres). The proposal for C-2 HGT/WVR DNS/WVR NBCOD zoning on the east parcel is inconsistent with 1.16 acres of the Preserves / Floodplain designation. Although the proposal is inconsistent with the General Plan Land Use Map designations, a minor General Plan Amendment

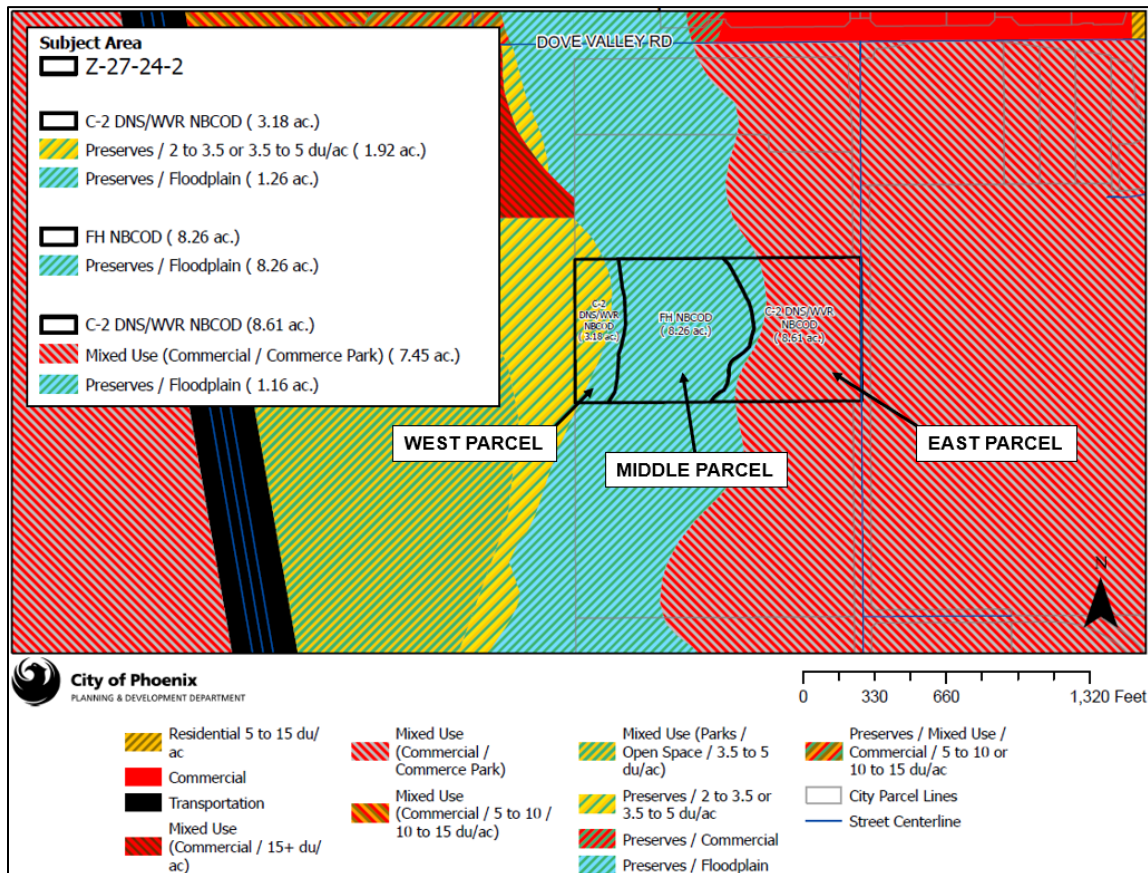


is not required since the cumulative acreage for proposed zoning that is inconsistent with the General Plan Land Use Map designation is under 10 acres in size.

The proposal for 8.26 acres of FH NBCOD zoning on the middle parcel is consistent with the General Plan Land Use Map designation of Preserves / Floodplain.

The proposal for 8.61 acres of C-2 DNS/WVR NBCOD zoning on the east parcel is consistent with the General Plan Land Use Map designation of Mixed Use (Commercial / Commerce Park) as the commercial land use designation also accommodates multifamily development.

To the north of the subject site is also designated as Mixed Use (Commercial / Commerce Park), Preserves / Floodplain, and Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre. To the east is designated as Mixed Use (Commercial / Commerce Park). To the south is designated as Mixed Use (Commercial / Commerce Park) and Preserves / Floodplain. To the west is designated as Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre.



General Plan Land Use Map

Source: Planning and Development Department

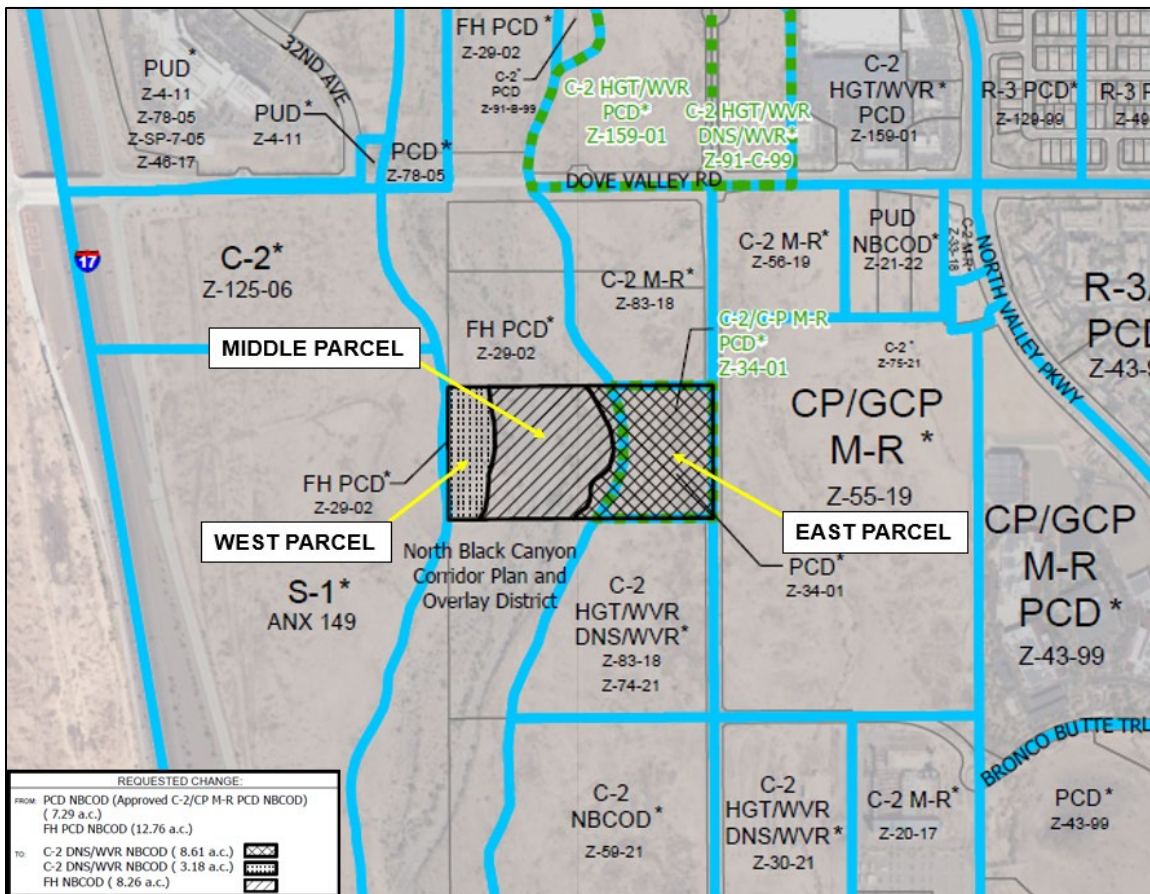
### SURROUNDING LAND USES AND ZONING

5. To the north of the subject site is vacant land zoned C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) for a proposed commercial center. The remaining portion of the property is zoned FH PCD NBCOD.

To the east of the subject site, across 29th Avenue, is vacant land zoned CP/GCP M-R NBCOD (Commerce Park District, General Commerce Park Option, Mid-Rise District, North Black Canyon Overlay District).

To the south of the subject site is vacant land zoned FH PCD NBCOD and C-2 HGT/WVR DNS/WVR NBCOD, proposed to be multifamily residential.

To the west of the subject site is vacant land, with a small sliver of land directly adjacent to the subject site zoned FH PCD NBCOD. Further west is zoned S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District).



Zoning Sketch Map

Source: Planning and Development Department

## PROPOSAL

### 6. **Site Plan**

The site plan for the east parcel, attached as an exhibit, proposes a new multifamily residential development with 344 dwelling units within seven buildings. A shared-use path is proposed to be constructed along the west side of the parcel, along the east bank of Skunk Creek Wash. An amenity court is proposed in a central location adjacent to Building E. An additional amenity area is proposed on the southwest corner of the parcel, adjacent to the shared-use path, including a fitness center, pool, and two other amenity areas, nearby the leasing office. A small turf amenity area is also proposed on the northwest corner of the site. A total of six percent of the gross area of the site is proposed to be open space. Surface parking areas are proposed in between the buildings within the middle of the site, with a total of 516 parking spaces provided, including 310 surface parking spaces, 59 parking spaces within garages, and 150 tandem parking spaces. Two driveways are proposed for vehicular access on the northeast and southeast corners of the site along 29th Avenue. A refuse enclosure and trash compactor is proposed on the northeast corner of the site, adjacent to Building D. Two pedestrian walkways are proposed to connect directly from the public sidewalk on the east, across the site, to connect to the shared-use path on the west side of the site.

The proposed site plan for the east parcel meets or exceeds the minimum development standards required by the Phoenix Zoning Ordinance. Staff recommends general conformance to the site plan date stamped September 24, 2024, to ensure the proposal develops as proposed. This is addressed in Stipulation No. 1.

Since plans were not provided for development of the west parcel, staff recommends that the conceptual site plan be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. Additionally, staff recommends the conceptual site plan include specific items to further the goals, policies, and recommendations of the North Gateway Village Core Plan, including building frontage along Skunk Creek Wash, building frontage along any adjacent streets, and two east-west pedestrian pathways to connect across the site to the multi-use trail along Skunk Creek Wash. This is addressed in Stipulation Nos. 3 and 3.a. through 3.c.

In order to specify the appropriate intensity for the height and density waivers, staff recommends that multifamily residential development utilize the R-5 Planned Residential Development Option. This is addressed in Stipulation No. 4.

In order to enhance the proposal's compatibility with the character of the surrounding area, and to be consistent with the North Gateway Village Core Plan and the North Black Canyon Corridor Plan, staff recommends that each parcel

retain a minimum of 10 percent of their gross site area as common area. This is addressed in Stipulation No. 5.

Approved zoning cases to the north and south of the subject site included stipulations regarding surface parking setbacks along Skunk Creek Wash, in addition to landscape setbacks in between the multi-use trail (MUT) and shared-use path (SUP) and any adjacent fencing or buildings, in order to promote the goals, policies, and recommendations of the North Gateway Village Core Plan. Staff recommends these same stipulations to remain consistent with the approved stipulations of the properties to the north and south. This is addressed in Stipulation Nos. 6, 7, and 10.

The General Plan designated a multi-use trail (MUT) along the west side of Skunk Creek Wash and a shared-use path (SUP) along the east side of Skunk Creek Wash. Staff recommends that a minimum 10-foot-wide MUT be constructed along the west bank of Skunk Creek Wash within an easement and a minimum 10-foot-wide SUP be constructed along the east bank of Skunk Creek Wash within an easement. This is addressed in Stipulation Nos. 8 and 9.

In order to enhance landscaping and shade, staff recommends the following:

- Landscape setbacks shall be planted with minimum two-inch caliper shade trees planted 20 feet on center.
- A minimum of 25 percent of surface parking areas shall be shaded.
- All bicycle infrastructure, pedestrian pathways (including sidewalks) and trails shall be shaded a minimum of 75 percent.

These are addressed in Stipulation Nos. 10, 11, 12, and 18.

In order to promote enhanced pedestrian safety, visibility, connectivity, and comfort, staff recommends the following:

- The conceptual site plan for the west parcel shall include a minimum percentage of building frontage onto Skunk Creek Wash and any adjacent street and shall have a maximum building setback of 30 feet.
- The conceptual site plan for the west parcel shall include a minimum of two east-west pedestrian walkways to connect the multi-use trail along Skunk Creek Wash to the west portion of the site, to eventually connect to the 32nd Avenue alignment.
- Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces.
- The development for the east parcel shall provide a minimum of two east-west pedestrian walkways connecting 29th Avenue to the shared-use path along Skunk Creek Wash.



- The development for the east parcel shall include a minimum percentage of building frontage onto 29th Avenue and Skunk Creek Wash and shall have a maximum building setback of 30 feet.
- All buildings along the Skunk Creek Wash frontage, 29th Avenue frontage, and any adjacent street frontage shall comply with one Walkable Urban (WU) Code frontage type for each frontage, per Table 1305.1 of the Phoenix Zoning Ordinance.

These are addressed in Stipulation Nos. 3.a. through 3.c. and 14 through 17.

7. **Elevations**

The building elevations for the east parcel, attached as an exhibit, proposes four-story buildings with a total height of 48 feet. The elevations propose a variation of desert-tone colors and materials, stone masonry on the first floor, recessed windows, articulation, and patios and balconies with metal rails. Given the enhanced elevations proposed, staff recommends general conformance to the elevations date stamped April 10, 2024, with specific regard to colors and materials being muted and blending, rather than contrasting strongly, with the surrounding desert environment, in order to remain in character with the surrounding area. This is addressed in Stipulation No. 2.

Since plans were not provided for development of the west parcel, staff recommends that the conceptual elevations be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. Additionally, staff recommends the conceptual elevations include colors being muted and blending, rather than contrasting strongly, with the surrounding desert environment in order to further the goals, policies, and recommendations of the North Black Canyon Corridor Plan and the North Black Canyon Overlay District. This is addressed in Stipulation Nos. 3 and 3.d.

PLANS, OVERLAYS, AND INITIATIVES

8. **North Gateway Village Core Plan**

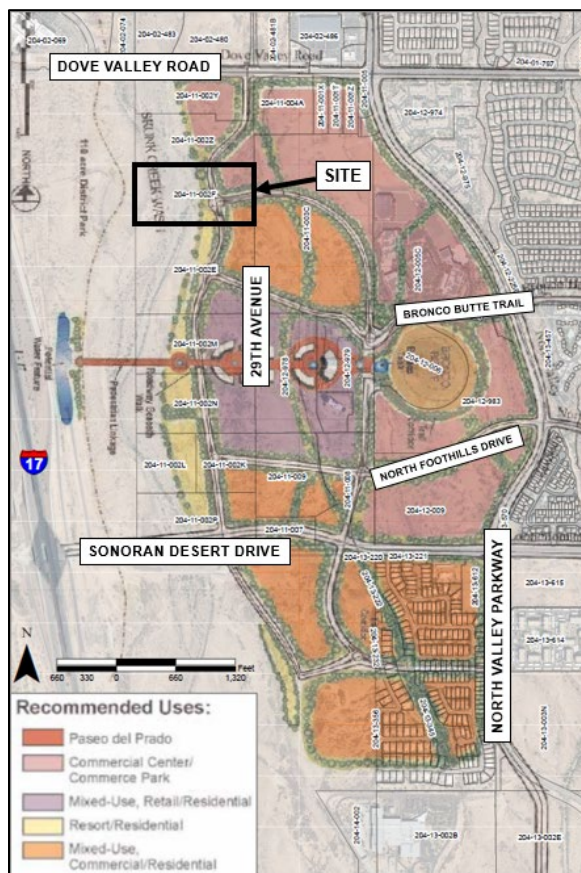
The subject site is located within the North Gateway Village Core. The Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high density, urban environment with Skunk Creek Wash and Bronco Butte as major natural amenities.

This request aligns with the plan's principles of providing a mixture of uses, including a mix of residential, employment, retail, and recreational amenities, in the Village Core. The North Gateway Village Core Plan Conceptual Land Use Map envisioned a portion of the subject site as Resort/Residential, another portion of the site as Commercial Center/Commerce Park, and the remaining portion of the site as Mixed-Use, Commercial/Residential. The Resort/Residential



land use designation was intended to accommodate a major resort or hotel and related retail uses, such as restaurants and cafes, along the Skunk Creek Wash to take advantage of and build on the scenic beauty and amenities available and to enhance the marketability of office and residential uses. Since the proposal does not include a resort or hotel, it is not consistent with the Resort/Residential land use designation as defined by the Core Plan. The Commercial Center/Commerce Park land use designation accommodates the primary employment activity for the North Gateway Village Core and is intended to accommodate commercial services, retail, entertainment, recreational and mixed residential uses. The Mixed-Use, Commercial/Residential land use designation encourages a variety of community activities to co-exist in close proximity, thereby reducing the need for extensive automobile travel, and accommodates a variety of commercial, office, retail and residential uses. The proposal for C-2 HGT/WVR DNS/WVR NBCOD zoning, although a residential proposal, would still allow underlying C-2 commercial uses. The proposal would also add to the mix of residential uses within the Village Core located in close proximity to future and existing commercial and employment areas. Therefore, the proposal is consistent with the Commercial Center/Commerce Park and Mixed Use, Commercial/Residential land use designations by allowing underlying commercial uses and developing an appropriately located higher-density residential development in close proximity to future and existing commercial and employment areas, thereby reducing extensive automobile travel.

All parcels within the North Gateway Village Core were originally rezoned to include a Mid-Rise District zoning overlay to promote high-intensity development that furthers the vision of the Village Core. The maximum height allowed in the Mid-Rise District overlay is 190 feet. The North Gateway Village Core Plan recommends restricting height further to a maximum height of 10 stories (approximately 120 feet). There are elements in the North Gateway PCD (Z-34-



North Gateway Village Core Plan  
Conceptual Land Use Map  
Source: Planning and Development Department

01-2) that require master infrastructure plans and master street circulation plans, with the assumption that the parcels would operate together as a functional unit. Since all parcels within the North Gateway Village Core are owned by separate property owners, and the surrounding area has developed at lower scales than originally envisioned, parcels have removed the Mid-Rise District zoning overlay through rezoning requests. The applicant is proposing to remove the Mid-Rise District zoning overlay on this property and will be subject to a maximum building height of four stories and 56 feet as permitted in the C-2 zoning district in a core area for non-residential uses, and a maximum building height of four stories and 48 feet for residential uses with a height waiver. The reduced height is consistent with the North Gateway Village Core Plan, is more in character with the surrounding area, and would reduce infrastructure demands from this property compared to a taller development.

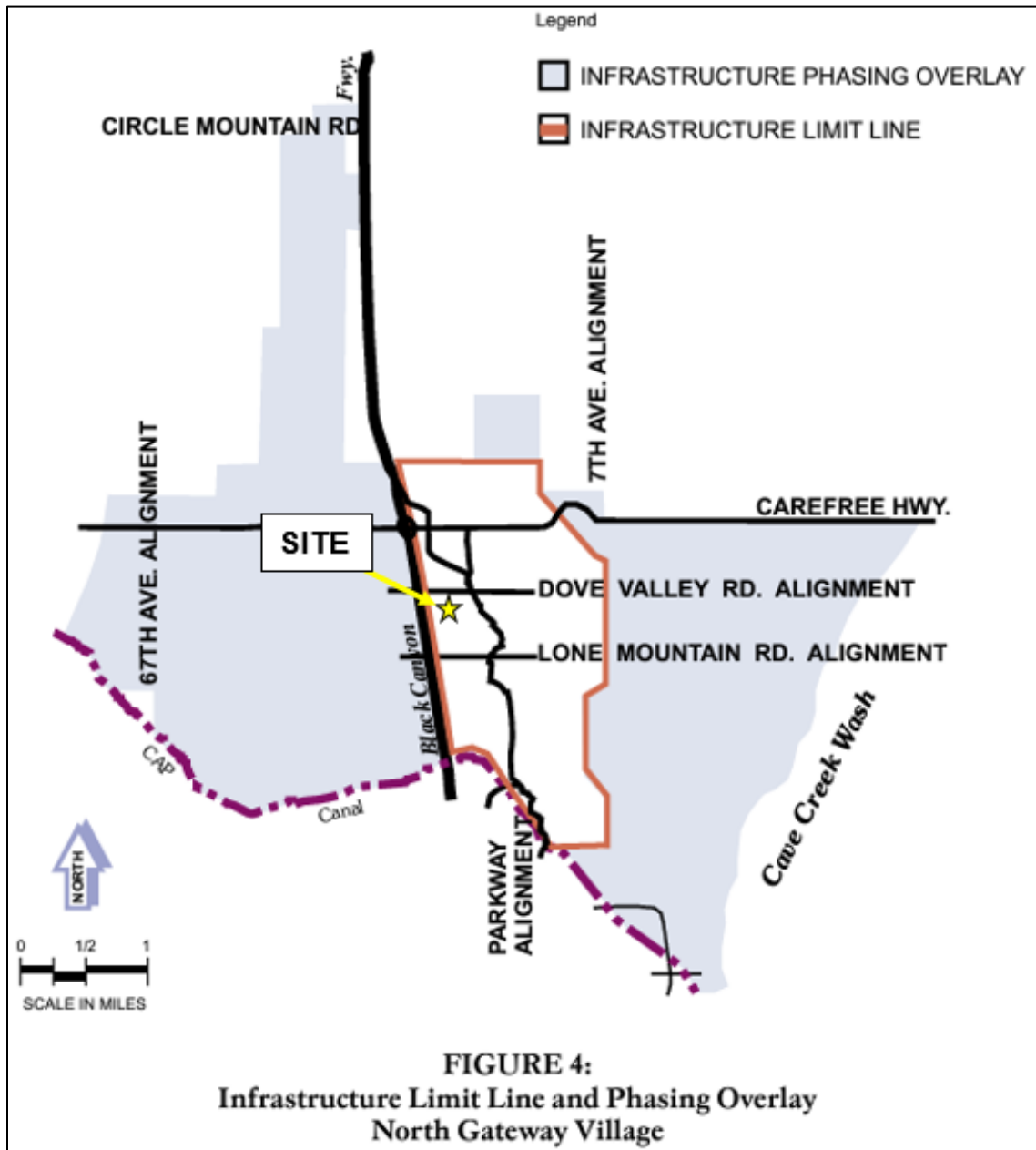
In order to promote the goals, policies, and recommendations of the North Gateway Village Core Plan, including pedestrian-oriented development, open space, pedestrian connectivity, and recreational amenities, staff recommends stipulations regarding building frontage, pedestrian walkway connections, open space (common area), surface parking setbacks, trail connectivity, enhanced landscaping and shading, pavement treatment of pedestrian crossings, bicycle infrastructure, wash preservation and recreation, and a detached sidewalk with enhanced streetscape standards. These are addressed in Stipulation Nos. 3.a. through 3.c., 5 through 12, 14 through 21, 29, and 31.

9. **North Black Canyon Corridor Plan**

The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within a concentrated area along the Interstate 17 corridor, to discourage leapfrog development, and to preserve the natural desert character of the area. In an effort to guide growth and development within a concentrated area and discourage leapfrog development, the North Black Canyon Corridor Plan established the Infrastructure Limit Line and Infrastructure Phasing Overlay. The subject site is located within the Infrastructure Limit Line; therefore, a minor General Plan Amendment to remove the site from the Infrastructure Phasing Overlay is not required. The proposal is consistent with the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*  
The proposal will add to housing opportunities in the area that will provide a balance between employment and housing and will support employment within the corridor.
- *Goal 4: Preserve North Sonoran desert amenities and use these features to define community form and identity.*  
The proposal, as stipulated and as required by the NBCOD, will maintain the desert character of the area by preserving Skunk Creek Wash and providing a multi-use trail and shared-use path along both sides of the

wash as amenities for the community, utilizing desert-tone colors, and selecting from the planting list within the NBCOD.



North Black Canyon Corridor Plan, Infrastructure Limit Line and Phasing Overlay Map  
Source: Planning and Development Department

10. [North Black Canyon Overlay District](#)  
The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing

comprehensive design guidelines. To enforce the NBCOD guidelines regarding developing buildings with a desert color palette, staff recommends that the color and material palette for the building comply with the NBCOD, with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment. This is addressed in Stipulation Nos. 2 and 3.d.

11. **Monarch Butterfly Pledge**

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, Stipulation No. 13 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

12. **Housing Phoenix Plan**

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

13. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting and shade standards, including the following:

- Landscape setbacks shall be planted with minimum two-inch caliper shade trees planted 20 feet on center.
- A minimum of 25 percent of surface parking areas shall be shaded.
- All bicycle infrastructure, pedestrian pathways (including sidewalks) and trails shall be shaded a minimum of 75 percent.
- A detached sidewalk shall be constructed on the west side of 29th Avenue, adjacent to the development, and separated by a landscape strip

planted with minimum two-inch caliper shade trees planted 20 feet on center.

These are addressed in Stipulation Nos. 10 through 12, 18, and 31.

14. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles and to enhance the streetscape, staff recommends the following:

- Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces.
- All bicycle infrastructure, pedestrian pathways (including sidewalks) and trails shall be shaded a minimum of 75 percent.
- A detached sidewalk shall be constructed on the west side of 29th Avenue, adjacent to the development, and separated by a landscape strip planted with minimum two-inch caliper shade trees planted 20 feet on center and 75 percent live vegetative groundcover.

These are addressed in Stipulation Nos. 14, 18, and 31.

15. **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. As stipulated, the project will provide secured bicycle parking at a minimum rate of 0.25 spaces per unit; and guest bicycle parking at a minimum rate of 0.05 spaces per unit, installed per the requirements in the City's Walkable Urban (WU) Code and located in open space and amenity areas. Additionally, a bicycle repair station ("fix it station") will be provided and maintained on site in an area of high visibility and separated from vehicular maneuvering areas, where applicable. This bicycle infrastructure will be provided for each parcel (east and west of Skunk Creek Wash) separately and will be calculated separately for each development. This is addressed in Stipulation Nos. 19 and 20.

16. **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 applicant's submittal materials indicate that the proposal has been designed to incorporate recycling services within the community to support the Reimagine Phoenix initiative.

17. **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. Staff recommends a minimum of two percent of the required parking spaces include EV Installed infrastructure and a minimum of eight percent of the required parking spaces include EV Capable infrastructure. Additionally, staff recommends a minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. These standards would apply to both the east and west parcels and would be calculated separately for each development. This is addressed in Stipulation Nos. 21 and 22.

18. **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 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 Stipulation No. 23, which requires a minimum of two green stormwater infrastructure (GSI) techniques for stormwater management to be implemented in the east parcel development and two separate GSI techniques to be implemented in the west parcel development.

19. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 24 through 29, which addresses the following:

- Only utilize landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance).
- Only utilize natural turf in required retention areas (at the bottom of the basin, and only allowed on slopes if required for slope stabilization) and functional turf areas within common areas.
- Utilize pressure regulating sprinkler heads and drip lines in any turf areas to reduce water waste.
- Maintain landscaping by a permanent and automatic/water efficient smart controller to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- Install a leak detection device for the irrigation system of landscape areas larger than 10,000 square feet.
- Preserve and dedicate the FH-zoned portion of the site within Skunk Creek Wash as permanent undisturbed open space and dedicate it to the City as Sonoran Preserve.

COMMUNITY INPUT SUMMARY

20. At the time this staff report was written, staff had not received any letters of opposition or support.

INTERDEPARTMENTAL COMMENTS

21. **Parks and Recreation Department**

The Parks and Recreation Department requested that the proposed FH-zoned portion of the site (Skunk Creek Wash) be dedicated to the City as Sonoran Preserve per the 1998 Sonoran Preserve Master Plan. This is addressed in Stipulation No. 29.

22. **Floodplain Management**

The Floodplain Management section of the Office of the City Engineer reviewed the proposed changes to the FH zoning boundary and commented that the subject parcel is in a Special Flood Hazard Area (SFHA) called AE & AE (Floodway), on panel 0845L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. 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), including, but not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit. A LOMR application must be submitted to Floodplain Management prior to issuance of vertical construction permits. This is addressed in Stipulation No. 30.

23. **Street Transportation Department**

The Street Transportation Department requested the following:

- A detached sidewalk shall be constructed on the west side of 29th Avenue, adjacent to the development.
- Right-of-way shall be dedicated and constructed to connect to two existing public streets, specifically to Dove Valley Road, Sonoran Desert Drive, and/or North Valley Parkway, as required by the North Gateway Core Master Street Plan.
- Twenty-ninth Avenue shall be dedicated and constructed to the special CM cross section as required by the North Gateway Core Master Street Plan.
- A minimum of three enhanced pedestrian connections shall be provided on the western site boundary of the eastern parcel to allow for direct pedestrian access to the adjacent Skunk Creek Wash shared-use path.
- All required street improvements shall be provided with all required elements and meet ADA standards.

These are addressed in Stipulation Nos. 31 through 35.

OTHER

24. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 36.
25. 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. 37.



26. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposal is consistent with the General Plan Land Use Map designations of Mixed-Use (Commercial / Commerce Park) and Preserves / Floodplain.
2. The proposal is compatible with adjacent land uses and zoning and is appropriately located in a high-intensity core area.
3. As stipulated, the proposal supports efforts from various plans, overlays, and initiatives, including the North Gateway Village Core Plan, the North Black Canyon Corridor Plan, the North Black Canyon Overlay District, the Monarch Butterfly Pledge initiative, the Housing Phoenix Plan, the Tree and Shade Master Plan, the Complete Streets Guiding Principles policy, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

### **Stipulations**

1. The development for the east parcel (adjacent to 29th Avenue), as depicted on the site plan date stamped September 24, 2024, shall be in general conformance with the site plan date stamped September 24, 2024, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development for the east parcel (adjacent to 29th Avenue) as depicted on the site plan date stamped September 24, 2024, shall be in general conformance with the elevations date stamped April 10, 2024, with specific regard to the colors and materials being muted and blending, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
3. The conceptual site plan and elevations for the 3.18-acre west parcel (west of Skunk Creek Wash), as depicted on the site plan date stamped September 24, 2024, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval, with specific regard to the inclusion of the items below. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.

- a. Buildings fronting Skunk Creek Wash, with a minimum building frontage of 50% and a maximum building setback of 30 feet, measured from the east side of the multi-use trail easement.
  - b. Buildings fronting any adjacent street, with a minimum building frontage of 60% and a maximum building setback of 30 feet.
  - c. A minimum of two east-west, minimum 5-foot-wide, pedestrian walkways connecting the multi-use trail along Skunk Creek Wash to the west portion of the site, to eventually connect to the 32nd Avenue alignment.
  - d. Colors being muted and blending, rather than contrasting strongly, with the surrounding desert environment.
4. Multifamily residential development shall utilize the R-5 Planned Residential Development option.
5. A minimum of 10% of the gross site area of each parcel (east and west of Skunk Creek Wash) separately shall be retained as common area, as approved by the Planning and Development Department.
6. Surface parking for the east parcel (adjacent to 29th Avenue), as depicted on the site plan date stamped September 24, 2024, shall be setback a minimum of 50 feet from the western limits of the development along Skunk Creek Wash, as approved by the Planning and Development Department.
7. Surface parking for the west parcel (west of Skunk Creek Wash), as depicted on the site plan date stamped September 24, 2024, shall be setback a minimum of 50 feet from the eastern limits of the development along Skunk Creek Wash, as approved by the Planning and Development Department.
8. A 25-foot-wide shared-use path easement (SUPE) shall be dedicated along the east bank of Skunk Creek Wash aligned with the limits of development, east of the Floodway Zone AE boundary, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement, in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
9. A 25-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west bank of Skunk Creek Wash aligned with the limits of development, west of the Floodway Zone AE boundary, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

10. A minimum landscape setback of 10 feet shall be provided between both the shared-use path (SUP) and multi-use-trail (MUT) along Skunk Creek Wash and any adjacent fencing or buildings, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
11. The landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
12. A minimum of 25% of the surface parking areas for each parcel separately (east and west of Skunk Creek Wash) shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, single-trunk, large canopy, shade trees, or a combination thereof.
13. A minimum of 10% of the required shrubs for each parcel separately (east and west of Skunk Creek Wash), shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
14. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
15. The development for the east parcel (adjacent to 29th Avenue), as depicted on the site plan date stamped September 24, 2024, shall provide a minimum of two east-west, minimum 5-foot-wide, pedestrian walkways connecting 29th Avenue to the shared-use path along Skunk Creek Wash, as approved by the Planning and Development Department.
16. The development for the east parcel (adjacent to 29th Avenue), as depicted on the site plan date stamped September 24, 2024, shall include building frontage as described below, in order to promote a walkable pedestrian realm per the North Gateway Village Core Plan, as approved by the Planning and Development Department.
  - a. Buildings fronting onto 29th Avenue, with a minimum building frontage of 60%, and a maximum building setback of 30 feet.

- b. Buildings fronting onto Skunk Creek Wash, with a minimum building frontage of 50%, and a maximum building setback of 30 feet (measured from the west side of the shared-use path easement).
17. All buildings along the Skunk Creek Wash frontage, 29th Avenue frontage, and any adjacent street frontage shall comply with one frontage type for each frontage, per Table 1305.1 of the Phoenix Zoning Ordinance, and shall comply with Section 1305.C.2 for purposes of the frontage types, in order to promote the goals, policies and recommendations of the North Gateway Village Core Plan, as approved by the Planning and Development Department.
18. All bicycle infrastructure, pedestrian pathways (including sidewalks) and trails shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
19. Secured bicycle parking shall be provided for each parcel separately (east and west of Skunk Creek Wash) at a minimum rate of 0.25 spaces per unit. Guest bicycle parking shall be provided for each parcel separately (east and west of Skunk Creek Wash) at a minimum rate of 0.05 spaces per unit. Guest bicycle parking shall be provided through Inverted U and/or artistic racks located in open space and amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
20. A bicycle repair station (“fix it station”) shall be provided and maintained on site for each parcel separately (east and west of Skunk Creek Wash). The bicycle repair stations (“fix it stations”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
21. A minimum of 10% of the required bicycle parking spaces for each parcel separately (east and west of Skunk Creek Wash) shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
22. A minimum of 2% of the required parking spaces for each parcel separately (east and west of Skunk Creek Wash) shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 8% of the required parking spaces for each parcel separately (east and west of Skunk Creek Wash) shall include EV Capable spaces, as approved by the Planning and Development Department.

23. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented for each parcel separately (east and west of Skunk Creek Wash), as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
24. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, as approved or modified by the Planning and Development Department.
25. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in common areas, as approved by the Planning and Development Department.
26. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
27. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
28. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
29. The FH-zoned portion of the site shall be preserved as permanent undisturbed open space and shall be dedicated to the City as Sonoran Preserve, as approved by the Planning and Development Department and the Parks and Recreation Department.
30. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & AE (Floodway), on panel 0845 L of the Flood Insurance Rate Maps (FIRM) revised October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:
  - a. The Architect and Engineer are 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 the 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.
  - d. A LOMR application shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval prior to issuance of vertical construction permits.
31. A minimum 5-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the west side of 29th Avenue, adjacent to the development, planted to the following standards and maintained with a watering system, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

32. Right-of-way shall be dedicated and constructed to connect to two existing public streets, specifically to Dove Valley Road, Sonoran Desert Drive, and/or North Valley Parkway, as required by the North Gateway Core Master Street Plan and as approved by the Street Transportation Department.
33. Twenty-ninth Avenue shall be dedicated and constructed to the special CM cross section, as required by the North Gateway Core Master Street Plan.
34. A minimum of three enhanced pedestrian connections shall be provided on the western site boundary of the eastern parcel, as depicted on the site plan date stamped September 24, 2024, to allow for direct pedestrian access to the adjacent Skunk Creek Wash shared-use path. The developer shall construct an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers, or an alternative material, as approved by the Planning and Development Department.
35. 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.

36. 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.
37. 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**

Adrian Zambrano

October 1, 2024

**Team Leader**

Racelle Escolar

**Exhibits**

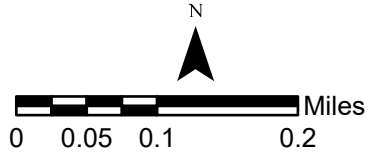
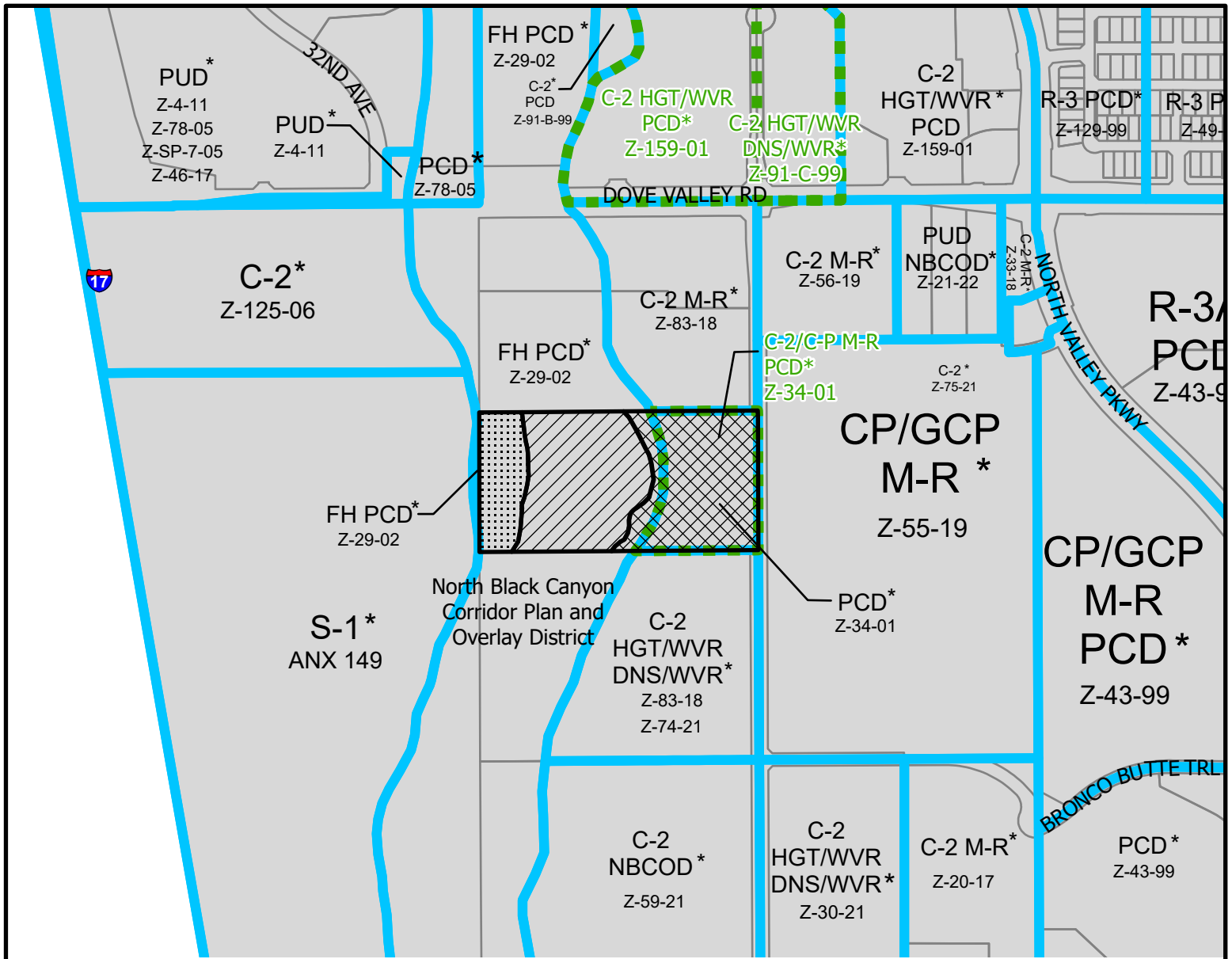
Zoning Sketch Map

Aerial Sketch Map

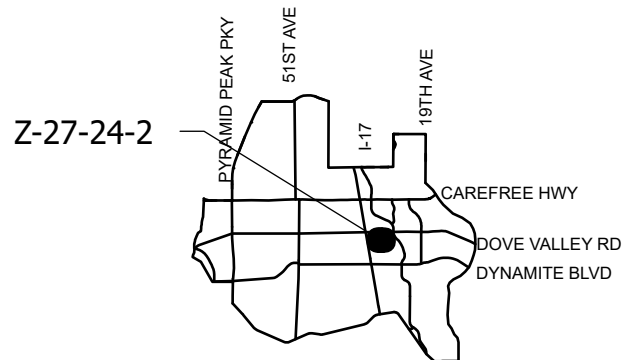
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Elevations date stamped April 10, 2024

Rendering date stamped April 10, 2024

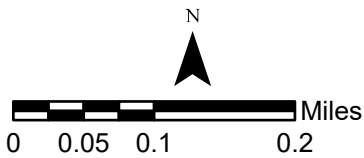
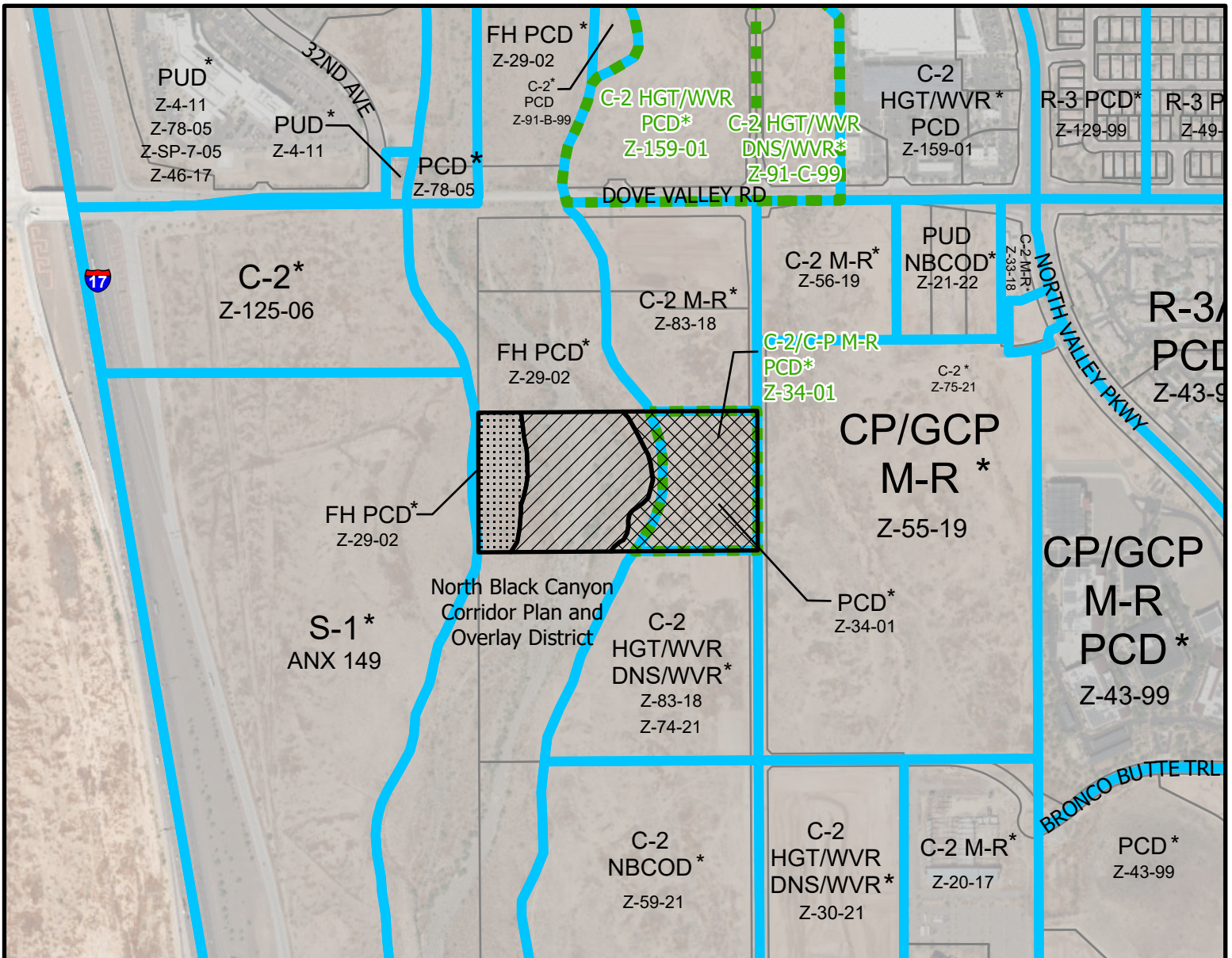


**NORTH GATEWAY VILLAGE**  
COUNCIL DISTRICT: 2

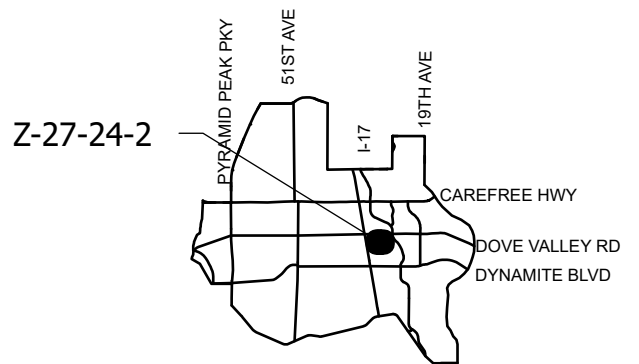


APPLICANT'S NAME: <b>Norris Design</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-27-24-2</b>	DATE: <b>4/4/2024</b>	FROM: PCD NBCOD (Approved C-2/CP M-R PCD NBCOD) ( 7.29 ac.) FH PCD NBCOD (12.76 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>20.05 Acres</b>	REVISION DATES:		TO: C-2 HGT/WVR DNS/WVR NBCOD ( 8.61 ac.) C-2 HGT/WVR DNS/WVR NBCOD ( 3.18 ac.) FH NBCOD ( 8.26 ac.)
	9/11/2024	9/13/2024	
AERIAL PHOTO & QUARTER SEC. NO. <b>QS 56-22</b>	ZONING MAP <b>R-7</b>		
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
PCD NBCOD (Approved C-2/CP M-R PCD NBCOD), FH PCD NBCOD C-2 HGT/WVR DNS/WVR NBCOD, FH NBCOD	N/A(105, N/A), N/A 513, N/A		N/A(127, N/A), N/A 615, N/A
* Maximum Units Allowed with P.R.D. Bonus			





**NORTH GATEWAY VILLAGE**  
COUNCIL DISTRICT: 2



APPLICANT'S NAME: <b>Norris Design</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-27-24-2</b>	DATE: <b>4/4/2024</b>	FROM: PCD NBCOD (Approved C-2/CP M-R PCD NBCOD) ( 7.29 ac.) FH PCD NBCOD (12.76 ac.)	
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	9/11/2024	9/13/2024	
AERIAL PHOTO & QUARTER SEC. NO. <b>QS 56-22</b>	ZONING MAP <b>R-7</b>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
PCD NBCOD (Approved C-2/CP M-R PCD NBCOD), FH PCD NBCOD C-2 HGT/WVR DNS/WVR NBCOD, FH NBCOD	N/A(105, N/A), N/A 513, N/A		N/A(127, N/A), N/A 615, N/A
* Maximum Units Allowed with P.R.D. Bonus			









FRONT ELEVATION








\*Renderings are conceptual and subject to change through the design and submittal process.



REAR ELEVATION

\*Renderings are conceptual and subject to change through the design and submittal process.

**COLOR AND MATERIALS LEGEND**

	STUCCO Tan		STONE Desert Tan		METAL Dusk Grey Railings, Trim, Fixtures
	STUCCO White		WOOD Doors, Trim, Brackets		METAL Dark Saddle Brown Doors, Trim, Accents
	ROOF TILES Charcoal				

**BUILDING STYLE**  
 MODERN SPANISH COLONIAL REVIVAL

**BUILDING HEIGHT**  
 BOTTOM OF ROOF EAVES: 44-FEET  
 MEAN ROOF HEIGHT: 48-FEET  
 HIGHEST ROOF PEAK: 53-FEET



**NORTH GATEWAY VILLAGE CORE**  
 REZONING APPLICATION (Z-27-24-2)  
 PHOENIX, ARIZONA

OWNER:  
 NORTH GATEWAY VILLAGE  
 ACQUISITION LLC  
 / H&B INVESTMENTS LLC  
 6000 CENTER DR FL 6  
 LOS ANGELES CA 90045

NOT FOR  
 CONSTRUCTION

DATE:  
 02/09/24 REZONING  
 APPLICATION  
 04/10/24 REZONING  
 APPLICATION

SHEET TITLE:  
 REZONING SITE  
 PLAN



\*Renderings are conceptual and subject to change through the design and submittal process.

FRONT ELEVATION - PERSPECTIVE

**CITY OF PHOENIX**

APR 10 2024

**Planning & Development  
 Department**